CITY PLANNING - YMC TITLE 15
TXT#001-26, SEPA#012-26

Yakima City Council
Open Record Public Hearing
October 6, 2026

EXHIBIT LIST

Applicant:	City of Yakima
File Numbers:	TXT#001-26, SEPA#012-26
Site Address:	Citywide
Staff Contact:	Trevor Martin, Planning Manager

Table of Contents

CHAPTER AA Yakima Planning Commission's Recommendation

CHAPTER A Staff Report

CHAPTER B Application

CHAPTER C Public Notices

CHAPTER D Supplemental Information

CITY PLANNING - YMC TITLE 15
TXT#001-26, SEPA#012-26

EXHIBIT LIST

CHAPTER AA
Yakima Planning Commission's Recommendation

DOC INDEX #	DOCUMENT	DATE
AA-1	Yakima Planning Commission's Recommendation	09/03/2026

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YAKIMA PLANNING COMMISSION
RECOMMENDATION TO THE YAKIMA CITY COUNCIL
FOR
AMENDMENT TO YAKIMA MUNICIPAL CODE

WHEREAS, Pursuant to RCW 36.70A.130(1) the City is required to take legislative action to review and revise its development regulations in accordance with the Growth Management Act; and

WHEREAS, These updates to Yakima Municipal Code (YMC) Title 15 is considered to be a non-project application without a specific use or site plan to be considered; and

WHEREAS, Under the provisions of YMC Ch. 1.42 the Yakima Planning Commission is responsible for the review of amendments to the City's Yakima Zoning Ordinance, Subdivision Ordinance, and other land use matters, and for recommending the approval, modification, or denial of each amendment; and

WHEREAS, The Yakima Planning Commission held a study session to review the proposed amendments on August 12, 2026, and

WHEREAS, All required public notice for these amendments were provided, in accordance with the provisions of YMC Ch. 16.10, on August 11, 2026; and

WHEREAS, SEPA Environmental Review for these updates was considered, a Determination of Nonsignificance was issued on August 28, 2026; and

WHEREAS, The Yakima Planning Commission held an open record public hearing on August 26, 2026, to hear testimony from the public, consider the amendments, and provide a recommendation to the Yakima City Council;

Now therefore, the Yakima City Planning Commission presents the following findings and recommendation to the Yakima City Council:

Based upon a review of the information contained in the application, staff report, exhibits, and other evidence presented at an open record public hearing held on February 26, 2025, the Planning Commission makes the following:

DOC. INDEX #
AA-1

Yakima
All-America City
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I. PURPOSE AND DESCRIPTION OF PROPOSED AMENDMENTS:

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:

I. YMC Subsection 15.02.020 – Definitions
   a. Adding new and updating definitions to address the moratorium established by City Council and add clarity to the Municipal Code.

Staff Analysis: The State of Washington has existing statutes addressing secure community transition facilities. The standards in the state statue were never implemented within the City zoning ordinance, the City of Yakima is updating the zoning ordinance to comply with the State standards and implement guidance for development of secure community transition facilities.

II. YMC Subsection 15.04.030 – Table of permitted land uses
   a. Adding an new use for Secure Community Transition Facilities; clarifying Correctional Facilities and Essential Public Facilities. Removing the Halfway House definition from the table.

Staff Analysis: Clarifying the uses removes ambiguity form the zoning ordinance and provides guidance to parties looking to develop Secure Community Transition Facilities, Correctional Institutions, and Essential Public Facilities.

III. YMC Subsection 15.09.230 – Secure Community Transition Facilities
   a. Referencing a new section in YMC § 15.09.230

Staff Analysis: This is a new section to the zoning ordinance regarding Secure Community Transition Facilities. This chapter would establish guidelines for development of a facility, requiring the developing party to comply with certain condition as part of their development conditions. This includes siting of such facilities, notification to the City; staffing and security requirement; as well as a required notice to properties within a certain radius of the proposed development site prior to any development action.

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 2.1.6: 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.

DOC. INDEX # AA-1

III. YAKIMA PLANNING COMMISSION'S CONCLUSIONS

1. No adverse impacts have been identified;
2. The proposed updates underwent Environmental Review;
3. The proposed amendments are consistent with the Yakima Urban Area Zoning Ordinance, 2040 Comprehensive Plan, and Housing Action Plan.

MOTION

Based on the testimony and evidence presented during this afternoon's public hearing, it was moved and seconded that Planning staff draft findings of fact and forward a recommendation of approval to the Yakima City Council. The motion carried 9-0.

RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed text amendments to the Yakima Municipal Code.

RECOMMENDED this 2nd day of September, 2026.

By: _____

Kevin Rangel, Vice Chair
Yakima Planning Commission

Chapter 15.02

DEFINITIONS

Sections:
15.02.010 Purpose.
15.02.020 Definitions.

15.02.010 Purpose.
This chapter provides definitions for the terms and phrases used in this title. Where any of these definitions conflict with definitions used in other titles of the city code, the definitions in this chapter shall prevail for the purpose of this title. (Ord. 2016-029 § 1 (Exh. A) (part), 2016: Ord. 2008-46 § 1 (part), 2008: Ord. 2947 § 1 (part), 1986).

15.02.020 Definitions.
For the purpose of this title, certain abbreviations, terms, phrases, words and their derivatives shall be construed as specified herein unless the context requires a different meaning. Where terms are not defined, they shall have the ordinary accepted meaning within the context with which they are used. Where an activity or land use could fall under two definitions, the more specific shall apply. Webster's Ninth New Collegiate Dictionary, with the assistance of the American Planning Association's Planner Dictionary and Black's Law Dictionary, shall be the source for ordinary accepted meaning and for the definition of words not defined below. Specific examples are included as illustrations, but are not intended to restrict a more general definition.

15.02.35 C Definitions

"Campground" means a development providing facilities for outdoor recreational activities, including structural improvements such as covered cooking areas, group facilities, and travel trailer or tent sites designed for temporary occupancy. This definition includes camping clubs when developed in accordance with applicable state standards.

"Car wash" means a business engaged in washing, waxing and/or polishing cars and small trucks. This definition includes self-service car washes, automated car washes, manned car washes and auto detailing.

Card Room. See "Game room."

"Caretaker dwelling" means a single-family dwelling unit accessory to an agricultural, professional, commercial, or industrial use for occupancy by the owner/caretaker.

"Centerline of right-of-way" means the midpoint between the future alignment of the opposite edges of the right-of-way.

"Change of use" means a change from one use listed in Table 4-1, Table of Permitted Land Uses, to another use listed in that table.

"Chicken tractor" means a movable chicken coop lacking a floor, and may house other kinds of poultry.

"Children's outdoor recreation center" means an outdoor facility which offers children's rides and/or games such as go-carts, bumper boats, batting cages, miniature golf and/or similar activities for children and which does not operate between the hours of eleven p.m. and eight a.m.

"Church" means a structure, or group of structures, which by design and construction are primarily used for organized religious services and instruction.

"City" means the city of Yakima.

"Class (1) uses" are those uses set forth and defined in the text and tables of YMC Chapter 15.04 and are considered compatible and are permitted on any site in the district. The administrative official shall review Class (1) uses for compliance with the provisions and standards of this title.

DOC. INDEX #
AA-1

"Class (2) uses" are those uses set forth and defined in the text and tables of YMC Chapter 15.04 and are generally permitted throughout the district. However, site plan review by the administrative official is required in order to ensure compatibility with the intent and character of the district and the objectives of the Yakima urban area comprehensive plan.

"Class (3) uses" are those uses set forth and defined in the text and tables of YMC Chapter 15.04 and are generally incompatible with adjacent and abutting property because of their size, emissions, traffic generation, neighborhood character or for other reasons. However, they may be compatible with other uses in the district if they are properly sited and designed. Class (3) may be permitted by the hearing examiner when he determines, after holding a public hearing, that the use complies with provisions and standards; and that difficulties related to the compatibility, the provision of public services, and the Yakima urban area comprehensive plan policies have been adequately resolved.

"Class (1), (2) or (3) use, approved" means any use or development approved upon completion of Type (1), (2) or (3) review.

"Class (1), (2) or (3) use or development, existing" means a use or development legally existing or legally established prior to the effective date of this title that has been or would be classified under YMC Chapter 15.04 as a Class (1), (2) or (3) use in a particular district, even though the use has not been through Type (1), (2) or (3) review, and may or may not conform to the standards of this title. This definition includes any existing Class (1), (2), or (3) use with an approved modification under YMC Chapter 15.17.

~~"Clean and sober facility" means a commercial business providing a dwelling or building for occupation by rehabilitated alcohol and/or drug users, during their re-entry into the community. The clean and sober facility provides residentially oriented facilities for the rehabilitation or social adjustment of persons who may need supervision or assistance in becoming socially reoriented, but who do not need institutional care. (Also see "Halfway house.")~~

"Clinic" means a structure for the medical examination and treatment of human patients, but without provision for keeping such patients overnight on the premises.

"Closed record appeal" means an administrative appeal, held under RCW 36.70B, that is on the record to a city body or officer (including the legislative body) following an open record hearing on a project permit application with no or limited new evidence or information allowed to be submitted and only appeal arguments allowed.

"Coffee/espresso drive-through facility" is a place used to sell coffee and associated items from a drive-up window to a person driving a vehicle.

"Coffee/espresso stand" is a place used to sell coffee and associated items from a bar or counter area commonly inside a building and/or structure.

"Commercial services" means technical services and specialized care services such as lawn and garden care and delivery services, except as otherwise regulated.

"Communication tower" means any tower, pole, mast, whip, or antenna, or any combination thereof, used for radio or television transmission or line-of-sight relay. This definition includes towers erected for use in the amateur radio service.

"Communication tower height" means the vertical distance above the ground measured to the highest point of the communication tower.

"Community center" means a facility owned and operated by a public agency or nonprofit corporation, provided the principal use of the facility is for public assistance, community improvement, or public assembly.

"Community garden" means:

1. Privately or publicly owned land that is used by multiple users who may or may not have ownership of the property;

DOC. INDEX #
AA-1

2. May be divided into separate plots, for the cultivation of fruits, vegetables, plants, flowers, or herbs;

3. Common areas associated with the garden are maintained by group members;

4. The produce or goods grown on site are not for commercial sale;

5. A community garden is different than a "collective garden" that is used for the growing of marijuana plants; and no marijuana shall be grown on a community garden plot;

6. A community garden is separate from the use of "agriculture" as defined and regulated under YMC Chapter 15.02 and YMC 15.04.030, Table 4-1, and is different than a privately maintained garden that is associated with a principal use and regulated in accordance with YMC 15.04.060(A); and

7. Structures and buildings associated with a community garden are considered "accessory uses" to a principal use, and shall comply with the provisions of YMC Title 15, and the International Fire and Building Codes.

Community Water System. See "Water system, public."

"Compatibility" means the characteristics of different uses or developments that permit them to be located near each other in harmony with or without special mitigation measures.

"Comprehensive plan" means the Yakima urban area comprehensive plan and any supplemental plans officially adopted under RCW Chapter 36.70 for the Yakima urban area or any portion thereof.

"Concentrated animal feeding operation" means a structure or pens for the concentrated feeding or holding of animals or poultry, including, but not limited to, horses, cattle, sheep or swine. This definition includes dairy confinement areas, slaughterhouses, shipping terminal holding pens, poultry and/or egg production facilities and fur farms, but does not include animal husbandry.

"Condition(s) of approval" means restrictions or requirements imposed by an administrative official pursuant to authority granted by this title.

"Congregate living facility" means an establishment providing both lodging and meals, or the ability for residents of the facility to cook their own meals, for persons residing in the facility on a permanent or semi-permanent basis. This definition includes facilities commonly known as boardinghouses or dormitories, except that dormitories provided in conjunction with a proposed or existing educational facility shall be an accessory use to that facility.

Consulting Services. See "Professional business."

"Convalescent or nursing home" means an establishment providing nursing, dietary and other personal services to convalescents, invalids, or aged persons, but not mental cases or cases for contagious or communicable diseases which are customarily treated in sanitariums and hospitals.

"Converted dwelling" means a structure which, due to interior alterations, has been modified to increase the number of individual dwelling units. This definition does not apply to multifamily structures constructed under the provisions of this title.

"Correctional Institutions" Government establishments that manage and operate jails, prisons, and other similar institutions for the confinement, correction, and rehabilitation of offenders. This definition includes jails, prisons, and other similar institutions managed and operated by nongovernmental entities under contract with the government. This definition does not include Secure Community Transition Facilities.

"Cosmetic services" means tattooing, body piercing, and similar services.

"Cottage housing" means a group of three or more clustered single-family dwelling units with common open space and shared parking facilities, meeting the standards listed in YMC 15.09.035.

DOC. INDEX #
AA-1

"County" means Yakima County

15.02.045 E Definitions

"Earthen material" means sand, gravel, rock, aggregate and/or soil.

"Environmental review" means the procedures and requirements established by the State Environmental Policy Act, RCW Chapter 43.21C, as it now exists or is hereafter amended.

"Essential Public Facility" A facility, conveyance, or site owned or operated by a governmental agency, a private or nonprofit organization under contract to or with substantial funding from government agencies, or a private organization subject to public service obligations, which is necessary to adequately provide a public service and which is typically hard to site. Essential public facilities include, but are not limited to: airports; facilities that provide social assistance, welfare and charitable services and include associated warehouse and office space in a single or combined facility; state education facilities; state and local correctional facilities; state or regional transportation facilities; solid waste handling facilities; in-patient facilities (including substance abuse facilities, mental health facilities, and group homes); secure community transition facilities; and such other state facilities as are listed by the Office of Financial Management as essential public facilities likely to be built within the next six years pursuant to RCW 36.70A.210.

"Existing uses" means a use or development legally existing or legally established by a jurisdiction prior to the effective date of this title that has been or would be classified under YMC Chapter 15.04 as a Class (1), (2), or (3) use in the appropriate zoning district.

"Extended stay hotel/motel" means a hotel or motel where more than ten percent of the rooms are rented to the public for longer stays, which are more than thirty consecutive days. This definition does not include other defined uses including, but not limited to, a boarding house or multifamily dwelling.

15.02.050 F Definitions

"Family" means individuals, consisting of two or more persons related by blood, marriage or adoption, or a group of not more than five persons, excluding servants, who are not related by blood, adoption or marriage, living together as a single housekeeping unit in a dwelling unit.

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A. The term "family" shall include:

1. State-licensed adult family homes required to be recognized as residential uses pursuant to RCW 70.128.175;

2. State-licensed foster family homes and group care facilities as defined in RCW 74.15.180, subject to the exclusions of subsection B of this definition; and

3. Group homes for the disabled and consensual living arrangements equivalent to a familial setting required to be accommodated as residential uses pursuant to the Fair Housing Act and the Washington Housing Policy Act, RCW 35.63.220 and 35A.63.240, respectively.

B. The term "family" shall exclude individuals residing in halfway houses, crisis residential centers as defined in RCW 74.15.020(3)(g), group homes licensed for juvenile offenders, or other facilities, whether or not licensed by the state, where individuals are incarcerated or otherwise required to reside pursuant to court order under the supervision of paid staff and personnel.

C. Calculation of Residents. When calculating the number of unrelated persons residing in a single-family dwelling unit, the following rules shall apply:

1. When one or more unrelated persons reside with a family whose members are related by genetics, adoption or marriage, the total number of residents shall not exceed five persons except as provided in subsection (C)(2) of this definition.

DOC. INDEX #
AA-1

2. A family unit consisting entirely of persons related by genetics, adoption or marriage may rent a room to a total of two additional renters, or up to two students as a part of a recognized foreign exchange program or similar educational, nonprofit program, or a combination of a renter and such student to a total of two additional persons. The additional renters and/or foreign exchange students, to a maximum of two, shall not be considered when calculating the number of unrelated persons residing in a dwelling unit under subsection (C)(1) of this definition. Three or more renters and/or students shall be considered as unrelated individuals and all persons residing in a dwelling unit, regardless of whether a portion of them are related by genetics, adoption or marriage, shall be considered when determining the total unrelated persons residing at a site.

3. Nothing herein shall be interpreted to limit normal hosting activities associated with residential use.

"Fence" means a structure built to prevent escape or intrusion, or to provide privacy or sitescreening.

"Finding" is a conclusion of fact reached by the administrative official in a review process and based on the evidence available therein.

"Floodplain (one-hundred-year)" means the relatively flat area or lowlands adjoining the channel of a river or stream subject to a one percent or greater chance of flooding in any given year.

"Floodway" means the channel or waterway or those portions of the floodplain adjoining the channel which are reasonably required to carry and discharge the floodwaters of the watercourse without causing more than a one-foot rise in the water surface elevation of a one-hundred-year flood.

"Food preparation" means a business, service or facility dealing with the preparation of food items for off-site consumption. This definition includes confectioneries, catering services, and preparation of food items for wholesale.

15.02.060 H Definitions

~~Halfway House. A "halfway house" shall include residentially oriented facilities that provide:~~

~~1. State-licensed group care homes for juvenile delinquents;~~

~~2. Houses providing residence in lieu of instructional sentencing;~~

~~3. Houses providing residence to individuals needing correctional institutionalization; or~~

~~4. Detoxification centers licensed by the state where alcohol and drug abusers can be placed in lieu of incarceration for detoxification and treatment from effects of alcohol and drugs. (See "Clean and sober facility.")~~

"Hazardous materials" means any item listed as hazardous by a federal agency or state Department of Ecology or the Yakima regional clean air authority. (See YMC 15.13.020(D).)

"Hazardous waste" means and includes all dangerous and extremely hazardous wastes as defined in RCW 70.105.010.

"Hazardous waste facility, off-site" means hazardous waste treatment and storage facilities that treat and store waste from generators on properties other than those on which the off-site facilities are located.

"Hazardous waste facility, on-site" means hazardous waste treatment and storage facilities which treat and store wastes generated on the same lot.

"Hazardous waste generator" means any person or site whose act or process produces dangerous waste or whose act first causes dangerous waste to become subject to regulations under the dangerous waste regulations, WAC Chapter 173-303.

DOC. INDEX #
AA-1

"Hazardous waste storage" means the holding of dangerous waste for a temporary period. Accumulation of dangerous waste by the generator at the generation site is not storage as long as the generator complies with the applicable requirements of WAC 173-303-200 and 173-303-201.

"Hazardous waste treatment" means the physical, chemical, or biological processing of dangerous waste to make such waste nondangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in value.

"Hearing examiner" means that person appointed by the Yakima city council.

"Home instruction" means the teaching of an art, hobby, skill, trade, profession or sport as a home occupation, except when otherwise prohibited. (See YMC Chapter 15.04, Table 4-2.)

"Home occupation" means the accessory use of a dwelling unit for gainful employment involving the manufacture, provision or sale of goods and/or services in the home.

"Home occupation, business administration" means the accessory use of a dwelling as an administrative office for a licensed commercial business located in an approved commercial zoning district, or a home based internet business that does not involve the on-site resale of commercial goods. The home is used for phone calls, mail, completing paperwork, and work on a home computer associated with a business. This definition does not include manufacturing, sales not associated with an internet business, repair or other services.

"Home occupation, home contractor" means the accessory use of a dwelling as, but not limited to, lawn care and/or snow removal services, building, electrical and plumbing, contractors' offices for small businesses.

"Home occupation, home office" means the accessory use of a dwelling for office use including, but not limited to, the following professions: accountant, architect, artist, author, arts and crafts, attorney, composer, dressmaker, seamstress, tailor, engineer, insurance agent, photographer, music teacher, and real estate agent.

"Home occupation, product assemblage/repair" means a business or service involved in assembling products for off-site sales. This definition also includes the repair of small appliances, small engines, radios, televisions, and other similar items

"Home occupation, taxicab operator" means the accessory use of a dwelling as an administrative office for a taxicab licensed under YMC Ch. 5.78. This use shall be limited to a maximum of two vehicles operated by immediate family members who reside in the home.

"Homeowners' association" means a community association, other than a condominium association, in which individual owners share ownership or maintenance responsibilities for open space or facilities.

"Hospital" means an institution providing clinical, temporary, and emergency services of a medical or surgical nature to human patients which is licensed by state law to provide facilities and services for surgery, obstetrics, and general medical practice as distinguished from clinical treatment of mental and nervous disorders.

"Hotel" means a lodging use located in a structure, or structures, where rooms are usually accessed by means of common interior hallways, and in which more than ninety percent of the rooms are provided to transient visitors for a fee on a daily or short-term basis. For purposes of this definition, "daily or short-term" means thirty or fewer consecutive days. This definition does not include other defined uses including, but not limited to, a boarding house or multifamily dwelling.

"Hulk hauler" means any person who deals in vehicles for the sole purpose of transporting and/or selling them to a licensed motor vehicle wrecker or scrap processor in substantially the same form in which they are obtained. A hulk hauler may not sell secondhand motor vehicle parts to anyone other than a licensed vehicle wrecker or scrap processor, except for those parts specifically enumerated in RCW 46.79.020(2), as now or hereafter amended, which may be sold to a licensed vehicle wrecker or disposed of at a public facility for waste disposal. (RCW 46.79.010)

15.02.115 S Definitions

DOC. INDEX #
AA-1

"School" means a structure and accessory facilities in which prescribed courses are taught. This definition includes elementary, junior high or high schools and institutions of higher learning, but does not include commercial schools, nursery schools, kindergartens, or day nurseries, except when operated in conjunction with a public, private, or parochial school.

"School, vocational" means the commercial use of a structure or land for teaching arts, crafts, or trades.

"Secure Community Transition Facility" means a residential facility for persons civilly committed and conditionally released to a less restrictive alternative under this chapter. A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services. Secure community transition facilities include but are not limited to the facility established pursuant to RCW 71.09.250(1)(a)(i) and any community-based facilities established under this chapter and operated by the secretary or under contract with the secretary. For purposes of this Title, "Secure Community Transition Facility" includes "Less Restrictive Alternative" housing. "Less Restrict Alternative" means court-ordered treatment in a setting less restrictive than total confinement which satisfies the conditions set forth in RCW 71.09.092.

"Service station" means a retail facility to supply motor fuel and other petroleum products to motor vehicles, and may include lubrication and minor repair service and incidental sale of motor vehicle accessories.

"Setback, front" is the minimum horizontal distance measured perpendicularly from the centerline of the adjacent right-of-way to the nearest wall of the structure. Where there is a partial right-of-way, the setback shall be measured perpendicularly from the design centerline. When there is no right-of-way, the front setback shall be twenty feet from the front property line.

"Setback, side and rear" is the minimum horizontal distance measured perpendicularly from the nearest property line to the nearest wall of the structure, except that a side setback on a corner lot, along the adjacent right-of-way, shall be measured perpendicularly from the centerline of the right-of-way. When there is a partial right-of-way, the setback shall be measured perpendicularly from the design centerline.

"Sewer system, community" means small, self-contained sewage treatment facilities built to serve developed areas generally found outside public sewer service areas.

"Sewer system, individual" means a system designed and constructed on site to dispose of sewage from one or two structures. Septic tank systems are the most common form of individual sewer system.

"Sewer system, regional" means sewer service provided by a municipality or special purpose district.

"Short term rental" means a residential structure providing individuals with lodging for not more than thirty days. For home occupations, such uses are limited to having not more than five guest rooms.

Sign. See YMC Chapter 15.08 for a complete listing of sign definitions.

"Sign manufacturing and assembly" means the design, manufacturing, and assembly of metal-cased, thermo-formed, wooden, stone, neon, internally lit, or electronic signs.

"Site improvement" means any structure or other addition to land.

"Site improvement, required" means any specific design, construction requirement or site improvement that is a condition of approval for any permit issued under the provisions of this title or which is a part of any site plan approved under the provisions of this title.

"Site plan, detailed" means a general site plan incorporating such additional factors as landscaping, drainage, and others as may be specified.

"Site plan, general" means a sketch drawn to scale showing the actual dimensions and shape of the lot to be built upon, the sizes and location of existing buildings on the lot to the nearest foot, and the location and dimensions of the proposed building(s), structure(s), or alteration(s).

DOC. INDEX #
AA-1

"Social card room" means a commercial facility, or a portion thereof, open to the general public, in which house-banked social card games are played, as that term is defined by RCW 9.46.0282 (or as the same may be subsequently amended hereafter), or in which other activities occur that constitute gambling and are authorized by the Washington State Gambling Commission under RCW 9.46.070 (or as the same may be subsequently amended hereafter), to the extent that said activities include any gambling activity engaging in the use of, or associated with, slot machines (whether mechanical or electronic) or any gambling activity engaging in the use of, or associated with, any other electronic mechanism including video terminals.

"Special event" means any event for which a special event permit has been issued pursuant to Chapter 9.70 of this code.

Specialty Food Store/Food Store, Specialty. See "Delicatessen and other specialty food stores."

"Standard, administrative adjustment of" means a change, either an increase or decrease, in one or more of the development standards in YMC Chapters 15.05 through 15.08, in accordance with the provisions of YMC Chapter 15.10.

"Standard, general" means any standard not capable of precise numerical definition, but which expresses the policies of the community in this title and which may be applied by the reviewing official during a Type (1), Type (2) or Type (3) review.

"Standard, specific" means those numerical standards established in YMC Chapters 15.04, 15.05, 15.06, 15.07, 15.08 and 15.09.

"State siting criteria" means criteria for the siting of hazardous waste treatment and storage facilities adopted pursuant to the requirements of RCW Chapter 70.105.

"Stockpiling of earthen materials" means permanent and/or continuous use for storage of rock, gravel, rubble, sand, or soil.

"Storage facilities, bulk" means either enclosed (see "Warehouse") or outdoor areas designed for the storage of either large quantities of materials or materials of large size. Includes the storage of vehicles when such storage is not incidental and subordinate to another land use and is not vehicle parking, automotive wrecking/dismantling yards or vehicle sales lots.

"Storage facilities, commercial" means enclosed storage areas designated as support facilities for commercial activities and used for the storage of retail materials.

"Storage facilities, commercial outdoor" means a storage area as support facilities for commercial activities and used for the storage of retail materials which may be stored outdoor and screened by, at minimum, a six-foot-tall view obscuring fence or wall.

"Storage facilities, residential mini-storage" means enclosed areas providing storage for residential goods and/or recreational vehicles within the structure.

"Storage facilities, residential mini-storage outdoor" means an outdoor area providing storage for residential goods and/or recreational vehicles and screened by, at minimum, a six-foot-tall view obscuring fence or wall.

"Storage, vehicle" means keeping vehicles on a given site that are not actively used by the principal occupants of the site. This definition does not include automotive wrecking/dismantling yards or vehicle sales lots.

"Street" means a public or private road.

"Street vendor" means a vendor selling food, nonalcoholic beverages, and/or other goods or services within a public or private parking lot, pedestrian plaza, public street, alley, sidewalk, public right-of-way, or public property using a nonmotorized cart or temporary structure. See YMC Chapter 5.57.

"Structural alteration" means:

DOC. INDEX #
AA-1

1. Any change in a major component or other supporting members of the structure, including foundations, bearing walls, beams, columns, floor or roof joists, girders, or rafters; or

2. Any change in the exterior lines or configuration of a structure if such changes result in the enlargement of the structure.

"Structure" means anything constructed or erected which requires location on the ground or attached to something having a location on the ground.

"Structure, temporary" means a structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

"Swimming pool" means a contained body of water, used for swimming or bathing purposes, either above ground level or below ground level, with the depth of the container being more than eighteen inches or the area being more than thirty-eight square feet.

15.02.120 T Definitions

"Tavern" means an establishment operated primarily for the sale of wine, beer, or other beverages with any service of food incidental thereto.

"Technical equipment" means medical, dental, fire suppression, restaurant, etc., equipment.

"Tiny house" and "tiny house with wheels" mean a dwelling to be used as permanent housing with permanent provisions for living, sleeping, eating, cooking and sanitation built in accordance with the state building code.

"Tiny house communities" means real property rented or held out for rent to others for the placement of tiny houses with wheels or tiny houses utilizing the binding site plan process in RCW 58.17.030/YMC Ch 14.35.

"Towing services" means a service to haul or tow vehicles for service, repair or temporary storage. Any facility, except for wrecking yards, storing a vehicle for five or more days shall be considered a vehicle storage facility. Hulk haulers are not included under this definition.

"Transportation brokerage offices" means establishments primarily engaged in furnishing shipping information and acting as agents in arranging transportation for freight and cargo.

DOC. INDEX #
AA-1

Chapter 15.04

PERMITTED LAND USES

15.04.030 Table of permitted land uses.

Table 4-1 titled "Permitted Land Uses" is incorporated as part of this section. Each permitted land use listed in Table 4-1 is designated a Class (1), (2), or (3) use for a particular zoning district. In addition, some Class (1) uses may require Type (2) review in accordance with YMC 15.04.020. All permitted land uses and associated site improvements are subject to the design standards and review procedures of this title.

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
AGRICULTURAL (COMMERCIAL)															
Agricultural Building (*)	1									1				1	1
Agricultural Chemical Sales/Storage										1				1	1
Agricultural Market (*)	1						1	1	1	1	1	1	1	1	
Agricultural Related Industries (*)	2									1				1	1
Agricultural Stand (*)	1													1	1
Agriculture, Horticulture, General Farming (not feedlots or stockyards) (*)	1									1				1	1
Animal Husbandry (See YMC § 15.09.070) (*)	1	2												1	1
Concentrated Feeding Operation (*)	3														
Floriculture, Aquaculture	1									1				1	1
Fruit Bin Sales/Storage	3									2				1	1
Marijuana Production (**)														1	1
Resort/Destination (*)	2	3		3							1	1	1	3	
Resort/Destination w/on-site agricultural production (*)	2	3		3							3	3	3	3	
Retail (*)								1	1	1	1	1	1	1	2
Winery and Brewery—Basic (*)										2	3		3	1	2

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DOC. INDEX # AA-1

§ §

AMUSEMENT AND RECREATION															
Amusement Park (Permanent) (*)										3	3	3	3	1	3
Aquatic Center										3		3	3	1	2
Bowling Alleys						1		1	1	3	1	1	1	3	
Campground (*)	3										2				
Children's Outdoor Recreation Center* (less than 500 ft. from abutting residential and/or containing a go-cart track)										3	3		1		

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Children's Outdoor Recreation Center* (more than 500 ft. from abutting residential and not containing a go-cart track)										3	1		1		
Drive-In Theatres	3										1		1	1	
Exercise Facilities				1	1	1		1	1	2	1	1	1	1	
Game Rooms, Card Rooms, Electronic Game Rooms (*)								3	1	1	1	1	1		
Golf Courses, Clubhouses, Golf Driving Ranges	3	3	3	3						3			1		
Horse Racing Tracks, Speedways													3	3	
Miniature Golf Courses						3		3	1	3	1	1	1		
Movie Theatres, Auditoriums, Exhibition Halls								3	1		1	1	1		
Parks (*)	2	2	2	2	1	1	1	1	1	2	1	1	1	3	3
Roller Skating or Ice Skating Rink									1	2	1	1	1	2	
Social Card Rooms (See YMC § 15.09.090) (*)								3	3		3	3			
Sports Facility (indoor)								1	1		1	1	1	1	
State Fair Park							(See YMC § 15.04.200)								
AUTOMOTIVE															
Automotive Dealer New and Used Sales						3		3	3	1	1	3	1	1	

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DOC. INDEX # APC-1

§ §

Car Wash/Detailing						1		1	1	1	1		1	1	
Maintenance and Repair Shops						2		1	1	2	1	2	1	1	2
Paint and Body Repair Shops						2		2	1	1	1		1	1	2
Parts and Accessories (tires, batteries, etc.)						2		1	1	1	1	1	1	1	
Rental: Auto, Truck, Trailer, Fleet Leasing Services with Storage					3	1			1	1	1	1	1	1	1
Service Station (*)						1		1	1	1	1	1	1	1	
Towing Services										1	3		3	1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Truck (Large), Manufactured Home and Travel Trailer Sales										3	1		3	1	
Truck Service Stations and Shops										2	3		1	1	1
Weekend Automobile and Recreational Vehicle (RV) Sales									1	1	1		1		
Wrecking and Dismantling Yard (*) and Hulk Haulers (*)														3	1
COMMUNITY SERVICES															
Business Schools (*)	3	3	3	3	3	3		1	1	1	1	1	1	1	1
Cemetery/Crematorium with Funeral Home	3	3	3	3	3					2				3	
Churches, Synagogues, and Temples (*)	2	2	2	2	1	1	1	1	1	2	1	1	2	2	
Community Center (*) Meeting Halls, Fraternal Organizations	2	2	2	2	1	1	1	1	1	2	1	1	2	2	
Community College/University—Inside Institutional Overlay							(See YMC Ch. 15.31)								
Community College/University—Outside Institutional Overlay	3	3	3	3	3	1	1	1	1	3	1	1	1	1	
Community Gardens (*) (if accessory to an approved principal use) (See YMC § 15.04.060G)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

Downloaded from https://ecode360.com/YA2731 on 2026-

DOC. INDEX # AA-1

§ §

Community Gardens (*) (with planting area of more than one-half acre up to one acre)	1	1	1	1	1	1		1	1	1	1	1		2	
Community Gardens (*) (with planting area of more than one-quarter and up to one-half acre)	1	1	1	1	1	1		1	1	1	1	1		2	
Community Gardens (*) (with planting area of one-quarter acre or less)	1	1	1	1	1	1		1	1	1	1	1		1	
Correctional ~~Facilities~~Institutions(*)	3										3	3	3	3	3
Day Care Center (*)	1	1	1	1	1	1	1	1	1	2	1	1	1	1	
Day Care Facilities (not home occupation): Family In-Home (*)	1	2	2	1	1	1	1	1	1			1	1		
Essential Public Facility (*)(Excluding Correctional Institution and Secure Community Transition Facility)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Secure Community Transition Facility (*)														3	3

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Elementary and Middle	3	3	3	3	3	3						1	3		
Funeral Home not associated with Cemetery/ Crematorium	3				1	1		1	1	2	1	1	1	1	
Hospital (*) Outside Institutional Overlay	3	3	3	3	3						3	3		3	
Libraries	3	3	3	2	1	1	1	1	1		1	1	1		
Museums, Art Galleries		3	3	1	1	1	1	1	1	1	1	1	1		
Public Facility (*)	3	3	3	3	1	1		1	1	1	1	1	1	1	1
Schools															
Senior High School	3	3	3	3	3	3					3	3			
Vocational Schools (*)	3	3	3	3	3	1		1	1	1	1	1	1	1	
Wastewater Sprayfield (*)	3													3	3
Zoo (*)	3							3	3		3		3		
HEALTH AND SOCIAL SERVICE FACILITY															

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DOC. INDEX # AA-1

§ §

Congregate Living Facility 11+	3	3	3	3	3	3					1		1		
Congregate Living Facility up to 10 (*)	3	3	3	3	1	1					1	1	1		
Group Homes (more than six), Convalescent and Nursing Homes (*)			3	2	1	1					3	3			
Group Homes (six or fewer), Adult Family Home (*)	1	1	1	1	1	1					1	1			
~~Halfway House (*)~~				2							3	3			
Mission (*) (with Type (3) review, and development agreement—see definition)											2	2		2	
Treatment Centers for Drug and Alcohol Rehabilitation					3	3		3	3	3	3	3	3	3	
MANUFACTURING															
Agricultural Product Support										1	1	1	1	1	1
Aircraft Parts										1			1	1	1
Apparel and Accessories										1	3	1	1	1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Bakery Products (wholesale)							1	1	1	1	1	1	1	1	1
Beverage Industry (*)										1	1	1	1	1	1
Canning, Preserving and Packaging Fruits, Vegetables, and Other Foods										2			1	1	1
Cement and Concrete Plants										2				3	1
Chemicals (industrial, agricultural, wood, etc.)										2				3	1
Concrete, Gypsum and Plaster Products										1				1	1
Confectionery and Related Products (wholesale)						1		1	1	1	1	1	1	1	1
Cutlery, Hand Tools and General Hardware										1			3	1	1
Drugs										1	1		1	1	1
Electrical Transmission and Distribution Equipment										1		1	3	1	1

AA-1

DOC. INDEX #

Downloaded from https://ecode360.com/YA2731 on 2026-

§ §

Electronic Components and Accessories and Product Assembly										1	1	1	3	1	1
Engineering, Medical, Optical, Dental, Scientific Instruments and Product Assembly										1		1	1	1	1
Fabricated Structural Metal Products										1	3	3		1	1
Food Processing											3	1	3	1	1
Furniture										1		3	1	1	1
Glass, Pottery, and Related Products and Assembly										1	1	1	1	1	1
Grain Mill Products											3			1	1
Heating Apparatus Wood Stoves														1	1
Leather Products												3	1	1	1
Leather Tanning and Finishing														1	1
Machinery and Equipment										1	1			1	1
Marijuana Processing (**)														1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Marijuana Research (**)														1	1
Meat, Poultry and Dairy Products														1	1
Paints, Varnishes, Lacquers, Enamels and Allied Products										2				3	1
Paperboard Containers and Boxes										1	3			1	1
Plastic Products and Assembly										1	3			1	1
Prefabricated Structural Wood Products and Containers										1				1	1
Printing Trade (service industries)						1		1	1	1	1	1	2	1	1
Printing, Publishing and Binding										1	3		2	1	1
Recycling Processing Center (*)												3		1	1
Rendering Plants, Slaughter Houses															3

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§ §

Rubber Products										1				1	1
Sawmills and Planing Mills														3	1
Sheet Metal and Welding Shops										1	1			1	1
Sign Manufacturing and Product Assembly (*)									1	1	1			1	1
Stone Products (includes finishing of monuments for retail sale)						1			1	1	1	1	3	1	1
Transportation Equipment, Including Trailers and Campers										1	1		2	1	1
Woodworking: Cabinets, Shelves, etc.									3	1	1	1	2	1	1
MINING/REFINING/OFF-SITE HAZARDOUS WASTE TREATMENT															
Asphalt Paving and Roofing Materials, Rock Crushing	3													3	1
Mining Including Sand and Gravel Pits (*)	3													3	3
Off-Site Hazardous Waste Treatment and Storage Facilities (*)														3	3
Stockpiling of Earthen Materials (*)	3	3	3	3	1	1	1	1	1	1	1	1		1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
RESIDENTIAL															
13+ DU/NRA			1	1	1	1		1	1		1	1	1		
8—12 DU/NRA			1	1	1	1		1	1		1	1	1		
Accessory Dwelling Unit (*) (See YMC § 15.09.045)	1	1	1	1	1	1	1	1	1		1		1	1	
Accessory Uses (*)							See YMC § 15.04.060								
Attached Single-Family Dwelling, Common Wall (*)	1	1	1	1	3	3	1	1	1		1		1		
Co-Living Housing (See RCW 36.70A.535)															
Converted Dwelling (*)	1	1	1	1	1	1	1	1	1		1	1			
Cottage Housing (*) (See YMC § 15.09.035)		1	1	1	1	1		1	1		1		1		

Downloaded from https://ecode360.com/YA2731 on 2026-

AA-1

DO NOT INDEX #

§ §

Detached Single-Family Dwelling (*)	1	1	1	1	3	3	1	3	3		3		3	
Detached Single-Family Dwelling (zero lot line) (*) (See YMC § 15.09.040)	1	1	1	1	3	3	1	3	3		3		3	
Existing or New Detached Single-Family Dwelling on Existing Lots of 8,000 sq. ft. or Less											1		1	1
Middle Housing (*) (See RCW 36.70A.635)	1	1	1	1										
Mixed-Use Building					1	1		1	1	3	1	1	1	
Mobile Home (*) or Manufactured Homes (*)	See YMC § 15.04.160													
Mobile Home Communities (*)	3			2							3			
Multifamily Development (*): 0—7 DU/NRA		1	1	1	1	1		1	1		1	1	1	
Planned Development (*)	See YMC Ch. 15.28													
Retirement Homes (*)	1	1	3	1	3						1	1		
Temporary Hardship Units (See YMC § 15.04.140)	2	2	2	2	2	2		2	2		2	2		2
Tiny House Communities (*)			2	1	1	1		1	1		1			
Two-Family Dwelling (Duplex) (*)	1	1	1	1	1	1	1	1	1		1		1	

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
RETAIL TRADE, AND SERVICE															
Adult Business Uses	See YMC § 15.09.200														
Animal Clinic/Hospital/Veterinarian (*)	3				1	1		1	1	1	1	1		1	
Auction House for Goods (*)	3					1		1	1		1	1	2	1	1
Auction House for Livestock (*)	3													1	1
Automotive: Car Wash/Detailing						1		1	1	1	1		1	1	
Bail Bonds											1	1	1		
Beauty and Barber Shops					1	1	1	1	1	1	1	1	1	1	
Boats and Marine Accessories						1		1	1		1		1	1	
Butcher Shop						1		1	1		1	2	2	1	

Downloaded from https://ecode360.com/YA2731 on 2026-

AA-1

§ §

Commercial Services (*)					1	1	1	1	1	3	1	1	1	1	
Communication Towers (*)							(See YMC Ch. 15.29)								
Convenience Store						1	1	1	1	1	1	1	1	1	
Extended Stay Hotel/Motel*								1	1	1	1	3	3		
Farm and Implements, Tools and Heavy Construction Equipment										1	2		3	1	1
Farm Supplies								1	1	1	1		1	1	
Financial Institutions					1	1		1	1	1	1	1	1		
Fuel Oil and Coal Distributors									1	1				1	1
Furniture, Home Furnishings, Appliances						1		1	1	1	1	1	1		
General Hardware, Garden Equipment, and Supplies						2	1	1	1	1	1	1	1	1	
General Retail Sales (not otherwise regulated) (*)					1	1		1	1	1	1	1	1	3	
Heating and Plumbing and Electrical Equipment Stores						1		1	1	1	1	1	1	1	
Heavy Equipment Storage, Maintenance and Repair										1				1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Kennels (*)	2													2	2
Laundries, Laundromats and Dry Cleaning Plants						1	1	1	1	1	1	1		1	
Liquor Stores						1		1	1		1	1	1		
Locksmiths and Gunsmiths						1	1	1	1	1	1	1		1	
Lumber Yards								1	1	1	1			1	1
Marijuana Retail (**)						1		1	1		1	1	1		
Massage Therapy/Spa (*)					1	1	1	1	1	1	1	1	1		
Mobile Vendor							See YMC Ch. 5.57								
Motels and Hotels								1	1	1	1	1	1		

Downloaded from https://ecode360.com/YA2731 on 2026-

DOC. INDEX # AA-1

§ §

Night Clubs/Dance Establishments								1	1		1	1	1	1	
Nursery (*)	1					1		1	1	1	1		1	1	
Office Contractor Building and Trade (Plumbing, Heating, Electrical, and Painting)				3	1	1		1	1	1	1	1	1	1	
Offices and Clinics				3	1	1		1	1	1	1	1	1	1	
Outdoor Advertising (Billboards)							See YMC 15.08.130								
Pet Day Care/Animal Training (*)	1					1		1	1	1	1		1	1	
Radio/TV Studio	3				1	1		1	1		1	1		1	
Recycling Drop-Off Center (*)						1		1	1		1	1	1	1	
Rental: Heavy Equipment (except automotive) with Storage														1	1
Rental: Heavy Equipment (except automotive) without Storage											1	1	3	1	1
Repairs: Reupholstery and Furniture						1		1	1	1	1	1	1	1	
Repairs: Small Appliances, TVs, Business Machines, Watches, etc.						1	1	1	1	1	1	1	1	1	
Repairs: Small Engine and Garden Equipment						1	1	1	1	1	1	1		1	
Restaurant (*)					1	1	1	1	1	1	1	1	1	1	

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Shooting Ranges (indoor)								3	3		3	3		1	
Short Term Rental (*)	3	3	3	3	3			3	3		3	1			
Signs, Printed, Painted or Carved						1			1	1	1	1		1	1
Taverns (*) and Bars						1	1	1	1	1	1	1	1	1	
Technical Equipment Sales (*)					1	1	1	1	1	1	1	1	1	1	
Waste Material Processing and Junk Handling (*)														3	1
TRANSPORTATION															
Air, Rail, Truck Terminals (for short-term storage, office, etc.)										1		1		1	1

Downloaded from https://ecode360.com/YA2731 on 2026-

DOC. INDEX #
A-1

§ §

Airport Landing Field										1					
Airport Operations (*)										1					
Bus Storage and Maintenance Facilities														1	1
Bus Terminals										1	1	1	1	1	1
Contract Truck Hauling, Rental of Trucks with Drivers											1			1	1
Railroad Switch Yards, Maintenance and Repair Facilities, etc.														1	1
Taxicab Terminals, Maintenance and Dispatching Centers, etc.									3		3			1	
Transportation Brokerage (*) Offices, with Truck Parking									1		1			1	1
UTILITIES															
Power Generating Facilities													3	1	1
Utility Services (substations, etc.)	3	3	3	3	3	3		3	3		3			1	1
WHOLESALE TRADE—STORAGE															
Parking Lots and Garages					1	1		1	1	1	1	1	1	1	
Residential Mini-Storage (*)				3		3				1	3		3	1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Residential Mini-Storage, Outdoor (*)				3		3				1	3			1	1
Storage Facilities, Bulk (*)										1	2			1	1
Storage Facilities, Commercial (*)									3	1	3		3	1	1
Storage Facility, Commercial Outdoor (*)									3	1	3			1	1
Warehouses (*)									3	1	2	2		1	1
Wholesale Trade (*)									2	1	1	2			1

Notes:

* Refers to a definition in YMC Chapter 15.02.

Downloaded from https://ecode360.com/YA2731 on 2026-

DOC. INDEX #
A-4

§

**	See YMC § 15.09.220 for general development requirements for marijuana uses.
X	= Not Permitted.
1	= Class (1) Permitted Use.
2	= Class (2) Requires an Administrative Review by the Administrative Official.
3	= Class (3) Requires a Public Hearing by the Hearing Examiner.

§

DOC. INDEX #
AA-1

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Chapter 15.09

SPECIAL DEVELOPMENT STANDARDS

Sections:
New Section 15.09.230 Secure Community Transition Facilities

15.09.230 Secure Community Transition Facilities.

Secure Community Transition Facilities conforming with the standards set forth below may be approved in the zones indicated in YMC 15.04.030.

1. **Compliance with State Law. Secure community transition facilities shall comply with all** relevant state law requirements found in RCW 71.09 as now exist or are hereafter amended; and all rules, regulations, and policy guidelines enacted under the authority thereof, and any other relevant statutes, laws, regulations, policies, and procedures for secure community transition facilities.

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2. Staffing and Security. The following staffing and security requirements are in addition to those outlined in RCW 71.09, as now existing or hereinafter amended:
   a. The owner and operator of the secure community transition facility shall submit a plan for staffing, security measures, public notification of escape, and search procedures in the event of an escape, that is satisfactory to the Yakima Chief of Police. The measures outlined in the plan shall indicate the types of measures proposed for the facility, including, but not limited to, how the facility intends to comply with all state law requirements, constant monitoring (GPS or electronic monitoring) of residents, site security, access and control requirements at the site. The plan must be approved in writing by the Yakima Chief of Police, and shall be included in the materials submitted for review as part of the Type 3 development permit process. If there are details in the plan that would compromise the security of the facility, and the Yakima Chief of Police agrees, a plan with less detail may be submitted for review.
   b. The owner and operator of the secure community transition facility shall enter into an agreement with the City of Yakima agreeing to comply with the plan and maintain the plan for the life of the facility. The plan should not be modified, amended or altered without the approval of the Yakima Chief of Police and notice to the City of Yakima.
   c. The applicant, owner and/or operator shall install an eight-foot high fence between the secure community transition facility and all property boundaries. The fence should be designed to be in the same character as the surrounding area. If the screening is comprised of a concrete masonry unit or units it shall be finished in a color matching the surrounding landscape or adjacent buildings and in no circumstances remain unfinished. These requirements may be waived or altered during the Type 3 review under the following circumstances:
      i. A finding that due to existing site features the privacy and security of the occupants of adjoining properties can be maintained with a different requirement or no requirement.
      ii. A finding that due to the type of character of adjoining uses, the privacy and security of the occupants of adjoining properties can be maintained with a different requirement or no requirement.
   d. All security systems will be tested monthly and comply with RCW 71.09, as it exists or is hereinafter amended. A log of monthly testing which includes, but is not limited to the name of the party testing the system, the date and time of testing, and the results of the test shall be kept by the owner and operator of the secure community transition facility and available to the City of Yakima upon request.
   e. All staffing, monitoring and escorting of residents shall comply with RCW 71.09.
3. Siting. Secure community transition facilities shall have the following siting restrictions:
   a. Facilities shall follow all siting requirements of RCW 71.09 as exist or are hereinafter amended.
   b. No secure community transition facility shall be located adjacent to, immediately across a street or parking lot from, or within the line of sight of a risk potential activity or facility

DOC. INDEX #
AA-1

(whether located within the City of Yakima or in an adjacent jurisdiction) as defined in RCW 71.09.020, as it currently exists or is hereinafter amended. Those include, but are not limited to:

i. Public and private schools;
ii. School bus stops (but not bus stops established primarily for public transit);
iii. Licensed day care and licensed preschool facilities;
iv. Public parks;
v. Publicly dedicated trails;
vi. Sports fields;
vii. Playgrounds;
viii. Recreational and community centers;
ix. Churches, Synagogues, Temples or Mosques;
x. Public libraries;
xi. Public and private youth camps; or
xii. Any other identified risk potential activity or facility identified following hearings on potential sites or during the Type 3 review process.

c. No secure community transition facility shall be located within 2,000 feet of a risk potential activity or facility as defined in RCW 71.09.020 as it currently exists or is hereinafter amended, or as listed above in subsection (b) of this section.

d. A secure community transition facility shall be located on property of sufficient size to allow the residents an opportunity for secure on-site recreational activities typically associated with daily needs and residential routines.

4. Notice. Any applicant requesting to site a secure community transition facility shall comply with the following notice requirements:

a. All notice requirements outlined in RCW 71.09 as it currently exists or is hereinafter amended shall be followed. The public meetings contemplated by the statute should be held prior to submitting an application under Title 15 of the Yakima Municipal Code.

b. All requirements outlined in Title 15 associated with the Type 3 review shall be followed.

c. Written notice of the proposed siting and/or application shall be posted at City Hall, 129 North 2nd Street, Yakima, Washington, 98901, at least 14 days prior to any public hearing associated with the application.

d. Written notice of the public hearing associated with the Type 3 review, including a copy of the application or a summary thereof and a website address where the full application may be reviewed, shall be mailed to all property owners and occupants of property within a one-half mile radius of the proposed site in addition to the other notice requirements of Title 15.

5. Mitigation agreement. Pursuant to RCW 71.09.344, if state funds are appropriated, a mitigation agreement should be entered into with the City of Yakima for training and the costs of that training with local law enforcement, administrative staff, and local government staff, including training in coordination, emergency procedures, program and facility information, legal requirements, and resident profiles.

DOC. INDEX #
AA-1

CITY PLANNING - YMC TITLE 15
TXT#001-26, SEPA#012-26

EXHIBIT LIST

CHAPTER A
Staff Report

DOC INDEX #	DOCUMENT	DATE
A-1	Staff Report & "Exhibit A" – Proposed Text Amendments	08/26/2026

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

Recommendation Regarding Amendments to the YMC Title 15

TO: City of Yakima Planning Commission
FROM: Trevor Martin, AICP, Planning Manager
SUBJECT: Zoning Ordinance Text Amendments – File TXT#001-26
FOR MEETING OF: August 26, 2026

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 15. The purpose of the proposed amendments is to evaluate the zoning criteria for secure community transition facilities within the City of Yakima. Additionally, the proposed changes add criteria to Table 4-1. The review of these uses was initiated as a result of a moratorium the City Council initiated on May 12, 2026.

The Yakima Planning Commission held a study session to review the proposed amendments on August 12, 2026.

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 15.02 – Definitions
    a. Adding new definitions to the ordinance to better distinguish between transitional housing facilities, and secure community transition facilities.

Staff Analysis: The State of Washington has issued guidance for siting guidelines as it relates to temporary housing facilities. The City of Yakima is updating the zoning ordinance to comply with the State standards and better define the siting a secure community transition facility.

2. YMC Subsection 15.04.030 – Table of permitted land uses
    a. Adding uses Table 4-1.

Staff Analysis: Adding uses to the table will help differentiate siting and zoning standards for uses related to temporary housing facilities.

3. YMC § 15.09.230 – Less Restrictive Alternatives
    a. Creating a new section specifically for Secure Community Transition Facilities.

Staff Analysis: In addition to modifying Table 4-1 and the definitions for the uses, the City has an opportunity to establish siting guidelines for uses. Creating a separate section for secure community transition facilities provided an opportunity to alleviate any adverse impacts a facility may have on a zoning district or surrounding area. The standards developed for the siting standards derive from other siting and processing standards the City has for other higher

DOC. INDEX #
A-1

Yakima
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intensity uses. Using a combination of existing requirements the City already has in place adds consistency to existing processes.

II. YAKIMA COMPREHENSIVE PLAN 2040

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

Policy 2.2.3.C Principal uses & density: A mixture of retail, commercial service, office, and high density residential uses depending on the area's context. Corridors and neighborhood centers can accommodate a greater mixture of retail and commercial service uses while some transitional areas near the edge of residential neighborhoods are more appropriate for a mix of office and residential uses. The permitted maximum residential density is up to or above 13 net dwelling units per acre, depending on the underlying zoning district and neighborhood context. For developments electing to conform to site and building design standards promoting pedestrian-oriented development, density is primarily limited by allowable building height, integration of required parking, market conditions, and conformance with applicable site and building design provisions. Specifying the maximum number of dwelling units in one building may be appropriate in some areas to ensure a neighborhood-friendly scale of development.

Policy 2.5.1.C Update zoning and design provisions to promote compatibility between different uses and zones. Examples include building setbacks, building massing, landscaping buffers, fencing, service element location, and design provisions, and vehicular parking and access provisions. Landscape buffers are particularly important elements that can effectively mitigate impacts of commercial uses on adjacent residential uses. Commercial development adjacent to Low Density Residential designated areas warrant the greatest compatibility design protections.

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)will be issued following the Planning Commission hearing.

IV. PUBLIC NOTICE

Notice of Public Hearing	**August 11, 2026**
Legal Ad Publication	**August 11, 2026**
Determination of Nonsignificance (DNS)	**August 27, 2026**

No written comments were received during the public comment period.

V. FINDINGS AND CONCLUSIONS

1. The proposed amendments adopt state policy and further refine and clarify the land use process within the Yakima Municipal Code.

2. No adverse impacts have been identified by the approval of these amendments.

DOC. INDEX #
A-1

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.

DOC. INDEX #
A-1

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**.

DOC. INDEX #
A-1

Exhibit A

Chapter 15.02

DEFINITIONS

Sections:
15.02.010 Purpose.
15.02.020 Definitions.

15.02.010 Purpose.
This chapter provides definitions for the terms and phrases used in this title. Where any of these definitions conflict with definitions used in other titles of the city code, the definitions in this chapter shall prevail for the purpose of this title. (Ord. 2016-029 § 1 (Exh. A) (part), 2016: Ord. 2008-46 § 1 (part), 2008: Ord. 2947 § 1 (part), 1986).

15.02.020 Definitions.
For the purpose of this title, certain abbreviations, terms, phrases, words and their derivatives shall be construed as specified herein unless the context requires a different meaning. Where terms are not defined, they shall have the ordinary accepted meaning within the context with which they are used. Where an activity or land use could fall under two definitions, the more specific shall apply. Webster's Ninth New Collegiate Dictionary, with the assistance of the American Planning Association's Planner Dictionary and Black's Law Dictionary, shall be the source for ordinary accepted meaning and for the definition of words not defined below. Specific examples are included as illustrations, but are not intended to restrict a more general definition.

15.02.35 C Definitions

"Campground" means a development providing facilities for outdoor recreational activities, including structural improvements such as covered cooking areas, group facilities, and travel trailer or tent sites designed for temporary occupancy. This definition includes camping clubs when developed in accordance with applicable state standards.

"Car wash" means a business engaged in washing, waxing and/or polishing cars and small trucks. This definition includes self-service car washes, automated car washes, manned car washes and auto detailing.

Card Room. See "Game room."

"Caretaker dwelling" means a single-family dwelling unit accessory to an agricultural, professional, commercial, or industrial use for occupancy by the owner/caretaker.

"Centerline of right-of-way" means the midpoint between the future alignment of the opposite edges of the right-of-way.

"Change of use" means a change from one use listed in Table 4-1, Table of Permitted Land Uses, to another use listed in that table.

"Chicken tractor" means a movable chicken coop lacking a floor, and may house other kinds of poultry.

"Children's outdoor recreation center" means an outdoor facility which offers children's rides and/or games such as go-carts, bumper boats, batting cages, miniature golf and/or similar activities for children and which does not operate between the hours of eleven p.m. and eight a.m.

"Church" means a structure, or group of structures, which by design and construction are primarily used for organized religious services and instruction.

"City" means the city of Yakima.

"Class (1) uses" are those uses set forth and defined in the text and tables of YMC Chapter 15.04 and are considered compatible and are permitted on any site in the district. The administrative official shall review Class (1) uses for compliance with the provisions and standards of this title.

DOC. INDEX # A-1

"Class (2) uses" are those uses set forth and defined in the text and tables of YMC Chapter 15.04 and are generally permitted throughout the district. However, site plan review by the administrative official is required in order to ensure compatibility with the intent and character of the district and the objectives of the Yakima urban area comprehensive plan.

"Class (3) uses" are those uses set forth and defined in the text and tables of YMC Chapter 15.04 and are generally incompatible with adjacent and abutting property because of their size, emissions, traffic generation, neighborhood character or for other reasons. However, they may be compatible with other uses in the district if they are properly sited and designed. Class (3) may be permitted by the hearing examiner when he determines, after holding a public hearing, that the use complies with provisions and standards; and that difficulties related to the compatibility, the provision of public services, and the Yakima urban area comprehensive plan policies have been adequately resolved.

"Class (1), (2) or (3) use, approved" means any use or development approved upon completion of Type (1), (2) or (3) review.

"Class (1), (2) or (3) use or development, existing" means a use or development legally existing or legally established prior to the effective date of this title that has been or would be classified under YMC Chapter 15.04 as a Class (1), (2) or (3) use in a particular district, even though the use has not been through Type (1), (2) or (3) review, and may or may not conform to the standards of this title. This definition includes any existing Class (1), (2), or (3) use with an approved modification under YMC Chapter 15.17.

~~"Clean and sober facility" means a commercial business providing a dwelling or building for occupation by rehabilitated alcohol and/or drug users, during their re-entry into the community. The clean and sober facility provides residentially oriented facilities for the rehabilitation or social adjustment of persons who may need supervision or assistance in becoming socially reoriented, but who do not need institutional care. (Also see "Halfway house.")~~

"Clinic" means a structure for the medical examination and treatment of human patients, but without provision for keeping such patients overnight on the premises.

"Closed record appeal" means an administrative appeal, held under RCW 36.70B, that is on the record to a city body or officer (including the legislative body) following an open record hearing on a project permit application with no or limited new evidence or information allowed to be submitted and only appeal arguments allowed.

"Coffee/espresso drive-through facility" is a place used to sell coffee and associated items from a drive-up window to a person driving a vehicle.

"Coffee/espresso stand" is a place used to sell coffee and associated items from a bar or counter area commonly inside a building and/or structure.

"Commercial services" means technical services and specialized care services such as lawn and garden care and delivery services, except as otherwise regulated.

"Communication tower" means any tower, pole, mast, whip, or antenna, or any combination thereof, used for radio or television transmission or line-of-sight relay. This definition includes towers erected for use in the amateur radio service.

"Communication tower height" means the vertical distance above the ground measured to the highest point of the communication tower.

"Community center" means a facility owned and operated by a public agency or nonprofit corporation, provided the principal use of the facility is for public assistance, community improvement, or public assembly.

"Community garden" means:

1. Privately or publicly owned land that is used by multiple users who may or may not have ownership of the property;

DOC. INDEX #
A-1

2. May be divided into separate plots, for the cultivation of fruits, vegetables, plants, flowers, or herbs;

3. Common areas associated with the garden are maintained by group members;

4. The produce or goods grown on site are not for commercial sale;

5. A community garden is different than a "collective garden" that is used for the growing of marijuana plants; and no marijuana shall be grown on a community garden plot;

6. A community garden is separate from the use of "agriculture" as defined and regulated under YMC Chapter 15.02 and YMC 15.04.030, Table 4-1, and is different than a privately maintained garden that is associated with a principal use and regulated in accordance with YMC 15.04.060(A); and

7. Structures and buildings associated with a community garden are considered "accessory uses" to a principal use, and shall comply with the provisions of YMC Title 15, and the International Fire and Building Codes.

Community Water System. See "Water system, public."

"Compatibility" means the characteristics of different uses or developments that permit them to be located near each other in harmony with or without special mitigation measures.

"Comprehensive plan" means the Yakima urban area comprehensive plan and any supplemental plans officially adopted under RCW Chapter 36.70 for the Yakima urban area or any portion thereof.

"Concentrated animal feeding operation" means a structure or pens for the concentrated feeding or holding of animals or poultry, including, but not limited to, horses, cattle, sheep or swine. This definition includes dairy confinement areas, slaughterhouses, shipping terminal holding pens, poultry and/or egg production facilities and fur farms, but does not include animal husbandry.

"Condition(s) of approval" means restrictions or requirements imposed by an administrative official pursuant to authority granted by this title.

"Congregate living facility" means an establishment providing both lodging and meals, or the ability for residents of the facility to cook their own meals, for persons residing in the facility on a permanent or semi-permanent basis. This definition includes facilities commonly known as boardinghouses or dormitories, except that dormitories provided in conjunction with a proposed or existing educational facility shall be an accessory use to that facility.

Consulting Services. See "Professional business."

"Convalescent or nursing home" means an establishment providing nursing, dietary and other personal services to convalescents, invalids, or aged persons, but not mental cases or cases for contagious or communicable diseases which are customarily treated in sanitariums and hospitals.

"Converted dwelling" means a structure which, due to interior alterations, has been modified to increase the number of individual dwelling units. This definition does not apply to multifamily structures constructed under the provisions of this title.

"Correctional Institutions" Government establishments that manage and operate jails, prisons, and other similar institutions for the confinement, correction, and rehabilitation of offenders. This definition includes jails, prisons, and other similar institutions managed and operated by nongovernmental entities under contract with the government. This definition does not include Secure Community Transition Facilities.

"Cosmetic services" means tattooing, body piercing, and similar services.

"Cottage housing" means a group of three or more clustered single-family dwelling units with common open space and shared parking facilities, meeting the standards listed in YMC 15.09.035.

DOC. INDEX #
A-1

"County" means Yakima County

15.02.045 E Definitions

"Earthen material" means sand, gravel, rock, aggregate and/or soil.

"Emergency Housing" means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement (RCW 36.70A.030(14)).

"Emergency Shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations (RCW 36.70A.030(15)).

"Environmental review" means the procedures and requirements established by the State Environmental Policy Act, RCW Chapter 43.21C, as it now exists or is hereafter amended.

"Essential Public Facility" A facility, conveyance, or site owned or operated by a governmental agency, a private or nonprofit organization under contract to or with substantial funding from government agencies, or a private organization subject to public service obligations, which is necessary to adequately provide a public service and which is typically hard to site. Essential public facilities include, but are not limited to: airports; facilities that provide social assistance, welfare and charitable services and include associated warehouse and office space in a single or combined facility; state education facilities; state and local correctional facilities; state or regional transportation facilities; solid waste handling facilities; in-patient facilities (including substance abuse facilities, mental health facilities, and group homes); secure community transition facilities; and such other state facilities as are listed by the Office of Financial Management as essential public facilities likely to be built within the next six years pursuant to RCW 36.70A.210.

"Existing uses" means a use or development legally existing or legally established by a jurisdiction prior to the effective date of this title that has been or would be classified under YMC Chapter 15.04 as a Class (1), (2), or (3) use in the appropriate zoning district.

"Extended stay hotel/motel" means a hotel or motel where more than ten percent of the rooms are rented to the public for longer stays, which are more than thirty consecutive days. This definition does not include other defined uses including, but not limited to, a boarding house or multifamily dwelling.

15.02.050 F Definitions

"Family" One or more persons, either related or unrelated, living together as a single dwelling unit. ~~means individuals, consisting of two or more persons related by blood, marriage or adoption, or a group of not more than five persons, excluding servants, who are not related by blood, adoption or marriage, living together as a single housekeeping unit in a dwelling unit~~.

~~A. The term "family" shall include:~~

~~1. State-licensed adult family homes required to be recognized as residential uses pursuant to RCW 70.128.175;~~

~~2. State-licensed foster family homes and group care facilities as defined in RCW 74.15.180, subject to the exclusions of subsection B of this definition; and~~

~~3. Group homes for the disabled and consensual living arrangements equivalent to a familial setting required to be accommodated as residential uses pursuant to the Fair Housing Act and the Washington Housing Policy Act, RCW 35.63.220 and 35A.63.240, respectively.~~

~~B. The term "family" shall exclude individuals residing in halfway houses, crisis residential centers as defined in RCW 74.15.020(3)(g), group homes licensed for juvenile offenders, or other facilities, whether or not licensed by~~

DOC. INDEX # A-1

~~the state, where individuals are incarcerated or otherwise required to reside pursuant to court order under the supervision of paid staff and personnel.~~

~~C. Calculation of Residents. When calculating the number of unrelated persons residing in a single-family dwelling unit, the following rules shall apply:~~

~~1. When one or more unrelated persons reside with a family whose members are related by genetics, adoption or marriage, the total number of residents shall not exceed five persons except as provided in subsection (C)(2) of this definition.~~

~~2. A family unit consisting entirely of persons related by genetics, adoption or marriage may rent a room to a total of two additional renters, or up to two students as a part of a recognized foreign exchange program or similar educational, nonprofit program, or a combination of a renter and such student to a total of two additional persons. The additional renters and/or foreign exchange students, to a maximum of two, shall not be considered when calculating the number of unrelated persons residing in a dwelling unit under subsection (C)(1) of this definition. Three or more renters and/or students shall be considered as unrelated individuals and all persons residing in a dwelling unit, regardless of whether a portion of them are related by genetics, adoption or marriage, shall be considered when determining the total unrelated persons residing at a site.~~

~~3. Nothing herein shall be interpreted to limit normal hosting activities associated with residential use.~~

"Fence" means a structure built to prevent escape or intrusion, or to provide privacy or sitescreening.

"Finding" is a conclusion of fact reached by the administrative official in a review process and based on the evidence available therein.

"Floodplain (one-hundred-year)" means the relatively flat area or lowlands adjoining the channel of a river or stream subject to a one percent or greater chance of flooding in any given year.

"Floodway" means the channel or waterway or those portions of the floodplain adjoining the channel which are reasonably required to carry and discharge the floodwaters of the watercourse without causing more than a one-foot rise in the water surface elevation of a one-hundred-year flood.

"Food preparation" means a business, service or facility dealing with the preparation of food items for off-site consumption. This definition includes confectioneries, catering services, and preparation of food items for wholesale.

15.02.060 H Definitions

~~Halfway House. A "halfway house" shall include residentially oriented facilities that provide:~~

~~1. State-licensed group care homes for juvenile delinquents;~~

~~2. Houses providing residence in lieu of instructional sentencing;~~

~~3. Houses providing residence to individuals needing correctional institutionalization; or~~

~~4. Detoxification centers licensed by the state where alcohol and drug abusers can be placed in lieu of incarceration for detoxification and treatment from effects of alcohol and drugs. (See "Clean and sober facility.")~~

"Hazardous materials" means any item listed as hazardous by a federal agency or state Department of Ecology or the Yakima regional clean air authority. (See YMC 15.13.020(D).)

"Hazardous waste" means and includes all dangerous and extremely hazardous wastes as defined in RCW 70.105.010.

"Hazardous waste facility, off-site" means hazardous waste treatment and storage facilities that treat and store waste from generators on properties other than those on which the off-site facilities are located.

DOC. INDEX # A-1

"Hazardous waste facility, on-site" means hazardous waste treatment and storage facilities which treat and store wastes generated on the same lot.

"Hazardous waste generator" means any person or site whose act or process produces dangerous waste or whose act first causes dangerous waste to become subject to regulations under the dangerous waste regulations, WAC Chapter 173-303.

"Hazardous waste storage" means the holding of dangerous waste for a temporary period. Accumulation of dangerous waste by the generator at the generation site is not storage as long as the generator complies with the applicable requirements of WAC 173-303-200 and 173-303-201.

"Hazardous waste treatment" means the physical, chemical, or biological processing of dangerous waste to make such waste nondangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in value.

"Hearing examiner" means that person appointed by the Yakima city council.

"Home instruction" means the teaching of an art, hobby, skill, trade, profession or sport as a home occupation, except when otherwise prohibited. (See YMC Chapter 15.04, Table 4-2.)

"Home occupation" means the accessory use of a dwelling unit for gainful employment involving the manufacture, provision or sale of goods and/or services in the home.

"Home occupation, business administration" means the accessory use of a dwelling as an administrative office for a licensed commercial business located in an approved commercial zoning district, or a home based internet business that does not involve the on-site resale of commercial goods. The home is used for phone calls, mail, completing paperwork, and work on a home computer associated with a business. This definition does not include manufacturing, sales not associated with an internet business, repair or other services.

"Home occupation, home contractor" means the accessory use of a dwelling as, but not limited to, lawn care and/or snow removal services, building, electrical and plumbing, contractors' offices for small businesses.

"Home occupation, home office" means the accessory use of a dwelling for office use including, but not limited to, the following professions: accountant, architect, artist, author, arts and crafts, attorney, composer, dressmaker, seamstress, tailor, engineer, insurance agent, photographer, music teacher, and real estate agent.

"Home occupation, product assemblage/repair" means a business or service involved in assembling products for off-site sales. This definition also includes the repair of small appliances, small engines, radios, televisions, and other similar items

"Home occupation, taxicab operator" means the accessory use of a dwelling as an administrative office for a taxicab licensed under YMC Ch. 5.78. This use shall be limited to a maximum of two vehicles operated by immediate family members who reside in the home.

"Homeowners' association" means a community association, other than a condominium association, in which individual owners share ownership or maintenance responsibilities for open space or facilities.

"Hospital" means an institution providing clinical, temporary, and emergency services of a medical or surgical nature to human patients which is licensed by state law to provide facilities and services for surgery, obstetrics, and general medical practice as distinguished from clinical treatment of mental and nervous disorders.

"Hotel" means a lodging use located in a structure, or structures, where rooms are usually accessed by means of common interior hallways, and in which more than ninety percent of the rooms are provided to transient visitors for a fee on a daily or short-term basis. For purposes of this definition, "daily or short-term" means thirty or fewer consecutive days. This definition does not include other defined uses including, but not limited to, a boarding house or multifamily dwelling.

DOC. INDEX #
A-1

"Hulk hauler" means any person who deals in vehicles for the sole purpose of transporting and/or selling them to a licensed motor vehicle wrecker or scrap processor in substantially the same form in which they are obtained. A hulk hauler may not sell secondhand motor vehicle parts to anyone other than a licensed vehicle wrecker or scrap processor, except for those parts specifically enumerated in RCW 46.79.020(2), as now or hereafter amended, which may be sold to a licensed vehicle wrecker or disposed of at a public facility for waste disposal. (RCW 46.79.010)

15.02.115 S Definitions

"School" means a structure and accessory facilities in which prescribed courses are taught. This definition includes elementary, junior high or high schools and institutions of higher learning, but does not include commercial schools, nursery schools, kindergartens, or day nurseries, except when operated in conjunction with a public, private, or parochial school.

"School, vocational" means the commercial use of a structure or land for teaching arts, crafts, or trades.

"Secure Community Transition Facility" means a residential facility for persons civilly committed and conditionally released to a less restrictive alternative under this chapter. A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services. Secure community transition facilities include but are not limited to the facility established pursuant to RCW 71.09.250(1)(a)(i) and any community-based facilities established under this chapter and operated by the secretary or under contract with the secretary.

"Service station" means a retail facility to supply motor fuel and other petroleum products to motor vehicles, and may include lubrication and minor repair service and incidental sale of motor vehicle accessories.

"Setback, front" is the minimum horizontal distance measured perpendicularly from the centerline of the adjacent right-of-way to the nearest wall of the structure. Where there is a partial right-of-way, the setback shall be measured perpendicularly from the design centerline. When there is no right-of-way, the front setback shall be twenty feet from the front property line.

"Setback, side and rear" is the minimum horizontal distance measured perpendicularly from the nearest property line to the nearest wall of the structure, except that a side setback on a corner lot, along the adjacent right-of-way, shall be measured perpendicularly from the centerline of the right-of-way. When there is a partial right-of-way, the setback shall be measured perpendicularly from the design centerline.

"Sewer system, community" means small, self-contained sewage treatment facilities built to serve developed areas generally found outside public sewer service areas.

"Sewer system, individual" means a system designed and constructed on site to dispose of sewage from one or two structures. Septic tank systems are the most common form of individual sewer system.

"Sewer system, regional" means sewer service provided by a municipality or special purpose district.

"Short term rental" means a residential structure providing individuals with lodging for not more than thirty days. For home occupations, such uses are limited to having not more than five guest rooms.

Sign. See YMC Chapter 15.08 for a complete listing of sign definitions.

"Sign manufacturing and assembly" means the design, manufacturing, and assembly of metal-cased, thermo-formed, wooden, stone, neon, internally lit, or electronic signs.

"Site improvement" means any structure or other addition to land.

"Site improvement, required" means any specific design, construction requirement or site improvement that is a condition of approval for any permit issued under the provisions of this title or which is a part of any site plan approved under the provisions of this title.

DOC. INDEX #
A-1

"Site plan, detailed" means a general site plan incorporating such additional factors as landscaping, drainage, and others as may be specified.

"Site plan, general" means a sketch drawn to scale showing the actual dimensions and shape of the lot to be built upon, the sizes and location of existing buildings on the lot to the nearest foot, and the location and dimensions of the proposed building(s), structure(s), or alteration(s).

"Social card room" means a commercial facility, or a portion thereof, open to the general public, in which house-banked social card games are played, as that term is defined by RCW 9.46.0282 (or as the same may be subsequently amended hereafter), or in which other activities occur that constitute gambling and are authorized by the Washington State Gambling Commission under RCW 9.46.070 (or as the same may be subsequently amended hereafter), to the extent that said activities include any gambling activity engaging in the use of, or associated with, slot machines (whether mechanical or electronic) or any gambling activity engaging in the use of, or associated with, any other electronic mechanism including video terminals.

"Special event" means any event for which a special event permit has been issued pursuant to Chapter 9.70 of this code.

Specialty Food Store/Food Store, Specialty. See "Delicatessen and other specialty food stores."

"Standard, administrative adjustment of" means a change, either an increase or decrease, in one or more of the development standards in YMC Chapters 15.05 through 15.08, in accordance with the provisions of YMC Chapter 15.10.

"Standard, general" means any standard not capable of precise numerical definition, but which expresses the policies of the community in this title and which may be applied by the reviewing official during a Type (1), Type (2) or Type (3) review.

"Standard, specific" means those numerical standards established in YMC Chapters 15.04, 15.05, 15.06, 15.07, 15.08 and 15.09.

"State siting criteria" means criteria for the siting of hazardous waste treatment and storage facilities adopted pursuant to the requirements of RCW Chapter 70.105.

"Stockpiling of earthen materials" means permanent and/or continuous use for storage of rock, gravel, rubble, sand, or soil.

"Storage facilities, bulk" means either enclosed (see "Warehouse") or outdoor areas designed for the storage of either large quantities of materials or materials of large size. Includes the storage of vehicles when such storage is not incidental and subordinate to another land use and is not vehicle parking, automotive wrecking/dismantling yards or vehicle sales lots.

"Storage facilities, commercial" means enclosed storage areas designated as support facilities for commercial activities and used for the storage of retail materials.

"Storage facilities, commercial outdoor" means a storage area as support facilities for commercial activities and used for the storage of retail materials which may be stored outdoor and screened by, at minimum, a six-foot-tall view obscuring fence or wall.

"Storage facilities, residential mini-storage" means enclosed areas providing storage for residential goods and/or recreational vehicles within the structure.

"Storage facilities, residential mini-storage outdoor" means an outdoor area providing storage for residential goods and/or recreational vehicles and screened by, at minimum, a six-foot-tall view obscuring fence or wall.

"Storage, vehicle" means keeping vehicles on a given site that are not actively used by the principal occupants of the site. This definition does not include automotive wrecking/dismantling yards or vehicle sales lots.

DOC. INDEX #
A-1

"Street" means a public or private road.

"Street vendor" means a vendor selling food, nonalcoholic beverages, and/or other goods or services within a public or private parking lot, pedestrian plaza, public street, alley, sidewalk, public right-of-way, or public property using a nonmotorized cart or temporary structure. See YMC Chapter 5.57.

"Structural alteration" means:

1. Any change in a major component or other supporting members of the structure, including foundations, bearing walls, beams, columns, floor or roof joists, girders, or rafters; or

2. Any change in the exterior lines or configuration of a structure if such changes result in the enlargement of the structure.

"Structure" means anything constructed or erected which requires location on the ground or attached to something having a location on the ground.

"Structure, temporary" means a structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

"Swimming pool" means a contained body of water, used for swimming or bathing purposes, either above ground level or below ground level, with the depth of the container being more than eighteen inches or the area being more than thirty-eight square feet.

15.02.120 T Definitions

"Tavern" means an establishment operated primarily for the sale of wine, beer, or other beverages with any service of food incidental thereto.

"Technical equipment" means medical, dental, fire suppression, restaurant, etc., equipment.

"Tiny house" and "tiny house with wheels" mean a dwelling to be used as permanent housing with permanent provisions for living, sleeping, eating, cooking and sanitation built in accordance with the state building code.

"Tiny house communities" means real property rented or held out for rent to others for the placement of tiny houses with wheels or tiny houses utilizing the binding site plan process in RCW 58.17.030/YMC Ch 14.35.

"Towing services" means a service to haul or tow vehicles for service, repair or temporary storage. Any facility, except for wrecking yards, storing a vehicle for five or more days shall be considered a vehicle storage facility. Hulk haulers are not included under this definition.

"Transitional Housing Facilities" Means A facility that provides housing and supportive services to homeless individuals or families for up to two years and whose primary purpose is to enable homeless individuals or families to move into independent living and permanent housing (RCW 84.36.043 and WAC 458-16-320).

"Transportation brokerage offices" means establishments primarily engaged in furnishing shipping information and acting as agents in arranging transportation for freight and cargo.

DOC. INDEX # A-1

Chapter 15.04

PERMITTED LAND USES

15.04.030 Table of permitted land uses.

Table 4-1 titled "Permitted Land Uses" is incorporated as part of this section. Each permitted land use listed in Table 4-1 is designated a Class (1), (2), or (3) use for a particular zoning district. In addition, some Class (1) uses may require Type (2) review in accordance with YMC 15.04.020. All permitted land uses and associated site improvements are subject to the design standards and review procedures of this title.

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
AGRICULTURAL (COMMERCIAL)															
Agricultural Building (*)	1									1				1	1
Agricultural Chemical Sales/Storage										1				1	1
Agricultural Market (*)	1						1	1	1	1	1	1	1	1	
Agricultural Related Industries (*)	2									1				1	1
Agricultural Stand (*)	1													1	1
Agriculture, Horticulture, General Farming (not feedlots or stockyards) (*)	1									1				1	1
Animal Husbandry (See YMC § 15.09.070) (*)	1	2												1	1
Concentrated Feeding Operation (*)	3														
Floriculture, Aquaculture	1									1				1	1
Fruit Bin Sales/Storage	3									2				1	1
Marijuana Production (**)														1	1
Resort/Destination (*)	2	3		3							1	1	1	3	
Resort/Destination w/on-site agricultural production (*)	2	3		3							3	3	3	3	
Retail (*)								1	1	1	1	1	1	1	2
Winery and Brewery—Basic (*)										2	3		3	1	2

DOC. INDEX # A-1

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AMUSEMENT AND RECREATION															
Amusement Park (Permanent) (*)										3	3	3	3	1	3
Aquatic Center										3		3	3	1	2
Bowling Alleys						1		1	1	3	1	1	1	3	
Campground (*)	3										2				
Children's Outdoor Recreation Center* (less than 500 ft. from abutting residential and/or containing a go-cart track)										3	3		1		

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Children's Outdoor Recreation Center* (more than 500 ft. from abutting residential and not containing a go-cart track)										3	1		1		
Drive-In Theatres	3										1		1	1	
Exercise Facilities				1	1	1		1	1	2	1	1	1	1	
Game Rooms, Card Rooms, Electronic Game Rooms (*)								3	1	1	1	1	1		
Golf Courses, Clubhouses, Golf Driving Ranges	3	3	3	3						3			1		
Horse Racing Tracks, Speedways													3	3	
Miniature Golf Courses						3		3	1	3	1	1	1		
Movie Theatres, Auditoriums, Exhibition Halls								3	1		1	1	1		
Parks (*)	2	2	2	2	1	1	1	1	1	2	1	1	1	3	3
Roller Skating or Ice Skating Rink									1	2	1	1	1	2	
Social Card Rooms (See YMC § 15.09.090) (*)								3	3		3	3			
Sports Facility (indoor)								1	1		1	1	1	1	
State Fair Park							(See YMC § 15.04.200)								
AUTOMOTIVE															
Automotive Dealer New and Used Sales						3		3	3	1	1	3	1	1	

Downloaded from https://ecode360.com/YA2731 on 2026-

DOC. INDEX # A-1

§ §

Car Wash/Detailing					1		1	1	1	1		1	1		
Maintenance and Repair Shops					2		1	1	2	1	2	1	1	2	
Paint and Body Repair Shops					2		2	1	1	1		1	1	2	
Parts and Accessories (tires, batteries, etc.)					2		1	1	1	1	1	1	1		
Rental: Auto, Truck, Trailer, Fleet Leasing Services with Storage				3	1			1	1	1	1	1	1	1	
Service Station (*)					1		1	1	1	1	1	1	1		
Towing Services									1	3		3	1	1	

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Truck (Large), Manufactured Home and Travel Trailer Sales										3	1		3	1	
Truck Service Stations and Shops										2	3		1	1	1
Weekend Automobile and Recreational Vehicle (RV) Sales									1	1	1		1		
Wrecking and Dismantling Yard (*) and Hulk Haulers (*)														3	1
COMMUNITY SERVICES															
Business Schools (*)	3	3	3	3	3	3		1	1	1	1	1	1	1	1
Cemetery/Crematorium with Funeral Home	3	3	3	3	3					2				3	
Churches, Synagogues, and Temples (*)	2	2	2	2	1	1	1	1	1	2	1	1	2	2	
Community Center (*) Meeting Halls, Fraternal Organizations	2	2	2	2	1	1	1	1	1	2	1	1	2	2	
Community College/University—Inside Institutional Overlay							(See YMC Ch. 15.31)								
Community College/University—Outside Institutional Overlay	3	3	3	3	3	1	1	1	1	3	1	1	1	1	
Community Gardens (*) (if accessory to an approved principal use) (See YMC § 15.04.060G)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

DOC. INDEX # A-1

Downloaded from https://ecode360.com/YA2731 on 2026-

§ §

Community Gardens (*) (with planting area of more than one-half acre up to one acre)	1	1	1	1	1	1		1	1	1	1	1		2	
Community Gardens (*) (with planting area of more than one-quarter and up to one-half acre)	1	1	1	1	1	1		1	1	1	1	1		2	
Community Gardens (*) (with planting area of one-quarter acre or less)	1	1	1	1	1	1		1	1	1	1	1		1	
Correctional Facilities	3										3	3	3	3	3
Day Care Center (*)	1	1	1	1	1	1	1	1	1	2	1	1	1	1	
Day Care Facilities (not home occupation): Family In-Home (*)	1	2	2	1	1	1	1	1	1			1	1		
Emergency Housing (*)	1	1	1	1	1	1		1	1		1	1	1		
Emergency Shelter (*)	1	1	1	1	1	1		1	1		1	1	1		
Essential Public Facility (*)(Excluding Correctional Facility and Secure Community Transition Facility)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Secure Community Transition Facility (*)															3

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Elementary and Middle	3	3	3	3	3	3						1	3		
Funeral Home not associated with Cemetery/ Crematorium	3				1	1		1	1	2	1	1	1	1	
Hospital (*) Outside Institutional Overlay	3	3	3	3	3						3	3		3	
Libraries	3	3	3	2	1	1	1	1	1		1	1	1		
Museums, Art Galleries		3	3	1	1	1	1	1	1	1	1	1	1		
Public Facility (*)	3	3	3	3	1	1		1	1	1	1	1	1	1	1
Schools															
Senior High School	3	3	3	3	3	3					3	3			
Vocational Schools (*)	3	3	3	3	3	1		1	1	1	1	1	1	1	

DOC. INDEX # A-1

Downloaded from https://ecode360.com/YA2731 on 2026-

§ §

Wastewater Sprayfield (*)	3													3	3
Zoo (*)	3							3	3		3		3		
HEALTH AND SOCIAL SERVICE FACILITY															
Congregate Living Facility 11+	3	3	3	3	3	3					1		1		
Congregate Living Facility up to 10 (*)	3	3	3	3	1	1					1	1	1		
Group Homes (more than six), Convalescent and Nursing Homes (*)			3	2	1	1					3	3			
Group Homes (six or fewer), Adult Family Home (*)	1	1	1	1	1	1					1	1			
~~Halfway House (*)~~				~~2~~							~~3~~	~~3~~			
Mission (*) (with Type (3) review, and development agreement—see definition)											2	2		2	
Treatment Centers for Drug and Alcohol Rehabilitation					3	3		3	3	3	3	3	3	3	
MANUFACTURING															
Agricultural Product Support										1	1	1	1	1	1
Aircraft Parts										1			1	1	1
Apparel and Accessories										1	3	1	1	1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Bakery Products (wholesale)							1	1	1	1	1	1	1	1	1
Beverage Industry (*)										1	1	1	1	1	1
Canning, Preserving and Packaging Fruits, Vegetables, and Other Foods										2			1	1	1
Cement and Concrete Plants										2				3	1
Chemicals (industrial, agricultural, wood, etc.)										2				3	1
Concrete, Gypsum and Plaster Products										1				1	1
Confectionery and Related Products (wholesale)						1		1	1	1	1	1	1	1	1
Cutlery, Hand Tools and General Hardware										1			3	1	1

DOC. INDEX # A-1

Downloaded from https://ecode360.com/YA2731 on 2026-

§ §

Drugs										1	1		1	1	1
Electrical Transmission and Distribution Equipment										1		1	3	1	1
Electronic Components and Accessories and Product Assembly										1	1	1	3	1	1
Engineering, Medical, Optical, Dental, Scientific Instruments and Product Assembly										1		1	1	1	1
Fabricated Structural Metal Products										1	3	3		1	1
Food Processing											3	1	3	1	1
Furniture										1		3	1	1	1
Glass, Pottery, and Related Products and Assembly										1	1	1	1	1	1
Grain Mill Products											3			1	1
Heating Apparatus Wood Stoves														1	1
Leather Products												3	1	1	1
Leather Tanning and Finishing														1	1
Machinery and Equipment										1	1			1	1
Marijuana Processing (**)														1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Marijuana Research (**)														1	1
Meat, Poultry and Dairy Products														1	1
Paints, Varnishes, Lacquers, Enamels and Allied Products										2				3	1
Paperboard Containers and Boxes										1	3			1	1
Plastic Products and Assembly										1	3			1	1
Prefabricated Structural Wood Products and Containers										1				1	1
Printing Trade (service industries)						1		1	1	1	1	1	2	1	1

DOC. INDEX #
A-1

Downloaded from https://ecode360.com/YA2731 on 2026-

§ §

Printing, Publishing and Binding										1	3		2	1	1
Recycling Processing Center (*)												3		1	1
Rendering Plants, Slaughter Houses															3
Rubber Products										1				1	1
Sawmills and Planing Mills														3	1
Sheet Metal and Welding Shops										1	1			1	1
Sign Manufacturing and Product Assembly (*)									1	1	1			1	1
Stone Products (includes finishing of monuments for retail sale)						1			1	1	1	1	3	1	1
Transportation Equipment, Including Trailers and Campers										1	1		2	1	1
Woodworking: Cabinets, Shelves, etc.									3	1	1	1	2	1	1
MINING/REFINING/OFF-SITE HAZARDOUS WASTE TREATMENT															
Asphalt Paving and Roofing Materials, Rock Crushing	3													3	1
Mining Including Sand and Gravel Pits (*)	3													3	3
Off-Site Hazardous Waste Treatment and Storage Facilities (*)														3	3
Stockpiling of Earthen Materials (*)	3	3	3	3	1	1	1	1	1	1	1	1		1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
RESIDENTIAL															
13+ DU/NRA			1	1	1	1		1	1		1	1	1		
8—12 DU/NRA			1	1	1	1		1	1		1	1	1		
Accessory Dwelling Unit (*) (See YMC § 15.09.045)	1	1	1	1	1	1	1	1	1		1		1	1	
Accessory Uses (*)	See YMC § 15.04.060														
Attached Single-Family Dwelling, Common Wall (*)	1	1	1	1	3	3	1	1	1		1		1		

Downloaded from https://ecode360.com/YA2731 on 2026-

DOC. INDEX #
A-1

Co-Living Housing (See RCW 36.70A.535)															
Converted Dwelling (*)	1	1	1	1	1	1	1	1	1		1	1			
Cottage Housing (*) (See YMC § 15.09.035)		1	1	1	1	1		1	1		1		1		
Detached Single-Family Dwelling (*)	1	1	1	1	3	3	1	3	3		3		3		
Detached Single-Family Dwelling (zero lot line) (*) (See YMC § 15.09.040)	1	1	1	1	3	3	1	3	3		3		3		
Existing or New Detached Single-Family Dwelling on Existing Lots of 8,000 sq. ft. or Less											1		1	1	
Middle Housing (*) (See RCW 36.70A.635)	1	1	1	1											
Mixed-Use Building					1	1		1	1	3	1	1	1		
Mobile Home (*) or Manufactured Homes (*)	See YMC § 15.04.160														
Mobile Home Communities (*)	3			2							3				
Multifamily Development (*): 0—7 DU/NRA		1	1	1	1	1		1	1		1	1	1		
Planned Development (*)	See YMC Ch. 15.28														
Retirement Homes (*)	1	1	3	1	3						1	1			
Temporary Hardship Units (See YMC § 15.04.140)	2	2	2	2	2	2		2	2		2	2		2	
Transitional Housing Facilities (*)	1	1	1	1	1	1		1	1		1	1	1		
Tiny House Communities (*)			2	1	1	1		1	1		1				
Two-Family Dwelling (Duplex) (*)	1	1	1	1	1	1	1	1	1		1		1		

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
RETAIL TRADE, AND SERVICE															
Adult Business Uses	See YMC § 15.09.200														
Animal Clinic/Hospital/Veterinarian (*)	3				1	1		1	1	1	1	1		1	
Auction House for Goods (*)	3					1		1	1		1	1	2	1	1
Auction House for Livestock (*)	3													1	1

DOC. INDEX # A-1

Downloaded from https://ecode360.com/YA2731 on 2026-

Automotive: Car Wash/Detailing						1		1	1	1	1		1	1	
Bail Bonds											1	1	1		
Beauty and Barber Shops					1	1	1	1	1	1	1	1	1	1	
Boats and Marine Accessories						1		1	1		1		1	1	
Butcher Shop						1		1	1		1	2	2	1	
Commercial Services (*)					1	1	1	1	1	3	1	1	1	1	
Communication Towers (*)							(See YMC Ch. 15.29)								
Convenience Store						1	1	1	1	1	1	1	1	1	
Extended Stay Hotel/Motel*								1	1	1	1	3	3		
Farm and Implements, Tools and Heavy Construction Equipment										1	2		3	1	1
Farm Supplies								1	1	1	1		1	1	
Financial Institutions					1	1		1	1	1	1	1	1		
Fuel Oil and Coal Distributors									1	1				1	1
Furniture, Home Furnishings, Appliances						1		1	1	1	1	1	1		
General Hardware, Garden Equipment, and Supplies						2	1	1	1	1	1	1	1	1	
General Retail Sales (not otherwise regulated) (*)					1	1		1	1	1	1	1	1	3	
Heating and Plumbing and Electrical Equipment Stores						1		1	1	1	1	1	1	1	
Heavy Equipment Storage, Maintenance and Repair										1				1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Kennels (*)	2													2	2
Laundries, Laundromats and Dry Cleaning Plants						1	1	1	1	1	1	1		1	
Liquor Stores						1		1	1		1	1	1		
Locksmiths and Gunsmiths						1	1	1	1	1	1	1		1	

DOC. INDEX # A-1

Downloaded from https://ecode360.com/YA2731 on 2026-

§ §

Lumber Yards								1	1	1	1			1	1
Marijuana Retail (**)						1		1	1		1	1	1		
Massage Therapy/Spa (*)					1	1	1	1	1	1	1	1	1		
Mobile Vendor	See YMC Ch. 5.57														
Motels and Hotels								1	1	1	1	1	1		
Night Clubs/Dance Establishments								1	1		1	1	1	1	
Nursery (*)	1					1		1	1	1	1		1	1	
Office Contractor Building and Trade (Plumbing, Heating, Electrical, and Painting)				3	1	1		1	1	1	1	1	1	1	
Offices and Clinics				3	1	1		1	1	1	1	1	1	1	
Outdoor Advertising (Billboards)	See YMC 15.08.130														
Pet Day Care/Animal Training (*)	1					1		1	1	1	1		1	1	
Radio/TV Studio	3				1	1		1	1		1	1		1	
Recycling Drop-Off Center (*)						1		1	1		1	1	1	1	
Rental: Heavy Equipment (except automotive) with Storage														1	1
Rental: Heavy Equipment (except automotive) without Storage											1	1	3	1	1
Repairs: Reupholstery and Furniture						1		1	1	1	1	1	1	1	
Repairs: Small Appliances, TVs, Business Machines, Watches, etc.						1	1	1	1	1	1	1	1	1	
Repairs: Small Engine and Garden Equipment						1	1	1	1	1	1	1		1	
Restaurant (*)					1	1	1	1	1	1	1	1	1	1	

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Shooting Ranges (indoor)								3	3		3	3		1	
Short Term Rental (*)	3	3	3	3	3			3	3		3	1			
Signs, Printed, Painted or Carved						1			1	1	1	1		1	1
Taverns (*) and Bars						1	1	1	1	1	1	1	1	1	

DOC. INDEX #
A-1

Downloaded from https://ecode360.com/YA2731 on 2026-

Technical Equipment Sales (*)					1	1	1	1	1	1	1	1	1	1	
Waste Material Processing and Junk Handling (*)														3	1
TRANSPORTATION															
Air, Rail, Truck Terminals (for short-term storage, office, etc.)										1		1		1	1
Airport Landing Field										1					
Airport Operations (*)										1					
Bus Storage and Maintenance Facilities														1	1
Bus Terminals										1	1	1	1	1	1
Contract Truck Hauling, Rental of Trucks with Drivers											1			1	1
Railroad Switch Yards, Maintenance and Repair Facilities, etc.														1	1
Taxicab Terminals, Maintenance and Dispatching Centers, etc.									3		3			1	
Transportation Brokerage (*) Offices, with Truck Parking									1		1			1	1
UTILITIES															
Power Generating Facilities													3	1	1
Utility Services (substations, etc.)	3	3	3	3	3	3		3	3		3			1	1
WHOLESALE TRADE—STORAGE															
Parking Lots and Garages					1	1		1	1	1	1	1	1	1	
Residential Mini-Storage (*)				3		3				1	3		3	1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Residential Mini-Storage, Outdoor (*)				3		3				1	3			1	1
Storage Facilities, Bulk (*)										1	2			1	1
Storage Facilities, Commercial (*)									3	1	3		3	1	1

DOC. INDEX # A-1

Downloaded from https://ecode360.com/YA2731 on 2026-

§ §

Storage Facility, Commercial Outdoor (*)	3	1	3		1	1
Warehouses (*)	3	1	2	2	1	1
Wholesale Trade (*)	2	1	1	2		1

Notes:

*	Refers to a definition in YMC Chapter 15.02.
**	See YMC § 15.09.220 for general development requirements for marijuana uses.
X	= Not Permitted.
1	= Class (1) Permitted Use.
2	= Class (2) Requires an Administrative Review by the Administrative Official.
3	= Class (3) Requires a Public Hearing by the Hearing Examiner.

DOC. INDEX #
A-1

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Chapter 15.09

SPECIAL DEVELOPMENT STANDARDS

Sections:

15.09.230 Less Restrictive Alternatives (RCW 71.09.020(16))

15.09.230 Less Restrictive Alternatives (RCW 71.09.020(16))

A. Purpose. The purpose of this section is to provide guidance and identify appropriate land use regulations and establish development and performance standards regarding secure community transition facilities as defined by 71.09.020(16).

B. Siting. Secure community transition facilities shall be located at least 2000 feet from the following uses:

1. Elementary or secondary school;
2. Playgrounds;
3. Recreation center or facility;
4. Childcare centers;
5. Public parks;
6. Public transit centers;
7. Libraries; and
8. Any game arcade, as defined herein.

C. Sitescreening

1. All facilities shall be screened with at least a six foot tall view obscuring fence or wall with a three-foot-wide planting strip that will create a living evergreen screen that is at least six feet in height within three years.
2. Screening comprised of a concrete masonry units (cmu) shall be finished in a color matching the closest surrounding landscape or adjacent buildings. No cmu walls shall remain unfinished.

D. Staff Report. The administrative official shall prepare a report concerning the proposed siting of the secure community transition facility for the hearing in front of the hearing examiner. The staff report shall evaluate the advisability of the proposed application based on a development services team (DST) meeting and/or submitted application materials. The report shall address the criteria to be considered in determining the appropriateness of the application for the area, and such other information as deemed appropriate by the administrative official. In preparing the report, the administrative official shall solicit comments from the police department and the fire department. The administrative official may solicit comments from other governmental agencies and utility companies having jurisdiction or utilities within the boundaries of the city. The report shall be submitted to the hearing examiner and to the petitioner and his or her representative not less than seven calendar days before the hearing.

E. Notice. Any applicant requesting to site a secure community transition facility shall comply with the following noticing requirements:

1. Posting a written notice in three public places in the city, one of which shall be City Hall;
2. Publishing written notice once in the city's official newspaper, published at least 2 weeks prior to the public hearing;
3. Posting a minimum twenty-four-inch by thirty-six-inch notice sign in a conspicuous place along each frontage of the site describing the proposed application and the date, time and location of the public hearing; and
4. Written public notice, including a project description and number of occupants mailed to all property owners within one half-mile radius of the subject site.

DOC. INDEX # A-1

Chapter 15.02

DEFINITIONS

Sections:

15.02.010 Purpose.
15.02.020 Definitions.

15.02.010 Purpose.
This chapter provides definitions for the terms and phrases used in this title. Where any of these definitions conflict with definitions used in other titles of the city code, the definitions in this chapter shall prevail for the purpose of this title. (Ord. 2016-029 § 1 (Exh. A) (part), 2016: Ord. 2008-46 § 1 (part), 2008: Ord. 2947 § 1 (part), 1986).

15.02.020 Definitions.
For the purpose of this title, certain abbreviations, terms, phrases, words and their derivatives shall be construed as specified herein unless the context requires a different meaning. Where terms are not defined, they shall have the ordinary accepted meaning within the context with which they are used. Where an activity or land use could fall under two definitions, the more specific shall apply. Webster's Ninth New Collegiate Dictionary, with the assistance of the American Planning Association's Planner Dictionary and Black's Law Dictionary, shall be the source for ordinary accepted meaning and for the definition of words not defined below. Specific examples are included as illustrations, but are not intended to restrict a more general definition.

15.02.35 C Definitions

"Campground" means a development providing facilities for outdoor recreational activities, including structural improvements such as covered cooking areas, group facilities, and travel trailer or tent sites designed for temporary occupancy. This definition includes camping clubs when developed in accordance with applicable state standards.

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"Car wash" means a business engaged in washing, waxing and/or polishing cars and small trucks. This definition includes self-service car washes, automated car washes, manned car washes and auto detailing.

Card Room. See "Game room."

"Caretaker dwelling" means a single-family dwelling unit accessory to an agricultural, professional, commercial, or industrial use for occupancy by the owner/caretaker.

"Centerline of right-of-way" means the midpoint between the future alignment of the opposite edges of the right-of-way.

"Change of use" means a change from one use listed in Table 4-1, Table of Permitted Land Uses, to another use listed in that table.

"Chicken tractor" means a movable chicken coop lacking a floor, and may house other kinds of poultry.

"Children's outdoor recreation center" means an outdoor facility which offers children's rides and/or games such as go-carts, bumper boats, batting cages, miniature golf and/or similar activities for children and which does not operate between the hours of eleven p.m. and eight a.m.

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"Church" means a structure, or group of structures, which by design and construction are primarily used for organized religious services and instruction.

"City" means the city of Yakima.

"Class (1) uses" are those uses set forth and defined in the text and tables of YMC Chapter 15.04 and are considered compatible and are permitted on any site in the district. The administrative official shall review Class (1) uses for compliance with the provisions and standards of this title.

DOC. INDEX #
A-1

"Class (2) uses" are those uses set forth and defined in the text and tables of YMC Chapter 15.04 and are generally permitted throughout the district. However, site plan review by the administrative official is required in order to ensure compatibility with the intent and character of the district and the objectives of the Yakima urban area comprehensive plan.

"Class (3) uses" are those uses set forth and defined in the text and tables of YMC Chapter 15.04 and are generally incompatible with adjacent and abutting property because of their size, emissions, traffic generation, neighborhood character or for other reasons. However, they may be compatible with other uses in the district if they are properly sited and designed. Class (3) may be permitted by the hearing examiner when he determines, after holding a public hearing, that the use complies with provisions and standards; and that difficulties related to the compatibility, the provision of public services, and the Yakima urban area comprehensive plan policies have been adequately resolved.

"Class (1), (2) or (3) use, approved" means any use or development approved upon completion of Type (1), (2) or (3) review.

"Class (1), (2) or (3) use or development, existing" means a use or development legally existing or legally established prior to the effective date of this title that has been or would be classified under YMC Chapter 15.04 as a Class (1), (2) or (3) use in a particular district, even though the use has not been through Type (1), (2) or (3) review, and may or may not conform to the standards of this title. This definition includes any existing Class (1), (2), or (3) use with an approved modification under YMC Chapter 15.17.

~~"Clean and sober facility" means a commercial business providing a dwelling or building for occupation by rehabilitated alcohol and/or drug users, during their re-entry into the community. The clean and sober facility provides residentially oriented facilities for the rehabilitation or social adjustment of persons who may need supervision or assistance in becoming socially reoriented, but who do not need institutional care. (Also see "Halfway house.")~~

"Clinic" means a structure for the medical examination and treatment of human patients, but without provision for keeping such patients overnight on the premises.

"Closed record appeal" means an administrative appeal, held under RCW 36.70B, that is on the record to a city body or officer (including the legislative body) following an open record hearing on a project permit application with no or limited new evidence or information allowed to be submitted and only appeal arguments allowed.

"Coffee/espresso drive-through facility" is a place used to sell coffee and associated items from a drive-up window to a person driving a vehicle.

"Coffee/espresso stand" is a place used to sell coffee and associated items from a bar or counter area commonly inside a building and/or structure.

"Commercial services" means technical services and specialized care services such as lawn and garden care and delivery services, except as otherwise regulated.

"Communication tower" means any tower, pole, mast, whip, or antenna, or any combination thereof, used for radio or television transmission or line-of-sight relay. This definition includes towers erected for use in the amateur radio service.

"Communication tower height" means the vertical distance above the ground measured to the highest point of the communication tower.

"Community center" means a facility owned and operated by a public agency or nonprofit corporation, provided the principal use of the facility is for public assistance, community improvement, or public assembly.

"Community garden" means:

1. Privately or publicly owned land that is used by multiple users who may or may not have ownership of the property;

DOC. INDEX #
A-1

2. May be divided into separate plots, for the cultivation of fruits, vegetables, plants, flowers, or herbs;

3. Common areas associated with the garden are maintained by group members;

4. The produce or goods grown on site are not for commercial sale;

5. A community garden is different than a "collective garden" that is used for the growing of marijuana plants; and no marijuana shall be grown on a community garden plot;

6. A community garden is separate from the use of "agriculture" as defined and regulated under YMC Chapter 15.02 and YMC 15.04.030, Table 4-1, and is different than a privately maintained garden that is associated with a principal use and regulated in accordance with YMC 15.04.060(A); and

7. Structures and buildings associated with a community garden are considered "accessory uses" to a principal use, and shall comply with the provisions of YMC Title 15, and the International Fire and Building Codes.

Community Water System. See "Water system, public."

"Compatibility" means the characteristics of different uses or developments that permit them to be located near each other in harmony with or without special mitigation measures.

"Comprehensive plan" means the Yakima urban area comprehensive plan and any supplemental plans officially adopted under RCW Chapter 36.70 for the Yakima urban area or any portion thereof.

"Concentrated animal feeding operation" means a structure or pens for the concentrated feeding or holding of animals or poultry, including, but not limited to, horses, cattle, sheep or swine. This definition includes dairy confinement areas, slaughterhouses, shipping terminal holding pens, poultry and/or egg production facilities and fur farms, but does not include animal husbandry.

"Condition(s) of approval" means restrictions or requirements imposed by an administrative official pursuant to authority granted by this title.

"Congregate living facility" means an establishment providing both lodging and meals, or the ability for residents of the facility to cook their own meals, for persons residing in the facility on a permanent or semi-permanent basis. This definition includes facilities commonly known as boardinghouses or dormitories, except that dormitories provided in conjunction with a proposed or existing educational facility shall be an accessory use to that facility.

Consulting Services. See "Professional business."

"Convalescent or nursing home" means an establishment providing nursing, dietary and other personal services to convalescents, invalids, or aged persons, but not mental cases or cases for contagious or communicable diseases which are customarily treated in sanitariums and hospitals.

"Converted dwelling" means a structure which, due to interior alterations, has been modified to increase the number of individual dwelling units. This definition does not apply to multifamily structures constructed under the provisions of this title.

"Correctional Institutions" Government establishments that manage and operate jails, prisons, and other similar institutions for the confinement, correction, and rehabilitation of offenders. This definition includes jails, prisons, and other similar institutions managed and operated by nongovernmental entities under contract with the government. This definition does not include Secure Community Transition Facilities.

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"Cosmetic services" means tattooing, body piercing, and similar services.

"Cottage housing" means a group of three or more clustered single-family dwelling units with common open space and shared parking facilities, meeting the standards listed in YMC 15.09.035.

DOC. INDEX #
A-1

"County" means Yakima County

15.02.045 E Definitions

"Earthen material" means sand, gravel, rock, aggregate and/or soil.

"Emergency Housing" means temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing may or may not require occupants to enter into a lease or an occupancy agreement (RCW 36.70A.030(14)).

"Emergency Shelter" means a facility that provides a temporary shelter for individuals or families who are currently homeless. Emergency shelter may not require occupants to enter into a lease or an occupancy agreement. Emergency shelter facilities may include day and warming centers that do not provide overnight accommodations (RCW 36.70A.030(15)).

"Environmental review" means the procedures and requirements established by the State Environmental Policy Act, RCW Chapter 43.21C, as it now exists or is hereafter amended.

"Essential Public Facility" A facility, conveyance, or site owned or operated by a governmental agency, a private or nonprofit organization under contract to or with substantial funding from government agencies, or a private organization subject to public service obligations, which is necessary to adequately provide a public service and which is typically hard to site. Essential public facilities include, but are not limited to: airports; facilities that provide social assistance, welfare and charitable services and include associated warehouse and office space in a single or combined facility; state education facilities; state and local correctional facilities; state or regional transportation facilities; solid waste handling facilities; in-patient facilities (including substance abuse facilities, mental health facilities, and group homes); secure community transition facilities; and such other state facilities as are listed by the Office of Financial Management as essential public facilities likely to be built within the next six years pursuant to RCW 36.70A.210.

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"Existing uses" means a use or development legally existing or legally established by a jurisdiction prior to the effective date of this title that has been or would be classified under YMC Chapter 15.04 as a Class (1), (2), or (3) use in the appropriate zoning district.

"Extended stay hotel/motel" means a hotel or motel where more than ten percent of the rooms are rented to the public for longer stays, which are more than thirty consecutive days. This definition does not include other defined uses including, but not limited to, a boarding house or multifamily dwelling.

15.02.050 F Definitions

"Family" One or more persons, either related or unrelated, living together as a single dwelling unit. ~~means individuals, consisting of two or more persons related by blood, marriage or adoption, or a group of not more than five persons, excluding servants, who are not related by blood, adoption or marriage, living together as a single housekeeping unit in a dwelling unit.~~

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~~A. The term "family" shall include:~~

~~1. State-licensed adult family homes required to be recognized as residential uses pursuant to RCW 70.128.175;~~

~~2. State-licensed foster family homes and group care facilities as defined in RCW 74.15.180, subject to the exclusions of subsection B of this definition; and~~

~~3. Group homes for the disabled and consensual living arrangements equivalent to a familial setting required to be accommodated as residential uses pursuant to the Fair Housing Act and the Washington Housing Policy Act, RCW 35.63.220 and 35A.63.240, respectively.~~

~~B. The term "family" shall exclude individuals residing in halfway houses, crisis residential centers as defined in RCW 74.15.020(3)(g), group homes licensed for juvenile offenders, or other facilities, whether or not licensed by~~

DOC. INDEX #
A-1

~~the state, where individuals are incarcerated or otherwise required to reside pursuant to court order under the supervision of paid staff and personnel.~~

~~C. Calculation of Residents. When calculating the number of unrelated persons residing in a single-family dwelling unit, the following rules shall apply:~~

~~1. When one or more unrelated persons reside with a family whose members are related by genetics, adoption or marriage, the total number of residents shall not exceed five persons except as provided in subsection (C)(2) of this definition.~~

~~2. A family unit consisting entirely of persons related by genetics, adoption or marriage may rent a room to a total of two additional renters, or up to two students as a part of a recognized foreign exchange program or similar educational, nonprofit program, or a combination of a renter and such student to a total of two additional persons. The additional renters and/or foreign exchange students, to a maximum of two, shall not be considered when calculating the number of unrelated persons residing in a dwelling unit under subsection (C)(1) of this definition. Three or more renters and/or students shall be considered as unrelated individuals and all persons residing in a dwelling unit, regardless of whether a portion of them are related by genetics, adoption or marriage, shall be considered when determining the total unrelated persons residing at a site.~~

~~3. Nothing herein shall be interpreted to limit normal hosting activities associated with residential use.~~

"Fence" means a structure built to prevent escape or intrusion, or to provide privacy or sitescreening.

"Finding" is a conclusion of fact reached by the administrative official in a review process and based on the evidence available therein.

"Floodplain (one-hundred-year)" means the relatively flat area or lowlands adjoining the channel of a river or stream subject to a one percent or greater chance of flooding in any given year.

"Floodway" means the channel or waterway or those portions of the floodplain adjoining the channel which are reasonably required to carry and discharge the floodwaters of the watercourse without causing more than a one-foot rise in the water surface elevation of a one-hundred-year flood.

"Food preparation" means a business, service or facility dealing with the preparation of food items for off-site consumption. This definition includes confectioneries, catering services, and preparation of food items for wholesale.

15.02.060 H Definitions

~~Halfway House. A "halfway house" shall include residentially oriented facilities that provide:~~

~~1. State-licensed group care homes for juvenile delinquents;~~

~~2. Houses providing residence in lieu of instructional sentencing;~~

~~3. Houses providing residence to individuals needing correctional institutionalization; or~~

~~4. Detoxification centers licensed by the state where alcohol and drug abusers can be placed in lieu of incarceration for detoxification and treatment from effects of alcohol and drugs. (See "Clean and sober facility.")~~

"Hazardous materials" means any item listed as hazardous by a federal agency or state Department of Ecology or the Yakima regional clean air authority. (See YMC 15.13.020(D).)

"Hazardous waste" means and includes all dangerous and extremely hazardous wastes as defined in RCW 70.105.010.

"Hazardous waste facility, off-site" means hazardous waste treatment and storage facilities that treat and store waste from generators on properties other than those on which the off-site facilities are located.

DOC. INDEX #
A-1

"Hazardous waste facility, on-site" means hazardous waste treatment and storage facilities which treat and store wastes generated on the same lot.

"Hazardous waste generator" means any person or site whose act or process produces dangerous waste or whose act first causes dangerous waste to become subject to regulations under the dangerous waste regulations, WAC Chapter 173-303.

"Hazardous waste storage" means the holding of dangerous waste for a temporary period. Accumulation of dangerous waste by the generator at the generation site is not storage as long as the generator complies with the applicable requirements of WAC 173-303-200 and 173-303-201.

"Hazardous waste treatment" means the physical, chemical, or biological processing of dangerous waste to make such waste nondangerous or less dangerous, safer for transport, amenable for energy or material resource recovery, amenable for storage, or reduced in value.

"Hearing examiner" means that person appointed by the Yakima city council.

"Home instruction" means the teaching of an art, hobby, skill, trade, profession or sport as a home occupation, except when otherwise prohibited. (See YMC Chapter 15.04, Table 4-2.)

"Home occupation" means the accessory use of a dwelling unit for gainful employment involving the manufacture, provision or sale of goods and/or services in the home.

"Home occupation, business administration" means the accessory use of a dwelling as an administrative office for a licensed commercial business located in an approved commercial zoning district, or a home based internet business that does not involve the on-site resale of commercial goods. The home is used for phone calls, mail, completing paperwork, and work on a home computer associated with a business. This definition does not include manufacturing, sales not associated with an internet business, repair or other services.

"Home occupation, home contractor" means the accessory use of a dwelling as, but not limited to, lawn care and/or snow removal services, building, electrical and plumbing, contractors' offices for small businesses.

"Home occupation, home office" means the accessory use of a dwelling for office use including, but not limited to, the following professions: accountant, architect, artist, author, arts and crafts, attorney, composer, dressmaker, seamstress, tailor, engineer, insurance agent, photographer, music teacher, and real estate agent.

"Home occupation, product assemblage/repair" means a business or service involved in assembling products for off-site sales. This definition also includes the repair of small appliances, small engines, radios, televisions, and other similar items

"Home occupation, taxicab operator" means the accessory use of a dwelling as an administrative office for a taxicab licensed under YMC Ch. 5.78. This use shall be limited to a maximum of two vehicles operated by immediate family members who reside in the home.

"Homeowners' association" means a community association, other than a condominium association, in which individual owners share ownership or maintenance responsibilities for open space or facilities.

"Hospital" means an institution providing clinical, temporary, and emergency services of a medical or surgical nature to human patients which is licensed by state law to provide facilities and services for surgery, obstetrics, and general medical practice as distinguished from clinical treatment of mental and nervous disorders.

"Hotel" means a lodging use located in a structure, or structures, where rooms are usually accessed by means of common interior hallways, and in which more than ninety percent of the rooms are provided to transient visitors for a fee on a daily or short-term basis. For purposes of this definition, "daily or short-term" means thirty or fewer consecutive days. This definition does not include other defined uses including, but not limited to, a boarding house or multifamily dwelling.

DOC. INDEX #
A-1

"Hulk hauler" means any person who deals in vehicles for the sole purpose of transporting and/or selling them to a licensed motor vehicle wrecker or scrap processor in substantially the same form in which they are obtained. A hulk hauler may not sell secondhand motor vehicle parts to anyone other than a licensed vehicle wrecker or scrap processor, except for those parts specifically enumerated in RCW 46.79.020(2), as now or hereafter amended, which may be sold to a licensed vehicle wrecker or disposed of at a public facility for waste disposal. (RCW 46.79.010)

15.02.080 L Definitions

"Land" means a lot or parcel.

"Land use" means the manner in which land and structures are used.

"Landscaping" means the arrangement and planting of trees, grass, shrubs and flowers, and the placement of fountains, patios, street furniture and ornamental concrete or stonework and artificial turf.

"Legislative body" means the Yakima city council.

"Loading space" means an off-street space on the same lot with a structure or use, or contiguous to a group of structures or uses, for the temporary parking of a vehicle while loading or unloading persons, merchandise, or materials, and which abuts a street, alley or other appropriate means of access and egress.

"Lot" means a division of land:

1. Defined by boundaries and shown on a final plat or short plat officially recorded in the Yakima County auditor's office; or

2. A legally recognized prior division or parcel under the provisions of Yakima County's subdivision ordinance or the city of Yakima's subdivision ordinance.

"Lot area" means the total horizontal area within the boundary lines of the gross lot.

"Lot, corner" means a lot abutting two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than one hundred thirty-five degrees. (See Figure 2-2.)

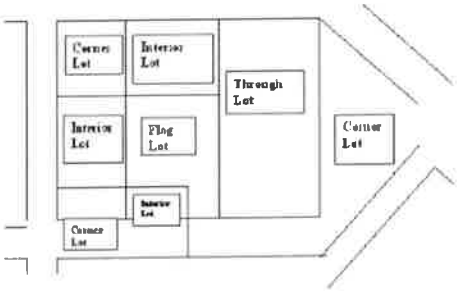

Figure 2-2

"Lot coverage" means that portion of the lot that is covered by structures and other impervious surfaces.

"Lot depth" means the horizontal length of a straight line drawn from the midpoint of the front lot line to the midpoint of the rear lot line. (See Figure 2-3.)

DOC. INDEX #
A-1

DOC. INDEX #

A-1

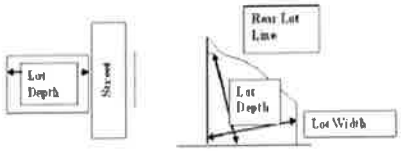

Figure 2-3

"Lot, flag" means a lot only a narrow portion of which fronts on a public/private road and where access to the public/private road is across that narrow portion. (See Figure 2-2.)

"Lot, inside or interior" means a lot other than a corner lot. (See Figure 2-2.)

"Lot line, front" means, in the case of an interior lot, the property line separating the lot from the road or street, other than an alley. For the purpose of establishing the front lot line for a corner or flag lot, the following shall apply:

1. In the case of a corner lot, the front lot line shall be the property line with the narrowest street frontage, except that the building official, or his designee, shall designate the front lot line for corner lots in residential districts.

2. For a flag lot, when the access easement or right-of-way extends across the lot, the front lot line shall be the line separating the lot from the right-of-way or access easement. When the right-of-way or access easement does not extend across the property, the front lot line shall be determined by the building official.

"Lot line, interior" means, in the case of zero lot line development, the property line separating a zero lot line from: (a) another zero lot line or (b) adjoining common open space. (See Figure 2-4.)

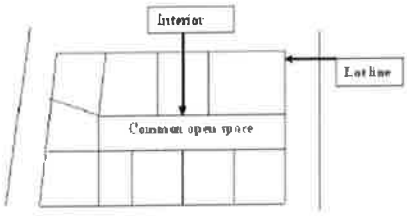

Figure 2-4

"Lot line, rear" means the property line which is opposite and most distant from the front lot line. For the purpose of establishing the rear lot line of a triangular or trapezoidal lot, or of a lot the rear line of which is formed by two or more lines, the following shall apply:

1. For a triangular or gore-shaped lot, a line ten feet in length within the lot and farthest removed from the front lot line, and at right angles to the line comprising the depth of such lot, shall be used as the rear lot line.

2. In the case of a trapezoidal lot, the rear line of which is not parallel to the front lot line, the rear lot line shall be deemed to be a line at right angles to the line comprising the depth of such lot and drawn through a point bisecting the required rear lot line.

3. In the case of a pentagonal lot, the rear boundary of which includes an angle formed by two lines, such angle shall be employed for determining the rear lot line in the same manner as prescribed for a triangular lot.

"Lot line, side" means any lot boundary line not a front lot line or rear lot line.

"Lot, through" means an interior lot having frontage on two streets. (See Figure 2-2.)

DOC. INDEX #
A-1

"Lot width" means the horizontal distance between the side lot lines, measured at right angles to the line comprising the depth of the lot at a point midway between the front and rear lot lines. (See Figure 2-3.)

"Low impact development" means stormwater management and land development strategies that emphasize conservation and use of existing natural site features integrated with disturbed, small-scale stormwater controls to more closely mimic natural hydrologic patterns in residential, commercial, and industrial settings. Low impact development addresses stormwater management and land development that is applied at the parcel and subdivision scale that emphasizes conservation and use of on-site natural features.

15.02.115 S Definitions

"School" means a structure and accessory facilities in which prescribed courses are taught. This definition includes elementary, junior high or high schools and institutions of higher learning, but does not include commercial schools, nursery schools, kindergartens, or day nurseries, except when operated in conjunction with a public, private, or parochial school.

"School, vocational" means the commercial use of a structure or land for teaching arts, crafts, or trades.

"Secure Community Transition Facility" means a residential facility for persons civilly committed and conditionally released to a less restrictive alternative under this chapter. A secure community transition facility has supervision and security, and either provides or ensures the provision of sex offender treatment services. Secure community transition facilities include but are not limited to the facility established pursuant to RCW 71.09.250(1)(a)(i) and any community-based facilities established under this chapter and operated by the secretary or under contract with the secretary.

"Service station" means a retail facility to supply motor fuel and other petroleum products to motor vehicles, and may include lubrication and minor repair service and incidental sale of motor vehicle accessories.

"Setback, front" is the minimum horizontal distance measured perpendicularly from the centerline of the adjacent right-of-way to the nearest wall of the structure. Where there is a partial right-of-way, the setback shall be measured perpendicularly from the design centerline. When there is no right-of-way, the front setback shall be twenty feet from the front property line.

"Setback, side and rear" is the minimum horizontal distance measured perpendicularly from the nearest property line to the nearest wall of the structure, except that a side setback on a corner lot, along the adjacent right-of-way, shall be measured perpendicularly from the centerline of the right-of-way. When there is a partial right-of-way, the setback shall be measured perpendicularly from the design centerline.

"Sewer system, community" means small, self-contained sewage treatment facilities built to serve developed areas generally found outside public sewer service areas.

"Sewer system, individual" means a system designed and constructed on site to dispose of sewage from one or two structures. Septic tank systems are the most common form of individual sewer system.

"Sewer system, regional" means sewer service provided by a municipality or special purpose district.

"Short term rental" means a residential structure providing individuals with lodging for not more than thirty days. For home occupations, such uses are limited to having not more than five guest rooms.

Sign. See YMC Chapter 15.08 for a complete listing of sign definitions.

"Sign manufacturing and assembly" means the design, manufacturing, and assembly of metal-cased, thermo-formed, wooden, stone, neon, internally lit, or electronic signs.

"Site improvement" means any structure or other addition to land.

DOC. INDEX #
A1

"Site improvement, required" means any specific design, construction requirement or site improvement that is a condition of approval for any permit issued under the provisions of this title or which is a part of any site plan approved under the provisions of this title.

"Site plan, detailed" means a general site plan incorporating such additional factors as landscaping, drainage, and others as may be specified.

"Site plan, general" means a sketch drawn to scale showing the actual dimensions and shape of the lot to be built upon, the sizes and location of existing buildings on the lot to the nearest foot, and the location and dimensions of the proposed building(s), structure(s), or alteration(s).

"Social card room" means a commercial facility, or a portion thereof, open to the general public, in which house-banked social card games are played, as that term is defined by RCW 9.46.0282 (or as the same may be subsequently amended hereafter), or in which other activities occur that constitute gambling and are authorized by the Washington State Gambling Commission under RCW 9.46.070 (or as the same may be subsequently amended hereafter), to the extent that said activities include any gambling activity engaging in the use of, or associated with, slot machines (whether mechanical or electronic) or any gambling activity engaging in the use of, or associated with, any other electronic mechanism including video terminals.

"Special event" means any event for which a special event permit has been issued pursuant to Chapter 9.70 of this code.

Specialty Food Store/Food Store, Specialty. See "Delicatessen and other specialty food stores."

"Standard, administrative adjustment of" means a change, either an increase or decrease, in one or more of the development standards in YMC Chapters 15.05 through 15.08, in accordance with the provisions of YMC Chapter 15.10.

"Standard, general" means any standard not capable of precise numerical definition, but which expresses the policies of the community in this title and which may be applied by the reviewing official during a Type (1), Type (2) or Type (3) review.

"Standard, specific" means those numerical standards established in YMC Chapters 15.04, 15.05, 15.06, 15.07, 15.08 and 15.09.

"State siting criteria" means criteria for the siting of hazardous waste treatment and storage facilities adopted pursuant to the requirements of RCW Chapter 70.105.

"Stockpiling of earthen materials" means permanent and/or continuous use for storage of rock, gravel, rubble, sand, or soil.

"Storage facilities, bulk" means either enclosed (see "Warehouse") or outdoor areas designed for the storage of either large quantities of materials or materials of large size. Includes the storage of vehicles when such storage is not incidental and subordinate to another land use and is not vehicle parking, automotive wrecking/dismantling yards or vehicle sales lots.

"Storage facilities, commercial" means enclosed storage areas designated as support facilities for commercial activities and used for the storage of retail materials.

"Storage facilities, commercial outdoor" means a storage area as support facilities for commercial activities and used for the storage of retail materials which may be stored outdoor and screened by, at minimum, a six-foot-tall view obscuring fence or wall.

"Storage facilities, residential mini-storage" means enclosed areas providing storage for residential goods and/or recreational vehicles within the structure.

"Storage facilities, residential mini-storage outdoor" means an outdoor area providing storage for residential goods and/or recreational vehicles and screened by, at minimum, a six-foot-tall view obscuring fence or wall.

DOC. INDEX #
A-1

"Storage, vehicle" means keeping vehicles on a given site that are not actively used by the principal occupants of the site. This definition does not include automotive wrecking/dismantling yards or vehicle sales lots.

"Street" means a public or private road.

"Street vendor" means a vendor selling food, nonalcoholic beverages, and/or other goods or services within a public or private parking lot, pedestrian plaza, public street, alley, sidewalk, public right-of-way, or public property using a nonmotorized cart or temporary structure. See YMC Chapter 5.57.

"Structural alteration" means:

1. Any change in a major component or other supporting members of the structure, including foundations, bearing walls, beams, columns, floor or roof joists, girders, or rafters; or

2. Any change in the exterior lines or configuration of a structure if such changes result in the enlargement of the structure.

"Structure" means anything constructed or erected which requires location on the ground or attached to something having a location on the ground.

"Structure, temporary" means a structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

"Swimming pool" means a contained body of water, used for swimming or bathing purposes, either above ground level or below ground level, with the depth of the container being more than eighteen inches or the area being more than thirty-eight square feet.

15.02.120 T Definitions

"Tavern" means an establishment operated primarily for the sale of wine, beer, or other beverages with any service of food incidental thereto.

"Technical equipment" means medical, dental, fire suppression, restaurant, etc., equipment.

"Tiny house" and "tiny house with wheels" mean a dwelling to be used as permanent housing with permanent provisions for living, sleeping, eating, cooking and sanitation built in accordance with the state building code.

"Tiny house communities" means real property rented or held out for rent to others for the placement of tiny houses with wheels or tiny houses utilizing the binding site plan process in RCW 58.17.030/YMC Ch 14.35.

"Towing services" means a service to haul or tow vehicles for service, repair or temporary storage. Any facility, except for wrecking yards, storing a vehicle for five or more days shall be considered a vehicle storage facility. Hulk haulers are not included under this definition.

"Transitional Housing Facilities" Means A facility that provides housing and supportive services to homeless individuals or families for up to two years and whose primary purpose is to enable homeless individuals or families to move into independent living and permanent housing (RCW 84.36.043 and WAC 458-16-320).

"Transportation brokerage offices" means establishments primarily engaged in furnishing shipping information and acting as agents in arranging transportation for freight and cargo.

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DOC. INDEX #
A1

Chapter 15.04

PERMITTED LAND USES

~~Sections:~~

~~15.04.010 Purpose.~~
~~15.04.020 Land use classification system.~~
~~15.04.030 Table of permitted land uses.~~
~~15.04.040 Unclassified uses.~~
~~15.04.060 Accessory uses.~~
~~15.04.070 Overlays.~~
~~15.04.080 Drive-through facilities.~~
~~15.04.090 Yard sales.~~
~~15.04.100 Caretaker dwellings.~~
~~15.04.110 Swimming pools.~~
~~15.04.120 Home occupations.~~
~~15.04.130 Temporary use permits.~~
~~15.04.140 Temporary hardship unit permits.~~
~~15.04.150 Standards for mobile/manufactured home and tiny house communities.~~
~~15.04.160 Placement of mobile/manufactured homes in residential districts.~~
~~15.04.170 Placement of manufactured modular nonresidential structures.~~
~~15.04.190 Social card rooms.~~
~~15.04.200 State Fair Park—Exposition and Special Events Center.~~

15.04.030 Table of permitted land uses.

Table 4-1 titled "Permitted Land Uses" is incorporated as part of this section. Each permitted land use listed in Table 4-1 is designated a Class (1), (2), or (3) use for a particular zoning district. In addition, some Class (1) uses may require Type (2) review in accordance with YMC 15.04.020. All permitted land uses and associated site improvements are subject to the design standards and review procedures of this title.

DOC. INDEX # A-1

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§ §

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
AGRICULTURAL (COMMERCIAL)															
Agricultural Building (*)	1									1				1	1
Agricultural Chemical Sales/Storage										1				1	1
Agricultural Market (*)	1						1	1	1	1	1	1	1	1	
Agricultural Related Industries (*)	2									1				1	1
Agricultural Stand (*)	1													1	1
Agriculture, Horticulture, General Farming (not feedlots or stockyards) (*)	1									1				1	1
Animal Husbandry (See YMC § 15.09.070) (*)	1	2												1	1
Concentrated Feeding Operation (*)	3														
Floriculture, Aquaculture	1									1				1	1
Fruit Bin Sales/Storage	3									2				1	1
Marijuana Production (**)														1	1
Resort/Destination (*)	2	3		3							1	1	1	3	
Resort/Destination w/on-site agricultural production (*)	2	3		3							3	3	3	3	
Retail (*)								1	1	1	1	1	1	1	2
Winery and Brewery—Basic (*)										2	3		3	1	2
AMUSEMENT AND RECREATION															
Amusement Park (Permanent) (*)										3	3	3	3	1	3
Aquatic Center										3		3	3	1	2
Bowling Alleys						1		1	1	3	1	1	1	3	
Campground (*)	3										2				
Children's Outdoor Recreation Center* (less than 500 ft. from abutting residential and/or containing a go-cart track)										3	3		1		

Table 4-1. Permitted Land Uses

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DOC INDEX #

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Children's Outdoor Recreation Center* (more than 500 ft. from abutting residential and not containing a go-cart track)										3	1		1		
Drive-In Theatres	3										1		1	1	
Exercise Facilities				1	1	1		1	1	2	1	1	1	1	
Game Rooms, Card Rooms, Electronic Game Rooms (*)								3	1	1	1	1	1		
Golf Courses, Clubhouses, Golf Driving Ranges	3	3	3	3						3			1		
Horse Racing Tracks, Speedways													3	3	
Miniature Golf Courses						3		3	1	3	1	1	1		
Movie Theatres, Auditoriums, Exhibition Halls								3	1		1	1	1		
Parks (*)	2	2	2	2	1	1	1	1	1	2	1	1	1	3	3
Roller Skating or Ice Skating Rink									1	2	1	1	1	2	
Social Card Rooms (See YMC § 15.09.090) (*)								3	3		3	3			
Sports Facility (indoor)								1	1		1	1	1	1	
State Fair Park							(See YMC § 15.04.200)								
AUTOMOTIVE															
Automotive Dealer New and Used Sales						3		3	3	1	1	3	1	1	
Car Wash/Detailing						1		1	1	1	1		1	1	
Maintenance and Repair Shops						2		1	1	2	1	2	1	1	2
Paint and Body Repair Shops						2		2	1	1	1		1	1	2
Parts and Accessories (tires, batteries, etc.)						2		1	1	1	1	1	1	1	
Rental: Auto, Truck, Trailer, Fleet Leasing Services with Storage					3	1			1	1	1	1	1	1	1
Service Station (*)						1		1	1	1	1	1	1	1	
Towing Services										1	3		3	1	1

Table 4-1. Permitted Land Uses

Downloaded from https://ecode360.com/YA2731 on

DOC. INDEX # A-1

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Truck (Large), Manufactured Home and Travel Trailer Sales										3	1		3	1	
Truck Service Stations and Shops										2	3		1	1	1
Weekend Automobile and Recreational Vehicle (RV) Sales									1	1	1		1		
Wrecking and Dismantling Yard (*) and Hulk Haulers (*)														3	1
COMMUNITY SERVICES															
Business Schools (*)	3	3	3	3	3	3		1	1	1	1	1	1	1	1
Cemetery/Crematorium with Funeral Home	3	3	3	3	3					2				3	
Churches, Synagogues, and Temples (*)	2	2	2	2	1	1	1	1	1	2	1	1	2	2	
Community Center (*) Meeting Halls, Fraternal Organizations	2	2	2	2	1	1	1	1	1	2	1	1	2	2	
Community College/University—Inside Institutional Overlay							(See YMC Ch. 15.31)								
Community College/University—Outside Institutional Overlay	3	3	3	3	3	1	1	1	1	3	1	1	1	1	
Community Gardens (*) (if accessory to an approved principal use) (See YMC § 15.04.060G)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
Community Gardens (*) (with planting area of more than one-half acre up to one acre)	1	1	1	1	1	1		1	1	1	1	1		2	
Community Gardens (*) (with planting area of more than one-quarter and up to one-half acre)	1	1	1	1	1	1		1	1	1	1	1		2	
Community Gardens (*) (with planting area of one-quarter acre or less)	1	1	1	1	1	1		1	1	1	1	1		1	
Correctional Facilities	3										3	3	3	3	3
Day Care Center (*)	1	1	1	1	1	1	1	1	1	2	1	1	1	1	
Day Care Facilities (not home occupation): Family In-Home (*)	1	2	2	1	1	1	1	1	1			1	1		

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DOC. INDEX #
A-1

§ §

Emergency Housing (*)	1	1	1	1	1	1		1	1		1	1	1		
Emergency Shelter (*)	1	1	1	1	1	1		1	1		1	1	1		
Secure Community Transition Facility (*)															3

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Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Elementary and Middle	3	3	3	3	3	3						1	3		
Funeral Home not associated with Cemetery/ Crematorium	3				1	1		1	1	2	1	1	1	1	
Hospital (*) Outside Institutional Overlay	3	3	3	3	3						3	3		3	
Libraries	3	3	3	2	1	1	1	1	1		1	1	1		
Museums, Art Galleries		3	3	1	1	1	1	1	1	1	1	1	1		
Public Facility (*)	3	3	3	3	1	1		1	1	1	1	1	1	1	1
Schools															
Senior High School	3	3	3	3	3	3					3	3			
Vocational Schools (*)	3	3	3	3	3	1		1	1	1	1	1	1	1	
Wastewater Sprayfield (*)	3													3	3
Zoo (*)	3							3	3		3		3		
HEALTH AND SOCIAL SERVICE FACILITY															
Congregate Living Facility 11+	3	3	3	3	3	3					1		1		
Congregate Living Facility up to 10 (*)	3	3	3	3	1	1					1	1	1		
Group Homes (more than six), Convalescent and Nursing Homes (*)			3	2	1	1					3	3			
Group Homes (six or fewer), Adult Family Home (*)	1	1	1	1	1	1					1	1			
Halfway House (*)				2							3	3			
Mission (*) (with Type (3) review, and development agreement—see definition)											2	2		2	

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DOC. INDEX # A-1

§ §

Treatment Centers for Drug and Alcohol Rehabilitation					3	3		3	3	3	3	3	3	3	
MANUFACTURING															
Agricultural Product Support										1	1	1	1	1	1
Aircraft Parts										1			1	1	1
Apparel and Accessories										1	3	1	1	1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Bakery Products (wholesale)							1	1	1	1	1	1	1	1	1
Beverage Industry (*)										1	1	1	1	1	1
Canning, Preserving and Packaging Fruits, Vegetables, and Other Foods										2			1	1	1
Cement and Concrete Plants										2				3	1
Chemicals (industrial, agricultural, wood, etc.)										2				3	1
Concrete, Gypsum and Plaster Products										1				1	1
Confectionery and Related Products (wholesale)						1		1	1	1	1	1	1	1	1
Cutlery, Hand Tools and General Hardware										1			3	1	1
Drugs										1	1		1	1	1
Electrical Transmission and Distribution Equipment										1		1	3	1	1
Electronic Components and Accessories and Product Assembly										1	1	1	3	1	1
Engineering, Medical, Optical, Dental, Scientific Instruments and Product Assembly										1		1	1	1	1
Fabricated Structural Metal Products										1	3	3		1	1
Food Processing											3	1	3	1	1
Furniture										1		3	1	1	1
Glass, Pottery, and Related Products and Assembly										1	1	1	1	1	1
Grain Mill Products											3			1	1

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DOC. INDEX #
A1

§ §

Heating Apparatus Wood Stoves														1	1
Leather Products												3	1	1	1
Leather Tanning and Finishing														1	1
Machinery and Equipment										1	1			1	1
Marijuana Processing (**)														1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Marijuana Research (**)														1	1
Meat, Poultry and Dairy Products														1	1
Paints, Varnishes, Lacquers, Enamels and Allied Products										2				3	1
Paperboard Containers and Boxes										1	3			1	1
Plastic Products and Assembly										1	3			1	1
Prefabricated Structural Wood Products and Containers										1				1	1
Printing Trade (service industries)						1		1	1	1	1	1	2	1	1
Printing, Publishing and Binding										1	3		2	1	1
Recycling Processing Center (*)												3		1	1
Rendering Plants, Slaughter Houses															3
Rubber Products										1				1	1
Sawmills and Planing Mills														3	1
Sheet Metal and Welding Shops										1	1			1	1
Sign Manufacturing and Product Assembly (*)									1	1	1			1	1
Stone Products (includes finishing of monuments for retail sale)						1			1	1	1	1	3	1	1
Transportation Equipment, Including Trailers and Campers										1	1		2	1	1
Woodworking: Cabinets, Shelves, etc.									3	1	1	1	2	1	1
MINING/REFINING/OFF-SITE HAZARDOUS WASTE TREATMENT															

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DOC. INDEX # R1

§ §

Asphalt Paving and Roofing Materials, Rock Crushing	3													3	1
Mining Including Sand and Gravel Pits (*)	3													3	3
Off-Site Hazardous Waste Treatment and Storage Facilities (*)														3	3
Stockpiling of Earthen Materials (*)	3	3	3	3	1	1	1	1	1	1	1	1		1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
RESIDENTIAL															
13+ DU/NRA			1	1	1	1		1	1		1	1	1		
8—12 DU/NRA			1	1	1	1		1	1		1	1	1		
Accessory Dwelling Unit (*) (See YMC § 15.09.045)	1	1	1	1	1	1	1	1	1		1		1	1	
Accessory Uses (*)							See YMC § 15.04.060								
Attached Single-Family Dwelling, Common Wall (*)	1	1	1	1	3	3	1	1	1		1		1		
Co-Living Housing (See RCW 36.70A.535)															
Converted Dwelling (*)	1	1	1	1	1	1	1	1	1		1	1			
Cottage Housing (*) (See YMC § 15.09.035)		1	1	1	1	1		1	1		1		1		
Detached Single-Family Dwelling (*)	1	1	1	1	3	3	1	3	3		3		3		
Detached Single-Family Dwelling (zero lot line) (*) (See YMC § 15.09.040)	1	1	1	1	3	3	1	3	3		3		3		
Existing or New Detached Single-Family Dwelling on Existing Lots of 8,000 sq. ft. or Less											1		1	1	
Middle Housing (*) (See RCW 36.70A.635)	1	1	1	1											
Mixed-Use Building					1	1		1	1	3	1	1	1		
Mobile Home (*) or Manufactured Homes (*)							See YMC § 15.04.160								
Mobile Home Communities (*)	3			2							3				
Multifamily Development (*): 0—7 DU/NRA		1	1	1	1	1		1	1		1	1	1		

Downloaded from https://ecode360.com/YA2731 on

DOC. INDEX # A-1

§ §

Planned Development (*)	See YMC Ch. 15.28														
Retirement Homes (*)	1	1	3	1	3						1	1			
Temporary Hardship Units (See YMC § 15.04.140)	2	2	2	2	2	2		2	2		2	2		2	
Transitional Housing Facilities (*) (See YMC 15.09.240)	1	1	1	1	1	1		1	1		1	1	1		
Tiny House Communities (*)			2	1	1	1		1	1		1				
Two-Family Dwelling (Duplex) (*)	1	1	1	1	1	1	1	1	1		1		1		

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
RETAIL TRADE, AND SERVICE															
Adult Business Uses	See YMC § 15.09.200														
Animal Clinic/Hospital/Veterinarian (*)	3				1	1		1	1	1	1	1		1	
Auction House for Goods (*)	3					1		1	1		1	1	2	1	1
Auction House for Livestock (*)	3													1	1
Automotive: Car Wash/Detailing						1		1	1	1	1		1	1	
Bail Bonds											1	1	1		
Beauty and Barber Shops					1	1	1	1	1	1	1	1	1	1	
Boats and Marine Accessories						1		1	1		1		1	1	
Butcher Shop						1		1	1		1	2	2	1	
Commercial Services (*)					1	1	1	1	1	3	1	1	1	1	
Communication Towers (*)	(See YMC Ch. 15.29)														
Convenience Store						1	1	1	1	1	1	1	1	1	
Extended Stay Hotel/Motel*								1	1	1	1	3	3		
Farm and Implements, Tools and Heavy Construction Equipment										1	2		3	1	1
Farm Supplies								1	1	1	1		1	1	
Financial Institutions					1	1		1	1	1	1	1	1		
Fuel Oil and Coal Distributors									1	1				1	1

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DOC. INDEX # A1

§ §

Furniture, Home Furnishings, Appliances						1		1	1	1	1	1	1		
General Hardware, Garden Equipment, and Supplies						2	1	1	1	1	1	1	1	1	
General Retail Sales (not otherwise regulated) (*)					1	1		1	1	1	1	1	1	3	
Heating and Plumbing and Electrical Equipment Stores						1		1	1	1	1	1	1	1	
Heavy Equipment Storage, Maintenance and Repair										1				1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Kennels (*)	2													2	2
Laundries, Laundromats and Dry Cleaning Plants						1	1	1	1	1	1	1		1	
Liquor Stores						1		1	1		1	1	1		
Locksmiths and Gunsmiths						1	1	1	1	1	1	1		1	
Lumber Yards								1	1	1	1			1	1
Marijuana Retail (**)						1		1	1		1	1	1		
Massage Therapy/Spa (*)					1	1	1	1	1	1	1	1	1		
Mobile Vendor	See YMC Ch. 5.57														
Motels and Hotels								1	1	1	1	1	1		
Night Clubs/Dance Establishments								1	1		1	1	1	1	
Nursery (*)	1					1		1	1	1	1		1	1	
Office Contractor Building and Trade (Plumbing, Heating, Electrical, and Painting)				3	1	1		1	1	1	1	1	1	1	
Offices and Clinics				3	1	1		1	1	1	1	1	1	1	
Outdoor Advertising (Billboards)	See YMC 15.08.130														
Pet Day Care/Animal Training (*)	1					1		1	1	1	1		1	1	
Radio/TV Studio	3				1	1		1	1		1	1		1	
Recycling Drop-Off Center (*)						1		1	1		1	1	1	1	

Downloaded from https://ecode360.com/YA2731 on

DOC. INDEX # A-1

§ §

Rental: Heavy Equipment (except automotive) with Storage														1	1
Rental: Heavy Equipment (except automotive) without Storage											1	1	3	1	1
Repairs: Reupholstery and Furniture						1		1	1	1	1	1	1	1	
Repairs: Small Appliances, TVs, Business Machines, Watches, etc.						1	1	1	1	1	1	1	1	1	
Repairs: Small Engine and Garden Equipment						1	1	1	1	1	1	1		1	
Restaurant (*)					1	1	1	1	1	1	1	1	1	1	

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Shooting Ranges (indoor)								3	3		3	3		1	
Short Term Rental (*)	3	3	3	3	3			3	3		3	1			
Signs, Printed, Painted or Carved						1			1	1	1	1		1	1
Taverns (*) and Bars						1	1	1	1	1	1	1	1	1	
Technical Equipment Sales (*)					1	1	1	1	1	1	1	1	1	1	
Waste Material Processing and Junk Handling (*)														3	1
TRANSPORTATION															
Air, Rail, Truck Terminals (for short-term storage, office, etc.)										1		1		1	1
Airport Landing Field										1					
Airport Operations (*)										1					
Bus Storage and Maintenance Facilities														1	1
Bus Terminals										1	1	1	1	1	1
Contract Truck Hauling, Rental of Trucks with Drivers											1			1	1
Railroad Switch Yards, Maintenance and Repair Facilities, etc.														1	1
Taxicab Terminals, Maintenance and Dispatching Centers, etc.									3		3			1	

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§ §

Transportation Brokerage (*) Offices, with Truck Parking									1		1			1	1
UTILITIES															
Power Generating Facilities													3	1	1
Utility Services (substations, etc.)	3	3	3	3	3	3		3	3		3			1	1
WHOLESALE TRADE—STORAGE															
Parking Lots and Garages					1	1		1	1	1	1	1	1	1	
Residential Mini-Storage (*)				3		3				1	3		3	1	1

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
Residential Mini-Storage, Outdoor (*)				3		3				1	3			1	1
Storage Facilities, Bulk (*)										1	2			1	1
Storage Facilities, Commercial (*)									3	1	3		3	1	1
Storage Facility, Commercial Outdoor (*)									3	1	3			1	1
Warehouses (*)									3	1	2	2		1	1
Wholesale Trade (*)									2	1	1	2			1

Notes:

*	Refers to a definition in YMC Chapter 15.02.
**	See YMC § 15.09.220 for general development requirements for marijuana uses.
X	= Not Permitted.
1	= Class (1) Permitted Use.
2	= Class (2) Requires an Administrative Review by the Administrative Official.
3	= Class (3) Requires a Public Hearing by the Hearing Examiner.

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DOC. INDEX #
A-1

Chapter 15.09

SPECIAL DEVELOPMENT STANDARDS

Sections:

15.09.230 Less Restrictive Alternatives (RCW 71.09.020(16))

15.09.230 Less Restrictive Alternatives (RCW 71.09.020(16))

A. Purpose. The purpose of this section is to provide guidance and identify appropriate land use regulations and establish development and performance standards regarding secure community transition facilities as defined by 71.09.020(16).

B. Siting. Secure community transition facilities shall be located at least XxXxX feet from the following uses:

1. Elementary or secondary school;
2. Playgrounds;
3. Recreation center or facility;
4. Childcare centers;
5. Public parks;
6. Public transit centers;
7. Libraries; and
8. Any game arcade, as defined herein.

C. Staff Report. The administrative official shall prepare a report concerning the proposed siting of the secure community transition facility for the hearing in front of the hearing examiner. The staff report shall evaluate the advisability of the proposed application based on a development services team (DST) meeting and/or submitted application materials. The report shall address the criteria to be considered in determining the appropriateness of the application for the area, and such other information as deemed appropriate by the administrative official. In preparing the report, the administrative official shall solicit comments from the police department and the fire department. The administrative official may solicit comments from other governmental agencies and utility companies having jurisdiction or utilities within the boundaries of the city. The report shall be submitted to the hearing examiner and to the petitioner and his or her representative not less than seven calendar days before the hearing.

D. Notice. Any applicant requesting to site a secure community transition facility shall comply with the following noticing requirements:

1. Posting a written notice in three public places in the city, one of which shall be City Hall;
2. Publishing written notice once in the city's official newspaper, published at least 2 weeks prior to the public hearing;
3. Posting a minimum twenty-four-inch by thirty-six-inch notice sign in a conspicuous place along each frontage of the site describing the proposed application and the date, time and location of the public hearing; and
4. Written public notice, including a project description and number of occupants mailed to all property owners within one half-mile radius of the subject site.

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DOC. INDEX #
A-1

CITY PLANNING - YMC TITLE 15
TXT#001-26, SEPA#012-26

EXHIBIT LIST

CHAPTER B
Applications

DOC INDEX #	DOCUMENT	DATE
B-1	Application	08/06/2026

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division
129 N. 2nd 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-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.

Trevor Martin Digitally signed by Trevor Martin Date: 2026.08.06 11:55:22 -07'00' — 8/6/26
Property Owner's Signature — Date

Trevor Martin Digitally signed by Trevor Martin Date: 2026.08.06 11:55:35 -07'00' — 8/6/26
Applicant's Signature — Date

STAFF USE ONLY:

File/Application #: TXT#001-26, SEPA#01226

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

Receipt No.: _____

DOC. INDEX # B-1

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LAND USE APPLICATION FORM (YMC Ch. 6.88)

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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 on August 26, 2026 and City Council Hearing on October 6, 2026

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.

DOC. INDEX # B-1

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LAND USE APPLICATION FORM (CONT'D)

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 Chapters: 15.02 - Definitions; 15.04- Permitted land uses; 15.05 - Site Design and Improvement Standards; and 15.09 - Special Development Standards

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

DOC. INDEX #
B-1

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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

DOC. INDEX #
B-1

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LAND USE APPLICATION FORM (CONT'D)

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:
☐ 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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LAND USE APPLICATION FORM (CONT'D)

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

DOC. Initials
B-1

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LAND USE APPLICATION FORM (CONT'D)

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

DOC. INDEX #
B-1

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LAND USE APPLICATION FORM (CONT'D)

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

DOC. INDEX #
B-1

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LAND USE APPLICATION FORM (CONT'D)

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

DOC. INDEX # B-1

SEPA

LAND USE APPLICATION FORM (CONT'D)

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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

DOC. INDEX #
B-1

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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):
   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

DOC. INDEX #
B-1

SEPA

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.

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

Property Owner or Agent Signature

August 6, 2026

Date Submitted

Trevor Martin — Digitally signed by Trevor Martin Date: 2026.08.06 11:56:05 -07'00'

Name of Signee

Planning Manager

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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DOC. INDEX #
B-1

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LAND USE APPLICATION FORM (CONT'D)

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

DOC. INDEX #
B-1

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LAND USE APPLICATION FORM (CONT'D)

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CITY OF YAKIMA
PLANNING DIV.

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

DOC. INDEX #
B-1

CITY PLANNING - YMC TITLE 15
TXT#001-26, SEPA#012-26

EXHIBIT LIST

CHAPTER C
Public Notices

DOC INDEX #	DOCUMENT	DATE
C-1	**Notice of Application, Environmental Review, Public Hearing** **C-1a:** Legal Ad **C-1b:** Press Release and Distribution Email **C-1c:** Parties and Agencies Notified **C-1d:** Affidavit of Mailing	08/12/2026
C-2	**YPC Agenda and Packet Distribution List**	08/19/2026
C-3	**YPC Agenda & Sign-in Sheet**	08/26/2026
C-4	**Notice of DNS** **C-4a:** Press Release and Distribution Email **C-4b:** Parties and Agencies Notified **C-4c:** Affidavit of Mailing	08/28/2026
C-5	**Notice of YPC Recommendation** (See DOC INDEX#AA-1 for YPC Recommendation) **C-5a:** Press Release and Distribution Email **C-5b:** Parties and Agencies Notified **C-5c:** Affidavit of Mailing	09/03/2026
C-6	**Letter of Transmittal to City Clerk: City Council Hearing (Mailing Labels)**	09/03/2026
C-7	**Notice of City Council Public Hearing on 10/06/2026**	09/03/2026

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 PUBLIC HEARING
Secure Community Transition Facilities

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a public hearing regarding an ordinance adding the definition of Secure Community Transition Facility; and updating the definitions for Halfway House, Clean and Sober Facility, Essential Public Facility, Correctional Institution. Additionally, the ordinance recommends adding Secure Community Transition Facility to the table of permitted land uses (Table 4-1) and creates special conditions under a new section – YMC § 15.09.230. This new section creates a series of development and siting guidelines specifically addressing secure community transition facilities.

The City Council passed Ordinance No. 2026-012 on April 7, 2026, which shall be effective through October 6, 2026, in order to study the issues as determined by the City Council and to adopt appropriate regulations and definitions.

Said public hearing will be held on **Tuesday, October 6, 2026, at 6:00 p.m.**, or soon thereafter as the matter may be heard, in the Council Chambers at City Hall located at 129 N. 2nd Street, Yakima, WA.

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. 2nd Street, Yakima, WA 98901"; or,*
2) E-mail your comments to citycouncil@yakimawa.gov Include in the e-mail subject line, *"secure community transition facilities"* Please also include your name and mailing address.

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

Dated and published this 5th day of September, 2026.

Rosalinda Ibarra
City Clerk

DOC. INDEX #
C7

Yakima
2015
1994

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 OF YAKIMA PLANNING - YMC TITLE 15 - Secure Transitional Facilities
2. E-mail distribution lists for In-House, Local Media, and SEPA Reviewing Agencies.

Signed this **3rd** day of **September 2026.**

Eva Rivera
Planning Technician

Received By: Rosalinda Ibarra

Date: 9/3/2026

DOC. INDEX #
0-6

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DOC. INDEX #
C-6

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DOC. INDEX #
C-6

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SEPA REVIEIWNG AGENCIES
_UPDATED 05/15/2026

Type of Notice: Notice of CC Hearing

File Number: SEPA#012.26, TXT#001.26

Date of ~~Mailing~~ Hearing: 10/06/2026

DOC. INDEX #
C-6

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Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov
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Chris Kohler	GIS	Chris.kohler@yakimawa.gov

Outside Distribution		
Name	**Address**	**Notified?**
(Subdivision notices ONLY) Pacific Power Attn: Estimating Department	500 N Keys Rd, Yakima, WA 98901	☐ Yes ☒ No
(Projects Adjacent to BNSF Right of Way ONLY) Central Washington Railroad	111 University Parkway, Suite 200 Yakima, WA 98901 (509) 453-9166	☐ Yes ☒ No
	Tim Marshall, General Manager, tmarshall@cbrr.com Kim Yeager, Real Estate Manager, kyeager@ihdllc.com	☐ E-mail
(Shoreline notices ONLY) Department of Ecology	crosepa@ecy.wa.gov	☐ E-mail

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

Type of Notice: Notice of CC Hearing

File Number(s): TXT#001.26, SEPA#012.26

Date of ~~Mailing~~ Hearing: 10/06/2026

DOC. INDEX #
C-6

Rivera, Eva

From: Rivera, Eva
Sent: Thursday, September 3, 2026 10:30 AM
To: Ibarra, Rosalinda
Subject: TXT#001-26 -YMC Title 15 - Secure Transitional Facilities
Attachments: In-House Distribution E-mail List_ updated 07.29.2026; Local Media List _08.07.2026; SEPA Reviewing Agencies Email Distribution List_Updated 07.14.2026

Hello Rosalinda – on the 1st of September City Council set October 6 as the public hearing date for Text Amendments – Secure Transitional Facilities.

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

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

Eva A Rivera

Planning Technician

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.

DOC. INDEX #
C-6

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: TXT#001-26, SEPA#012-26
CITY PLANNING YMC TITLE 15
CITYWIDE

I, Eva Rivera, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Yakima Planning Commission's Recommendation to City Council;** a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and all parties of record; that said parties are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the **3rd** day of **September, 2026.**

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

DOC. INDEX #
C-5C

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5-b

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DOC. INDEX #
C-5h

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SEPA REVIEIWNG AGENCIES
_UPDATED 05/15/2026

Type of Notice: NTC of YPC Rec.
File Number: SEPA #012-26, TX#001-26
Date of Mailing: 09/03/2026

DOC. INDEX #
C-5b

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John Zabell	Code Administration	John.Zabell@yakimawa.gov
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov
Lisa Maxey	Community Development	Lisa.Maxey@yakimawa.gov
Kirsten McPherson	Engineering	Kirsten.McPherson@yakimawa.gov
Aaron Markham	Fire	Aaron.markham@yakimawa.gov
Jeremy Rodriguez	Fire	Jeremy.Rodriguez@yakimawa.gov
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov.
Trevor Martin	Planning	trevor.martin@yakimawa.gov
Eva Rivera	Planning	Eva.rivera@yakimawa.gov
Shawn Boyle	Police	Shawn.boyle@yakimawa.gov
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
Leovardo Cruz	Refuse	Leovardo.Cruz@yakimawa.gov
Randy Layman	Refuse	Randy.Layman@yakimawa.gov
Gregory Story	Transit	Gregory.Story@yakimawa.gov
Anabel Chavez	Utilities	anabel.chavez@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Daniel Tiliano	Water/Irrigation	Daniel.Tiliano@yakimawa.gov
Chris Redick	Water/Irrigation	Chris.redick@yakimawa.gov
Chris Kohler	GIS	Chris.kohler@yakimawa.gov

Outside Distribution		
Name	**Address**	**Notified?**
(Subdivision notices ONLY) Pacific Power Attn: Estimating Department	500 N Keys Rd, Yakima, WA 98901	☐ Yes ☒ No
(Projects Adjacent to BNSF Right of Way ONLY) Central Washington Railroad	111 University Parkway, Suite 200 Yakima, WA 98901 (509) 453-9166	☐ Yes ☒ No
	Tim Marshall, General Manager, tmarshall@cbrr.com Kim Yeager, Real Estate Manager, kyeager@ihdllc.com	☐ E-mail
(Shoreline notices ONLY) Department of Ecology	crosepa@ecy.wa.gov	☐ E-mail

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

Type of Notice: Notice of YPC Rec.

File Number(s): TXT#001-26, SDA#012-26

Date of Mailing: 09/03/2026

DOC. INDEX #
C-5b

Rivera, Eva

From: Rivera, Eva
Sent: Thursday, September 3, 2026 12:32 PM
To: 'Ahtanum Irrigation District'; 'aviationlanduse@wsdot.wa.gov'; Cavanaugh, Jason; Cawley, Marc; 'commissioners.web@co.yakima.wa.us'; 'crosepacoordinator@ecy.wa.gov'; 'efsec@utc.wa.gov'; 'esanchey@yakama.com'; 'formerorchards@ecy.wa.gov'; 'gonsetp@wsdot.wa.gov'; Gregg Kiona - Yakama Nation; Ian Gray - Yakama Nation; 'info@yakimavalleytrolleys.org'; 'j.shah@dfw.wa.gov'; 'Jack Wells - Yakima County Water Resources'; 'jamie.gardipe@doh.wa.gov'; Jessica Lally - Yakama Nation; 'jmarvin@yakama.com'; Kallevig, Dana; 'kellie@yakimagreenway.org'; 'kelly.cooper@doh.wa.gov'; 'kmclain@agr.wa.gov'; 'konner@yakimagreenway.org'; 'kristi@yakima.org'; 'larry.covey@dshs.wa.gov'; 'liliana.rojas@bia.gov'; Linos, Irene; 'liz@yvmuseum.org'; 'marj@yakamafish-nsn.gov'; 'mark.lanter@wasteconnections.com'; 'martym@orfh.org'; 'Naches Cowiche Canal Association'; 'Nellie Soptich - Yakima County Water Resources'; 'r3planning@dfw.wa.gov'; 'reviewteam@commerce.wa.gov'; Rivera, Eva; 'rocco.clark@bia.gov'; 'ryan.ibach@co.yakima.wa.us'; 'scott.downes@dfw.wa.gov'; 'scplanning@wsdot.wa.gov'; 'sepa.reviewteam@doh.wa.gov'; 'sepa@dahp.wa.gov'; 'sepa@parks.wa.gov'; 'sepacenter@dnr.wa.gov'; 'sepaunit@ecy.wa.gov'; 'teamyakima@dfw.wa.gov'; 'United States Postal Service - David James'; 'WA State Dept Ecology - Lori White'; 'West Valley School District - Peter Finch'; 'Yakima County Building Dept - Marivel Garcia'; 'Yakima County Planning Division - Jason Earles'; 'Yakima County Planning Division - Thomas Carroll'; Yakima County Public Services David Haws; 'Yakima County Water Resources Div - Troy Havens'; 'Yakima School District - Trevor Greene'; 'yhd@co.yakima.wa.us'; YRCAA; Bonds Jr., Randy; Boyle, Shawn; Chavez, Anabel; Contreras, Pedro; Cruz, Leovardo; DeBusschere, Suzanne; Denman, Glenn; Hopkins, Christopher; Kohler, Chris; Kuntz, Linda; Layman, Randy; Martin, Trevor; Maxey, Lisa; McPherson, Kirsten; Meloy, Randy; Redick, Chad; Schafer, Scott; Story, Gregory; Tiliano, Daniel; Trujillo, Michael; Watkins, Sara; Zabell, John
Subject: NTC OF YPC REC - CITY PLANNING YMC TITLE 15 - TXT#001-26, SEPA#012-26
Attachments: NTC OF YPC REC_TXT#001-26.pdf

Good afternoon,

Attached is a Notice of the Yakima Planning Commission's Recommendation regarding the above-entitled project. If you have any questions about this proposal, please contact Planning Manager Trevor Martin at trevor.martin@yakimawa.gov.

Thank you!

Eva A Rivera

Planning Technician

eva.rivera@yakimawa.gov

DOC. INDEX #
C-5a

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

NOTIFICATION OF THE YAKIMA PLANNING COMMISSION'S RECOMMENDATION TO THE YAKIMA CITY COUNCIL

DATE:	September 3, 2026
TO:	Parties of Record
SUBJECT:	Notice of the Yakima Planning Commission's Recommendation
FILE #(S):	TXT#001-26, SEPA#012-26
APPLICANT:	City of Yakima Planning Division
PROJECT LOCATION:	Citywide

On September 2, 2026, the City of Yakima Planning Commission rendered its written recommendation on **TXT#001-26, SEPA#012-26.** Proposed non-project amendments to Title 15 of the Yakima Municipal Code.

A copy of the Planning Commission's Findings and Recommendation is enclosed.

The Planning Commission's Recommendation will be considered by the Yakima City Council in a public hearing to be scheduled. The City Clerk will notify you of the date, time, and place of the public hearing.

For further information or assistance, you may contact the City of Yakima Planning Division at (509) 575-6183 or email: ask.planning@yakimawa.gov

Eva Rivera
Planning Technician

Date of Mailing: **September 3, 2026**
Enclosures: Planning Commission's Recommendation

DOC. INDEX #
C-S

Yakima
2015
1994

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: **TXT#001-26, SEPA#012-26**
CITY OF YAKIMA PLANNING - YMC TITLE 15
CITYWIDE

I, Eva Rivera, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mail, a **Notice of Determination of Non-Significance (DNS);** a true and correct copy of which is enclosed herewith; that said notice was addressed to the listed SEPA agencies ; that said parties are individually listed on the mailing list retained by the Planning Division; and that said notices were mailed by me on this **28th** day of **August, 2026.**

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

DOC. INDEX #
C-4C

Ahtanum Irrigation District
10705-B Gilbert Road
Yakima, WA 98903-9203
aidoffice@ahtanum.net

Cascade Natural Gas
8113 W Grandridge Blvd
Kennewick, WA 99336

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

Charter Communications
1005 North 16th Ave
Yakima, WA 98902

City of Union Gap
Jason Cavanaugh
P.O. Box 3008
Union Gap, WA 98903
Jason.cavanaugh@uniongapwa.gov

City of Yakima - Airport
Robert Hodgman
2400 West Washington Ave
Yakima, WA 98903
robert.hodgman@yakimawa.gov

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

City of Yakima - Engineering
Dana Kallevig
129 N 2nd St
Yakima, WA 98901
dana.kallevig@yakimawa.gov

City of Yakima - Wastewater Division
Marc Cawley
2220 East Viola Ave
Yakima, WA 98901
marc.cawley@yakimawa.gov

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

Greater Yakima Chamber of Commerce
10 North 9th Street
Yakima, WA 98901
kristi@yakima.org

Naches Cowiche Canal Association
PO Box 9635
Yakima, WA 98909
NachesCowicheCanal@gmail.com

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

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

Pacific Power
Mike Paulson
500 North Keys Rd
Yakima, WA 98901

United States Postal Service
David James
205 W Washington Ave
Yakima, WA 98903
david.r.james@usps.gov

WA State Attorney General's Office
1433 Lakeside Court, Ste# 102
Yakima, WA 98902

WA State Department of Agriculture
Kelly McLain
PO Box 42560
Olympia, WA 98504
kmclain@agr.wa.gov

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

WA State Department of Commerce
Review Team
1011 Plum St SE
Olympia, WA 98504-3172
reviewteam@commerce.wa.gov

WA State Department of Ecology
Annie Szvetecz
P.O. Box 47703
Olympia, WA 98504-7703
Upload Docs to SEPA Register

WA State Department of Ecology
Gwen Clear
1250 W Alder St
Union Gap, WA 98903
crosepacoordinator@ecy.wa.gov

WA State Department of Ecology
Lori White
lori.white@ecy.wa.gov

WA State Department of Ecology
Rhonda Luke
FormerOrchards@ecy.wa.gov

WA State Department of Ecology
sepaunit@ecy.wa.gov

WA State Department of Energy Facility
Site Evaluation Council -EFSEC
PO Box 43172
Olympia, WA 98504-3172
efsec@utc.wa.gov

WA State Department of Fish and Wildlife
Janell Shah
j.shah@dfw.wa.gov

WA State Department of Fish and Wildlife
Scott Downes
scott.Downes@dfw.wa.gov

WA State Department of Fish and Wildlife
TeamYakima@dfw.wa.gov

WA State Department of Fish and Wildlife,
SEPA Desk
PO Box 43200
Olympia, WA 98504
R3planning@dfw.wa.gov

DOC. INDEX #
C-4b

WA State Department of Health
Kelly Cooper
PO Box 47820
Olympia, WA 98504
Kelly.cooper@doh.wa.gov

WA State Department of Health, Office of Drinking Water
Jamie Gardipe
16201 E Indiana Ave, Ste# 1500
Spokane Valley, WA 99216
Jamie.gardipe@doh.wa.gov

WA State Department of Health, Office of Drinking Water
SEPA.reviewteam@doh.wa.gov

WA State Department of Natural Resources, SEPA Center
PO Box 47015
Olympia, WA 98504
sepacenter@dnr.wa.gov

WA State Department of Social & Health Services, Office of Capital Programs
Larry Covey
P.O. Box 45848
Olympia, WA 98504
larry.covey@dshs.wa.gov

WA State Department of Transportation
Paul Gonseth
2809 Rudkin Road
Union Gap, WA 98903
gonsetp@wsdot.wa.gov

WA State Department Transportation South Central Region Planning Office
SCplanning@wsdot.wa.gov

WA State Department Transportation, Aviation Division
AviationLandUse@wsdot.wa.gov

West Valley School District
Dr. Peter Finch
8902 Zier Road
Yakima, WA 98908
finchp@wvsd208.org

WA State Governor's Office of Indian Affairs
PO Box 40909
Olympia, WA 98504

WA State Parks & Recreation Commission
Jessica Logan
P.O. Box 42650
Olympia, WA 98504
sepa@parks.wa.gov

Yakama Bureau of Indian Affairs
Rocco Clark
P.O. Box 632
Toppenish, WA 98948
Rocco.clark@bia.gov

Yakama Bureau of Indian Affairs
Liliana Rojas
P.O. Box 632
Toppenish, WA 98948
Liliana.rojas@bia.gov

Yakima Valley Trolleys
Paul Edmondson
313 North 3rd Street
Yakima, WA 98901

Yakima Valley Trolleys
PO Box 796
Yakima, WA 98907
info@yakimavalleytrolleys.org

West Valley School District
Joe Connolly
8902 Zier Road
Yakima, WA 98908-9299
connollyw@wvsd208.org

Yakama Bureau of Indian Affairs
P.O. Box 632
Toppenish, WA 98948

Yakama Indian Nation, Yakima Tribal Council
Ruth Jim
P.O. Box 151
Toppenish, WA 98948

Yakama Nation Environmental Management Program
Elizabeth Sanchey
P.O. Box 151
Toppenish, WA 98948
esanchey@yakama.com

Yakama Indian Nation, Cultural Resources Program
Johnson Meninick
P.O. Box 151
Toppenish, WA 98948

Yakima County Building Department
Marivel Garcia
128 North 2nd Street, 4th Floor
Yakima, WA 98901
marivel.garcia@co.yakima.wa.us

Yakima County Commissioners
Commissioners.web@co.yakima.wa.us

Yakama-Klickitat Fisheries Project
John Marvin
760 Pence Road
Yakima, WA 98909
marj@yakamafish-nsn.gov
jmarvin@yakama.com

Yakima County Health District
1210 Ahtanum Ridge Dr Ste#200
Union Gap, WA 98903
yhd@co.yakima.wa.us

Yakima County Planning Division
Jason Earles
128 North 2nd Street, 4th Floor
Yakima, WA 98901
Jason.Earles@co.yakima.wa.us

Yakima County Health District
Ryan Ibach
1210 Ahtanum Ridge Dr Ste#200
Union Gap, WA 98903
ryan.ibach@co.yakima.wa.us

Yakima County Public Services
David Haws
128 North 2nd Street, 4th Floor
Yakima, WA 98901
David.haws@co.yakima.wa.us

Yakima County Water Resources Division
Troy Havens
128 North 2nd Street, 4th Floor
Yakima, WA 98901
Troy.Havens@co.yakima.wa.us

Yakima County Planning Division
Tommy Carroll
128 North 2nd Street, 4th Floor
Yakima, WA 98901
Thomas.Carroll@co.yakima.wa.us

Yakima-Tieton Irrigation District
Sandra Hull
470 Camp 4 Rd
Yakima, WA 98908

DOC. INDEX #
C-4b

Yakima County Water Resources Division
Nellie Soptich
128 North 2nd Street, 4th Floor
Yakima, WA 98901
Nellie.Soptich@co.yakima.wa.us

Yakima Greenway Foundation
Kellie Connaughton
111 South 18th Street
Yakima, WA 98901
kellie@yakimagreenway.org

Yakima Regional Clean Air Agency
186 Iron Horse Ct # 101
Yakima, WA 98901
admin@yrcaa.org

Yakima School District
Trevor Greene
104 North 4th Ave
Yakima, WA 98902
greene.trevor@ysd7.org

Yakima Valley Museum
2105 Tieton Drive
Yakima, WA 98902
lizr@yvmuseum.org

Yakima Waste Systems
Mark Lanter
PO Box 2830
Yakima, WA 98907
mark.lanter@wasteconnections.com

Ian Gray
Yakima Nation
Ian_Gray@Yakama.com

Jessica Lally
Yakima Nation
Jessica_Lally@Yakama.com

Gregg Kiona
Yakima Nation
Gregg_Kiona@Yakama.com

YVCOG
1200 Chesterly Drive, Suite 260
Yakima, WA 98902

SEPA REVIEIWNG AGENCIES
_UPDATED 05/15/2026

Type of Notice: Notice of DNS
File Number: SEPA#012-26
Date of Mailing: 08/28/2026

DOC. INDEX #
C-4b

In-House Distribution E-mail List		Revised 04/28/2026
Name	**Division**	**E-mail Address**
Christopher Hopkins	Air Terminal	christopher.hopkins@yakimawa.gov
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
Linda Kuntz	Code Administration	linda.kuntz@yakimawa.gov
John Zabell	Code Administration	John.Zabell@yakimawa.gov
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov
Lisa Maxey	Community Development	Lisa.Maxey@yakimawa.gov
Kirsten McPherson	Engineering	Kirsten.McPherson@yakimawa.gov
Aaron Markham	Fire	Aaron.markham@yakimawa.gov
Jeremy Rodriguez	Fire	Jeremy.Rodriguez@yakimawa.gov
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov.
Trevor Martin	Planning	trevor.martin@yakimawa.gov
Eva Rivera	Planning	Eva.rivera@yakimawa.gov
Shawn Boyle	Police	Shawn.boyle@yakimawa.gov
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
Leovardo Cruz	Refuse	Leovardo.Cruz@yakimawa.gov
Randy Layman	Refuse	Randy.Layman@yakimawa.gov
Gregory Story	Transit	Gregory.Story@yakimawa.gov
Anabel Chavez	Utilities	anabel.chavez@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Daniel Tiliano	Water/Irrigation	Daniel.Tiliano@yakimawa.gov
Chris Redick	Water/Irrigation	Chris.redick@yakimawa.gov
Chris Kohler	GIS	Chris.kohler@yakimawa.gov

Outside Distribution		
Name	**Address**	**Notified?**
(Subdivision notices ONLY) Pacific Power Attn: Estimating Department	500 N Keys Rd, Yakima, WA 98901	☐ Yes ☒ No
(Projects Adjacent to BNSF Right of Way ONLY) Central Washington Railroad	111 University Parkway, Suite 200 Yakima, WA 98901 (509) 453-9166	☐ Yes ☒ No
	Tim Marshall, General Manager, tmarshall@cbrr.com Kim Yeager, Real Estate Manager, kyeager@ihdllc.com	☐ E-mail
(Shoreline notices ONLY) Department of Ecology	crosepa@ecy.wa.gov	☐ E-mail

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

Type of Notice: DNS

File Number(s): TXT#001-26, SEPA012-26

Date of Mailing: 08/28/2026

DOC. INDEX #

C-4b

Rivera, Eva

From: NoReply@ecy.wa.gov
Sent: Wednesday, September 2, 2026 9:22 AM
To: Ask Planning
Subject: SEPA record published

The SEPA admin reviewed and published SEPA record number 202603717, "City Planning YMC Title 15".
Lead Agency File Number: SEPA#012-26, TXT#001-26.
It will now be available to the public.

From: Amber Johnson
Email: separegister@ecy.wa.gov
Phone number: (509) 723-5677

DOC. INDEX #
C-4a

Rivera, Eva

From: Rivera, Eva
Sent: Friday, August 28, 2026 10:02 AM
To: Bonds Jr., Randy; Boyle, Shawn; Chavez, Anabel; Contreras, Pedro; Cruz, Leovardo; DeBusschere, Suzanne; Denman, Glenn; Hopkins, Christopher; Kallevig, Dana; Kohler, Chris; Kuntz, Linda; Layman, Randy; Martin, Trevor; Maxey, Lisa; McPherson, Kirsten; Meloy, Randy; Redick, Chad; Rivera, Eva; Schafer, Scott; Story, Gregory; Tiliano, Daniel; Trujillo, Michael; Watkins, Sara; Zabell, John; 'Ahtanum Irrigation District'; 'aviationlanduse@wsdot.wa.gov'; Cavanaugh, Jason; Cawley, Marc; 'commissioners.web@co.yakima.wa.us'; 'crosepacoordinator@ecy.wa.gov'; 'efsec@utc.wa.gov'; 'esanchey@yakama.com'; 'formerorchards@ecy.wa.gov'; 'gonsetp@wsdot.wa.gov'; Gregg Kiona - Yakama Nation; Ian Gray - Yakama Nation; 'info@yakimavalleytrolleys.org'; 'j.shah@dfw.wa.gov'; 'Jack Wells - Yakima County Water Resources'; 'jamie.gardipe@doh.wa.gov'; Jessica Lally - Yakama Nation; 'jmarvin@yakama.com'; 'kellie@yakimagreenway.org'; 'kelly.cooper@doh.wa.gov'; 'kmclain@agr.wa.gov'; 'konner@yakimagreenway.org'; 'kristi@yakima.org'; 'larry.covey@dshs.wa.gov'; 'liliana.rojas@bia.gov'; Linos, Irene; 'liz@yvmuseum.org'; 'marj@yakamafish-nsn.gov'; 'mark.lanter@wasteconnections.com'; 'martym@orfh.org'; 'Naches Cowiche Canal Association'; 'Nellie Soptich - Yakima County Water Resources'; 'r3planning@dfw.wa.gov'; 'reviewteam@commerce.wa.gov'; 'rocco.clark@bia.gov'; 'ryan.ibach@co.yakima.wa.us'; 'scott.downes@dfw.wa.gov'; 'scplanning@wsdot.wa.gov'; 'sepa.reviewteam@doh.wa.gov'; 'sepa@dahp.wa.gov'; 'sepa@parks.wa.gov'; 'sepacenter@dnr.wa.gov'; 'sepaunit@ecy.wa.gov'; 'teamyakima@dfw.wa.gov'; 'United States Postal Service - David James'; 'WA State Dept Ecology - Lori White'; 'West Valley School District - Peter Finch'; 'Yakima County Building Dept - Marivel Garcia'; 'Yakima County Planning Division - Jason Earles'; 'Yakima County Planning Division - Thomas Carroll'; Yakima County Public Services David Haws; 'Yakima County Water Resources Div - Troy Havens'; 'Yakima School District - Trevor Greene'; 'yhd@co.yakima.wa.us'; YRCAA; Anne Knapp; Baker, Jeff; Brown, Matt; Charles Hitchcock ; 'Colleda Monick'; 'Davila-Verdin, Eduardo'; Gonzalez, Felisa; James Conright; 'Kevin Rangel'; 'Martin, Trevor'; 'Maxey, Lisa'; Philip Ostriem (philipostriem@johnlscott.com); Shelley White; 'Tanya Knickerbocker'; 'Watkins, Sara'
Subject: DNS - CITY OF YAKIMA PLANNING - YMC TITLE 15 - TXT#001-26, SEPA#012-26
Attachments: DNS_SEPA#012-26.pdf; SEPA-Application_ Secure Transition Facility_Text Amendments - update1.pdf

Good morning,

Attached is a Determination of Nonsignificance regarding the above-entitled project. If you have any questions about this proposal, please contact the assigned planner, Trevor Martin at trevor.martin@yakimawa.gov.

Thank you!

DOC. INDEX #
C-4a

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

WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
August 28, 2026

PROJECT DESCRIPTION: The City of Yakima Planning Division is proposing non-project amendments to 15 of the Yakima Municipal Code.

LOCATION: City Limits
PARCEL NUMBERS: N/A
PROPONENT: City of Yakima Planning Division
PROPERTY OWNERS: N/A
LEAD AGENCY: City of Yakima

FILE NUMBERS: TXT#001-26 & SEPA#012-26

DETERMINATION: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

☒ This DNS is issued after using the DNS process in WAC 197-11-340.; the lead agency will not act on this proposal for 14 days from the sate of preliminary threshold determination. **All comments must be submitted by 5:00pm on September 11, 2026.**

Responsible Official: Bill Preston
Position/Title: SEPA Responsible Official
Phone (509) 575-6183
Address: 129 N. 2nd Street, Yakima, WA 98901

Date August 28, 2026 **Signature** _____

DOC. INDEX #
C-4

City of Yakima
Yakima Planning Commission Hearing
City Hall Council Chambers

HEARING DATE: Wednesday, August 26, 2026

PUBLIC HEARINGS:
A. TXT#001-26 - CITY OF YAKIMA PLANNING - YMC TITLE 15

Mark X on item of interest (from list above)	NAME	ADDRESS	ZIP CODE	E-MAIL ADDRESS
A	Jose Ulloa	408 N Camas Ave 98931		irelax502@gmail.com

DOC. INDEX # C-3

DEPARTMENT OF COMMUNITY DEVELOPMENT
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

CITY OF YAKIMA PLANNING COMMISSION
Yakima City Hall Council Chambers
129 N 2nd Street, Yakima, WA 98901

August 26, 2026
3:00 p.m. – 5:00 p.m.

YPC MEMBERS:
Chair Charles Hitchcock, Vice-Chair Kevin Rangel, Jeff Baker, James Conright, Eduardo Davila-Verdin, Anne Knapp, Tanya Knickerbocker, Colleda Monick, Philip Ostriem, and Shelley White
City Council Liaison: Matt Brown, Felisa Gonzalez

CITY PLANNING STAFF:
Bill Preston (Community Development Director), Lisa Maxey (Admin. Assistant), Trevor Martin (Planning Manager), Eric Crowell (Senior Planner), Jason Radtke (Senior Planner), Connor Kennedy (Associate Planner), Eva Rivera (Planning Technician)

AGENDA

I. **Call to Order**

II. **Roll Call**

III. **Staff Announcements**

IV. **Approval of Minutes – July 8 and August 12, 2026, Meetings**

V. **Public Comment**

VI. **Public Hearing -**

Applicant & File No.: –City of Yakima - TXT#001-26

VII. **Other Business**

VIII. **YPC Meeting Recap**

IX. **Adjourn**

Next Meeting: September 9, 2026

DOC. INDEX #
C-3

The meeting will also be recorded and posted on the Y-PAC website.
Visit the Yakima Planning Commission webpage for more information, including agenda packets and minutes.

Yakima 2015 1994

Yakima Planning Commission - Agenda & Packet Distribution List

CITY PLANNING - YMC TITLE 15
TXT#001-26, SEPA#012-26

AGENDA PACKET: YPC MEMBERS, STAFF & APPLICANT/REPRESENTATIVE/OWNER

Charles Hitchcock (YPC Chair)	charlesphitchcock@gmail.com
Trevor Martin (Planning)	trevor.martin@yakimawa.gov
Michael Brown (YPAC)	michael.brown@yakimawa.gov
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Bill Preston (Com Dev)	Bill.preston@yakimawa.gov
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Sara Watkins (Legal)	sara.watkins@yakimawa.gov
Colleda Monick (YPC)	colledamonick@gmail.com
Anne Knapp (YPC)	akaknapkin@yahoo.com
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Shelley White (YPC)	shelleyw@johnlscott.com
James Conright (YPC)	jconright@gmail.com
Eduardo Davila-Verdin (YPC)	eddie230473@gmail.com
Tanya Knickerbocker (YPC)	knickerb@gmail.com
Matt Brown (Council Liaison)	matt.brown@yakimawa.gov
Felisa Gonzalez (Council Liaison)	felisa.gonzalez@yakimawa.gov
Eva Rivera (Planning)	eva.rivera@yakimawa.gov

AGENDA ONLY: PARTIES OF RECORD/INTERESTED PARTIES

Name	Address	E-mail Address
NONE		

DOC. INDEX #
C-2

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: TXT#001-26, SEPA#012-26
CITY OF YAKIMA PLANNING
CITYWIDE

I, Eva Rivera, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Application, Environmental Review, Public Hearing;** 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 individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the ~~11th~~ 12 day of **August, 2026.**

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

DOC. INDEX #
C-1d

Ahtanum Irrigation District
10705-B Gilbert Road
Yakima, WA 98903-9203
aidoffice@ahtanum.net

Cascade Natural Gas
8113 W Grandridge Blvd
Kennewick, WA 99336

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

Charter Communications
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Yakima, WA 98902

City of Union Gap
Jason Cavanaugh
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Jason.cavanaugh@uniongapwa.gov

City of Yakima - Airport
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Yakima Valley Canal Co
Robert Smoot
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City of Yakima - Engineering
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City of Yakima - Wastewater Division
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Federal Aviation Administration
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Yakima, WA 98903

Greater Yakima Chamber of Commerce
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Yakima, WA 98901
kristi@yakima.org

Naches Cowiche Canal Association
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Yakima, WA 98909
NachesCowicheCanal@gmail.com

North Yakima Conservation District
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Yakima, WA 98902

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Pacific Power
Mike Paulson
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Yakima, WA 98901

United States Postal Service
David James
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Yakima, WA 98903
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WA State Attorney General's Office
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Yakima, WA 98902

WA State Department of Agriculture
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WA State Department of Archaeology &
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1063 S Capitol Way, Ste 106
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WA State Department of Commerce
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Upload Docs to SEPA Register

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WA State Department of Fish and Wildlife
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DOC. INDEX #
C-1C

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Spokane Valley, WA 99216
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WA State Department of Health, Office of Drinking Water
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SCplanning@wsdot.wa.gov

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Yakima County Commissioners
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Yakima County Water Resources Division
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Yakima, WA 98908

DOC. INDEX #
C-1c

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kellie@yakimagreenway.org

Yakima Regional Clean Air Agency
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Yakima Valley Museum
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Yakima Waste Systems
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Jessica Lally
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Jessica_Lally@Yakama.com

Gregg Kiona
Yakima Nation
Gregg_Kiona@Yakama.com

YVCOG
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Yakima, WA 98902

SEPA REVIEIWNG AGENCIES
_UPDATED 05/15/2026

Type of Notice: SEPA#012-26, TXT#001-26
File Number: Ntc of App, SEPA, Hearing
Date of Mailing: 08/12/2026

DOC. INDEX #
C-1C

In-House Distribution E-mail List		Revised 04/28/2026
Name	**Division**	**E-mail Address**
Christopher Hopkins	Air Terminal	christopher.hopkins@yakimawa.gov
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Jeremy Rodriguez	Fire	Jeremy.Rodriguez@yakimawa.gov
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov.
Trevor Martin	Planning	trevor.martin@yakimawa.gov
Eva Rivera	Planning	Eva.rivera@yakimawa.gov
Shawn Boyle	Police	Shawn.boyle@yakimawa.gov
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Leovardo Cruz	Refuse	Leovardo.Cruz@yakimawa.gov
Randy Layman	Refuse	Randy.Layman@yakimawa.gov
Gregory Story	Transit	Gregory.Story@yakimawa.gov
Anabel Chavez	Utilities	anabel.chavez@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Daniel Tiliano	Water/Irrigation	Daniel.Tiliano@yakimawa.gov
Chris Redick	Water/Irrigation	Chris.redick@yakimawa.gov
Chris Kohler	GIS	Chris.kohler@yakimawa.gov

Outside Distribution		
Name	**Address**	**Notified?**
(Subdivision notices ONLY) Pacific Power Attn: Estimating Department	500 N Keys Rd, Yakima, WA 98901	☐ Yes ☒ No
(Projects Adjacent to BNSF Right of Way ONLY) Central Washington Railroad	111 University Parkway, Suite 200 Yakima, WA 98901 (509) 453-9166	☐ Yes ☒ No
	Tim Marshall, General Manager, tmarshall@cbrr.com Kim Yeager, Real Estate Manager, kyeager@ihdllc.com	☐ E-mail
(Shoreline notices ONLY) Department of Ecology	crosepa@ecy.wa.gov	☐ E-mail

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

Type of Notice: Notice of Application, SEPA, Hearing
File Number(s): TXT#001.26, SEPA#012.26
Date of Mailing: 08/21/2026

DOC. ...
C-1C

Rivera, Eva

From: Rivera, Eva
Sent: Wednesday, August 12, 2026 12:35 PM
To: Bonds Jr., Randy; Boyle, Shawn; Chavez, Anabel; Contreras, Pedro; Cruz, Leovardo; DeBusschere, Suzanne; Denman, Glenn; Hopkins, Christopher; Kallevig, Dana; Kohler, Chris; Kuntz, Linda; Layman, Randy; Martin, Trevor; Maxey, Lisa; McPherson, Kirsten; Meloy, Randy; Redick, Chad; Rivera, Eva; Schafer, Scott; Story, Gregory; Tiliano, Daniel; Trujillo, Michael; Watkins, Sara; Zabell, John; Ahtanum Irrigation District; aviationlanduse@wsdot.wa.gov; Cavanaugh, Jason; Cawley, Marc; commissioners.web@co.yakima.wa.us; crosepacoordinator@ecy.wa.gov; efsec@utc.wa.gov; esanchey@yakama.com; formerorchards@ecy.wa.gov; gonsetp@wsdot.wa.gov; Gregg Kiona - Yakama Nation; Ian Gray - Yakama Nation; info@yakimavalleytrolleys.org; j.shah@dfw.wa.gov; Jack Wells - Yakima County Water Resources; jamie.gardipe@doh.wa.gov; Jessica Lally - Yakama Nation; jmarvin@yakama.com; kellie@yakimagreenway.org; kelly.cooper@doh.wa.gov; kmclain@agr.wa.gov; konner@yakimagreenway.org; kristi@yakima.org; larry.covey@dshs.wa.gov; liliana.rojas@bia.gov; Linos, Irene; liz@yvmuseum.org; marj@yakamafish-nsn.gov; mark.lanter@wasteconnections.com; martym@orfh.org; Naches Cowiche Canal Association; Nellie Soptich - Yakima County Water Resources; r3planning@dfw.wa.gov; reviewteam@commerce.wa.gov; rocco.clark@bia.gov; ryan.ibach@co.yakima.wa.us; scott.downes@dfw.wa.gov; scplanning@wsdot.wa.gov; sepa.reviewteam@doh.wa.gov; sepa@dahp.wa.gov; sepa@parks.wa.gov; sepacenter@dnr.wa.gov; sepaunit@ecy.wa.gov; teamyakima@dfw.wa.gov; United States Postal Service - David James; WA State Dept Ecology - Lori White; West Valley School District - Peter Finch; Yakima County Building Dept - Marivel Garcia; Yakima County Planning Division - Jason Earles; Yakima County Planning Division - Thomas Carroll; Yakima County Public Services David Haws; Yakima County Water Resources Div - Troy Havens; Yakima School District - Trevor Greene; yhd@co.yakima.wa.us; YRCAA; Brown, Michael; El Sol de Yakima; KAPP TV News; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT/KATS/DMVW/KFFM - REESHA COSBY; KNDO TV News; KNDU TV News; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWPR - Anna King; RCDR - Maria DJ Rodriguez; Tu Decides - Albert Torres; Yakima Herald - Business; Yakima Herald Republic Newspaper; Yakima School District - Stacey Locke; Yakima Valley Business Times; YPAC - Randy Beehler; Anne Knapp; Baker, Jeff; Brown, Matt; Charles Hitchcock ; Colleda Monick; Davila-Verdin, Eduardo; Gonzalez, Felisa; James Conright; Kevin Rangel; Martin, Trevor; Maxey, Lisa; Philip Ostriem (philipostriem@johnlscott.com); Shelley White; Tanya Knickerbocker; Watkins, Sara
Subject: REVISED NTC OF APP & ENVIRO. REVIEW, & HEARING - CITY PLANNING YMC TITLE 15 - TXT#001-26, SEPA#012-26
Attachments: TXT#001-26_Draft_Amendments.pdf; SEPA-Application_ Secure Transition Facility_Text Amendments - update1.pdf; Revised_NoticeOfApp_TXT-001-26_SEPA#012-26.pdf

Hello, please see the **revised** Notice of Application, Environmental Review, and Public Hearing.

Eva A Rivera

Planning Technician

DOC. INDEX #
C-16

<Bonnie.Lozano@yakimawa.gov>; NWPR - Anna King <aking@wsu.edu>; RCDR - Maria DJ Rodriguez <mdjrodriguez@rcdr.biz>; Tu Decides - Albert Torres <albert@tudecidesmedia.com>; Yakima Herald - Business <business@yakimaherald.com>; Yakima Herald Republic Newspaper <news@yakimaherald.com>; Yakima School District - Stacey Locke <locke.stacey@ysd7.org>; Yakima Valley Business Times <news@yvpub.com>; Beehler, Randy <Randy.Beehler@yakimawa.gov>; Anne Knapp <akaknapkin@yahoo.com>; Baker, Jeff <jbakersauto@gmail.com>; Brown, Matt <Matt.Brown@yakimawa.gov>; Charles Hitchcock <charlesphitchcock@gmail.com>; Colleda Monick <colledamonick@gmail.com>; Davila-Verdin, Eduardo <eddie230473@gmail.com>; Gonzalez, Felisa <Felisa.Gonzalez@yakimawa.gov>; James Conright <jconright@gmail.com>; Kevin Rangel <rangelestates@outlook.com>; Martin, Trevor <Trevor.Martin@yakimawa.gov>; Maxey, Lisa <Lisa.Maxey@YAKIMAWA.GOV>; Philip Ostriem (philipostriem@johnlscott.com) <philipostriem@johnlscott.com>; Shelley White <ShelleyW@johnlscott.com>; Tanya Knickerbocker <knickerb@gmail.com>; Watkins, Sara <Sara.Watkins@YAKIMAWA.GOV>
Cc: Martin, Trevor <Trevor.Martin@yakimawa.gov>
Subject: NTC OF APP & ENVIRO. REVIEW, & HEARING - CITY PLANNING YMC TITLE 15 - TXT#001-26, SEPA#012-26

Good afternoon,

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

Thank you!

Eva A Rivera

Planning Technician

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.

DOC. INDEX #
C-6

Rivera, Eva

From: NoReply@ecy.wa.gov
Sent: Wednesday, August 12, 2026 1:26 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#012-26, TXT#001-26.
Your record is being reviewed by an administrator.

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

DOC. INDEX #
C-16

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING

DATE: August 11, 2026 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#001-26 & SEPA#012-26 **LOCATION:** Citywide **TAX PARCEL NUMBER(S):** N/A **DATE OF APPLICATION:** August 6, 2026 **PROJECT DESCRIPTION** The City of Yakima Planning Division is proposing non-project amendments to Title 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 AND NOTICE OF PUBLIC HEARING** The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to or at the public hearing. The public hearing before the City of Yakima Planning Commission has been scheduled for Wednesday, **August 26, 2026**, beginning at **3:00 p.m.** in the Council Chambers – 129 N 2nd St, Yakima WA, 98901. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St., Yakima, WA 98901. **A separate public notice will be provided for the public hearing before the Yakima City Council.** You can mail your comments to: **Trevor Martin, AICP, Planning Manager, City of Yakima, Department of Community Development, 129 N. 2nd St.; Yakima, WA 98901** **NOTICE OF RECOMMENDATION** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered. The file containing the complete application is available for public inspection at the Yakima City Planning Office at 129 North 2nd Street, Yakima, WA, and online at https://www.yakimawa.gov/services/planning/text-amendments/ 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 .

(118224) August 11, 2026

DOC. INDEX #
C-1a

YAKIMA HERALD-REPUBLIC WE TELL YOUR STORIES YAKIMAHERALD.COM El Sol de Yakima

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.

08/11/2026

Agent SharonSeligman Signature Sharon Seligman

Subscribed and sworn to before me on 08/11/2026

Debbie Collantes Debbie Collantes

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

Publication Cost:	$236.80
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PO #:	

DEBBIE COLLANTES
Notary Public
State of Washington
Commission # 197558
My Comm. Expires Feb 15, 2030

DOC. INDEX #
C1a

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PO #:	

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING

DATE: August 11, 2026 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#001-26 & SEPA#012-26 **LOCATION:** Citywide **TAX PARCEL NUMBER(S):** N/A **DATE OF APPLICATION:** August 6, 2026 **PROJECT DESCRIPTION** The City of Yakima Planning Division is proposing non-project amendments to Title 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 AND NOTICE OF PUBLIC HEARING** The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to or at the public hearing. The public hearing before the City of Yakima Planning Commission has been scheduled for Wednesday, **August 26, 2026**, beginning at **3:00 p.m.** in the Council Chambers – 129 N 2nd St, Yakima WA, 98901. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St., Yakima, WA 98901. **A separate public notice will be provided for the public hearing before the Yakima City Council.** You can mail your comments to: **Trevor Martin, AICP, Planning Manager, City of Yakima, Department of Community Development, 129 N. 2nd St.; Yakima, WA 98901** **NOTICE OF RECOMMENDATION** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered. The file containing the complete application is available for public inspection at the Yakima City Planning Office at 129 North 2nd Street, Yakima, WA, and online at https://www.yakimawa.gov/services/planning/text-amendments/ 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 .

(118224) August 11, 2026

DOC. INDEX #
C-1a

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

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING

DATE:	August 12, 2026
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#001-26 & SEPA#012-26
LOCATION:	Citywide
TAX PARCEL NUMBER(S):	N/A
DATE OF APPLICATION:	August 6, 2026

PROJECT DESCRIPTION The City of Yakima Planning Division is proposing non-project amendments to Title 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 has reviewed the application and expects to issue a 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.

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Trevor Martin, AICP, Planning Manager
City of Yakima, Department of Community Development
129 N. 2nd St.; Yakima, WA 98901

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DOC. INDEX #
G-1

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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 .

DOC. INDEX #
01

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

AVISO DE APLICACIÓN, REVISION AMBIENTAL, Y AUDIENCIA PÚBLICA

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:

FECHA OTORGADA:	12 de augusto, 2026
PARA:	Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE:	Bill Preston, Director de Desarrollo Comunitario
SOLICITANTE:	Ciudad de Yakima División de Planificación (129 N. 2nd St., Yakima, WA 98901)
No. DE ARCHIVO:	TXT#001-26, SEPA#012-26
UBICACIÓN:	Cubre toda la ciudad
No. DE PARCELA(S):	N/A
FECHA DE APLICACIÓN:	6 de augusto, 2026

DESCRIPCIÓN DEL PROYECTO: La División de Planificación de la Ciudad de Yakima propone enmiendas no relacionadas con proyectos a los Títulos 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 y espera emitir una Determinación 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 Y AVISO DE AUDIENCIA PÚBLICA: Se anima al público a revisar la solicitud y comentar sobre la propuesta. Los comentarios escritos pueden presentarse antes de o en la audiencia pública. La audiencia pública frente a la Comisión de Planificación de la Ciudad de Yakima ha sido programada para el miércoles **26 de augusto, 2026** comenzando a las **3:00 p.m.** en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este proyecto a asistir a la audiencia pública o a presentar comentarios por escrito. **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:

Trevor Martin, AICP, Planning Manager
City of Yakima, Department of Community Development
129 N. 2nd St., Yakima, WA 98901

AVISO DE LA RECOMENDACIÓN: Después de la audiencia pública, la Comisión de Planificación de Yakima emitirá su recomendación dentro de diez (10) días hábiles. Cuando la recomendación sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso.

DOC. INDEX #
G

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

DOC. INDEX #
C-1

CITY PLANNING - YMC TITLE 15
TXT#001-26, SEPA#012-26

EXHIBIT LIST

CHAPTER D
Supplemental Information

DOC INDEX #	DOCUMENT	DATE
D-1	YPC Meeting Minutes	08/12/2026

City of Yakima Planning Commission (YPC) Meeting Minutes
August 12, 2026

Call to Order
Trevor called the meeting to order at 3:05 p.m.

Roll Call

YPC Members Present:	Jeff Baker, James Conright, Eduardo Davila-Verdin, Anne Knapp, Tanya Knickerbocker, Colleda Monick, Philip Ostriem, Kevin Rangel
YPC Members Absent:	Chair Charles Hitchcock, Shelley White (both excused)
Staff Present:	Trevor Martin; Planning Manager, Eva Rivera; Planning Technician, Connor Kennedy; Associate Planner
City Council Liaison:	Felisa Gonzalez, Matt Brown

Commissioner Knapp informed the Commission of an email exchange between herself and Vice-Chair Hitchcock and provided the Commissioners with a copy of the exchange. Discussion continued regarding the election of Chair and Vice-Chair in accordance with the bylaws.

Election of Chair – Commissioner Ostriem motioned to appoint Vice-Chair Hitchcock for Chair. Commissioner Knickerbocker seconded. Discussion followed.

The roll call vote was as follows:

Rangel – Yes
Ostriem – Yes
Monick – Yes
Knickerbocker – Yes
Knapp – Yes
Davila – Verdin – Yes
Conright – Yes
Baker - Yes

Motion passed unanimously.

Commissioner Ostriem motioned to appoint Commissioner Rangel as Vice-Chair. Commissioner Monick seconded. Discussion ensued.

The roll call vote was as follows:

Rangel – Yes
Ostriem – Yes
Monick – Yes
Knickerbocker – Yes
Knapp – Yes
Davila-Verdin – Yes
Conright – Yes
Baker – Yes

Motion passed unanimously.

Staff Announcements –

- The workshops with the City Council regarding the Comprehensive Plan update will be September 8 and the 15. The public hearing is scheduled for October 20.

DOC. INDEX #
D-1

- Casa de la Mora opens today, a Catholic Charities housing project for families and young adults.

Approval of Minutes from June 10 and 24, 2026- Commissioner Baker moved to approve the meeting minutes from June 10, 2026. Commissioner Monick seconded the motion. The motion carried unanimously. Commissioner Baker moved to approve the meeting minutes from June 24, 2026. Commissioner Monick seconded the motion. The motion carried unanimously.

Public Comment - None

Agenda items Secure Community Transition Facility Study Session and Overlay Creation were switched in order.

Secure Community Transition Facility Study Session – Trevor began the study session by providing background information on RCW 71.09 which pertains to sexually violent predators. The amendments are to address the siting of secure community transition facilities and the need to update some definitions in the City Code. The Commission entered discussion. Trevor clarified that these facilities would only be for individuals leaving McNeil Island. Commissioner Monick suggested having someone from legal attend the next meeting to provide input or guidance on the changes the Commission might propose. The study session continued with discussion of Transitional Housing Facilities which is referenced in the MSRC document provided. E2SHB 1220, which was signed into law requires that cities allow indoor emergency shelters, indoor emergency housing, transitional housing, and permanent supportive housing anywhere that allows hotels or residential dwellings. The next meeting, on August 26, will be a public hearing on the proposed amendments.

Overlay Creation - Connor Kennedy, Associate Planner, presented a PowerPoint explaining what an Overlay Zone is, the City's current Overlay Zones, and potential Overlay Zones.

Other Business – Commissioner Monick asked whether staff anticipates bringing forward any future code amendments or policy discussions regarding data centers, noting that data centers are not specifically addressed in the City's current development regulations. Trevor stated he had no data center information to bring before the Commission but if an applicant were to submit a project of that type, it would be submitted as an interpretation and go to the Hearing Examiner.

Meeting Recap – Action Items & Decisions:

- Secure Transitional Facilities will be added to the Land Use Table
  - Correctional Facilities are not in the definition
  - A cap of 15 beds exists for Secure Transitional Facilities; is there also a cap for how many facilities a city can allow?
  - Take the harshest stance and involve legal
- Adding a Definition for Data Centers
- Following up with Barge Chestnut neighbors
- Discussion of Overlays

Outstanding Action Items

- Trevor will provide training to the new Commissioners.
- Developing a process for public response, following up with the Barge-Chestnut neighbors.

DOC. INDEX # D-1

Future Items

- A new section for congregant living will be added to the code and reviewed by the Commission.
- Right of way assessments for vacant buildings will be explored.
- Staff will notify and update the Commission when the countywide policies are completed.
- Downtown Action Plan - staff will determine if the Planning Commission will be involved.
- Staff will coordinate a future roundtable with experts to discuss design standards.

A motion to adjourn to August 26, 2026, was passed with a unanimous vote. The meeting adjourned at approximately 4:52 p.m.

09/03/2026

Chair Hitchcock Kevin Rangel

Date

This meeting was filmed by YPAC. The meeting video is available at the following link:https://videos.yakimawa.gov/internetchannel/search?channel=2&query=planning%20commission

Minutes for this meeting submitted by: Eva Rivera, Planning Technician.

DOC. INDEX #