



City of Yakima

Type 3 Review

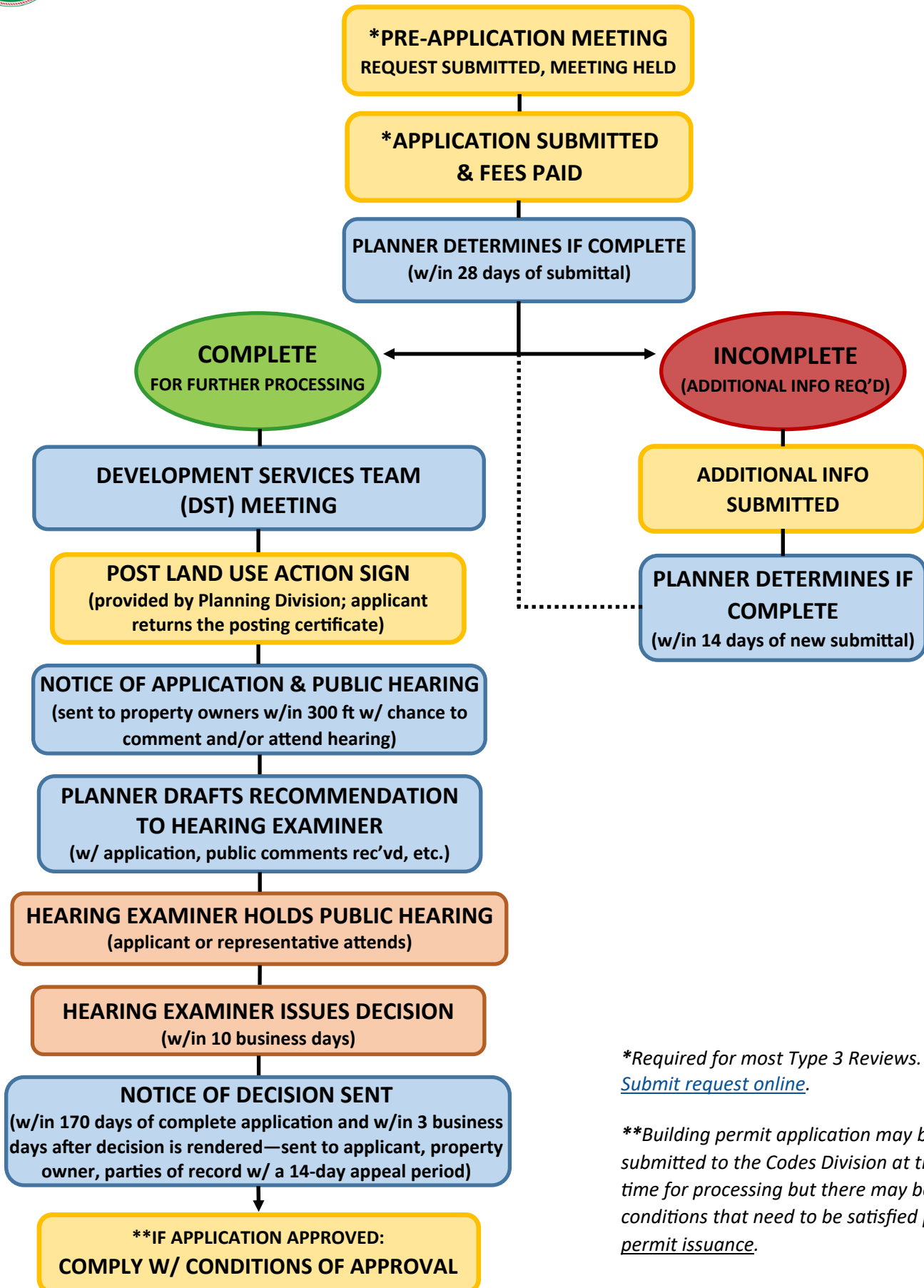
Application Packet

About this Application:

This application is ordinarily used for establishing land uses that are listed in the Table of Permitted Land Uses ([YMC 15.04.030](#), Table 4-1) as Class (3) uses, whether by new construction or a change of use in an existing building. Class (3) uses are uses that are generally considered “incompatible” with adjacent and abutting properties because of their size, emissions, traffic generation, neighborhood’s character, or for other reasons. However, they may be compatible with other uses if they are properly sited and designed. The review time period is approximately three months.

City of Yakima, Planning Division
129 North 2nd Street, 2nd Floor, Yakima, WA 98901
Phone#: (509) 575-6183 Email: ask.planning@yakimawa.gov

Check <https://www.yakimawa.gov/services/planning/land-use-application-forms/>
for the most current version of this application form.



**Required for most Type 3 Reviews.
[Submit request online.](#)*

***Building permit application may be submitted to the Codes Division at the same time for processing but there may be conditions that need to be satisfied prior to permit issuance.*



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

129 N. 2nd St., Yakima, WA 98901

Phone: (509) 575-6183 Email: Ask.Planning@yakimawa.gov

TYPE 3 REVIEW

LAND USE APPLICATION FORM ([YMC CH. 15.15](#))

Please complete this page and the attached forms. If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are non-refundable.

APPLICANT INFORMATION:

Name: _____ Company (if applicable): _____

Phone Number: _____ Email Address: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Interest in Property: ☐ Property Owner ☐ Agent ☐ Purchaser Other: _____

PROPERTY OWNER INFORMATION (check if same as applicant ☐)

Name: _____

Phone Number: _____ Email Address: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

SUBJECT PROPERTY INFORMATION

Address: _____

Parcel Number(s) (if lengthy, attach on separate document): _____

Legal Description (if lengthy, attach on separate document): _____

Current Zoning Designation:

☐ SR ☐ R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ HB ☐ SCC ☐ LCC ☐ CBD ☐ GC ☐ AS ☐ RD ☐ M-1 ☐ M-2

PRE-APPLICATION MEETING

Has a pre-application meeting been held for this request? ☐ Yes ☐ No

If not, please request a pre-application meeting here: <https://www.yakimawa.gov/services/planning/pre-application/>

CERTIFICATION

I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Property Owner's Signature

Date

Applicant's Signature

Date

STAFF USE ONLY:

File/Application #: _____

Date Paid: _____ Received By: _____ Amount Paid: _____

Receipt No.: _____

TYPE 3 REVIEW

LAND USE APPLICATION FORM (CONT'D)

APPLICATION QUESTIONS:

1. Proposed land use (as defined by YMC 15.04.030, Table 4-1):
2. What are the existing uses of this property?
3. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business:
4. How is the proposal compatible to neighboring properties?
5. What mitigation measures are proposed to promote compatibility?



TYPE 3 REVIEW

LAND USE APPLICATION FORM (CONT'D)

6. How is your proposal in the best interest of the community?

REQUIRED ATTACHMENTS:

1. SITE PLAN meeting the requirements of the attached site plan checklist.



CITY OF YAKIMA SITE PLAN CHECKLIST

For Land Use Review & Building Permits



Site plans required for land use review and building permits shall include the items listed below.

Sections from the Yakima Municipal Code are referenced by some items to help guide applicants. This is not a comprehensive list. View the full Yakima Municipal Code here: <https://www.codepublishing.com/WA/Yakima/>

- ☐ Property address, parcel number, and zoning designation;
- ☐ Legal description of the land;
- ☐ North arrow and scale of drawing;
- ☐ Name of applicant, phone number, signature of property owner and project name;
- ☐ Actual dimensions and shape of the lot to be built upon;
- ☐ Sizes and location of existing structures on the lot to the nearest foot;
- ☐ Location and dimensions of proposed structures and uses;
- ☐ All structure setbacks ([YMC § 15.05.030](#));
- ☐ Lot coverage calculations ([YMC § 15.05.020\(C\)](#));
- ☐ Clearview triangle ([YMC § 15.05.040](#));
- ☐ Size and location of proposed and existing utility easements and other easements;
- ☐ Location and size of required site drainage facilities including on-site retention;
- ☐ Adjacent Right-of-Way dedication and frontage improvements;
- ☐ Distance(s) of structures to property line and to the centerline of the Right-of-Way ([YMC §15.05.030](#), Table 5-1);
- ☐ Location of ingress and egress, including curb cuts intersecting with streets and dimensions of proposed or existing driveways ([YMC § 15.06.065](#));
- ☐ Location and size of parking stalls with accessible parking spaces and aisles identified ([YMC Ch. 15.06](#));
- ☐ Location of electric vehicle (EV) infrastructure;
- ☐ Parking circulation plan with proposed landscaping and sitescreening ([YMC Ch. 15.06](#));
- ☐ Location and size of new or existing loading spaces ([YMC § 15.06.130](#));
- ☐ Proposed and existing signage ([YMC Ch. 15.08](#)); and
- ☐ Proposed or existing mailbox location.

A site plan for development in the floodplain overlay shall also include the following information:

- ☐ Size and location of floodplain and floodway on the lot;
- ☐ Elevation in relation to the one-hundred-year flood level of the lowest floor (including basement) of all structures;
- ☐ Elevation in relation to mean sea level of any structure that has been floodproofed;
- ☐ Certification by a registered professional engineer or architect that established floodproofing standards have been met;
- ☐ Description of the extent to which any watercourse will be altered or relocated as a result of the proposed development; and
- ☐ Any other site plan requirements identified in [YMC Ch. 15.27](#) Part Four.

Additional information may be requested. Projects requiring work in the public right-of-way or involving city water main lines or sewer main lines will be required to submit civil plans to the Engineering Division for review.