



City of Yakima

Shoreline Exemption

Application Packet

About this Application:

Shorelines are all of the water areas of the state, including reservoirs, and their associated shorelands, together with the lands underlying them; except (i) shorelines of statewide significance; (ii) shorelines on segments of streams upstream of a point where the mean annual flow is twenty cubic feet per second or less and the wetlands associated with such upstream segments; and (iii) shorelines on lakes less than twenty acres in size and wetlands associated with such small lakes.

New construction, development, or use within the shoreline jurisdiction must be reviewed to ensure adverse effects are prevented. Actions exempted from a Shoreline Development Permit are outlined in [RCW 90.58.030](#).

City of Yakima, Planning Division

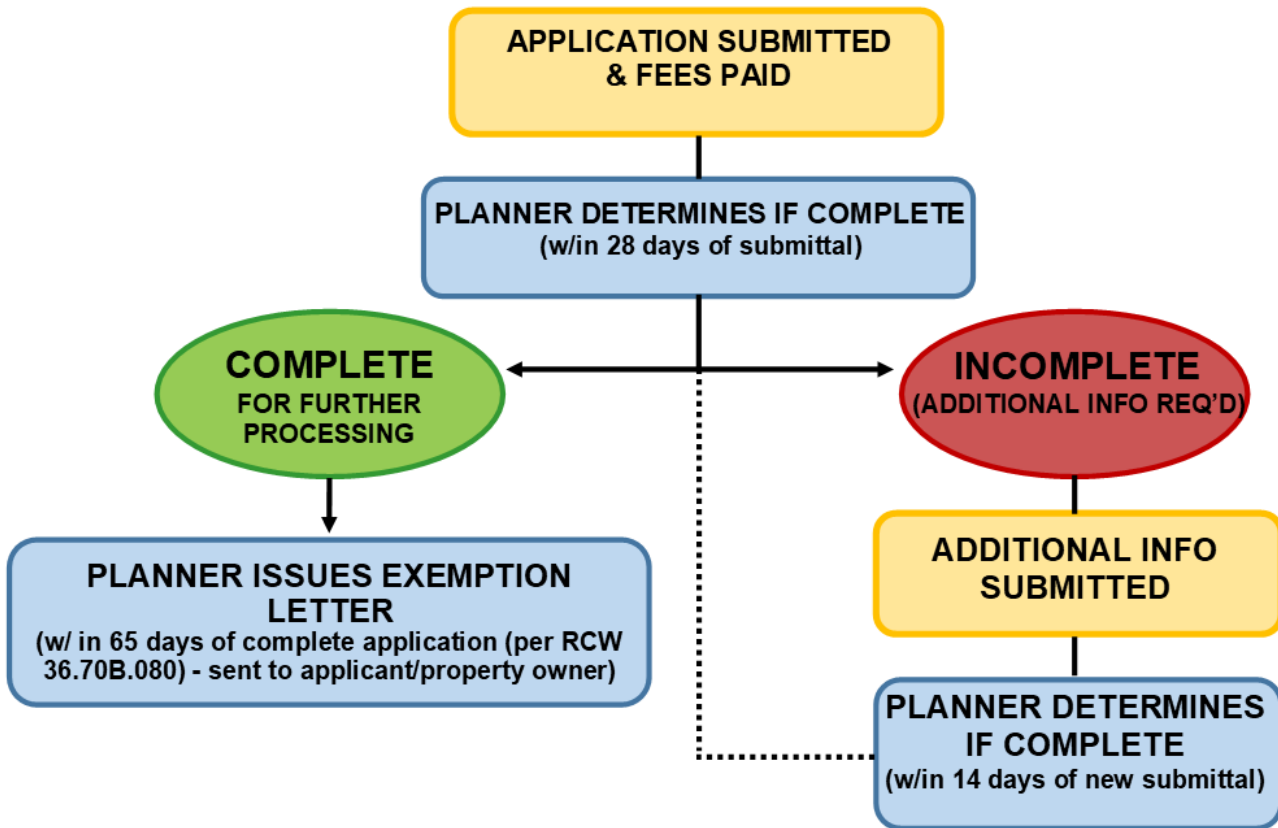
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Phone#: (509) 575-6183 Email: ask.planning@yakimawa.gov

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



CITY OF YAKIMA PLANNING DIVISION
SHORELINE EXEMPTION – Land Use Application Process ([YMC 17.13.050](#))



NOTE: This chart shows the process of a typical Shoreline Exemption application and is for demonstration purposes only.

Flowchart (Text Description) – Shoreline Exemption Application Process

The following information is provided to meet accessibility requirements.

1. Applicant submits application and pays fee.
2. Planner determines if application is complete.
 - a. If complete, go to Step 3.
 - b. If incomplete, additional information is requested. Once additional is submitted, the planner has 14 days to determine if the new information is complete. If still incomplete, step 2b is repeated.
3. Planner issues an exemption letter within 65 days from when the application was determined complete for further processing per RCW 36.70B.080 and sends it to the applicant and property owner.

NOTE: This chart shows the process of a typical Shoreline Exemption application and is for demonstration purposes only.



SHORELINE EXEMPTION LAND USE APPLICATION FORM (CONT'D)

APPLICATION QUESTIONS:

1. Check the type of exemption (see [WAC 173-27-040](#) for full description):
 - Development of which the total cost or fair market value, whichever is higher, does not exceed \$5,000.
 - Normal maintenance or repair of existing structures or developments.
 - Construction of the normal protective bulkhead common to single-family residences.
 - Emergency construction necessary to protect property from damage by the elements.
 - Construction and practices normal or necessary for farming, irrigation, and ranching activities.
 - Construction or modification of navigational aids such as channel markers and anchor buoys.
 - Construction on shorelands by an owner, lessee or contract purchaser of a single-family residence for their own use or for the use of their family, which residence does not exceed a height of thirty-five feet above average grade level and which meets all requirements of the Yakima Municipal Code.
 - Construction of a dock not exceeding \$10,000.
 - Operation, maintenance, or construction of canals, waterways, drains, reservoirs, or other facilities.
 - The marking of property lines or corners on state-owned lands.
 - Operation and maintenance of any system of dikes, ditches, drains, or other facilities existing on September 8, 1975, which were created, developed or utilized primarily as a part of an agricultural drainage or diking system.
 - Any project with a certification from the governor pursuant to chapter 80.50 RCW.
 - Site exploration and investigation activities that are prerequisite to preparation of an application for development authorization.
 - The process of removing or controlling aquatic noxious weeds,
 - Watershed restoration projects.
 - A public or private project that is designed to improve fish or wildlife habitat or fish passage.
 - The external or internal retrofitting of an existing structure with the exclusive purpose of compliance with the Americans with Disabilities Act of 1990 or to otherwise provide physical access to the structure by individuals with disabilities.

2. List all parties and financial institutions having an interest in the property (if lengthy, attach separate document):

3. Associated critical areas (check all that apply):
 - Flood Hazard Areas Geologically Hazardous Areas Critical Aquifer Recharge Areas Wetlands
 - Fish and Wildlife Habitat And The Stream Corridor System

4. Site Features:
 - a. General Description: Flat Gentle Slopes Steepened Slopes



SHORELINE EXEMPTION LAND USE APPLICATION FORM (CONT'D)

- b. Describe any indication of hazards associated with unstable soils in the area (i.e. slides or slipping):

- c. Is the property in a 100-Year Floodplain or other critical area as mapped by any local, state, or national maps or as defined by the Washington State Growth Management Act or the Yakima Municipal Code?

5. Give a brief, complete description of the proposed work:

REQUIRED ATTACHMENTS:

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



CITY OF YAKIMA SITE PLAN CHECKLIST

For Land Use Review & Building Permits



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

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

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

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

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

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