



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

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

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

SEPA

LAND USE APPLICATION FORM (YMC CH. 6.88)

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DEC 10 2025

CITY OF YAKIMA
PLANNING DIV.

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-Planning Manager 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: 98902

Interest in Property: ☐ Property Owner ☐ Agent ☐ Purchaser Other: Municipal Government

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

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

Legal Description (if lengthy, attach on separate document): Legislative City Wide Application (Yakima City Limits)

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.

Property Owner's Signature

Date

Applicant's Signature

Date

STAFF USE ONLY:

File/Application #: TX#003.25, SEPA#015.25

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

Receipt No.: _____



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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):
City of Yakima Text Amendments
2. Applicant's Name and Phone Number:
Trevor Martin / 509-575-6042
3. Applicant's Address:
129 N. 2nd St
4. Contact Person Name & Phone Number:
Trevor Martin / 509-575-6042
5. Agency Requesting Checklist: City of Yakima
6. Proposed Timing or Schedule (Including Phasing, If Applicable):
Planning Commission Hearing January 289, 2026, City Council Hearing in February or March
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
The City of Yakima regularly updates and take regulatory code change recommendations to the City Council for review
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
This SEPA application and a series of proposed text amendments. The proposed code changes are a nonproject, legislative action.



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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:
No applications pending at this time
10. List any government approvals or permits that will be needed for your proposal, if known:
Planning Commission and City Council
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):
Text amendments to sections: 15.02.020 - Definitions; 15.04.030 - Table of permitted land uses; 15.04.080 - Drive through facilities; 15.06.010 - Purpose; 15.06.030 - General Provisions; 15.06.035 - Electric Vehicle Charging Station; 15.06.040 - Parking Standards; 15.06.070 - Schedule of Minimum parking dimensions; 15.06.090 - Required landscaping of parking areas; 15.06.110 - Construction and maintenance; (New Section)15.06.135 - Drive-through standards; 15.06.140 - Nonconforming parking; 15.09.025 - Mixed-use buildings; 15.11.020 - Application requirements
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:
This application is a nonproject, legislative action, and applied city-wide

B. ENVIRONMENTAL ELEMENTS

EARTH:

1. General Description of the Site (check one):
☒ Flat ☒ Rolling ☒ Hilly ☒ Steep Slopes ☐ Mountainous ☒ Other: Yakima City Limits
2. What is the steepest slope on the site (approximate percent slope)?
Not applicable - City limits
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:
Silty loamy soil
4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe:
Not applicable
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:
None - nonproject action



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6. Could erosion occur as a result of clearing, construction, or use? If so, generally describe:
Not applicable - Nonproject action
7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Not applicable - Nonproject action
8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Not applicable - Nonproject action

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:
Not applicable - Nonproject action
2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe:
Not applicable - Nonproject action
3. Proposed measures to reduce or control emissions or other impacts to air, if any:
Not applicable - Nonproject action

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:
Not applicable - Nonproject action
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:
Not applicable - Nonproject action
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:
Not applicable - Nonproject action
4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known:
Not applicable - Nonproject action
5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan:
Not applicable - Nonproject action



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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:
Not applicable - Nonproject action

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:
Not applicable - Nonproject action
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:
Not applicable - Nonproject action

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:
Not applicable - Nonproject action
2. Could waste materials enter ground or surface waters? If so, generally describe:
Not applicable - Nonproject action
3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe:
Not applicable - Nonproject action
4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:
Not applicable - Nonproject action

PLANTS

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

Deciduous Trees:	Evergreen Trees:	Wet Soil Plants:	Water Plants:	Other:
<input type="checkbox"/> Alder	<input checked="" type="checkbox"/> Fir	<input type="checkbox"/> Cattail	<input type="checkbox"/> Milfoil	<input checked="" type="checkbox"/> Shrubs
<input checked="" type="checkbox"/> Maple	<input type="checkbox"/> Cedar	<input type="checkbox"/> Buttercup	<input type="checkbox"/> Eelgrass	<input checked="" type="checkbox"/> Grass
<input type="checkbox"/> Aspen	<input type="checkbox"/> Pine	<input type="checkbox"/> Bullrush	<input type="checkbox"/> Water Lily	<input type="checkbox"/> Pasture
<input checked="" type="checkbox"/> Other	<input checked="" type="checkbox"/> Other	<input type="checkbox"/> Skunk Cabbage	<input type="checkbox"/> Other	<input type="checkbox"/> Crop Or Grain
		<input checked="" type="checkbox"/> Other		<input type="checkbox"/> Orchards, vineyards, or other permanent crops
				<input type="checkbox"/> Other types of vegetation:



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2. What kind and amount of vegetation will be removed or altered?
Not applicable - Nonproject action
3. List threatened or endangered species known to be on or near the site:
Not applicable - Nonproject action
4. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Not applicable - Nonproject action
5. List all noxious weeds and invasive species known to be on or near the site.
Not applicable - Nonproject action

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:
Not applicable - Nonproject action
2. List any threatened or endangered species known to be on or near the site:
Not applicable - Nonproject action
3. Is the site part of a migration route? If so, explain:
Yes, Yakima is covered by the Pacific Flyway
4. Proposed measures to preserve or enhance wildlife, if any:
Not applicable - Nonproject action
5. List any invasive animal species known to be on or near the site:
Not applicable - Nonproject action

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.:
Not applicable - Nonproject action
2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe:
Not applicable - Nonproject action



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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:

Not applicable - Nonproject action

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:
- Not applicable - Nonproject action
2. Describe any known or possible contamination at the site from present or past uses:
- Not applicable - Nonproject action
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:
- Not applicable - Nonproject action
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:

Not applicable - Nonproject action

5. Describe special emergency services that might be required:

Not applicable - Nonproject action

6. Proposed measures to reduce or control environmental health hazards, if any:

Not applicable - Nonproject action

NOISE

1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?
- Not applicable - Nonproject action
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:

Not applicable - Nonproject action

3. Proposed measures to reduce or control noise impacts, if any:

Not applicable - Nonproject action



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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:
Not applicable - Nonproject action
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?
Not applicable - Nonproject action
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:
Not applicable - Nonproject action
4. Describe any structures on the site:
Not applicable - Nonproject action
City wide, Residential housing, industrial, and commercial structures
5. Will any structures be demolished? If so, what?
Not applicable - Nonproject action
6. What is the current zoning classification of the site?
SR, R-1, R-2, R-3, B-1, B-2, HB, SCC, LCC, CBD, GC, RD, AS, M-1, & M-2
7. What is the current comprehensive plan designation of the site?
Not applicable - Nonproject action
8. If applicable, what is the current shoreline master program designation of the site?
Not applicable - Nonproject action
9. Has any part of the site been classified as a critical area by the city or county? If so, specify:
Not applicable - Nonproject action
10. Approximately how many people would reside or work in the completed project?
Not applicable - Nonproject action
11. Approximately how many people would the completed project displace?
Not applicable - Nonproject action
12. Proposed measures to avoid or reduce displacement impacts, if any:
Not applicable - Nonproject action
13. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Not applicable - Nonproject action



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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:

Not applicable - Nonproject action

HOUSING

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing:
- Not applicable - Nonproject action
2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing:
- Not applicable - Nonproject action
3. Proposed measures to reduce or control housing impacts, if any:

Not applicable - Nonproject action

AESTHETICS

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

LIGHT AND GLARE

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- Not applicable - Nonproject action
2. Could light or glare from the finished project be a safety hazard or interfere with views?
- Not applicable - Nonproject action
3. What existing off-site sources of light or glare may affect your proposal?
- Not applicable - Nonproject action
4. Proposed measures to reduce or control light and glare impacts, if any:
- Not applicable - Nonproject action



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RECREATION

1. What designated and informal recreational opportunities are in the immediate vicinity?
Not applicable - Nonproject action
2. Would the proposed project displace any existing recreational uses? If so, describe:
Not applicable - Nonproject action
3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Not applicable - Nonproject action

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:
Not applicable - Nonproject action
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:
Not applicable - Nonproject action
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:
Not applicable - Nonproject action

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:
Not applicable - Nonproject action
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?
Not applicable - Nonproject action
3. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
Not applicable - Nonproject action



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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):
Not applicable - Nonproject action
5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe:
Not applicable - Nonproject action
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?
Not applicable - Nonproject action
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:
Not applicable - Nonproject action
8. Proposed measures to reduce or control transportation impacts, if any:
Not applicable - Nonproject action

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:
Not applicable - Nonproject action
2. Proposed measures to reduce or control direct impacts on public services, if any.
Not applicable - Nonproject action

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.
Not applicable - Nonproject action



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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.

Martin, Trevor

Digitally signed by Martin, Trevor
Date: 2025.12.19 12:12:17 -08'00'

Property Owner or Agent Signature

Date Submitted

Trevor Martin

Digitally signed by Trevor Martin
Date: 2025.12.19 12:13:58 -08'00'

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?

Not applicable - Nonproject action

Proposed measures to avoid or reduce such increases are:

Not applicable - Nonproject action

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

Not applicable - Nonproject action

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

Not applicable - Nonproject action

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

Not applicable - Nonproject action

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

Not applicable - Nonproject action

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?

Not applicable - Nonproject action



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

Not applicable - Nonproject action

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?

Not applicable - Nonproject action

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

Not applicable - Nonproject action

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

Not applicable - Nonproject action

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

Not applicable - Nonproject action

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

Not applicable - Nonproject action



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 sitescreeening ([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.

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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.

