



**CITY PLANNING - YMC 15.26 LAND DEVELOPMENT FEES  
TXT#002-22, SEPA#023-22**

**Yakima City Council  
Closed Record Public Hearing  
January 17, 2023**

**EXHIBIT LIST**

Applicant:	City of Yakima Planning Division
File Numbers:	TXT#002-22, SEPA#023-22
Site Address:	Citywide
Staff Contact:	Joseph Calhoun, Planning Manager

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**TXT#002-22, SEPA#023-22**

## EXHIBIT LIST

## CHAPTER AA

### Yakima Planning Commission's Recommendation

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DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

**YAKIMA PLANNING COMMISSION  
RECOMMENDATION TO THE YAKIMA CITY COUNCIL  
FOR  
AMENDMENT TO YAKIMA MUNICIPAL CODE CH 15.26  
December 20, 2022**

**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,** This update to Yakima Municipal Code (YMC) Ch. 15.26 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 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 November 9, 2022; and

**WHEREAS,** All required public notice for these amendments were provided, in accordance with the provisions of YMC Ch. 16.10, on November 18 and November 20, 2022; and

**WHEREAS,** SEPA Environmental Review for these updates was considered with the Preliminary Determination of Nonsignificance issued on November 18, 2022 being retained on December 13, 2022; and

**WHEREAS,** The Yakima Planning Commission held an open record public hearing on December 14, 2022 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, public testimony, and other evidence presented at an open record public hearing held on December 14, 2022, the Planning Commission makes the following:

**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 is provided below:

**DQC.**

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1. YMC Ch. 15.26 – Land Development Fees
  - a. This Chapter has been modified to remove the Land Use Application Fee Schedule from the Zoning Ordinance. The Land Use Fees previously codified in YMC Ch. 15.26 will instead be adopted by City Council Resolution.

#### **FINDINGS OF FACT**

1. This project underwent Environmental Review with the Determination of Nonsignificance being retained on December 13, 2022.
2. Public notice was provided in accordance with YMC Ch. 16.10, with a Notice of Public Hearing issued on November 18, 2022 and Legal Ad Publication in the Yakima Herald newspaper on November 20, 2022.
3. The proposed amendments are consistent with the following Goals and Policies of the 2040 Comprehensive Plan:

- 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.

#### **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.

#### **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 6-0.

#### **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 14<sup>th</sup> day of December, 2022.

By: Lisa K. Wallace  
Lisa Wallace, Vice-Chair  
Yakima Planning Commission

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# AA-1



Exhibit "A"

## Chapter 15.26 LAND DEVELOPMENT FEES

Sections:

15.26.010 Interest—Land development fees.

### 15.26.010 ~~Interest~~—Land development fees.

A. Intent. It is the purpose of this chapter to provide land use development fees for YMC Chapter 6.88 and Titles 14, 15, 16, and 17, and consolidate the fees of these titles into one fee schedule.

B. Land Use Application Fees. The City shall assess and collect fees for land use applications and permits. Land use application fees for YMC Ch. 6.88 and Titles 14, 15, 16, and 17 shall be adopted by City Council resolution. Land use fees for zoning applications under YMC Title 15 and shoreline permits under Title 17 are consolidated using the highest fee only.

#### Land Use Application Fee Schedule

<u>Land Use Permit Type</u>	<u>Fee</u>
<u>Zoning Ordinance (YMC Title 15) and Shoreline Master Program (YMC Title 17)</u>	
<u>Administrative Adjustment</u>	<u>\$435.00</u>
<u>Class 1 Review</u>	<u>\$425.00</u>
<u>Class 2 Review</u>	<u>\$420.00</u>
<u>Class 3 Review</u>	<u>\$1,635.00</u>
<u>Critical Area Review</u>	<u>\$325.00</u>
<u>Interpretation with Hearing</u>	<u>\$2,545.00</u>
<u>Interpretation without Hearing</u>	<u>\$345.00</u>
<u>Modification of Approved Use</u>	<u>\$100.00</u>
<u>Nonconforming Use/Structure</u>	<u>\$1,635.00</u>
<u>Overlay District</u>	<u>\$2,050.00</u>
<u>Planned Development</u>	<u>\$2,500.00</u>
<u>Rezone</u>	<u>\$1,610.00</u>
<u>Shoreline Development Permit/Conditional Use or Variance</u>	<u>\$1,325.00</u>

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**Land Use Application Fee Schedule**

<b>Land Use Permit Type</b>	<b>Fee</b>
Shoreline Exemption	\$400.00
Variance	\$1,635.00
Wireless Communication Facilities	See Table 20.2 in YMC 15.29.050(D)
Zoning Verification Letter	\$400.00
<del>1. Fees for zoning applications under YMC Title 15 and shoreline permits under Title 17 are consolidated using the highest fee only.</del>	
<del>Subdivision Ordinance (YMC Title 14)</del>	
Amended Binding Site Plan	\$920.00
Final Binding Site Plan	\$270.00
Final Long Plat	\$270.00
Final Short Plat	\$100.00
Long Plat Alteration/Vacation or Easement Release	\$1,720.00
Preliminary Binding Site Plan	\$1,635.00
Preliminary Long Plat	\$1,720.00
Preliminary Short Plat	\$435.00
Right of Way Vacation	\$1,385.00
Short Plat Alteration or Easement Release	\$435.00
Short Plat Exemption	\$445.00
<del>State Environmental Policy Act (YMC 6.82)</del>	
SEPA Review	\$265.00
<del>Other Applications</del>	
Appeals to City Council	\$340.00
Appeals to Hearing Examiner	\$580.00
Comprehensive Plan Amendment Map and Text	\$1,250.00
Development Agreement	\$205.00
Extension of Zoning and Subdivision Approvals	\$400.00
Follow Up Pre-App Meeting	\$400.00
Parade and Special Event Permit	See YMC 9.70

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~~Land Use Application Fee Schedule~~

<del>Land Use Permit Type</del>	<del>Fee</del>
<del>Text Amendment</del>	<del>\$4,250.00</del>
<del>Traffic Concurrence</del>	<del>\$250.00</del>

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**ING - YMC 15.26 LAND DEVELOPMENT  
FEES  
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## EXHIBIT LIST

## CHAPTER A

### Staff Report

[illegible]





DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

**Recommendation Regarding Amendments to the City's Zoning Ordinance**

**TO:** City of Yakima Planning Commission  
**FROM:** Joseph Calhoun, Planning Manager  
**SUBJECT:** Zoning Ordinance Text Amendments – File TXT#002-22  
**FOR MEETING OF:** December 14, 2022

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

The City of Yakima Planning Division is proposing non-project minor amendments to the City of Yakima Municipal Code Title 15.

The Planning Commission held one study session for the proposed amendments on November 9, 2022.

**Proposed Amendment Sections:**

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

1. YMC Ch. 15.26 – Land Development Fees
  - a. This Chapter has been modified to remove the Land Use Application Fee Schedule from the Zoning Ordinance. The Land Use Fees previously codified in YMC Ch. 15.26 will instead be adopted by City Council Resolution.

**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.

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### **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 Preliminary Determination of Nonsignificance was issued on November 18, 2022 (SEPA#023-22). The DNS was retained on December 9, 2022.

### **IV. PUBLIC NOTICE**

Notice of Public Hearing  
Legal Ad Publication

**November 18, 2022**  
**November 20, 2022**

No written comments were submitted prior to the drafting of this report. Any comments submitted prior to the hearing will be addressed in a supplemental report made available at the December 14, 2022 hearing.

### **V. FINDINGS AND CONCLUSIONS**

1. No adverse impacts have been identified by the approval of these amendments.
2. The proposed text amendments are consistent with and implement the Yakima Comprehensive Plan 2040, as required by RCW 36.70A.130(1)(d).
3. Removing fees from the Zoning Ordinance and instead adopting by Resolution will provide flexibility for Council to revise and update fees to adjust for inflation

### **VI. RECOMMENDATION**

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

## **SUGGESTED MOTIONS:**

### **Approval:**

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

### **Approval with modifications:**

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

### **Denial:**

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

Exhibit "A"

## Chapter 15.26 LAND DEVELOPMENT FEES

Sections:

15.26.010 Interest—Land development fees.

### 15.26.010 ~~Interest~~—Land development fees.

A. Intent. It is the purpose of this chapter to provide land use development fees for YMC Chapter 6.88 and Titles 14, 15, 16, and 17, and consolidate the fees of these titles into one fee schedule.

B. Land Use Application Fees. The City shall assess and collect fees for land use applications and permits. Land use application fees for YMC Ch. 6.88 and Titles 14, 15, 16, and 17 shall be adopted by City Council resolution. Land use fees for zoning applications under YMC Title 15 and shoreline permits under Title 17 are consolidated using the highest fee only.

#### ~~Land Use Application Fee Schedule~~

Land Use Permit Type	Fee
<del>Zoning Ordinance (YMC Title 15) and Shoreline Master Program (YMC Title 17)</del>	
Administrative Adjustment	\$435.00
Class 1 Review	\$125.00
Class 2 Review	\$430.00
Class 3 Review	\$1,635.00
Critical Area Review	\$325.00
Interpretation with Hearing	\$2,545.00
Interpretation without Hearing	\$315.00
Modification of Approved Use	\$100.00
Nonconforming Use/Structure	\$1,635.00
Overlay District	\$2,050.00
Planned Development	\$2,590.00
Rezone	\$1,610.00
Shoreline Development Permit/Conditional Use or Variance	\$1,225.00

**Land Use Application Fee Schedule**

<b>Land Use Permit Type</b>	<b>Fee</b>
Shoreline Exemption	\$100.00
Variance	\$1,635.00
Wireless Communication Facilities	See Table 29-2 in YMC <u>15.29.050(D)</u>
Zoning Verification Letter	\$100.00
<b>**Fees for zoning applications under YMC Title <u>15</u> and shoreline permits under Title <u>17</u> are consolidated using the highest fee only.</b>	
<b>Subdivision Ordinance (YMC Title <u>14</u>)</b>	
Amended Binding Site Plan	\$920.00
Final Binding Site Plan	\$270.00
Final Long Plat	\$270.00
Final Short Plat	\$100.00
Long Plat Alteration/Vacation or Easement Release	\$1,720.00
Preliminary Binding Site Plan	\$1,635.00
Preliminary Long Plat	\$1,720.00
Preliminary Short Plat	\$435.00
Right-of-Way Vacation	\$1,385.00
Short Plat Alteration or Easement Release	\$435.00
Short Plat Exemption	\$145.00
<b>State Environmental Policy Act (YMC <u>6.88</u>)</b>	
SEPA Review	\$265.00
<b>Other Applications</b>	
Appeals to City Council	\$340.00
Appeals to Hearing Examiner	\$580.00
Comprehensive Plan Amendment—Map and Text	\$1,250.00
Development Agreement	\$205.00
Extension of Zoning and Subdivision Approvals	\$100.00
Follow-Up Pre-App Meeting	\$100.00
Parade and Special Event Permit	See YMC <u>9.70</u>

~~Land Use Application Fee Schedule~~

<del>Land Use Permit Type</del>	<del>Fee</del>
<del>Text Amendment</del>	<del>\$1,250.00</del>
<del>Traffic Concurrency</del>	<del>\$250.00</del>

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**ING - YMC 15.26 LAND DEVELOPMENT  
FEES  
TXT#002-22, SEPA#023-22**

## EXHIBIT LIST

## CHAPTER B

### SEPA Application & Checklist

[illegible]



NOV 03 2022



## LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT

129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901

PHONE: (509) 575-6183 FAX: (509) 575-6105

CITY OF YAKIMA  
PLANNING DIV.**INSTRUCTIONS – PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.**

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 not refundable. This application consists of several parts. PART I - GENERAL INFORMATION, PART II – SUPPLEMENTAL APPLICATION, and PART III – CERTIFICATION are on this page. PART II, III, and IV contain additional information specific to your proposal and MUST be attached to this page to complete the application.

**PART I – GENERAL INFORMATION**

1. Applicant's Information:	Name:	City of Yakima Planning Division						
	Mailing Address:	129 North Second Street						
	City:	Yakima	St:	WA	Zip:	98901	Phone :	( 509 ) 575-6183
	E-Mail:	ask.planning@yakimawa.gov						
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input checked="" type="checkbox"/> Other Government	Local		
3. Property Owner's Information (If other than Applicant):	Name:							
	Mailing Address:							
	City:		St:		Zip:		Phone :	( )
	E-Mail:							
4. Subject Property's Assessor's Parcel Number(s): N/A – Non Project Action								
5. Legal Description of Property. (if lengthy, please attach it on a separate document) N/A – Non Project Action								
6. Property Address: N/A – Non Project Action								
7. Property's Existing Zoning:								
<input checked="" type="checkbox"/> SR <input checked="" type="checkbox"/> R-1 <input checked="" type="checkbox"/> R-2 <input checked="" type="checkbox"/> R-3 <input checked="" type="checkbox"/> B-1 <input checked="" type="checkbox"/> B-2 <input checked="" type="checkbox"/> HB <input checked="" type="checkbox"/> SCC <input checked="" type="checkbox"/> LCC <input checked="" type="checkbox"/> CBD <input checked="" type="checkbox"/> GC <input checked="" type="checkbox"/> AS <input checked="" type="checkbox"/> RD <input checked="" type="checkbox"/> M-1 <input checked="" type="checkbox"/> M-2								
8. Type Of Application: (Check All That Apply)								
<input type="checkbox"/>	Administrative Adjustment	<input checked="" type="checkbox"/>	Environmental Checklist (SEPA Review)	<input type="checkbox"/>	Easement Release			
<input type="checkbox"/>	Type (1) Review	<input type="checkbox"/>	Right-of-Way Vacation	<input type="checkbox"/>	Rezone			
<input type="checkbox"/>	Type (2) Review	<input type="checkbox"/>	Transportation Concurrency	<input type="checkbox"/>	Shoreline			
<input type="checkbox"/>	Type (3) Review	<input type="checkbox"/>	Non-Conforming Use/Structure	<input type="checkbox"/>	Critical Areas Review			
<input type="checkbox"/>	Preliminary Short Plat	<input type="checkbox"/>	Appeal to HE / City Council	<input type="checkbox"/>	Variance			
<input type="checkbox"/>	Final Short Plat	<input type="checkbox"/>	Interpretation by Hearing Examiner	<input type="checkbox"/>	Temporary Use Permit			
<input type="checkbox"/>	Short Plat Amendment	<input type="checkbox"/>	Modification	<input type="checkbox"/>	Overlay District			
<input type="checkbox"/>	Preliminary Long Plat	<input type="checkbox"/>	Home Occupation	<input type="checkbox"/>	Binding Site Plan			
<input type="checkbox"/>	Final Long Plat	<input type="checkbox"/>	Comprehensive Plan Text or Map Amendment	<input type="checkbox"/>	Planned Development			
<input type="checkbox"/>	Plat Alteration –Long Plat	<input type="checkbox"/>	Short Plat Exemption: _____	<input checked="" type="checkbox"/>	Other: Text Amendment			

**PART II – SUPPLEMENTAL APPLICATION – SEPA CHECKLIST**

9. Environmental Checklist (see attached forms)

**PART III – CERTIFICATION**

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

Property Owner's Signature

Date

Applicant's Signature

Date

FILE/APPLICATION(S)#

TXT#002-22, SEPA#02328

DATE FEE PAID:

RECEIVED BY:

AMOUNT PAID:

RECEIPT NO:

NOV 03 2022



# ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

CITY OF YAKIMA  
PLANNING DIV

## PURPOSE OF CHECKLIST

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## 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 NONPROJECT 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 (To be completed by the applicant.)

1. **Name Of Proposed Project (If Applicable):** City of Yakima Urban Area Zoning Ordinance Amendments – YMC Ch. 15.26
2. **Applicant's Name & Phone:** City of Yakima Planning Division, (509) 575-6183
3. **Applicant's Address:** 129 North Second Street, Yakima, WA 98901
4. **Contact Person & Phone:** Joseph Calhoun, 509-575-6042
5. **Agency Requesting Checklist:** City of Yakima
6. **Proposed Timing Or Schedule (Including Phasing, If Applicable):** N/A – Non Project Action
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:** None at this time
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:** None known. Per WAC 197-11-315(1)(e), as a non-project proposal, section B of the Environmental Checklist will not be filled out.
9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:** None Pending
10. **List any government approvals or permits that will be needed for your proposal, if known:** SEPA determination, City of Yakima Planning Commission Public Hearing, and City Council Approval.

11. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.): The City of Yakima Planning Division is proposing non-project minor amendments to YMC Ch. 15.26. The purpose of this amendment is to remove the Land Use fee schedule from the Zoning Ordinance. The City of Yakima Finance Department is creating a comprehensive Fee Schedule, consisting of all City Fees, that will be passed by Council Resolution.

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: City Limits

**C. SIGNATURE (To be completed by the applicant.)**

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.



11/03/22

Property Owner or Agent Signature

Date Submitted

Joseph Calhoun

City of Yakima Planning

Name of Signee

Position and Agency/Organization

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (IT IS NOT NECESSARY to use this sheet for project actions)**

**Space Reserved For Agency Comments**

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (IT IS NOT NECESSARY to use this sheet for project actions)	Space Reserved For Agency Comments
<p><b>Proposed measures to protect or conserve energy and natural resources are:</b> None Proposed. Any future measures to avoid such increases will be dealt with at the project level.</p>	
<p><b>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?</b> The proposed changes will not change or affect any environmental sensitive areas or regulations.</p>	
<p><b>Proposed measures to protect such resources or to avoid or reduce impacts are:</b> None Proposed. Any future measures to avoid such increases will be dealt with at the project level.</p>	
<p><b>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?</b> No change to shoreline uses are proposed. Depending on future proposals, the level of review will be dependent on the type of use and zoning district.</p>	
<p><b>Proposed measures to avoid or reduce shoreline and land use impacts are:</b> None Proposed. Any future measures to avoid such increases will be dealt with at the project level.</p>	
<p><b>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</b> Increases to traffic as a result of increased residential and/or project density will be examined at the project level.</p>	
<p><b>Proposed measures to reduce or respond to such demand(s) are:</b> None Proposed. Any future measures to avoid such increases will be dealt with at the project level.</p>	
<p><b>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</b> The proposed changes will not conflict with any local, state, or federal laws, or requirements for the protection of the environment.</p>	

RECEIVED

NOV 03 2022

CITY OF YAKIMA  
PLANNING DIV

**TXT#002-22, SEPA#023-22**

## EXHIBIT LIST

## CHAPTER C

### Public Notices

[illegible]

CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

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

1. Mailing labels for CITY PLANNING - YMC 15.26 LAND DEVELOPMENT FEES including labels for SEPA Reviewing Agencies.
2. E-mail distribution lists for In-House, SEPA Reviewing Agencies, Local Media, and Interested Parties and Parties of Record.

Signed this 22<sup>nd</sup> day of December 2022



Eva Rivera  
Planning Technician

Received By: Sammy Reynel

Date: 12-22-22

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**SEPA REVIEWING AGENCIES**  
**\_UPDATED 12/07/2022**

Type of Notice: Nt of Council Hearing  
File Number: TX#1002-22, SEPA# 023-22  
Date of Mailing: 01/17/2023

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Mike Shane	Water/Irrigation	<a href="mailto:Mike.Shane@yakimawa.gov">Mike.Shane@yakimawa.gov</a>

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

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

Type of Notice: Notice of Council Hearing  
 File Number(s): TX#002-22, SEPA#023-22  
 Date of Mailing: 01/17/2023

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## AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: TXT#002-22, SEPA#023-22

CITY PLANNING - YMC 15.26 LAND DEVELOPMENT FEES

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, all parties of record, and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 22<sup>nd</sup> day of **December, 2022**.

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



Eva Rivera

Planning Technician

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**SEPA REVIEWING AGENCIES**  
**\_UPDATED 12/07/2022**

Type of Notice:

Ntc of YPC Rea

File Number:

TX#002-22, SEPA#023-22

Date of Mailing:

12/22/2022

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

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

Type of Notice:

File Number(s):

Date of Mailing:

Ntc of YPA Rec.  
TX#1002-22, SEP#1023-22  
12/22/2022

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CSA

## Rivera, Eva

---

**From:** Rivera, Eva  
**Sent:** Thursday, December 22, 2022 10:44 AM  
**To:** Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Cruz, Leovardo; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Maxey, Lisa; McPherson, Kirsten; Meloy, Randy; Murray, Matthew; Preston, Bill; Riddle, Dan; Rivera, Eva; Rodriguez, Jeremy; Schafer, Scott; Shane, Mike; Story, Gregory; Vera, Jaime; Watkins, Sara; Zabell, John; Ahtanum Irrigation District - Beth Brulotte; Cawley, Marc; Greater Yakima Chamber of Commerce; Henne, Dennis; Ibarra, Rosalinda; Linos, Irene; Office Rural Farmworker Housing - Marty Miller; Rivera, Eva; United States Postal Service - David James; US Army Corp Engineers - David Moore; WA State Dept Agriculture - Kelly McLain; WA State Dept Archaeology Historic Pres - SEPA; WA State Dept Commerce - Review Team; WA State Dept Ecology - CRO SEPA; WA State Dept Ecology - Former Orchards; WA State Dept Ecology - Lori White; WA State Dept Ecology - SEPA Unit; WA State Dept Energy Facility Site Eval; WA State Dept Fish and Wildlife - Eric Bartrand; WA State Dept Fish and Wildlife - Scott Downes; WA State Dept Fish and Wildlife - SEPA; WA State Dept Fish and Wildlife - Team Yakima; WA State Dept Health - Jamie Gardipe; WA State Dept Health - Kelly Cooper; WA State Dept Health - SEPA ; WA State Dept Natural Resources - SEPA Center; WA State Dept Social Health Svcs - Larry Covey; WA State Dept Transportation- South Central Region; WA State Dept Transportation - Paul Gonseth; WA State Parks and Recreation - SEPA; West Valley School District - Joe Connolly; West Valley School District - Peter Finch; WSDOT Aviation ; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Mgmt Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries Project - John Marvin; Yakama-Klickitat Fisheries Project - John Marvin; Yakima County Building Dept - Marivel Garcia; Yakima County Commissioners; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning Division - Jason Earles; Yakima County Planning Division - Thomas Carroll; Yakima County Public Services - Lisa Freund; Yakima County Water Resources Div - Troy Havens; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima School District - Jay Baucom; Yakima School District - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Museum - Peter Arnold; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko  
**Cc:** Calhoun, Joseph  
**Subject:** NTC OF YPC REC - CITY PLANNING - YMC 15.26 LAND DEV. FEES - TXT#002-22, SEPA# 023-22  
**Attachments:** NTC OF YPC REC\_TXT#002-22.pdf

Good morning,

Attached is the YPC Recommendation for the above-entitled project. If you have any questions about this proposal please contact the assigned planner Joseph Calhoun at [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov).



*Eva Rivera*  
**Planning Technician**  
**Phone:** 509-575-6261  
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# C-Sa

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

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# *CSa*



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

[ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov) · [www.yakimawa.gov/services/planning](http://www.yakimawa.gov/services/planning)

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

**DATE:** December 22, 2022  
**TO:** Applicant, SEPA Reviewing Agencies, and Interested Parties  
**SUBJECT:** Notice of the Yakima Planning Commission's Recommendation to the Yakima City Council  
**FILE #(S):** TXT#002-22, SEPA#023-22  
**APPLICANT:** City of Yakima Planning Division  
**PROJECT LOCATION:** City-wide

On December 20, 2022 the City of Yakima Planning Commission rendered their written recommendation on **TXT#002-22 & SEPA#023-22**. Proposed non-project minor amendments to YMC Chapter 15.26 Land Development Fees.

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 Planning Manager, Joseph Calhoun at (509) 575-6042 or email to: [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov)

Eva Rivera  
Planning Technician

Date of Mailing: **December 22, 2022**

Enclosures: Planning Commission's Recommendation

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## AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

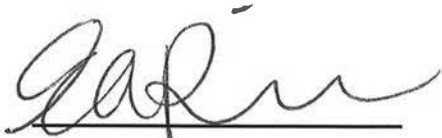
RE: TXT#002-22, SEPA#023-22

CITY PLANNING - YMC 15.26 LAND DEVELOPMENT FEES

Citywide

I, Eva Rivera , as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Retention of DNS**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division; and that said notices were mailed by me on this 13th day of December 2021.

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



Eva Rivera

Planning Technician

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

Additional Parties of Record or Interested Parties Notified		
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Type of Notice: Nta of Retention of DNS  
File Number(s): SEPA #023-22  
Date of Mailing: 12/13/2022

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**SEPA REVIEWING AGENCIES**  
**\_UPDATED 11/04/2022**

Type of Notice: Notice of Retention of DNS  
File Number: SEPA#003.00  
Date of Mailing: 12/13/2022

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**Rivera, Eva**

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**From:** Rivera, Eva  
**Sent:** Tuesday, December 13, 2022 9:22 AM  
**To:** 'separegister@ecy.wa.gov'; Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Cruz, Leovardo; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Maxey, Lisa; McPherson, Kirsten; Meloy, Randy; Murray, Matthew; Preston, Bill; Riddle, Dan; Rivera, Eva; Rodriguez, Jeremy; Schafer, Scott; Shane, Mike; Story, Gregory; Vera, Jaime; Watkins, Sara; Zabell, John; Ahtanum Irrigation District - Beth Brulotte; Cawley, Marc; Greater Yakima Chamber of Commerce; Henne, Dennis; Ibarra, Rosalinda; Linos, Irene; Office Rural Farmworker Housing - Marty Miller; Rivera, Eva; United States Postal Service - David James; US Army Corp Engineers - David Moore; WA State Dept Agriculture - Kelly McLain; WA State Dept Archaeology Historic Pres - SEPA; WA State Dept Commerce - Review Team; WA State Dept Ecology - CRO SEPA; WA State Dept Ecology - Former Orchards; WA State Dept Ecology - Lori White; WA State Dept Ecology - SEPA Unit; WA State Dept Energy Facility Site Eval; WA State Dept Fish and Wildlife - Eric Bartrand; WA State Dept Fish and Wildlife - Scott Downes; WA State Dept Fish and Wildlife - SEPA; WA State Dept Fish and Wildlife - Team Yakima; WA State Dept Health - Jamie Gardipe; WA State Dept Health - Kelly Cooper; WA State Dept Health - SEPA ; WA State Dept Natural Resources - SEPA Center; WA State Dept Social Health Svcs - Larry Covey; WA State Dept Transportation- South Central Region; WA State Dept Transportation - Paul Gonseth; WA State Parks and Recreation - SEPA; West Valley School District - Joe Connolly; West Valley School District - Peter Finch; WSDOT Aviation ; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Mgmt Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries Project - John Marvin; Yakama-Klickitat Fisheries Project - John Marvin; Yakima County Building Dept - Marivel Garcia; Yakima County Commissioners; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning Division - Jason Earles; Yakima County Planning Division - Thomas Carroll; Yakima County Public Services - Lisa Freund; Yakima County Water Resources Div - Troy Havens; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima School District - Jay Baucom; Yakima School District - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Museum - Peter Arnold; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko  
**Cc:** Calhoun, Joseph  
**Subject:** NTC OF RETENTION OF DNS - CITY PLANNING - YMC 15.26 LAND DEVELOPMENT FEES - TXT#002-22, SEPA#023-22  
**Attachments:** NTC OF RETENTION OF DNS\_TXT#002-22.pdf

Good Morning-

Attached is a Notice of Retention of Determination of Nonsignificance regarding the above-entitled project. If you have any questions about this proposal, please contact the assigned planner Joseph Calhoun at [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov).

Thank you!

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# *CYA*



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

---

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



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

Planning Division  
Joseph Calhoun, Manager  
129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901  
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT  
DETERMINATION OF NON-SIGNIFICANCE  
NOTICE OF RETENTION  
CITY OF YAKIMA, WASHINGTON  
December 13, 2022  
File Numbers: SEPA#023-22**

The City of Yakima Department of Community Development issued a:

- ☒ [X] Determination of Nonsignificance (DNS),
- ☐ [ ] Mitigated Determination of Nonsignificance (MDNS),
- ☐ [ ] Modified DNS/MDNS,

on November 18, 2022, for this proposal under the State Environmental Policy Act (SEPA) and WAC 197-11-340. This retention concerns a State Environmental Policy Act (SEPA) Review of non-project minor amendments to the following Zoning Ordinance Sections: YMC Ch 15.26. This threshold determination is hereby:

- ☒ [X] Retained
- ☐ [ ] Modified. Modifications to this threshold determination include the following:
- ☐ [ ] Withdrawn. This threshold determination has been withdrawn due to the following:
- ☐ [ ] Delayed. A final threshold determination has been delayed due to the following:

Summary of Comments and Responses (if applicable): N/A

Responsible official: Joan Davenport, AICP  
Position/Title: Community Development Director/SEPA Responsible Official  
Phone: (509) 575-6183  
Address: 129 N 2<sup>nd</sup> Street, Yakima, WA 98901

**Date:** December 13, 2022

**Signature:** \_\_\_\_\_

A handwritten signature in dark ink, appearing to read "Joan Davenport", written over a horizontal line.

You may appeal this determination to Joan Davenport, City of Yakima Community Development Director, at 129 N 2<sup>nd</sup> St., Yakima, WA 98901, no later than **December 27, 2022**. You must submit a completed appeal application form with the \$580 application fee. Be prepared to make specific factual objections. Contact the City of Yakima, Planning Division, for information on appeal procedures.

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DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director  
Planning Division  
Joseph Calhoun, Manager  
129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901  
[ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov) · [www.yakimawa.gov/services/planning/ypc/](http://www.yakimawa.gov/services/planning/ypc/)

**CITY OF YAKIMA PLANNING COMMISSION**  
**Yakima City Hall Council Chambers**  
**129 N 2<sup>nd</sup> Street, Yakima, WA 98901**

**December 14, 2022**  
**3:00 p.m. – 5:00 p.m.**

**YPC MEMBERS:**

Chair Jacob Liddicoat, Vice-Chair Lisa Wallace, Leanne Hughes-Mickel,  
Robert McCormick, Mary Place, Colleda Monick, and Frieda Stephens  
City Council Liaison: Soneya Lund

**CITY PLANNING STAFF:**

Joan Davenport (Community Development Director), Rosalinda Ibarra (Admin Assistant)  
Joseph Calhoun (Planning Manager), Eric Crowell (Senior Planner), Eva Rivera (Planning  
Technician), Irene Linos (Temp. Department- Assistant I)

**REVISED AGENDA**

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Approval of Meeting Minutes of November 9, 2022
- V. Public Hearing - CITY PLANNING - YMC 15.26 LAND DEVELOPMENT FEES
  - Applicant: City of Yakima Planning Division
  - File Numbers: TXT#002-22, SEPA#023-22
  - Site Address: Citywide
  - Request: Proposed amendments to YMC 15.26 Land Development Fees, updating the land use application fees
- VI. Airport Land Use Discussion
- VII. Public Comment
- VIII. Other Business
- IX. Adjourn

**Next Meeting: January 11, 2023**

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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.





**PUBLIC HEARINGS:**

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[illegible]

## Yakima Planning Commission - Agenda & Packet Distribution List

### CITY PLANNING - YMC 15.26 LAND DEVELOPMENT FEES TXT#002-22, SEPA#023-22

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

Jacob Liddicoat (YPC Chair)	<a href="mailto:jake@3dyakima.com">jake@3dyakima.com</a>
Joseph Calhoun (Planning)	<a href="mailto:joseph.calhoun@yakimawa.gov">joseph.calhoun@yakimawa.gov</a>
Leanne Hughes-Mickel (YPC)	<a href="mailto:leanne.mickel@me.com">leanne.mickel@me.com</a>
Lisa Wallace (YPC Vice-Chair)	<a href="mailto:lisakwallace@hotmail.com">lisakwallace@hotmail.com</a>
Michael Brown (YPAC)	<a href="mailto:michael.brown@yakimawa.gov">michael.brown@yakimawa.gov</a>
Mary Place (YPC)	<a href="mailto:placeml@charter.net">placeml@charter.net</a>
Rob McCormick (YPC)	<a href="mailto:rob@mccormickaircenter.com">rob@mccormickaircenter.com</a>
Rosalinda Ibarra (Com Dev)	<a href="mailto:rosalinda.ibarra@yakimawa.gov">rosalinda.ibarra@yakimawa.gov</a>
Sara Watkins (Legal)	<a href="mailto:sara.watkins@yakimawa.gov">sara.watkins@yakimawa.gov</a>
Soneya Lund (Council Liaison)	<a href="mailto:soneya.lund@yakimawa.gov">soneya.lund@yakimawa.gov</a>
Colleda Monick (YPC)	<a href="mailto:colledamonick@gmail.com">colledamonick@gmail.com</a>
Frieda Stephens (YPC)	<a href="mailto:sstrlite39@hotmail.com">sstrlite39@hotmail.com</a>
Eva Rivera (Planning)	<a href="mailto:eva.rivera@yakimawa.gov">eva.rivera@yakimawa.gov</a>

#### AGENDA ONLY: PARTIES OF RECORD/INTERESTED PARTIES

Name	Address	E-mail Address
------	---------	----------------

Date Distributed: 12/07/2022

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**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

RE: TXT#002-22, SEPA#023-22

CITY PLANNING - YMC 15.26 LAND DEVELOPMENT  
FEES

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, and Public Hearing**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, all property owners of record within a radius of 300 feet of subject property, and SEPA reviewing 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 the 18<sup>th</sup> day of November, 2022.

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



Eva Rivera  
Planning Technician

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Ahtanum Irrigation District  
Beth Ann Brulotte  
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Cascade Natural Gas  
8113 W Grandridge Blvd  
Kennewick, WA 99336

Century Link  
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Yakima, WA 98902

Charter Communications  
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City of Union Gap  
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City of Yakima - Airport  
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United States Postal Service  
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US Army Corps of Engineers, Regulatory  
Branch  
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Seattle, WA 98124-3755  
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WA State Attorney General's Office  
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WA State Department of Agriculture  
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Review Team  
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Upload Docs to SEPA Register

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WA State Department of Fish and Wildlife  
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WA State Department of Health, Office of  
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WA State Department of Transportation  
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Yakima Valley Canal Co  
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Yakima Valley Trolleys  
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Yakima Valley Trolleys  
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info@yakimavalleytrolleys.org

SEPA REVIEWING AGENCIES  
\_UPDATED 11/04/2022

Type of Notice: NtA of App. Enviro. Rev. Pub. Hearing, & preliminary  
File Number: TXI#002-22, SEPA#023-22 DNS  
Date of Mailing: 11/18/2022

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# C-1c

**Rivera, Eva**

---

**From:** NoReply@ecy.wa.gov  
**Sent:** Friday, November 18, 2022 10:37 AM  
**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: TXT#002-22, SEPA#023-22.  
Your record is being reviewed by an administrator.

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

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# C/C

In-House Distribution E-mail List		Revised 10/26/2022
Name	Division	E-mail Address
Jaime Vera	Air Terminal	Jaime.Vera@yakimawa.gov
Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov
Lisa Maxey	Code Administration	Lisa.Maxey@yakimawa.gov
Glenn Denman	Code Administration	Glenn.Denman@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
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Rosalinda Ibarra	Community Development	Rosalinda.Ibarra@yakimawa.gov
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Randy Layman	Refuse	Randy.Layman@yakimawa.gov
Gregory Story	Transit	Gregory.Story@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov

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

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

Type of Notice: Ntc of App, Enviro Rev. & Public Hearing  
 File Number(s): TX#002-22, SEPA#023-22  
 Date of Mailing: 11/18/2022  
 E-preliminary  
 DNS  
 DOC.  
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 # C-1c

## Rivera, Eva

---

**From:** Rivera, Eva  
**Sent:** Friday, November 18, 2022 10:30 AM  
**To:** Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Linos, Irene; Markham, Aaron; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Preston, Bill; Riddle, Dan; Rivera, Eva; Rodriguez, Jeremy; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Ahtanum Irrigation District - Beth Brulotte; Cawley, Marc; Greater Yakima Chamber of Commerce; Henne, Dennis; Ibarra, Rosalinda; Linos, Irene; Office Rural Farmworker Housing - Marty Miller; Rivera, Eva; United States Postal Service - David James; US Army Corp Engineers - David Moore; Vera, Jaime; WA State Dept Agriculture - Kelly McLain; WA State Dept Archaeology Historic Pres - SEPA; WA State Dept Commerce - Review Team; WA State Dept Ecology - CRO SEPA; WA State Dept Ecology - Former Orchards; WA State Dept Ecology - Lori White; WA State Dept Ecology - SEPA Unit; WA State Dept Energy Facility Site Eval; WA State Dept Fish and Wildlife - Eric Bartrand; WA State Dept Fish and Wildlife - Scott Downes; WA State Dept Fish and Wildlife - SEPA; WA State Dept Fish and Wildlife - Team Yakima; WA State Dept Health - Jamie Gardipe; WA State Dept Health - Kelly Cooper; WA State Dept Health - SEPA ; WA State Dept Natural Resources - SEPA Center; WA State Dept Social Health Svcs - Larry Covey; WA State Dept Transportation- South Central Region; WA State Dept Transportation - Paul Gonseth; WA State Parks and Recreation - SEPA; West Valley School District - Joe Connolly; West Valley School District - Peter Finch; WSDOT Aviation ; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Mgmt Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries Project - John Marvin; Yakama-Klickitat Fisheries Project - John Marvin; Yakima County Building Dept - Marivel Garcia; Yakima County Commissioners; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning Division - Jason Earles; Yakima County Planning Division - Thomas Carroll; Yakima County Public Services - Lisa Freund; Yakima County Water Resources Div - Troy Havens; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima School District - Jay Baucom; Yakima School District - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Museum - Peter Arnold; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko; Colleda Monick; Frieda Stephens; Jacob Liddicoat; Leanne Hughes-Mickel; Lisa Wallace; Lund, Soneya; Mary Place; Rob McCormick; Davido, Sean; El Mundo; El Sol de Yakima; Fannin, John; KAPP TV News; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KUNW-TV Univision; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; RCDR - Maria DJ Rodriguez; Tu Decides - Albert Torres; Yakima Herald - Business; Yakima Herald Republic Newspaper; Yakima Valley Business Times; YPAC - Randy Beehler  
**Cc:** Calhoun, Joseph  
**Subject:** NTC OF APP, ENVIRO REV., & PUB. HEARING - CITY PLANNING - YMC 15.26 LAND DEV. FEES - TXT#002-22, SEPA#023-22  
**Attachments:** NTC OF APP, ENVIRO REV., PUB HEARING\_TXT#002-22.pdf

Good morning,

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 Joseph Calhoun at [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov).



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

---

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



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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.

11/20/2022

Agent

JACKIE CHAPMAN Signature Jackie Chapman

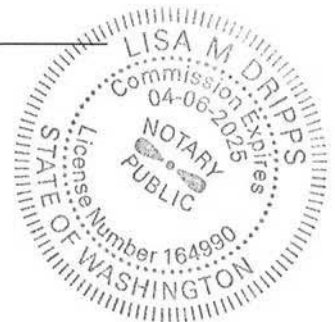
Subscribed and sworn to before me on

November 21, 2022

Lisa M. Driggs

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

Publication Cost: \$203.50  
Order No: 44543  
Customer No: 23222  
PO #:



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Publication Cost: \$203.50  
Order No: 44543  
Customer No: 23222  
PO #:

**NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW,  
AND PUBLIC HEARING**

**FROM:** Joan Davenport, AICP, Community Development Director; **APPLICANT:** City of Yakima Planning Division; **FILE #:** TXT#002-22 and SEPA#023-22; **LOCATION:** City-Wide; **TAX PARCEL NUMBER(S):** N/A; **DATE OF APPLICATION:** 11/3/22' **PROJECT DESCRIPTION** The City of Yakima Planning Division is proposing non-project minor amendments to YMC Ch. 15.26. **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 are needed for the proposed project: None. **Required Studies:** None; **Existing Environmental Documents:** Comprehensive Plan 2040 - Final SEIS (6/13/17); **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 UAZO, Comp Plan 2040 and Title 12 Development Standards. **REQUEST FOR WRITTEN COMMENTS 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 **December 14, 2022**, beginning at **3:00 p.m.** in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. 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: **Joan Davenport, AICP, Community Development Director; City of Yakima, Department of Community Development; 129 N. 2nd St; Yakima, WA 98901.** **NOTICE OF RECOMMENDATION** Following the public hearing, the YPC 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 review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington. If you have any question on this proposal, please call Joseph Calhoun, Planning Manager, at (509) 575-6042 or email to: [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov).

(44543) November 20, 2022

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**Public Notices**

**Public Notices**

**NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW,  
AND PUBLIC HEARING**

**FROM:** Joan Davenport, AICP, Community Development Director; **APPLICANT:** City of Yakima Planning Division; **FILE #:** TXT#002-22 and SEPA#023-22; **LOCATION:** City-Wide; **TAX PARCEL NUMBER(S):** N/A; **DATE OF APPLICATION:** 11/3/22; **PROJECT DESCRIPTION** The City of Yakima Planning Division is proposing non-project minor amendments to YMC Ch. 15.26. **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 are needed for the proposed project: None. **Required Studies:** None; **Existing Environmental Documents:** Comprehensive Plan 2040 - Final SEIS (6/13/17); **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 UAZO, Comp Plan 2040 and Title 12 Development Standards. **REQUEST FOR WRITTEN COMMENTS 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 **December 14, 2022**, beginning at **3:00 p.m.** in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. 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: **Joan Davenport, AICP, Community Development Director; City of Yakima, Department of Community Development; 129 N. 2nd St; Yakima, WA 98901.** **NOTICE OF RECOMMENDATION** Following the public hearing, the YPC 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 review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington. If you have any question on this proposal, please call Joseph Calhoun, Planning Manager, at (509) 575-6042 or email to: [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov).

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

**NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, AND PUBLIC HEARING**

**DATE:** November 18, 2022  
**TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director  
**APPLICANT:** City of Yakima Planning Division (129 N 2<sup>nd</sup> St, Yakima, WA 98901)  
**FILE NUMBER:** TXT#002-22 and SEPA#023-22  
**LOCATION:** City-Wide  
**TAX PARCEL NUMBER(S):** N/A  
**DATE OF APPLICATION:** November 3, 2022

**PROJECT DESCRIPTION** The City of Yakima Planning Division is proposing non-project minor amendments to YMC Ch. 15.26.

**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 are needed for the proposed project: None.

**Required Studies:** None

**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 COMMENTS 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 **December 14, 2022**, beginning at **3:00 p.m.** in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. 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:

**Joan Davenport, AICP, Community Development Director**  
**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 review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington. If you have any question on this proposal, please call Joseph Calhoun, Planning Manager, at (509) 575-6042 or email to: [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov).

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## DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

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

ask.planning@yakimawa.gov · [www.yakimawa.gov/services/planning](http://www.yakimawa.gov/services/planning)

### AVISO DE APLICACIÓN, REVISIÓN 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:** 18 de noviembre, 2022  
**PARA:** Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes  
**DE:** Joan Davenport, AICP, Directora de Desarrollo Comunitario  
**SOLICITANTE:** Ciudad de Yakima, Division de Planificación  
**No. DE ARCHIVO:** TXT#002-22 y SEPA#023-22  
**UBICACIÓN:** Cubre toda la ciudad.  
**No. DE PARCELA(S):** N/A  
**FECHA DE APLICACIÓN:** 3 de noviembre, 2022

**DESCRIPCIÓN DEL PROYECTO:** La División de Planificación de la Ciudad de Yakima propone enmiendas menores no relacionadas con el proyecto al YMC Ch.15.26

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

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

**Estudios Requeridos:** ninguno

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

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

**SOLICITUD DE COMENTARIOS ESCRITOS 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 virtual frente a la Comisión de Planificación de la Ciudad de Yakima ha sido programada para el miércoles **14 de diciembre, 2022** 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:

Joan Davenport, AICP, Community Development Director  
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.

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

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## Chapter 15.26

### LAND DEVELOPMENT FEES

Sections:

**15.26.010** ~~Interest—Land development fees.~~

#### **15.26.010** ~~Interest—Land development fees.~~

A. Intent. It is the purpose of this chapter to provide land use development fees for YMC Chapter 6.88 and Titles 14, 15, 16, and 17, and consolidate the fees of these titles into one fee schedule.

B. Land Use Application Fees. The City shall assess and collect fees for land use applications and permits. Land use application fees for YMC Ch. 6.88 and Titles 14, 15, 16, and 17 shall be adopted by City Council resolution. Land use fees for zoning applications under YMC Title 15 and shoreline permits under Title 17 are consolidated using the highest fee only.

#### ~~Land Use Application Fee Schedule~~

Land Use Permit Type	Fee
<del>Zoning Ordinance (YMC Title 15) and Shoreline Master Program (YMC Title 17)</del>	
Administrative Adjustment	\$435.00
Class 1 Review	\$125.00
Class 2 Review	\$430.00
Class 3 Review	\$1,635.00
Critical Area Review	\$325.00
Interpretation with Hearing	\$2,545.00
Interpretation without Hearing	\$315.00
Modification of Approved Use	\$100.00
Nonconforming Use/Structure	\$1,635.00
Overlay District	\$2,050.00
Planned Development	\$2,500.00
Rezone	\$1,610.00
Shoreline Development Permit/Conditional Use or Variance	\$1,225.00
Shoreline Exemption	\$100.00
Variance	\$1,635.00

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**Land Use Application Fee Schedule**

Land Use Permit Type	Fee
Wireless Communication Facilities	See Table 29-2 in YMC <del>15.29.050(D)</del>
Zoning Verification Letter	\$100.00
**Fees for zoning applications under YMC Title <del>15</del> and shoreline permits under Title <del>17</del> are consolidated using the highest fee only.	
<b>Subdivision Ordinance (YMC Title <del>14</del>)</b>	
Amended Binding Site Plan	\$920.00
Final Binding Site Plan	\$270.00
Final Long Plat	\$270.00
Final Short Plat	\$100.00
Long Plat Alteration/Vacation or Easement Release	\$1,720.00
Preliminary Binding Site Plan	\$1,635.00
Preliminary Long Plat	\$1,720.00
Preliminary Short Plat	\$435.00
Right-of-Way Vacation	\$1,385.00
Short Plat Alteration or Easement Release	\$435.00
Short Plat Exemption	\$145.00
<b>State Environmental Policy Act (YMC <del>6.88</del>)</b>	
SEPA Review	\$265.00
<b>Other Applications</b>	
Appeals to City Council	\$340.00
Appeals to Hearing Examiner	\$580.00
Comprehensive Plan Amendment—Map and Text	\$1,250.00
Development Agreement	\$205.00
Extension of Zoning and Subdivision Approvals	\$100.00
Follow-Up Pre-App Meeting	\$100.00
Parade and Special Event Permit	See YMC <del>9.70</del>
Text Amendment	\$1,250.00
Traffic Concurrency	\$250.00

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT  
PRELIMINARY DETERMINATION OF NONSIGNIFICANCE  
CITY OF YAKIMA, WASHINGTON  
November 18, 2022**

**PROJECT DESCRIPTION:** The City of Yakima Planning Division is proposing non-project minor amendments to YMC Ch. 15.26.

**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#002-22 & SEPA#023-22

**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 under WAC 197-11-340; the lead agency will not act on this proposal for 20 days from the date of this preliminary threshold determination. **All comments must be submitted by 5:00 pm on December 8, 2022.**

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

Date November 18, 2022

Signature

A handwritten signature in black ink, appearing to read "Joan Davenport", written over a horizontal line.

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**TXT#002-22, SEPA#023-22**

## CHAPTER D

### Supplemental Information

[illegible]

**City of Yakima Planning Commission (YPC) Meeting Minutes**  
November 9, 2022

**Call to Order**

Chair Liddicoat called the meeting to order at 3:01 p.m.

**Roll Call**

**YPC Members Present:** Chair Jacob Liddicoat, Lisa Wallace, Mary Place, Leanne Hughes-Mickel, Colleda Monick, Rob McCormick.

**Staff Present:** Joseph Calhoun, Planning Manager, Sara Watkins, City Attorney, Soneya Lund; City Council Liaison, Eva Rivera, Planning Technician

**Staff Announcements** – Planning Manager, Calhoun announced the following:

- Update on ADU Approved Plans, Glen Denman provided an RFP document and will soon go out for distribution.
- Still working on bringing someone from the airport to the next meeting on December 14, 2022.
- Reminder that the November 23 and December 28 meetings have been canceled.

**October 26, 2022, Meeting Minutes** – It was motioned by Commissioner Wallace and seconded by Commissioner Monick to approve the meeting minutes of October 26, 2022, as presented. The motion carried unanimously.

**Planning Fee Study**– Calhoun summarized the Development Fee Cost of Service Study prepared by FCS Group which was presented to the council in October. Commissioner Wallace asked why there wasn't a 100 percent fee recovery before. Commissioner Monick answered it was to encourage development. Commissioner Place asked if the study took inflation into account. Calhoun answered that was discussed by the council and that it would be taken into consideration. Commissioner Liddicoat asked if the fee increase was exclusively for the Planning Division, and Calhoun answered it was directed at community development and fire permits. Commissioner Hughes-Mickel asked if the fees included all costs, and Calhoun let her know all were flat upfront fees. Chair Liddicoat expressed his worry about some fees being too high for a small project compared to a big development project. Commissioner Wallace asked if the council could pick and choose what fees to increase. Calhoun replied that it was under the purview of the council. Chair Liddicoat commented if there could be a lower fee schedule during the downtime to help staff out. There was a discussion on making appeal fees more accessible to lower-income citizens and the pros and cons of free pre-app meetings. Calhoun said he would email the committee members an email link to the City Council study session.

**Other Business** – City Councilwomen Lund let the commission know she made a motion for discussion at last week's City Council meeting to put Coolidge Road of the six-year DIF for some possible federal grant funding. Chair Hughes-Mickel had a question about who pays for a fire inspection fee, Calhoun answered he would find out who pays for that fee. Chair Liddicoat suggested having airport staff present should be pushed back since the next meeting would be a hearing.

**Adjourn** – A motion to adjourn to December 14, 2022, was passed with a unanimous vote. The meeting adjourned at approximately 4:05 p.m.

  
Chair Liddicoat

12/14/22  
Date

This meeting was filmed by YPAC. Minutes for this meeting were submitted by: Eva Rivera.