



**CITY PLANNING - YMC TITLE 14 & 15  
TXT#002-25, SEPA#008-25**

**Yakima City Council  
Closed Record Public Hearing  
August 4, 2025**

**EXHIBIT**

Applicant: City of Yakima Division  
File Numbers: TXT#002-25, SEPA#008-25  
Site Address: Citywide  
Staff Contact: Trevor Martin, Planning Manager

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CHAPTER B	Applications
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CHAPTER D	Agency Comments

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**COMMUNITY DEVELOPMENT DEPARTMENT**

**Bill Preston, P.E., Director**

**Trevor Martin, AICP, Manager**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105 • Email: ask.planning@yakima.wa.gov**

**Recommendation Regarding Amendments to the YMC Titles 14 & 15**

**TO:** City of Yakima Planning Commission  
**FROM:** Trevor Martin, AICP, Planning Manager  
**SUBJECT:** Zoning Ordinance Text Amendments – File TXT#001-25  
**FOR MEETING OF:** February 26, 2025

**I. PURPOSE AND DESCRIPTION OF PROPOSED AMENDMENTS:**

The City of Yakima Planning Division is proposing non-project amendments to the City of Yakima's Municipal Code Title 14 and 15. The purpose of the proposed amendments are to streamline application requirements.

The Yakima Planning Commission held a study session to review the proposed amendments on October 9, 2024, October 23rd, 2024, February 12, 2025; March 26, 2025, and April 9, 2025.

**Proposed Amendment Sections:**

The complete track changes text can be found in Exhibit "A" and is incorporated herein by reference. A summary of the amendments is as follows:

1. YMC Chapter 14.15 – Short Subdivision – Procedure
  - a. Removing Public notice of Short Plat.

*Staff Analysis: The Public Notice of a Short Plat is a self-imposed notice requirement and not required by the RCW. Removing the requirement will help streamline processes. Additionally, the overall processing time for self-imposed public notice applications has been reduced, which increases the overall workload required from City staff. Removing the public notice requirement will allow staff to process permits more expeditiously.*

2. YMC Chapter 15.23
  - a. Amending the non-binding conceptual site plan requirements under YMC § 15.23.030.

*Staff Analysis: The non-binding conceptual site plan requirement was added to the YMC in 2018 as a response to a one-off application the City received during a rezone application. Since the requirement was added, there has been a great deal of confusion from the staff, Planning Commission, and the general public in regards to what a conceptual site plan actually implies. During rezone application hearings and public comment periods, staff has received various comments applying to conceptual site plans, followed by a lengthy discussion on how the comments received will not actually apply to the site plan submitted. Eliminating this requirement would remove future confusion and help streamline applications.*

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## **II. YAKIMA COMPREHENSIVE PLAN 2040**

The proposed text amendments are consistent with the following goals and policies of the Comprehensive Plan 2040

- Goal 2.1: Establish a development pattern consistent with the community's vision.
- Policy 2.1.5: Implement land use designations through a clear regulatory process that ensures transparency, fairness and predictability in the land development process.
- Policy 2.1.6: Adopt coordinated development regulations that facilitate Yakima's preferred land use pattern (e.g. allowed density, uses, and site provisions)
- Refine the land use code on an ongoing basis to make it user-friendly by employing simple language, easy to read charts, and illustrative graphics.
  - Monitor and refine the land use code as needed to facilitate the preferred land use pattern and development character.
  - Integrate an appropriate balance of predictability and flexibility when updating development regulations that allow ease of administration and interpretation and offer optional ways of meeting requirements when possible.
- Goal 4.8: Support programs, projects, and development efforts that enhance the job market and promote community pride.

## **III. ENVIRONMENTAL REVIEW (SEPA)**

This project was processed for review under the State Environmental Policy Act as a procedural action per WAC 197-11-800(19), and a Determination of Nonsignificance (DNS) was issued on July 11, 2025 (SEPA#008-25).

## **IV. PUBLIC NOTICE**

Notice of Public Hearing  
Legal Ad Publication

**June 26, 2025**  
**June 28, 2025**

One written comment was received from the Washington State Department of Fish and Wildlife regarding the non-binding conceptual site plan. The comments were generally related to keeping the criteria for the nonbinding site plan due to concerns with critical areas. Staff's response to this that the City will still require a site plan as part of a development action and will continue to review development applications for Critical Areas Review, giving agencies time to comment on project. With the nonbinding criteria in place time and effort may be spent on reviewing an application that never comes to fruition.

## **V. FINDINGS AND CONCLUSIONS**

1. The proposed amendments further refine and clarify the appeals process within the Yakima Municipal Code.
2. No adverse impacts have been identified by the approval of these amendments.
3. The proposed text amendments are consistent with and implement the Yakima Comprehensive Plan 2040, as required by RCW 36.70A.130(1)(d).

**VI. RECOMMENDATION**

The Department of Community Development recommends APPROVAL of these text amendments.

## **SUGGESTED MOTIONS:**

### **Approval:**

Based on the testimony and evidence presented during this afternoon's public hearing, I move that the Planning Commission draft findings of fact and forward a recommendation of **approval** to the Yakima City Council.

### **Approval with modifications:**

Based on the testimony and evidence presented during this afternoon's public hearing, I move that the City of Yakima Planning staff modify the draft language to include the changes noted in the minutes of this afternoon's public hearing, and with these changes move that the Planning Commission draft findings of fact and forward a recommendation of **approval** to the Yakima City Council.

### **Denial:**

Based on the testimony and evidence presented during this afternoon's public hearing, I move that the Planning Commission reject the proposal to include findings of fact documenting the reasons for denial, and order the proposal be forwarded to the Yakima City Council with a recommendation for **denial**.

**Chapter 14.15**  
**SHORT SUBDIVISION—PROCEDURE**

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Sections:

- 14.15.010 Preliminary application for short subdivision—Requirements.
- 14.15.020 Criteria for approval.
- 14.15.030 Preliminary application—Time limitation.
- ~~14.15.040 Public notice of short plat application.~~
- 14.15.050 Administrator's approval/disapproval.
- 14.15.060 Findings and conclusions.
- 14.15.070 Final short plat—Time limitation.
- 14.15.080 Land survey requirements.
- 14.15.090 Final short plat contents.
- 14.15.100 Approval of short subdivision—Recording.
- 14.15.110 Resubdivision restricted.
- 14.15.120 Short plat amendment/alteration.

~~14.15.040 — Public notice of short plat application.~~

~~Within ten calendar days after the short subdivision application is determined to be complete, notice of the application shall be sent by first class mail to all owners, as shown on the records of the Yakima County assessor, of land located within three hundred feet of either (1) the land proposed to be subdivided, or (2) any land adjacent to the land proposed to be subdivided which is also owned by an owner of the land proposed to be subdivided. The notice of application will follow the notice requirements of Yakima Municipal Code Chapter 16.05 and may be either a postcard format or letter size paper. (Ord. 2011-08 § 1 (part), 2011: Ord. 2010-31 § 1, 2010: Ord. 98-65 § 2 (part), 1998. Formerly 14.15.050).~~

**14.15.050 Administrator's approval/disapproval.**

~~Following the notice of application, In accordance with RCW 58.17.060,~~ the administrator shall approve, disapprove, or return for modification all preliminary short subdivision applications. In reaching the conclusion to approve or disapprove short subdivisions, the administrator shall determine whether the requirements of this title have been satisfied and make a formal written finding of fact as to whether the short subdivision is consistent with the standards of the city of Yakima zoning ordinance and urban area comprehensive plan. (Ord. 2011-08 § 1 (part), 2011: Ord. 98-65 § 2 (part), 1998. Formerly 14.15.040)

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CITY OF YAKIMA  
PLANNING DIV**15.04.120 Home occupations.**

A. Purpose. The conduct of an accessory business within an existing dwelling may be permitted under the provisions of this section. It is the intent of this section to:

1. Ensure the compatibility of home occupations with other uses permitted in the underlying zone; and
2. Preserve the existing dwelling as the primary use of the structure or property; and
3. Maintain and preserve the character of residential neighborhoods; and
4. Promote the efficient use of public services and facilities by assuring these services are provided to the residential population for which they were planned and constructed, rather than commercial uses.

B. Table of Permitted Home Occupations. Table 4-2 titled "Table of Permitted Home Occupations" is incorporated as a part of this section. Each permitted home occupation listed in Table 4-2 is designated as a Class (1), (2) or (3) use for a particular zoning district. Proposed home occupations in existing dwellings in the commercial and industrial zoning districts shall follow the land use requirements of the R-3 zoning district. All permitted home occupations are subject to the standards of this title, including the specific conditions of subsection C of this section and the applicable review procedures of YMC Chapters 15.13, 15.14 and 15.15. Specific uses not permitted as home occupations are listed in subsection H of this section.

**Table 4-2. Table of Permitted Home Occupations**

	Zoning District			
	SR	R-1	R-2	R-3
Barbershop, beauty parlor	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>
Business administration*	1	1	1	1
Day care, family home*	1	1	1	1
Dentist	1	<u>12</u>	<u>12</u>	<u>12</u>
Dog grooming	<u>12</u>	<u>13</u>	<u>13</u>	<u>13</u>
Food preparation*	1	1	1	1
Home contractor*	1	1	1	1
Home instruction* 1—5 students	1	1	1	1
6—8 students	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>
Home office*	1	1	1	1
Locksmith and gunsmith	1	1	1	1
Massage therapy/spa*	1	1	1	1
Physician	1	<u>12</u>	<u>12</u>	<u>12</u>
Product assemblage/service*	1	<u>12</u>	<u>12</u>	<u>12</u>
Short term rental*	1	1	1	1
Taxicab operator*	1	1	1	1
Wedding service	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>
Unclassified home occupation	See YMC 15.04.120(G)			

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Massage therapy/spa*	1	1	1	1
Physician	1	<u>12</u>	<u>12</u>	<u>12</u>
Product assemblage/service*	1	<u>12</u>	<u>12</u>	<u>12</u>
Short term rental*	1	1	1	1
Taxicab operator*	1	1	1	1
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Unclassified home occupation	See YMC 15.04.120(G)			

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		Zoning District			
		SR	R-1	R-2	R-3
NOTES:					
<p>* Refers to definition in YMC Chapter 15.02.</p> <p>1 = Type (1) Permitted Home Occupation</p> <p>2 = Type (2) Review and Approval by the Administrative Official Required</p> <p>3 = Type (3) Review, Public Hearing and Approval by the Hearing Examiner Required</p> <p>= Not Permitted</p> <p><u>Home Occupations Classified as a Type (1) Review are classified as a low impact home occupation, these businesses are exempt from filing any additional land use review beyond the business licensing requirements.</u></p>					

C. Necessary Conditions. Home occupations are permitted as an accessory use to the residential use of a property only when all the following conditions are met:

1. The home occupation is conducted inside a structure within property on which is established the primary residence of the practitioner(s). For the purpose of administering this section, "primary residence" shall be defined as the residence where a person or persons resides for the majority of the calendar year;
2. The home occupation is incidental and subordinate to the residential functions of the property. No action related to the home occupation shall be permitted that impairs reasonable residential use of the dwelling;
3. There are no external alterations to the building which change its character from a dwelling;
4. The portion of the structure or facilities in which a home occupation is to be sited must be so designed that it may be readily converted to serve residential uses;
5. The business is conducted in a manner that will not alter the normal residential character of the premises by the use of color, materials, lighting and signs, or the emission of noise, vibration, dust, glare, heat, smoke or odors;
6. The home occupation does not generate materially greater traffic volumes than would normally be expected in the residential neighborhood; the frequency of deliveries should be comparable to that of a single-family home without a home business;
7. There is no outside storage or display of any kind related to the home occupation;
8. The home occupation does not require the use of electrical or mechanical equipment that would change the fire rating of the structure;
9. The home occupation does not require the use of electrical equipment that exceeds FCC standards for residential use;
10. The home occupation does not increase water or sewer use so that the combined total use for the dwelling and home occupation is significantly more than the average for residences in the neighborhood;
11. A business license is purchased where required;
12. The home occupation is conducted only by immediate family members residing in the dwelling;
13. All stock in trade kept for sale on the premises is produced on site by hand without the use of automated or production line equipment.

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In granting approval for a home occupation, the reviewing official may attach additional conditions to ensure the home occupation will be in harmony with, and not detrimental to, the character of the residential neighborhood. Any home occupation authorized under the provisions of this title shall be open to inspection and review at all reasonable times by the building and enforcement official for purposes of verifying compliance with the conditions of approval and other provisions of this title.

D. **Materials and Storage.** The storage of equipment, materials, or goods shall be permitted in connection with a home occupation provided such storage complies with the following standards:

1. All equipment, materials, or goods shall be stored completely within the space designated for home occupation activities and not visible from the public right-of-way.
2. Only those materials or goods that are utilized or produced in connection with the home occupation may be stored within the dwelling unit or accessory building.
3. All flammable or combustible compounds, products, or materials shall be maintained and utilized in compliance with fire code.
4. The frequency of home deliveries should be comparable to that of a single-family home without a home occupation associated with the residence.

E. **Nameplates.** Only one nameplate shall be allowed. It may display the name of the occupant and/or the name of the home occupation (e.g., John Jones, Accountant). The nameplate shall be attached to the dwelling, but shall not exceed two square feet in area or be illuminated.

F. **Application Fee and Review Period.** Application for a home occupation shall be made in accordance with the provisions of YMC Chapter 15.11, except as noted, and shall be accompanied by the appropriate filing fee. The administrative official may accept an aerial photo of the site in lieu of a site plan when the aerial photo clearly shows all structures and parking areas and no new construction or site modifications are proposed.

G. **Unclassified Home Occupation—Review by the Hearing Examiner.** Home occupations not listed in Table 4-2 shall be reviewed by the hearing examiner in accordance with the provisions of YMC Chapter 15.22; provided, any unclassified home occupation permitted after review and decision by the hearing examiner in a particular district shall be allowed only as a Class (2) or (3) use.

H. **Home Occupations Not Permitted.** The following uses, by the nature of their operation or investment, have a pronounced tendency, once started, to increase beyond the limits permitted for home occupations and impair the use and value of a residentially zoned area for residential purposes. Therefore, the uses listed below shall not be permitted as home occupations:

1. Auto repair;
2. Antique shop or gift shop;
3. Kennel;
4. Veterinary clinic or hospital;
5. Painting of vehicles, trailers or boats;
6. Large appliance repair including stoves, refrigerators, washers and dryers;
7. Upholstering;
8. Machine and sheet metal shops;
9. Martial arts school;

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10. Taxidermist;
11. Two-way radio and mobile telephone system sales and service;
12. Vehicle sign painting (except for the application of decals).

I. **Denial of Application for a Home Occupation.** An application for a home occupation shall be denied if the administrative official finds that either the application or record fails to establish compliance with the provisions of this chapter. When any application is denied, the administrative officer shall state the specific reasons and cite the specific provisions and sections of this title on which the denial is based.

J. **Parking.** The administrative official shall determine parking requirements for home occupations, as provided by YMC 15.06.040(B). This determination may be guided by, but not restricted by, the standards of YMC Chapter 15.06. (Ord. 2023-026 § 1 (Exh. A), 2023; Ord. 2020-001 § 1 (Exh. A) (part), 2020; Ord. 2019-044 § 1 (Exh. A) (part), 2019; Ord. 2018-047 § 1 (Exh. A) (part), 2018; Ord. 2016-029 § 1 (Exh. A) (part), 2016; Ord. 2015-036 § 4, 2015; Ord. 2008-46 § 1 (part), 2008; Ord. 93-81 § 19, 1993; Ord. 3245 § 6, 1990; Ord. 3019 §§ 15—17, 1987; Ord. 2947 § 1 (part), 1986. Formerly 15.04.090).

### **15.23.030 Rezones—Zoning map amendments.**

A. **Initiation.** An amendment to the zoning map may be initiated by:

1. Resolution of the legislative body with jurisdiction or the city of Yakima planning commission; or
2. A rezone application filed by the property owner(s).

B. **Application.** All rezone applications shall be filed with the planning division. The planning division shall process the application under the provisions of YMC 15.11.070 and Title 16. The application shall include the information required in YMC 15.11.020 and the signature of the owner(s) of the property. ~~Nonproject rezone applications shall also include a nonbinding conceptual site plan to show potential future use of the property.~~

C. **Public Hearing by the Hearing Examiner or City of Yakima Planning Commission.** Upon receipt of a complete application for a rezone, the planning division shall forward the application to the hearing examiner or city of Yakima planning commission for public hearing and review; provided, that rezone applications initiated by the city to implement a newly adopted or amended comprehensive plan, or which are of broad general applicability, shall be heard by the city of Yakima planning commission under the provisions of RCW Chapter 36.70. The public hearing shall be held and notice provided under the provisions of YMC 16.05.050. The applicant shall appear in person or by agent or attorney. Failure to do so shall constitute sufficient cause for continuance or denial of the requested action. Other parties may appear in person or by agent or attorney, or may submit written comments.

D. **Recommendation by the Hearing Examiner or City of Yakima Planning Commission.** Within ten days of the conclusion of the hearing, unless a longer period is agreed to in writing by the applicant, the hearing examiner or city of Yakima planning commission shall issue a written recommendation to approve, approve with conditions or deny the proposed rezone. The recommendation shall include the following considerations:

1. The testimony at the public hearing;
2. The suitability of the property in question for uses permitted under the proposed zoning;
3. The recommendation from interested agencies and departments;
4. The extent to which the proposed amendments are in compliance with and/or deviate from the goals and policies as adopted in the Yakima urban area comprehensive plan and the intent of this title;
5. The adequacy of public facilities, such as roads, sewer, water and other required public services;
6. The compatibility of the proposed zone change and associated uses with neighboring land uses; and
7. The public need for the proposed change.

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Notice of the hearing examiner's or the city of Yakima planning commission's recommendation shall be mailed to the applicant at the address provided on the application form. The decision of the hearing examiner or the city of Yakima planning commission on rezone applications shall constitute a recommendation to the legislative body.

E. Action by the Legislative Body. Upon receipt of the hearing examiner's or the city of Yakima planning commission's recommendation on a proposed rezone, the legislative body shall hold a public meeting and affirm or reject the hearing examiner's or the city of Yakima planning commission's decision.

The legislative body shall conduct its own public hearing when it rejects the recommendation of the hearing examiner, the city of Yakima planning commission, or desires additional public testimony. Notice of the public hearing shall be given in the manner set forth in YMC Ch. 15.11 and Title 16. In either case, the findings of the legislative body shall include the considerations established in subsection D of this section.

F. Development Agreement. Conditions may be proposed in order to mitigate any detrimental effect the rezone might have on uses or property in the immediate vicinity. Any conditions imposed by the city shall be incorporated in a development agreement executed by the city council and the property owner(s), under the procedures set forth in RCW 36.70B.170 through 36.70B.200.

G. Time Limit and Notification. Proposed amendments shall be decided by the legislative body as soon as practicable and the applicant shall be notified in writing whether the rezone has been granted or denied. (Ord. 2018-047 § 1 (Exh. A) (part), 2018: Ord. 2016-029 § 1 (Exh. A) (part), 2016: Ord. 2011-12 § 11, 2011: Ord. 2010-22 § 8, 2010: Ord. 2008-46 § 1 (part), 2008: Ord. 3019 § 67, 1987: Ord. 2947 § 1 (part), 1986).

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**CITY PLANNING - YMC TITLE 14 & 15**  
**TXT#002-25, SEPA#008-25**

## EXHIBIT LIST

## CHAPTER B

### Applications

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COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

129 N. 2<sup>nd</sup> St., Yakima, WA 98901

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

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CITY OF YAKIMA  
PLANNING DIV.

SEPA

LAND USE APPLICATION FORM (YMC CH. 6.88)

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: Trevor Martin Company (if applicable): City of Yakima  
Phone Number: 509-575-6042 Email Address: trevor.martin@yakimawa.gov  
Mailing Address: 129 N 2nd St City: Yakima State: WA Zip Code: 98901  
Interest in Property: ☒ Property Owner ☐ Agent ☐ Purchaser Other: City Ordinance Update

PROPERTY OWNER INFORMATION (check if same as applicant ☐)

Name: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

SUBJECT PROPERTY INFORMATION

Address: City Wide - Nonproject Text Amendment  
Parcel Number(s) (if lengthy, attach on separate document): City Wide - Nonproject Text Amendment  
Legal Description (if lengthy, attach on separate document): City Wide - Nonproject Text Amendment  
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

CERTIFICATION

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

Trevor Martin Digitally signed by Trevor Martin Date: 2025.06.24 16:34:04 -0700  
Property Owner's Signature Date: 6/24/25

Trevor Martin Digitally signed by Trevor Martin Date: 2025.06.24 16:38:11 -0700  
Applicant's Signature Date: 6/24/25

STAFF USE ONLY:

File/Application #: TXT#002-25, SEPA#008-25  
Date Paid: \_\_\_\_\_ Received By: \_\_\_\_\_ Amount Paid: \_\_\_\_\_  
Receipt No.: \_\_\_\_\_





**SEPA**  
**LAND USE APPLICATION FORM (YMC Ch. 6.88)**

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JUN 24 2025

**CITY OF YAKIMA  
PLANNING DIV.**

**ENVIRONMENTAL CHECKLIST**

**STATE ENVIRONMENTAL POLICY ACT (SEPA)  
(AS TAKEN FROM WAC 197-11-960)**

**INSTRUCTIONS FOR APPLICANTS:**

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help you describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**USE OF CHECKLIST FOR NON-PROJECT PROPOSALS:**

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project", "applicant", and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

**A. BACKGROUND INFORMATION**

1. Name of Proposed Project (If Applicable):  
Title 15 Text Amendments
2. Applicant's Name and Phone Number:  
Trevor Martin, 509-575-6042
3. Applicant's Address:  
129 N 2nd St., Yakima, WA 98901
4. Contact Person Name & Phone Number:
5. Agency Requesting Checklist: City of Yakima
6. Proposed Timing or Schedule (Including Phasing, If Applicable):  
August/September 2025
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:  
None
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:  
None known. Per WAC 197-11-315 (1)(e), as a non-project proposal, section B of the Environmental Checklist will not be filled out.



**SEPA**  
**LAND USE APPLICATION FORM (CONT'D)**

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9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:  
None pending
10. List any government approvals or permits that will be needed for your proposal, if known:  
SEPA determination and City Council approval.
11. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page (lead agencies may modify this form to include additional specific information on project description):  
The City of Yakima Planning Division is proposing non-project minor amendments to the following Subdivisions sections: TEXT; to the following Subdivision and Zoning chapters: 14.15; 15.04; and 15.23. The purpose of these amendments is to streamline some of the City's processes and remove ambiguity from applications
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist:  
Yakima City Limits

**B. ENVIRONMENTAL ELEMENTS**

**EARTH:**

1. General Description of the Site (check one):  
☐ Flat ☐ Rolling ☐ Hilly ☐ Steep Slopes ☐ Mountainous ☐ Other: \_\_\_\_\_
2. What is the steepest slope on the site (approximate percent slope)?  
N/A
3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils:  
N/A
4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe:  
N/A
5. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill:  
N/A

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6. Could erosion occur as a result of clearing, construction, or use? If so, generally describe:  
N/A

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
N/A

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
N/A

**AIR:**

1. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known:  
N/A
2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe:  
N/A
3. Proposed measures to reduce or control emissions or other impacts to air, if any:  
N/A

**SURFACE WATER**

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into:  
N/A
2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans:  
N/A
3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material:  
N/A
4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known:  
N/A
5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan:  
N/A



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6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge:

N/A

**GROUND WATER**

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known:

N/A

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve:

N/A

**WATER RUNOFF (INCLUDING STORM WATER)**

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe:

N/A

2. Could waste materials enter ground or surface waters? If so, generally describe:

N/A

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe:

N/A

4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

N/A

**PLANTS**

1. Check the type(s) of vegetation found on the site:

Deciduous Trees:   Evergreen Trees:   Wet Soil Plants:   Water Plants:   Other:

☐ Alder

☐ Fir

☐ Cattail

☐ Milfoil

☐ Shrubs

☐ Maple

☐ Cedar

☐ Buttercup

☐ Eelgrass

☐ Grass

☐ Aspen

☐ Pine

☐ Bullrush

☐ Water Lily

☐ Pasture

☐ Other

☐ Other

☐ Skunk Cabbage

☐ Other

☐ Crop Or Grain

☐ Other

☐ Orchards, vineyards, or other permanent crops

☐ Other types of vegetation:



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2. What kind and amount of vegetation will be removed or altered?  
N/A
3. List threatened or endangered species known to be on or near the site:  
N/A
4. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:  
N/A
5. List all noxious weeds and invasive species known to be on or near the site.  
N/A

**ANIMALS**

1. List any birds or other animals which have been observed on or near the site or are known to be on or near the site.  
*Examples include:*  
*birds: hawk, heron, eagle, songbirds, other:*  
*mammals: deer, bear, elk, beaver, other:*  
*fish: bass, salmon, trout, herring, shellfish, other:*  
N/A
2. List any threatened or endangered species known to be on or near the site:  
N/A
3. Is the site part of a migration route? If so, explain:  
N/A
4. Proposed measures to preserve or enhance wildlife, if any:  
N/A
5. List any invasive animal species known to be on or near the site:  
N/A

**ENERGY AND NATURAL RESOURCES**

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.:  
N/A
2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:  
N/A



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3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:  
N/A

**ENVIRONMENTAL HEALTH**

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe:  
N/A
2. Describe any known or possible contamination at the site from present or past uses:  
N/A
3. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity:  
N/A
4. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project:  
N/A
5. Describe special emergency services that might be required:  
N/A
6. Proposed measures to reduce or control environmental health hazards, if any:  
N/A

**NOISE**

1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?  
N/A
2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site:  
N/A
3. Proposed measures to reduce or control noise impacts, if any:  
N/A



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**LAND AND SHORELINE USE**

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe:  
N/A
2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?  
N/A
3. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:  
N/A
4. Describe any structures on the site:  
N/A
5. Will any structures be demolished? If so, what?  
N/A
6. What is the current zoning classification of the site?  
N/A
7. What is the current comprehensive plan designation of the site?  
N/A
8. If applicable, what is the current shoreline master program designation of the site?  
N/A
9. Has any part of the site been classified as a critical area by the city or county? If so, specify:  
N/A
10. Approximately how many people would reside or work in the completed project?  
N/A
11. Approximately how many people would the completed project displace?  
N/A
12. Proposed measures to avoid or reduce displacement impacts, if any:  
N/A
13. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
N/A





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14. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

**HOUSING**

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing:  
N/A
2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing:  
N/A
3. Proposed measures to reduce or control housing impacts, if any:

N/A

**AESTHETICS**

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?  
N/A
2. What views in the immediate vicinity would be altered or obstructed?  
N/A
3. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

**LIGHT AND GLARE**

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
N/A
2. Could light or glare from the finished project be a safety hazard or interfere with views?  
N/A
3. What existing off-site sources of light or glare may affect your proposal?  
N/A
4. Proposed measures to reduce or control light and glare impacts, if any:

N/A





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**RECREATION**

1. What designated and informal recreational opportunities are in the immediate vicinity?  
N/A
2. Would the proposed project displace any existing recreational uses? If so, describe:  
N/A
3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
N/A

**HISTORIC AND CULTURAL PRESERVATION**

1. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe:  
N/A
2. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources:  
N/A
3. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required:  
N/A

**TRANSPORTATION**

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any:  
N/A
2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?  
N/A
3. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?  
N/A

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### LAND USE APPLICATION FORM (CONT'D)

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private):  
N/A
5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe:  
N/A
6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?  
N/A
7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:  
N/A
8. Proposed measures to reduce or control transportation impacts, if any:  
N/A

#### PUBLIC SERVICES

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:  
N/A
2. Proposed measures to reduce or control direct impacts on public services, if any.  
N/A

#### UTILITIES

1. Check all utilities currently available at the site:  
☐ Electricity   ☐ Natural Gas   ☐ Water   ☐ Refuse Service   ☐ Telephone   ☐ Sanitary Sewer   ☐ Septic System  
☐ Other: \_\_\_\_\_
2. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.  
N/A

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### LAND USE APPLICATION FORM (CONT'D)

#### C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Trevor Martin

Digitally signed by Trevor Martin  
Date: 2025.06.24 16:47:58 -07'00'

6/24/2025

Property Owner or Agent Signature

Date Submitted

Trevor Martin

Digitally signed by Trevor Martin  
Date: 2025.06.24 16:48:14 -07'00'

6/24/2025

Name of Signee

Position and Agency/Organization

PLEASE COMPLETE SECTION "D" ON THE NEXT PAGES  
IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW



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**D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities that would likely result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposed changes will not affect how land uses discharge to water, emissions to the air, storage, or release of toxic or hazardous substances, or the production of noise.

Proposed measures to avoid or reduce such increases are:

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed changes will not affect plants, animals, fish, or marine life, as they are regulatory in nature.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed changes do not involve regulations dealing with energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposed changes will not change or affect any environmentally sensitive areas or regulations.



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Proposed measures to protect such resources or to avoid or reduce impacts are:

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

No change to shoreline uses are proposed. Depending on future proposals, the level of review will be dependent on the type of use and zoning district.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Increases to traffic as a result of increased residential and/or project density will be examined at the project level.

Proposed measures to reduce or respond to such demand(s) are:

None proposed. Any future measures to avoid such increases will be dealt with at the project level.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed changes will not conflict with any local, state, or federal laws, or requirements for the protection of the environment.



# 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/>

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- ☐ 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.*

## EXHIBIT LIST

[illegible]





OFFICE OF THE CITY CLERK  
129 North Second Street  
Yakima, Washington 98901  
Phone (509) 575-6037 • Fax (509) 576-6614

**CITY OF YAKIMA  
NOTICE OF CLOSED RECORD PUBLIC HEARING  
Text Amendments to YMC Title 14 Subdivision Ordinance and Title 15 Yakima Urban Area  
Zoning Ordinance**

**NOTICE IS HEREBY GIVEN** that the Yakima City Council will conduct a public hearing to consider the Yakima Planning Commission's recommendation for proposed text amendments to YMC Title 14 Subdivision Ordinance and Title 15 Yakima Urban Area Zoning Ordinance related to business license changes and notification requirements.

Said closed record public hearing will be held on **Monday August 4, 2025, at 6:00 p.m.**, or soon thereafter, in the Council Chambers at City Hall located at 129 N. 2nd Street, Yakima, WA.

*Closed Record Hearing* means the public is invited to testify on the existing records but will not be allowed to introduce any new information.

Any interested person wishing to provide testimony on this proposal is welcome to attend the public hearing in person or via Zoom (information on the agenda). The City Council agenda will be posted online at: <https://www.yakimawa.gov/council/agendas-and-minutes/>  
Or contact the City Council in the following manner:

- 1) Send a letter via regular mail to "Yakima City Council, 129 N. 2<sup>nd</sup> Street, Yakima, WA 98901"; or,
- 2) E-mail your comments to [citycouncil@yakimawa.gov](mailto:citycouncil@yakimawa.gov) Include in the e-mail subject line, "Text Amendments – YMC Title 14 and Title 15 notification requirements" Please also include your name and mailing address.

Please contact City Planning for additional information at (509) 575-6183.

Dated and published this 5<sup>th</sup> day of July, 2025.

Rosalinda Ibarra  
City Clerk

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CITY OF YAKIMA, PLANNING DIVISION


LETTER OF TRANSMITTAL

I, Eva Rivera, as an employee of the City of Yakima, Planning Division, have transmitted to: Rosalinda Ibarra, City Clerk, by hand delivery, the following documents:

1. Mailing labels for CITY PLANNING - YMC TITLE 14 & 15 TXT#002-25, SEPA#008-25
2. E-mail distribution lists for In-House, Local Media, and SEPA Reviewing Agencies.

Signed this 3rd day of July 2025.

  
\_\_\_\_\_  
Eva Rivera  
Planning Technician

Received By: \_\_\_\_\_  
Date: 7/3/2025

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# CD

Ahtanum Irrigation District  
Beth Ann Brulotte  
10705-B Gilbert Road  
Yakima, WA 98903-9203  
[bethb@ahatanum.net](mailto:bethb@ahatanum.net)

Charter Communications  
1005 North 16th Ave  
Yakima, WA 98902

Yakima Valley Canal Co  
Robert Smoot  
1640 Garretson Lane  
Yakima, WA 98908

Federal Aviation Administration  
2200 W. Washington Ave  
Yakima, WA 98903

North Yakima Conservation District  
1606 Perry Street, Ste. C  
Yakima, WA 98902

United States Postal Service  
David James  
205 W Washington Ave  
Yakima, WA 98903  
[david.r.james@usps.gov](mailto:david.r.james@usps.gov)

WA State Department of Agriculture  
Kelly McLain  
PO Box 42560  
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[kmclain@agr.wa.gov](mailto:kmclain@agr.wa.gov)

WA State Department of Ecology  
Annie Szvetcz  
P.O. Box 47703  
Olympia, WA 98504-7703  
[Upload Docs to SEPA Register](#)

WA State Department of Ecology  
Rhonda Luke  
[FormerOrchards@ecy.wa.gov](mailto:FormerOrchards@ecy.wa.gov)

WA State Department of Fish and Wildlife  
Janell Shah  
[j.shah@dfw.wa.gov](mailto:j.shah@dfw.wa.gov)

Cascade Natural Gas  
8113 W Grandridge Blvd  
Kennewick, WA 99336

City of Union Gap  
Jason Cavanaugh  
P.O. Box 3008  
Union Gap, WA 98903  
[Jason.cavanaugh@uniongapwa.gov](mailto:Jason.cavanaugh@uniongapwa.gov)

City of Yakima - Wastewater Division  
Dana Kallevig  
2220 East Viola Ave  
Yakima, WA 98901  
[dana.kallevig@yakimawa.gov](mailto:dana.kallevig@yakimawa.gov)

Greater Yakima Chamber of Commerce  
10 North 9th Street  
Yakima, WA 98901  
[kristi@yakima.org](mailto:kristi@yakima.org)

Office of Rural and Farm Worker Housing  
Marty Miller  
1400 Summitview Ave, Ste# 203  
Yakima, WA 98902  
[Martym@orfh.org](mailto:Martym@orfh.org)

Yakima Valley Trolleys  
PO Box 796  
Yakima, WA 98907  
[info@yakimavalleytrolleys.org](mailto:info@yakimavalleytrolleys.org)

WA State Department of Archaeology &  
Historic Preservation  
1063 S Capitol Way, Ste 106  
Olympia, WA 98504-8343  
[Sepa@dahp.wa.gov](mailto:Sepa@dahp.wa.gov)

WA State Department of Ecology  
Gwen Clear  
1250 W Alder St  
Union Gap, WA 98903  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

WA State Department of Ecology  
[sepaunit@ecy.wa.gov](mailto:sepaunit@ecy.wa.gov)

WA State Department of Fish and Wildlife  
Scott Downes  
[Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov)

Century Link  
8 South 2nd Ave, Rm#304  
Yakima, WA 98902

City of Yakima - Airport  
Jaime Vera  
2400 West Washington Ave  
Yakima, WA 98903  
[jaime.vera@yakimawa.gov](mailto:jaime.vera@yakimawa.gov)

City of Yakima - Wastewater Division  
Marc Cawley  
2220 East Viola Ave  
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SEPA REVIEWING AGENCIES  
\_UPDATED 04/15/2025

Type of Notice: NtA of CE Hearing  
File Number: TX#002-25, SEPA#00025  
Date of ~~Mailing~~: 08/04/2025  
Hearing

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## Rivera, Eva

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**From:** Rivera, Eva  
**Sent:** Thursday, July 3, 2025 10:15 AM  
**To:** Ibarra, Rosalinda  
**Subject:** Mailing for City Council Hearing - City Planning YMC Title 14 & 15 - TXT#002-25, SEPA# 008-25  
**Attachments:** In-House Distribution E-mail List\_ updated 04.16.2025; Local Media List \_07/03/2024; SEPA Reviewing Agencies E-mail Distribution List\_Updated 04.15.2025

Hello Rosalinda – on the 1<sup>st</sup> of July City Council set August 4 as the public hearing date for City Planning YMC Title 14 & 15.

Please provide the City Council public hearing notice to the attached e-mail distribution lists:

- In-house Distribution
- SEPA Reviewing Agencies
- Local Media List



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*This email is a public record of the City of Yakima and is subject to public disclosure unless exempt under the Washington Public Records Act. This email is subject to the State Retention Schedule.*

## AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: TXT#002-25, SEPA#008-25

CITY PLANNING - YMC TITLE 14 & 15

CITYWIDE

I, Eva Rivera, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Application and Environmental Review**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, SEPA reviewing agencies, and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division; and that said notices were mailed by me on the 26th day of June, 2025.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Eva Rivera

Planning Technician

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**SEPA REVIEWING AGENCIES**  
\_UPDATED 04/15/2025

Type of Notice: Ntc of Application + Enviro. Review  
File Number: TXT#002.25, SEPA#008.25  
Date of Mailing: 06/26/2025

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**Rivera, Eva**

---

**From:** NoReply@ecy.wa.gov  
**Sent:** Thursday, June 26, 2025 12:25 PM  
**To:** Ask Planning  
**Subject:** Your SEPA Record Has Been Submitted!

The Department of Ecology has received a new SEPA record from Yakima City at Yakima City of with a File Number of: SEPA#008-25, TXT#002-25.  
Your record is being reviewed by an administrator.

From: Yakima City  
Email: ask.planning@yakimawa.gov  
Phone number: (509) 575-6261

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Leovardo Cruz	Refuse	<a href="mailto:Leovardo.Cruz@yakimawa.gov">Leovardo.Cruz@yakimawa.gov</a>
Randy Layman	Refuse	<a href="mailto:Randy.Layman@yakimawa.gov">Randy.Layman@yakimawa.gov</a>
Gregory Story	Transit	<a href="mailto:Gregory.Story@yakimawa.gov">Gregory.Story@yakimawa.gov</a>
Anabel Chavez	Utilities	<a href="mailto:anabel.chavez@yakimawa.gov">anabel.chavez@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:Dana.Kallevig@yakimawa.gov">Dana.Kallevig@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:Randy.Meloy@yakimawa.gov">Randy.Meloy@yakimawa.gov</a>
Mike Shane	Water/Irrigation	<a href="mailto:Mike.Shane@yakimawa.gov">Mike.Shane@yakimawa.gov</a>
Chris Redick	Water/Irrigation	<a href="mailto:Chris.redick@yakimawa.gov">Chris.redick@yakimawa.gov</a>
Chris Kohler	GIS	<a href="mailto:Chris.kohler@yakimawa.gov">Chris.kohler@yakimawa.gov</a>

Outside Distribution		
Name	Address	Notified?
<i>(Subdivision notices ONLY)</i> Pacific Power Attn: Estimating Department	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>(Projects Adjacent to BNSF Right of Way ONLY)</i> Central Washington Railroad	111 University Parkway, Suite 200 Yakima, WA 98901 (509) 453-9166 Tim Marshall, General Manager, <a href="mailto:tmarshall@cbrr.com">tmarshall@cbrr.com</a> Kim Yeager, Real Estate Manager, <a href="mailto:kyeager@ihdlc.com">kyeager@ihdlc.com</a>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> E-mail
<i>(Shoreline notices ONLY)</i> Department of Ecology	<a href="mailto:crosepa@ecy.wa.gov">crosepa@ecy.wa.gov</a>	<input type="checkbox"/> E-mail

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail

Type of Notice: Notice of Application + Public Review  
File Number(s): TX#1008-25 SEP#1008-25  
Date of Mailing: 06/26/2025

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## Rivera, Eva

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**From:** Rivera, Eva  
**Sent:** Thursday, June 26, 2025 12:08 PM  
**To:** Rivera, Eva  
**Subject:** FW: NTC OF APP & ENVIRO. REVIEW - CITY PLANNING YMC TITLE 14 & 15 - TXT# 002-25, SEPA#008-25  
**Attachments:** Ntc of App\_SEPA\_TXT#002-25.pdf; Draft Title 15 Changes.pdf; Draft Title 14 Changes.pdf; Application\_TXT#002-25, SEPA#008-25.pdf

**From:** Rivera, Eva

**Sent:** Thursday, June 26, 2025 12:03 PM

**To:** Bonds Jr., Randy <randy.bonds@yakimawa.gov>; Boyle, Shawn <Shawn.Boyle@yakimawa.gov>; Bradburn, Trace <Trace.Bradburn@yakimawa.gov>; Chavez, Anabel <Anabel.Chavez@YAKIMAWA.GOV>; Contreras, Pedro <Pedro.Contreras@YAKIMAWA.GOV>; Cruz, Leovardo <Leovardo.Cruz@YAKIMAWA.GOV>; DeBusschere, Suzanne <suzanne.debusschere@yakimawa.gov>; Denman, Glenn <Glenn.Denman@yakimawa.gov>; Hodgman, Robert <Robert.Hodgman@yakimawa.gov>; Kallevig, Dana <Dana.Kallevig@yakimawa.gov>; Kohler, Chris <Chris.Kohler@yakimawa.gov>; Kuntz, Linda <Linda.Kuntz@yakimawa.gov>; Layman, Randy <Randy.Layman@yakimawa.gov>; Markham, Aaron <aaron.markham@yakimawa.gov>; Martin, Trevor <Trevor.Martin@yakimawa.gov>; Maxey, Lisa <Lisa.Maxey@YAKIMAWA.GOV>; McPherson, Kirsten <Kirsten.McPherson@yakimawa.gov>; Meloy, Randy <Randy.Meloy@yakimawa.gov>; Redick, Chad <Chad.Redick@yakimawa.gov>; Rivera, Eva <Eva.Rivera@yakimawa.gov>; Schafer, Scott <Scott.Schafer@yakimawa.gov>; Shane, Mike <Mike.Shane@yakimawa.gov>; Story, Gregory <Gregory.Story@yakimawa.gov>; Watkins, Sara <Sara.Watkins@YAKIMAWA.GOV>; Zabell, John <John.Zabell@yakimawa.gov>; Ahtanum Irrigation District <aidoffice@ahtanum.net>; Cavanaugh, Jason <Jason.Cavanaugh@uniongapwa.gov>; Cawley, Marc <Marc.Cawley@yakimawa.gov>; Greater Chamber of Commerce <kristi@yakima.org>; Jack Wells - Yakima County Water Resources <jack.wells@co.yakima.wa.us>; Konner <konner@yakimagreenway.org>; Linos, Irene <Irene.Linos@yakimawa.gov>; Nellie Soptich - Yakima County Water Resources <Nellie.Soptich@co.yakima.wa.us>; Office Rural Farmworker Housing - Marty Miller <martym@orfh.org>; United States Postal Service - David James <david.r.james@usps.gov>; WA DFW <J.Shah@dfw.wa.gov>; WA State Dept Agriculture - Kelly McLain <kmclain@agr.wa.gov>; WA State Dept Archaeology Historic Pres - SEPA <Sepa@dahp.wa.gov>; WA State Dept Commerce - Review Team <reviewteam@commerce.wa.gov>; WA State Dept Ecology - CRO SEPA <crosepacoordinator@ecy.wa.gov>; WA State Dept Ecology - Former Orchards <FormerOrchards@ecy.wa.gov>; WA State Dept Ecology - Lori White <lori.white@ecy.wa.gov>; WA State Dept Ecology - SEPA Unit <sepaunit@ecy.wa.gov>; WA State Dept Energy Facility Site Eval <efsec@utc.wa.gov>; WA State Dept Fish and Wildlife - Scott Downes <Scott.Downes@dfw.wa.gov>; WA State Dept Fish and Wildlife - SEPA <R3planning@dfw.wa.gov>; WA State Dept Fish and Wildlife - Team Yakima <TeamYakima@dfw.wa.gov>; WA State Dept Health - Jamie Gardipe <Jamie.gardipe@doh.wa.gov>; WA State Dept Health - Kelly Cooper <Kelly.cooper@doh.wa.gov>; WA State Dept Health - SEPA <SEPA.reviewteam@doh.wa.gov>; WA State Dept Natural Resources - SEPA Center <sepacenter@dnr.wa.gov>; WA State Dept Social Health Svcs - Larry Covey <larry.covey@dsht.wa.gov>; WA State Dept Transportation- South Central Region <SCplanning@wsdot.wa.gov>; WA State Dept Transportation - Paul Gonseth <gonsetp@wsdot.wa.gov>; WA State Parks and Recreation - SEPA <sepa@parks.wa.gov>; West Valley School District - Joe Connolly <connollyw@wvsd208.org>; West Valley School District - Peter Finch <finchp@wvsd208.org>; WSDOT Aviation <aviationlanduse@wsdot.wa.gov>; Yakama Bureau of Indian Affairs - Rocco Clark <Rocco.clark@bia.gov>; Yakama Nation Environmental Mgmt Program - Elizabeth Sanchez <esanchez@yakama.com>; Yakama-Klickitat Fisheries Project - John Marvin <marj@yakamafish-nsn.gov>; Yakama-Klickitat Fisheries Project - John Marvin <jmarvin@yakama.com>; Yakima Bureau of Indian Affairs - Liliana Rojas <liliana.rojas@bia.gov>; Yakima County Building Dept - Marivel Garcia <marivel.garcia@co.yakima.wa.us>; Yakima

County Commissioners <Commissioners.web@co.yakima.wa.us>; Yakima County Health District <yhd@co.yakima.wa.us>; Yakima County Health District - Ryan Ibach <ryan.ibach@co.yakima.wa.us>; Yakima County Planning Division - Jason Earles <Jason.Earles@co.yakima.wa.us>; Yakima County Planning Division - Thomas Carroll <Thomas.Carroll@co.yakima.wa.us>; Yakima County Public Services - Lisa Freund <lisa.freund@co.yakima.wa.us>; Yakima County Water Resources Div - Troy Havens <Troy.Havens@co.yakima.wa.us>; Yakima Greenway Foundation - Kellie Connaughton <kellie@yakimagreenway.org>; Yakima Regional Clean Air Agency - Hasan Tahat <hasan@yrcaa.org>; Yakima School District - Stacey Locke <locke.stacey@ysd7.org>; Yakima School District - Trevor Greene <greene.trevor@ysd7.org>; Yakima Valley Museum <liz@yvmuseum.org>; Yakima Valley Trolleys <info@yakimavalleytrolleys.org>; Yakima Waste Systems <mark.lanter@wasteconnections.com>  
**Subject:** NTC OF APP & ENVIRO. REVIEW - CITY PLANNING YMC TITLE 14 & 15 - TXT#002-25, SEPA#008-25

Good afternoon,

Attached is a Notice of Application and Environmental Review regarding the above-entitled project. If you have any questions about this proposal, please contact Planning Manager Trevor Martin at [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

Thank you!



Eva Rivera  
Planning Technician  
Phone: 509-575-6261  
[eva.rivera@yakimawa.gov](mailto:eva.rivera@yakimawa.gov)

*This email is a public record of the City of Yakima and is subject to public disclosure unless exempt under the Washington Public Records Act. This email is subject to the State Retention Schedule.*

**AFFIDAVIT OF PUBLICATION**

Eva Rivera  
City Of Yakima Planning  
129 N 2nd Street  
Yakima WA 98901

**STATE OF WASHINGTON, COUNTIES OF YAKIMA**

The undersigned, on oath states that he/she is an authorized representative of Yakima Herald-Republic, Inc., publisher of Yakima Herald-Republic and El Sol de Yakima, of general circulation published daily in Yakima County, State of Washington. Yakima Herald-Republic and El Sol de Yakima have been approved as legal newspapers by orders of the Superior Court of Yakima County.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

06/28/2025

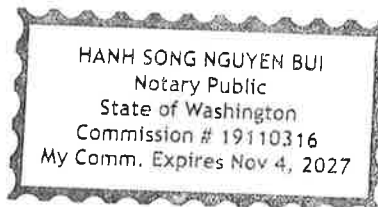
Agent Debbie Collantes Signature Debbie Collantes

Subscribed and sworn to before me on 6/30/25

Hanh Bui Hanh Bui

(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

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## NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

**DATE:** June 28, 2025 **TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners **FROM:** Bill Preston, Community Development Director **APPLICANT:** City of Yakima Planning Division (129 N. 2nd St., Yakima, WA 98901) **FILE NUMBER:** TXT#002-25, SEPA#008-25 **LOCATION:** Citywide **TAX PARCEL NUMBER(S):** N/A **DATE OF APPLICATION:** June 24, 2025 **PROJECT DESCRIPTION** The City of Yakima Planning Division is proposing non-project amendments to Title 14 and 15 of the Yakima Municipal Code. **NOTICE OF ENVIRONMENTAL REVIEW** This is to notify all the public and private agencies with jurisdiction and environmental expertise that the City of Yakima Planning Division has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) for the above stated project. **The City of Yakima is issuing a Preliminary Determination of Non-Significance (DNS) on this project.** WAC 197-11-340 is being used. The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified. **Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: None **Required Studies:** N/A **Existing Environmental Documents:** Comprehensive Plan 2040 – Final Supplemental Environmental Impact Statement (June 13, 2017) **Preliminary determination of the development regulations that will be used for project mitigation and consistency:** Future projects will require compliance with the International Building Code, City of Yakima Urban Area Zoning Ordinance, City of Yakima Comprehensive Plan and City of Yakima Title 12 Development Standards. **REQUEST FOR WRITTEN COMMENT:** The public is encouraged to review and comment on the proposed application. Written comments may be submitted by the end of the business day on July 9, 2025. **A separate public notice will be provided for the public hearing before the Yakima City Council.** You can mail your comments to: **Bill Preston, Community Development Director, City of Yakima, Department of Community Development, 129 N. 2nd St.; Yakima, WA 98901.** The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, AICP, Planning Manager, at (509) 575-6042, or e-mail to [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

(99693) June 28, 2025

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**NOTICE OF APPLICATION AND ENVIRONMENTAL  
REVIEW**

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(99693) June 28, 2025

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**DEPARTAMENTO DE DESARROLLO COMUNITARIO**  
**Bill Preston, P.E., Director**

**Trevor Martin, AICP, Gerente**

**Division de Planificación**

**129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901**

**Tel. (509) 575-6183 • Fax (509) 575-6105 • Email: [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov)**

**AVISO DE APLICACIÓN Y REVISION AMBIENTAL**

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

<b>FECHA OTORGADA:</b>	26 de junio, 2025
<b>PARA:</b>	Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
<b>DE:</b>	Bill Preston, Director de Desarrollo Comunitario
<b>SOLICITANTE:</b>	Ciudad de Yakima División de Planificación (129 N. 2nd St., Yakima, WA 98901)
<b>No. DE ARCHIVO:</b>	TXT#002-25, SEPA#008-25
<b>UBICACIÓN:</b>	Cubre toda la ciudad
<b>No. DE PARCELA(S):</b>	N/A
<b>FECHA DE APLICACIÓN:</b>	24 de junio, 2025

**DESCRIPCIÓN DEL PROYECTO:** La División de Planificación de la Ciudad de Yakima propone enmiendas no relacionadas con proyectos a los Títulos 14 y 15 del Código Municipal de Yakima.

**AVISO DE REVISIÓN AMBIENTAL:** Esto es para notificar a las agencias públicas y privadas con jurisdicción y conocimiento ambiental que la Ciudad de Yakima, División de Planificación, se establece como la agencia principal, de acuerdo con la Ley Estatal de Política Ambiental de Washington (SEPA) para el proyecto mencionado anteriormente. **La Ciudad de Yakima está emitiendo una Determinación Preliminar de No-Significancia (DNS) para este proyecto.** La ley bajo WAC §197-11-340 se está utilizando. Se han identificado las siguientes condiciones que pueden utilizarse para mitigar los impactos ambientales adversos de la propuesta: no se identificaron impactos.

**Permisos Requeridos:** Los siguientes permisos/aprobaciones locales, estatales, y federales pueden o serán necesarios para este proyecto: ninguno

**Estudios Requeridos:** ninguno

**Documentos Ambientales Existentes:** Plan Integral 2040 – Declaración Final de Impacto Ambiental Suplementario (13 de junio, 2017)

**Determinación preliminar de las regulaciones de desarrollo que se utilizarán para la mitigación y la consistencia del proyecto:** Los proyectos futuros requerirán el cumplimiento del Código Internacional de Construcción, La Ordenanza de Zonificación del Área Urbana de la Ciudad de Yakima, el Plan Integral de la Ciudad de Yakima y los Estándares de Desarrollo del Título 12 de la Ciudad de Yakima.

**SOLICITUD DE COMENTARIOS ESCRITOS:** Se anima al público a revisar la solicitud y comentar sobre la propuesta. Los comentarios por escrito podrán presentarse hasta el final de día hábil del 10 de julio de 2025. **Se proporcionará un aviso público por separado para la audiencia pública ante el Concejo Municipal de Yakima.** Por favor de enviar sus comentarios sobre esta propuesta a:

**Bill Preston, Community Development Director**  
**City of Yakima, Department of Community Development**  
**129 N. 2nd St., Yakima, WA 98901**

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA y en línea en: <https://www.yakimawa.gov/services/planning/text-amendments/>

Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov)

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COMMUNITY DEVELOPMENT DEPARTMENT  
Bill Preston, P.E., Director

Trevor Martin, AICP, Manager  
Planning Division

129 North Second Street, 2nd Floor Yakima, Washington 98901

Phone (509) 575-6183 • Fax (509) 575-6105 • Email: [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov)

#### NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

DATE: June 26, 2025  
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
FROM: Bill Preston, Community Development Director  
APPLICANT: City of Yakima Planning Division (129 N. 2nd St., Yakima, WA 98901)  
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LOCATION: Citywide  
TAX PARCEL NUMBER(S): N/A  
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Bill Preston, Community Development Director  
City of Yakima, Department of Community Development  
129 N. 2nd St.; Yakima, WA 98901

The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, AICP, Planning Manager, at (509) 575-6042, or e-mail to [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

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## EXHIBIT LIST

[illegible]



State of Washington  
**DEPARTMENT OF FISH AND WILDLIFE**  
South Central Region • Region 3 • 1701 South 24<sup>th</sup> Avenue, Yakima, WA 98902-5720  
Telephone: (509) 575-2740 • Fax: (509) 575-2474

July 3, 2025

Trevor Martin  
Community Development Director and Planning Manager  
129 North Second Street 2<sup>nd</sup> Floor  
Yakima, WA 98901

Subject: WDFW Comments on Draft Title 15 Changes

Dear Mr. Martin,

Thank you for the opportunity to provide comments on proposed text amendments on YMC Title 14 & 15. Washington Department of Fish and Wildlife has reviewed the proposed amendments and would like to comment on a proposed change to Title 15. Under Section 15.23.030 Rezoning-Zoning map amendments, the requirement for a nonbinding conceptual site plan is struck out. WDFW recommends that this requirement be retained as a conceptual site plan is often needed to determine if the development that the rezone is applying to could be permitted with adherence to other ordinances such as the Critical Areas Ordinance. Without the inclusion of a conceptual site plan, environmental review of a potential rezone is difficult and could lead to future conflicts at the project level when a site plan is required.

Thank you for the opportunity to comment on this text amendment. If you have questions regarding any of the above comments, please contact me at 509-607-3578 or [Scott.Downes@dfw.wa.gov](mailto:Scott.Downes@dfw.wa.gov).

Sincerely,

A handwritten signature in cursive script, reading "Scott Downes", written in dark ink.

Scott Downes  
Regional Land Use Lead

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