



**CITY PLANNING - 2023 TEXT AMENDMENTS
TXT#001-23, SEPA#004-23**

**Yakima City Council
Closed Record Public Hearing
June 20, 2023**

EXHIBIT LIST

Applicant: City of Yakima Planning Division
File Numbers: TXT#001-23, SEPA#004-23
Site Address: Citywide
Staff Contact: Joseph Calhoun, Planning Manager

Table of Contents

CHAPTER AA	Yakima Planning Commission's Recommendation
CHAPTER A	Staff Report
CHAPTER B	Maps
CHAPTER C	Site Plan
CHAPTER D	DST Review & Agency Comments
CHAPTER E	Applications
CHAPTER F	Public Notices

TXT#001-23, SEPA#004-23

EXHIBIT LIST

CHAPTER AA

Yakima Planning Commission's Recommendation

[illegible]



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2nd 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
May 15, 2023**

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 14, 15 and 16 are 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 study sessions to review the proposed amendments on August 24, 2022; September 28, 2022; October 12, 2022; October 26, 2022; December 14, 2022; January 11, 2023; February 8, 2023; February 22, 2023; March 8, 2023; March 22, 2023; and April 12, 2023; and

WHEREAS, All required public notice for these amendments were provided, in accordance with the provisions of YMC Ch. 16.10, on April 19, 2023; and

WHEREAS, SEPA Environmental Review for these updates was considered with the Preliminary Determination of Nonsignificance issued on April 19, 2023 being retained on May 12, 2023; and

WHEREAS, The Yakima Planning Commission held an open record public hearing on May 10, 2023 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 May 10, 2023, 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 of the amendments is as follows:

DOC.
INDEX

AA-1

1. YMC § 15.02.020 – Definitions
 - a. New definition for "Home occupation, home office"
 - b. Modified definition for "Home occupation, product assemblage/repair"
 - c. Modified definition for "Mixed-use building and Downtown Business District Multifamily Development"
2. YMC § 15.04.120 – Home occupations
 - a. Purpose section – change to allow home occupations in any existing dwelling, regardless of zoning district and added purpose statement to preserve the dwelling as the primary use.
 - b. Table 4-2 – consolidation of several uses into broader categories such as "home office" and "food preparation," and a statement that dwellings in the commercial and industrial zones will follow the land use review level found under R-3 in the table.
 - c. Application fee and review period – allowing an aerial photo of the property to be
3. YMC § 15.05.030, Table 5-1 – Design Requirements and Standards
 - a. Cleanup to the table for the commercial and industrial setback from collector arterials, local access and private roads.
4. New Section: YMC § 15.09.025 – Mixed-Use Building and Downtown Business District Multifamily Development
 - a. New section that includes standards and requirements for Mixed Use Buildings and Multifamily development in the downtown business district.
 - b. Includes level of review requirements – combinations of Class 1 and 2 uses will undergo Type 1 Review, if a Class 3 uses is proposed then Type 2 Review is required.
 - c. Includes a list of prohibited uses such as wholesale trade and storage, transportation and automotive uses, rental and repair uses, etc.
 - d. Development standards require a minimum of 50% of the building usage to be residential with at least 80% of the ground floor dedicated for commercial use.
 - e. Parking requirements include location and design criteria, and screening requirements.
 - f. Certain zones allow for a height bonus if the increase is intended to add more dwelling units, accommodate parking, and include more landscaping.
 - g. Design standards for the downtown include entrance location, window requirements, blank wall requirements, equipment screening, parking and setback requirements.
5. YMC §§ 15.13.020 and 15.13.025 – Type 1 Review
 - a. Addition to 15.13.020 to account for the exemption provided by new section 15.13.025
 - b. New section 15.13.025 – Central Business District – Type (1) review exemption. This section exempts Class 1 uses under the Retail Trade and Service portion of YMC 15.04.030, Table 4-1 in the CBD zone from requiring Type (1) review unless new construction or expansion of an existing structure is proposed.
6. YMC Ch. 15.29 – Wireless Communication Facilities
 - a. Several sections within Ch. 15.29 are being amended to reflect accurate permit type and processing, application requirements, fees, design standards, small wireless requirements, and appeal processing.

DOC.
INDEX
AA-1

7. YMC § 15.30.060 Land use overlays
 - a. Providing for an administrative or hearing examiner review option for uses in land use zone 5 listed as prohibited in Appendix F of the WSDOT compatible land use guidebook.
8. YMC §§ 14.15.100 and 14.20.230 – final plat recording process
 - a. This change specifies that residential permits will not be issued until a recorded final plat or final short plat is received.
9. YMC Ch. 14.50 - Appeals
 - a. The majority of this chapter is removed – appeals of actions from YMC Title 14 will be processed under the procedures found in YMC Ch. 16.08
10. YMC §§ 16.05.020 and 16.05.030 – Public Comment
 - a. Amending the public comment period from 20 days to 14 days.

FINDINGS OF FACT

1. This project underwent Environmental Review with the Determination of Nonsignificance being retained on May 12, 2023.
2. Public notice was provided in accordance with YMC Ch. 16.10, with a Notice of Public Hearing and Legal Ad Publication in the Yakima Herald newspaper on April 19, 2023.
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) <ul style="list-style-type: none"> • Refine the land use code on an ongoing basis to make it user-friendly by employing simple language, easy to read charts, and illustrative graphics. • Monitor and refine the land use code as needed to facilitate the preferred land use pattern and development character. • Integrate an appropriate balance of predictability and flexibility when updating development regulations that allow ease of administration and interpretation and offer optional ways of meeting requirements when possible. |
| Goal 2.3L | Provide for a wide variety of housing types within the city to meet the full range of housing needs for Yakima's evolving population. |
| Policy 2.3.5: | Consider new design standards for new multifamily development to promote neighborhood compatibility, enhance the livability of new housing, and enhance the character of residential and mixed-use areas. |
| Goal 2.4: | Downtown. Enhance the character and economic vitality of Yakima's Central Business District. |
| Policy 2.4.2: | Maintain and strengthen downtown as the center for civic, retail, cultural, dining and entertainment activity in Yakima. |
| Policy 2.4.2(B): | Promote new mixed-use development on vacant or underutilized parcels. Upper floor apartments, condominiums, and office uses are encouraged. |
| Goal 2.5: | Arterial corridors and other mixed-use centers. Enhance the character, function, and economic vitality of Yakima's arterial corridors and mixed-use centers. |
| Policy 2.5.1: | Allow for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential |

DOC.
INDEX
AA-1

- and office uses with retail and service commercial uses. Provide zoning and design standards to maintain compatibility between different uses and zones.
- Goal 5.1: Encourage diverse and affordable housing choices.
- Policy 5.1.3: Encourage mixed use infill development, particularly in Downtown and commercial nodes.
- Policy 5.1.10: Remove barriers to development of affordable and market rate housing
- Maintain a zoning system that allows a wide range of housing types and densities
 - Use creative SEPA tools such as threshold exemptions, infill and mixed-use exemptions, or planned actions to encourage housing and streamline permitting.
 - Ensure that City fees and permitting time are set at reasonable levels so they do not adversely affect the cost of housing.

4. The proposed text amendments are consistent with the following objectives and strategies of the Housing Action Plan, adopted June 2021:

1. Update city regulations to remove barriers to innovative housing types
 7. Create design standards for multifamily and mixed-use development
 8. Improve permitting and environmental review process
5. At its May 10, 2023 public hearing, the Yakima Planning Commission heard the staff presentation regarding the proposed amendments. No members of the public provided oral or written testimony.

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 unanimously.

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 15th day of May, 2023.

By: _____

**Jacob Liddicoat, Chair
Yakima Planning Commission**

DOC.
INDEX

AA-1



TXT#001-23, SEPA#004-23

EXHIBIT LIST

CHAPTER A

Staff Report

[illegible]



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

Recommendation Regarding Amendments to the YMC Titles 14, 15, and 16

TO: City of Yakima Planning Commission
FROM: Joseph Calhoun, Planning Manager
SUBJECT: Zoning Ordinance Text Amendments – File TXT#001-23
FOR MEETING OF: May 10, 2023

I. PURPOSE AND DESCRIPTION OF PROPOSED AMENDMENTS:

The City of Yakima Planning Division is proposing non-project minor amendments to the City of Yakima's Municipal Code Titles 14, 15 and 16.

The Planning Commission held eleven study sessions for these proposed amendments on August 24, 2022; September 28, 2022; October 12, 2022; October 26, 2022; December 14, 2022; January 11, 2023; February 8, 2023; February 22, 2023; March 8, 2023; March 22, 2023; and April 12, 2023.

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 § 15.02.020 – Definitions
 - a. New definition for "Home occupation, home office"
 - b. Modified definition for "Home occupation, product assemblage/repair"
 - c. Modified definition for "Mixed-use building and Downtown Business District Multifamily Development"

Staff Analysis: The proposed new and modified definitions are to ensure consistency with the modified code sections below.

2. YMC § 15.04.120 – Home occupations
 - a. Purpose section – change to allow home occupations in any existing dwelling, regardless of zoning district and added purpose statement to preserve the dwelling as the primary use.
 - b. Table 4-2 – consolidation of several uses into broader categories such as "home office" and "food preparation," and a statement that dwellings in the commercial and industrial zones will follow the land use review level found under R-3 in the table.
 - c. Application fee and review period – allowing an aerial photo of the property to be used in lieu of a site plan in certain situations.

**DOC.
INDEX**

A1

Staff Analysis: These changes are proposed to streamline the home occupation approval process, reduce redundant categories in the table of permitted home occupations, and allow for home occupations to be conducted in all dwellings, regardless of zoning district.

3. YMC § 15.05.030, Table 5-1 – Design Requirements and Standards

- a. Cleanup to the table for the commercial and industrial setback from collector arterials, local access and private roads.

Staff Analysis: This action is a cleanup to the table. Extra lines were placed in the table at some point which created confusion when relaying the setback requirement from certain street types in the industrial zones.

4. New Section: YMC § 15.09.025 – Mixed-Use Building and Downtown Business District Multifamily Development

- a. New section that includes standards and requirements for Mixed Use Buildings and Multifamily development in the downtown business district.
- b. Includes level of review requirements – combinations of Class 1 and 2 uses will undergo Type 1 Review, if a Class 3 uses is proposed then Type 2 Review is required.
- c. Includes a list of prohibited uses such as wholesale trade and storage, transportation and automotive uses, rental and repair uses, etc.
- d. Development standards require a minimum of 50% of the building usage to be residential with at least 80% of the ground floor dedicated for commercial use.
- e. Parking requirements include location and design criteria, and screening requirements.
- f. Certain zones allow for a height bonus if the increase is intended to add more dwelling units, accommodate parking, and include more landscaping.
- g. Design standards for the downtown include entrance location, window requirements, blank wall requirements, equipment screening, parking and setback requirements.

Staff Analysis: This new section is added to provide a streamlined process for new development or redevelopment projects that include a mixture of high density residential along with complimentary retail, commercial or professional uses, along with updated standards for multifamily development in the downtown area. These amendments are consistent with the Housing Action Plan Strategy 7: Create design standards for multifamily and mixed-use development.

5. YMC §§ 15.13.020 and 15.13.025 – Type 1 Review

- a. Addition to 15.13.020 to account for the exemption provided by new section 15.13.025
- b. New section 15.13.025 – Central Business District – Type (1) review exemption. This section exempts Class 1 uses under the Retail Trade and Service portion of YMC 15.04.030, Table 4-1 in the CBD zone from requiring Type (1) review unless new construction or expansion of an existing structure is proposed.

Staff Analysis: This proposed change is intended to streamline review for change in use proposals in the CBD. In the CBD zone, there generally isn't a lot of review necessary for new uses going into an existing building. Many buildings take up the entire parcel, the CBD is in the

downtown parking exempt zone, any permit-related issues such as a sampling port of kitchen hood requirement would be handled by the Wastewater and Codes Divisions. This proposal would allow any proposed Class 1 Retail Trade and Service Use in an existing building in the CBD without Type 1 Review.

6. YMC Ch. 15.29 – Wireless Communication Facilities

- a. Several sections within Ch. 15.29 are being amended to reflect accurate permit type and processing, application requirements, fees, design standards, small wireless requirements, and appeal processing.

Staff Analysis: These changes incorporate several updates required by the FCC, include appropriate references for fee locations and appeal language, and overall provide for a more efficient and streamlined process.

7. YMC § 15.30.060 Land use overlays

- a. Providing for an administrative or hearing examiner review option for uses in land use zone 5 listed as prohibited in Appendix F of the WSDOT compatible land use guidebook.

Staff Analysis: This change will allow for a property owner or developer to go through a higher level of review to potentially allow a use which is otherwise prohibited in the zone but is prohibited by the WSDOT land use compatibility guidebook.

8. YMC §§ 14.15.100 and 14.20.230 – final plat recording process

- a. This change specifies that residential permits will not be issued until a recorded final plat or final short plat is received.

Staff Analysis: This change is intended to differentiate when permits will be withheld pending receipt of a recorded final plat. Confirmation that a plat is recorded is not necessary for commercial or industrial construction, and therefore permits should not be dependent of receipt of the recorded document.

9. YMC Ch. 14.50 - Appeals

- a. The majority of this chapter is removed – appeals of actions from YMC Title 14 will be processed under the procedures found in YMC Ch. 16.08

Staff Analysis: This change consolidates all appeal processing to YMC Ch. 16.08.

10. YMC §§ 16.05.020 and 16.05.030 – Public Comment

- a. Amending the public comment period from 20 days to 14 days.

Staff Analysis: This change will help streamline processing. State law requires a minimum 14-day comment period, including for SEPA comments. This is consistent with surrounding jurisdictions such as the City of Selah and Yakima County. This change also implements Housing Action Plan Strategy 8 – Improve permitting and environmental review process.

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.
- Goal 2.3L Provide for a wide variety of housing types within the city to meet the full range of housing needs for Yakima's evolving population.
- Policy 2.3.5: Consider new design standards for new multifamily development to promote neighborhood compatibility, enhance the livability of new housing, and enhance the character of residential and mixed-use areas.
- Goal 2.4: Downtown. Enhance the character and economic vitality of Yakima's Central Business District.
- Policy 2.4.2: Maintain and strengthen downtown as the center for civic, retail, cultural, dining and entertainment activity in Yakima.
- Policy 2.4.2(B): Promote new mixed-use development on vacant or underutilized parcels. Upper floor apartments, condominiums, and office uses are encouraged.
- Goal 2.5: Arterial corridors and other mixed-use centers. Enhance the character, function, and economic vitality of Yakima's arterial corridors and mixed-use centers.
- Policy 2.5.1: Allow for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential and office uses with retail and service commercial uses. Provide zoning and design standards to maintain compatibility between different uses and zones.
- Goal 5.1: Encourage diverse and affordable housing choices.
- Policy 5.1.3: Encourage mixed use infill development, particularly in Downtown and commercial nodes.
- Policy 5.1.10: Remove barriers to development of affordable and market rate housing
- Maintain a zoning system that allows a wide range of housing types and densities
 - Use creative SEPA tools such as threshold exemptions, infill and mixed-use exemptions, or planned actions to encourage housing and streamline permitting.
 - Ensure that City fees and permitting time are set at reasonable levels so they do not adversely affect the cost of housing.

III. Housing Action Plan (HAP)

The proposed text amendments are consistent with the following objectives and strategies of the Housing Action Plan, adopted June 2021:

1. Update city regulations to remove barriers to innovative housing types
7. Create design standards for multifamily and mixed-use development
8. Improve permitting and environmental review process

IV. 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 April 19, 2023 (SEPA#004-23). The DNS was retained on May 10, 2023.

V. PUBLIC NOTICE

Notice of Public Hearing
Legal Ad Publication

April 19, 2023

April 19, 2023

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 May 10, 2023 hearing.

VI. 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. The proposed text amendments implement the City of Yakima Housing Action Plan.

VII. 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**.

TXT#001-23, SEPA#004-23

EXHIBIT LIST

CHAPTER B

SEPA Application & Checklist

[illegible]

RECEIVED



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

APR 12 2023

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

4/12/2023

Applicant's Signature

Date

FILE/APPLICATION(S)#

TXT#001-23, SEPA#004-23

DATE FEE PAID:

RECEIVED BY:

AMOUNT PAID:

RECEIPT NO:



ENVIRONMENTAL CHECKLIST RECEIVED

STATE ENVIRONMENTAL POLICY ACT (SEPA)
(AS TAKEN FROM WAC 197-11-960)
YAKIMA MUNICIPAL CODE CHAPTER 6.88

APR 12 2023

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 Title 15 and Subdivision Amendments YMC Title 14
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 the following Zoning Ordinance Sections: YMC 15.02.020 Definitions, 15.04.120, Home Occupations; YMC 15.05.030 Creation of new lots-Subdivision requirements; YMC 15.13.025, Central Business District – Type (1) review exemption (new section); YMC 15.09.025, Mixed-Use building and downtown business district multifamily development (new section); YMC 15.29.040, Permits required; YMC 15.29.050, Application submittal/fees; YMC 15.29.060 Development standards; YMC 15.29.070, Design criteria; YMC 15.29.080, Site selection standards; YMC 15.23.120, Application review process; YMC 15.30.060, Land use overlays; YMC 14.15.100, Approval of short subdivision – recording; YMC 14.20.230, Final plat – recording; YMC Ch. 14.50, Appeals; YMC 16.05.020, Contents of notice of application; and YMC 16.05.030, Public comment on the notice of application.

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.



4/12/2023

Property Owner or Agent Signature

Date Submitted

Joseph Calhoun

Planning Manager - City of Yakima

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.

RECEIVED

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>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.</p>	
<p>Proposed measures to protect or conserve energy and natural resources are: None Proposed. Any future measures to avoid such increases will be dealt with at the project level.</p>	
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? The proposed changes will not change or affect any environmental sensitive areas or regulations.</p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are: None Proposed. Any future measures to avoid such increases will be dealt with at the project level.</p>	
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? No change to shoreline uses are proposed. Depending on future proposals, the level of review will be dependent on the type of use and zoning district.</p>	
<p>Proposed measures to avoid or reduce shoreline and land use impacts are: None Proposed. Any future measures to avoid such increases will be dealt with at the project level.</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities? Increases to traffic as a result of increased residential and/or project density will be examined at the project level.</p>	
<p>Proposed measures to reduce or respond to such demand(s) are: None Proposed. Any future measures to avoid such increases will be dealt with at the project level.</p>	
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. The proposed changes will not conflict with any local, state, or federal laws, or requirements for the protection of the environment.</p>	

RECEIVED

APR 12 2023

CITY OF YAKIMA
PLANNING DIV.

TXT#001-23, SEPA#004-23

EXHIBIT LIST

CHAPTER C

Public Notices

[illegible]

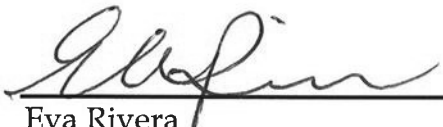
CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

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

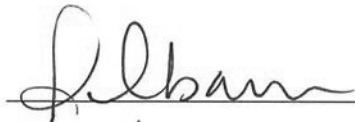
1. Mailing labels for City Planning - 2023 Text Amendments including labels for SEPA Reviewing Agencies.
2. E-mail distribution lists for In-House, SEPA Reviewing Agencies, Local Media, and Interested Parties and Parties of Record.

Signed this 17th day of May 2023.



Eva Rivera
Planning Technician

Received By:



Date:

05/17/2023

DOC.
INDEX

#

C-6

Ahtanum Irrigation District
Beth Ann Brulotte
10705-B Gilbert Road
Yakima, WA 98903-9203
bethb@ahatanum.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
Dennis Henne
P.O. Box 3008
Union Gap, WA 98903
dennis.henne@uniongapwa.gov

City of Yakima - Airport
Jaime Vera
2400 West Washington Ave
Yakima, WA 98903
jaime.vera@yakimawa.gov

City of Yakima - Engineering Division
Dan Riddle
129 N 2nd Street
Yakima, WA 98901
Dan.Riddle@yakimawa.gov

City of Yakima - Wastewater Division
Dana Kallevig
2220 East Viola Ave
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
chamber@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

US Army Corps of Engineers, Regulatory
Branch
David Moore
P.O. Box 3755
Seattle, WA 98124-3755
david.j.moore@usace.army.mil

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 Szvetcz
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
Eric Bartrand
1701 South 24th Ave
Yakima, WA 98902
Eric.Bartrand@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

DOC.
INDEX

C-6

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

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

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

West Valley School District
Dr. Peter Finch
8902 Zier Road
Yakima, WA 98908
finchp@wvwd208.org

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

Yakama Indian Nation, Yakima Tribal
Council
Ruth Jim
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 Health District
1210 Ahtanum Ridge Dr Ste#200
Union Gap, WA 98903
yhd@co.yakima.wa.us

Yakima County Public Services
Lisa Freund
128 North 2nd Street, 4th Floor
Yakima, WA 98901
lisa.freund@co.yakima.wa.us

Yakima Waste Systems
Keith Kovalenko
PO Box 2830
Yakima, WA 98907
keithk@wasteconnections.com

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

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

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

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

West Valley School District
Joe Connolly
8902 Zier Road
Yakima, WA 98908-9299
connollyw@wvwd208.org

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

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

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

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

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

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

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

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

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

Yakima County Health District
Ryan Ibach
1210 Ahtanum Ridge Dr Ste#200
Union Gap, WA 98903
ryan.ibach@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 Greenway Foundation
Kellie Connaughton
111 South 18th Street
Yakima, WA 98901
kellie@yakimagreenway.org

DOC.
INDEX

#

C-6

Yakima School District
Stacey Locke
104 North 4th Ave
Yakima, WA 98902
locke.stacey@ysd7.org

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

Yakima School District
Jay Baucom
104 North 4th Ave
Yakima, WA 98902
baucom.jay@yakimaschools.org

Yakima Valley Museum
Peter Arnold
2105 Tieton Drive
Yakima, WA 98902
peter@yvmuseum.org

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

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

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

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

SEPA REVIEWING AGENCIES
_UPDATED 12/07/2022

Type of Notice: Ntc of City Council Hearing
File Number: TXF #601-83, SEPA #04-83
Date of ~~Mailing~~ ^{Hearing}: 06/20/2023

DOC.
INDEX
C-6

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
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
Tony Doan	Code Administration	Tony.Doan@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Lisa Maxey	Community Development	Lisa.Maxey@yakimawa.gov
Bill Preston	Engineering	Bill.preston@yakimawa.gov
Kirsten McPherson	Engineering	Kirsten.McPherson@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
Aaron Markham	Fire	Aaron.markham@yakimawa.gov
Jeremy Rodriguez	Fire	Jeremy.Rodriguez@yakimawa.gov
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov
Eva Rivera	Planning	Eva.rivera@yakimawa.gov
Matt Murray	Police	Matthew.murray@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
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?
<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, tmarshall@cbr.com Kim Yeager, Real Estate Manager, kyeager@ihdlc.com	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> E-mail
<i>(Shoreline notices ONLY)</i> Department of Ecology	crosepa@ecy.wa.gov	<input type="checkbox"/> E-mail

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail
Dan Kinley	421 N. 20th Ave, Yakima 98902	dan@kciwa.com

Type of Notice: Mt 45 City Council Hearing
File Number(s): TX#001-23, SEPA#004-23
Date of Mailing: 06/20/2023
Acving

DOC.

INDEX

C-6

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: TXT#001-23, SEPA#004-23

CITY PLANNING - 2023 TEXT AMENDMENTS

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 16th day of **May 2023**.

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-5b

Ahtanum Irrigation District
Beth Ann Brulotte
10705-B Gilbert Road
Yakima, WA 98903-9203
bethb@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
Dennis Henne
P.O. Box 3008
Union Gap, WA 98903
dennis.henne@uniongapwa.gov

City of Yakima - Airport
Jaime Vera
2400 West Washington Ave
Yakima, WA 98903
jaime.vera@yakimawa.gov

City of Yakima - Engineering Division
Dan Riddle
129 N 2nd Street
Yakima, WA 98901
Dan.Riddle@yakimawa.gov

City of Yakima - Wastewater Division
Dana Kallevig
2220 East Viola Ave
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
chamber@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

US Army Corps of Engineers, Regulatory
Branch
David Moore
P.O. Box 3755
Seattle, WA 98124-3755
david.j.moore@usace.army.mil

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 Szvetcz
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
Eric Bartrand
1701 South 24th Ave
Yakima, WA 98902
Eric.Bartrand@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

DOC.
INDEX
C-5a

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

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

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

West Valley School District
Dr. Peter Finch
8902 Zier Road
Yakima, WA 98908
finchp@wvwsd208.org

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

Yakama Indian Nation, Yakima Tribal
Council
Ruth Jim
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 Health District
1210 Ahtanum Ridge Dr Ste#200
Union Gap, WA 98903
yhd@co.yakima.wa.us

Yakima County Public Services
Lisa Freund
128 North 2nd Street, 4th Floor
Yakima, WA 98901
lisa.freund@co.yakima.wa.us

Yakima Waste Systems
Keith Kovalenko
PO Box 2830
Yakima, WA 98907
keithk@wasteconnections.com

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

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

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

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

West Valley School District
Joe Connolly
8902 Zier Road
Yakima, WA 98908-9299
connollyw@wvwsd208.org

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

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

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

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

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

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

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

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

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

Yakima County Health District
Ryan Ibach
1210 Ahtanum Ridge Dr Ste#200
Union Gap, WA 98903
ryan.ibach@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 Greenway Foundation
Kellie Connaughton
111 South 18th Street
Yakima, WA 98901
kellie@yakimagreenway.org

DOC.
INDEX

#

C-5a

Yakima School District
Stacey Locke
104 North 4th Ave
Yakima, WA 98902
locke.stacey@ysd7.org

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

Yakima School District
Jay Baucom
104 North 4th Ave
Yakima, WA 98902
baucom.jay@yakimaschools.org

Yakima Valley Museum
Peter Arnold
2105 Tieton Drive
Yakima, WA 98902
peter@yvmuseum.org

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

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

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

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

SEPA REVIEWING AGENCIES
_UPDATED 12/07/2022

Type of Notice: NTC of YPC Rea.
File Number: TXF#001-23, SEPA#004-23
Date of Mailing: 05/16/2023

DOC.
INDEX
C5a

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
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
Tony Doan	Code Administration	Tony.Doan@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Lisa Maxey	Community Development	Lisa.Maxey@yakimawa.gov
Bill Preston	Engineering	Bill.preston@yakimawa.gov
Kirsten McPherson	Engineering	Kirsten.McPherson@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
Aaron Markham	Fire	Aaron.markham@yakimawa.gov
Jeremy Rodriguez	Fire	Jeremy.Rodriguez@yakimawa.gov
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov
Eva Rivera	Planning	Eva.rivera@yakimawa.gov
Matt Murray	Police	Matthew.murray@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
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 Tim Marshall, General Manager, tmarshall@cbr.com Kim Yeager, Real Estate Manager, kyeager@ihdlc.com	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> E-mail
(Shoreline notices ONLY) Department of Ecology	crosepa@ecy.wa.gov	<input type="checkbox"/> E-mail

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail
Dan Kinley	421 N. 20th Ave, Yakima	Dan@Kciwa.com

Type of Notice: NTC of YPC Rec.
File Number(s): TX#001-23, SEPA#004-23
Date of Mailing: 05/16/2023

DOC.
INDEX
C-5a

Rivera, Eva

From: Rivera, Eva
Sent: Tuesday, May 16, 2023 10:12 AM
To: 'dan@kciwa.com'
Subject: FW: NTC OF YPC REC - CITY PLANNING - 2023 TEXT AMENDMENTS - TXT#001-23, SEPA#004-23
Attachments: NTC OF YPC REC_TXT#001-23,SEPA#004-23.pdf

From: Rivera, Eva

Sent: Tuesday, May 16, 2023 10:09 AM

To: Bradburn, Trace <Trace.Bradburn@yakimawa.gov>; Calhoun, Joseph <Joseph.Calhoun@YAKIMAWA.GOV>; Contreras, Pedro <Pedro.Contreras@YAKIMAWA.GOV>; Corona, Silvia <Silvia.Corona@yakimawa.gov>; Cruz, Leovardo <Leovardo.Cruz@YAKIMAWA.GOV>; Davenport, Joan <Joan.Davenport@yakimawa.gov>; Dean, James <James.Dean@yakimawa.gov>; DeBusschere, Suzanne <suzanne.debusschere@yakimawa.gov>; Denman, Glenn <Glenn.Denman@yakimawa.gov>; Doan, Tony <Tony.Doan@YAKIMAWA.GOV>; Kallevig, Dana <Dana.Kallevig@yakimawa.gov>; Layman, Randy <Randy.Layman@yakimawa.gov>; Markham, Aaron <aaron.markham@yakimawa.gov>; Maxey, Lisa <Lisa.Maxey@YAKIMAWA.GOV>; McPherson, Kirsten <Kirsten.McPherson@yakimawa.gov>; Meloy, Randy <Randy.Meloy@yakimawa.gov>; Murray, Matthew <matt.murray@yakimawa.gov>; Preston, Bill <Bill.Preston@yakimawa.gov>; Reynoso, Patty <Patty.Reynoso@yakimawa.gov>; Riddle, Dan <Dan.Riddle@yakimawa.gov>; Rivera, Eva <Eva.Rivera@yakimawa.gov>; Rodriguez, Jeremy <Jeremy.Rodriguez@yakimawa.gov>; Schafer, Scott <Scott.Schafer@yakimawa.gov>; Shane, Mike <Mike.Shane@yakimawa.gov>; Story, Gregory <Gregory.Story@yakimawa.gov>; Vera, Jaime <Jaime.Vera@yakimawa.gov>; Watkins, Sara <Sara.Watkins@YAKIMAWA.GOV>; Zabell, John <John.Zabell@yakimawa.gov>; Ahtanum Irrigation District - Beth Brulotte <bethb@ahtanum.net>; Cawley, Marc <Marc.Cawley@yakimawa.gov>; Greater Yakima Chamber of Commerce <chamber@yakima.org>; Henne, Dennis <Dennis.Henne@uniongapwa.gov>; Jack Wells - Yakima County Water Resources <jack.wells@co.yakima.wa.us>; Linos, Irene <Irene.Linos@yakimawa.gov>; Office Rural Farmworker Housing - Marty Miller <martym@orfh.org>; Rivera, Eva <Eva.Rivera@yakimawa.gov>; United States Postal Service - David James <david.r.james@usps.gov>; WA State Dept Agriculture - Kelly McLain <kmclain@agr.wa.gov>; WA State Dept Archaeology Historic Pres - SEPA <Sepa@dahp.wa.gov>; WA State Dept Commerce - Review Team <reviewteam@commerce.wa.gov>; WA State Dept Ecology - CRO SEPA <crosepacoordinator@ecy.wa.gov>; WA State Dept Ecology - Former Orchards <FormerOrchards@ecy.wa.gov>; WA State Dept Ecology - Lori White <lori.white@ecy.wa.gov>; WA State Dept Ecology - SEPA Unit <sepaunit@ecy.wa.gov>; WA State Dept Energy Facility Site Eval <efsec@utc.wa.gov>; WA State Dept Fish and Wildlife - Eric Bartrand <Eric.Bartrand@dfw.wa.gov>; WA State Dept Fish and Wildlife - Scott Downes <Scott.Downes@dfw.wa.gov>; WA State Dept Fish and Wildlife - SEPA <R3planning@dfw.wa.gov>; WA State Dept Fish and Wildlife - Team Yakima <TeamYakima@dfw.wa.gov>; WA State Dept Health - Jamie Gardipe <Jamie.gardipe@doh.wa.gov>; WA State Dept Health - Kelly Cooper <Kelly.cooper@doh.wa.gov>; WA State Dept Health - SEPA <SEPA.reviewteam@doh.wa.gov>; WA State Dept Natural Resources - SEPA Center <sepacenter@dnr.wa.gov>; WA State Dept Social Health Svcs - Larry Covey <larry.covey@dsht.wa.gov>; WA State Dept Transportation- South Central Region <SCplanning@wsdot.wa.gov>; WA State Dept Transportation - Paul Gonseth <gonsetp@wsdot.wa.gov>; WA State Parks and Recreation - SEPA <sepa@parks.wa.gov>; West Valley School District - Joe Connolly <connollyw@wvwsd208.org>; West Valley School District - Peter Finch <finchp@wvwsd208.org>; WSDOT Aviation <aviationlanduse@wsdot.wa.gov>; Yakama Bureau of Indian Affairs - Rocco Clark <Rocco.clark@bia.gov>; Yakama Bureau of Indian Affairs - Trudy Pinkham <Trudy.Pinkham@bia.gov>; Yakama Nation Environmental Mgmt Program - Elizabeth Sanchez <esanchez@yakama.com>; Yakama-Klickitat Fisheries Project - John Marvin <marj@yakamafishnsn.gov>; Yakama-Klickitat Fisheries Project - John Marvin <jmarvin@yakama.com>; Yakima County Building Dept - Marivel Garcia <marivel.garcia@co.yakima.wa.us>; Yakima County Commissioners

<Commissioners.web@co.yakima.wa.us>; Yakima County Health District <yhd@co.yakima.wa.us>; Yakima County Health District - Ryan Ibach <ryan.ibach@co.yakima.wa.us>; Yakima County Planning Division - Jason Earles <Jason.Earles@co.yakima.wa.us>; Yakima County Planning Division - Thomas Carroll <Thomas.Carroll@co.yakima.wa.us>; Yakima County Public Services - Lisa Freund <lisa.freund@co.yakima.wa.us>; Yakima County Water Resources Div - Troy Havens <Troy.Havens@co.yakima.wa.us>; Yakima Greenway Foundation - Kellie Connaughton <kellie@yakimagreenway.org>; Yakima Regional Clean Air Agency - Hasan Tahat <hasan@yrcaa.org>; Yakima School District - Jay Baucom <baucom.jay@yakimaschools.org>; Yakima School District - Stacey Locke <locke.stacey@ysd7.org>; Yakima School District - Trevor Greene <greene.trevor@ysd7.org>; Yakima Valley Museum - Peter Arnold <peter@yvmuseum.org>; Yakima Valley Trolleys <info@yakimavalleytrolleys.org>; Yakima Waste Systems - Keith Kovalenko <keithk@wasteconnections.com>

Subject: NTC OF YPC REC - CITY PLANNING - 2023 TEXT AMENDMENTS - TXT#001-23, SEPA#004-23

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.



Eva Rivera
Planning Technician
Phone: 509-575-6261
Email: 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, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

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

DATE: May 16, 2023
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#001-23, SEPA#004-23
APPLICANT: City of Yakima Planning Division
PROJECT LOCATION: City-wide

On May 15, 2023, the City of Yakima Planning Commission rendered its written recommendation on **TXT#001-23 & SEPA#004-23**. Proposed non-project minor amendments to YMC Title 14, 15, and 16.

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: joseph.calhoun@yakimawa.gov

A handwritten signature in black ink, appearing to read "E. Rivera".

Eva Rivera
Planning Technician

Date of Mailing: **May 16, 2023**
Enclosures: Planning Commission's Recommendation

DOC.
INDEX
C-5

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: TXT#001-23, SEPA#004-23

CITY PLANNING - 2023 TEXT AMENDMENTS

Citywide

I, Lisa Maxey, 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 SEPA Agencies and all parties of record; that said parties of record are individually listed on the mailing list retained by the Planning Division; and that said notices were mailed by me on this 12th day of May, 2023.

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



Lisa Maxey

Community Development Administrative Assistant

DOC.
INDEX
C-4C

Ahtanum Irrigation District
Beth Ann Brulotte
10705-B Gilbert Road
Yakima, WA 98903-9203
bethb@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
Dennis Henne
P.O. Box 3008
Union Gap, WA 98903
dennis.henne@uniongapwa.gov

City of Yakima - Airport
Jaime Vera
2400 West Washington Ave
Yakima, WA 98903
jaime.vera@yakimawa.gov

City of Yakima - Engineering Division
Dan Riddle
129 N 2nd Street
Yakima, WA 98901
Dan.Riddle@yakimawa.gov

City of Yakima - Wastewater Division
Dana Kallevig
2220 East Viola Ave
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
chamber@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

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

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
Eric Bartrand
1701 South 24th Ave
Yakima, WA 98902
Eric.Bartrand@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

DOC.
INDEX
C-4b

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

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

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

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

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

Yakama Indian Nation, Yakima Tribal
Council
Ruth Jim
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 Health District
1210 Ahtanum Ridge Dr Ste#200
Union Gap, WA 98903
yhd@co.yakima.wa.us

Yakima County Public Services
Lisa Freund
128 North 2nd Street, 4th Floor
Yakima, WA 98901
lisa.freund@co.yakima.wa.us

Yakima Waste Systems
Keith Kovalenko
PO Box 2830
Yakima, WA 98907
keithk@wasteconnections.com

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Yakima County Health District
Ryan Ibach
1210 Ahtanum Ridge Dr Ste#200
Union Gap, WA 98903
ryan.ibach@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 Greenway Foundation
Kellie Connaughton
111 South 18th Street
Yakima, WA 98901
kellie@yakimagreenway.org

DOC.
INDEX

#

C-4b

Yakima School District
Stacey Locke
104 North 4th Ave
Yakima, WA 98902
locke.stacey@ysd7.org

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

Yakima School District
Jay Baucom
104 North 4th Ave
Yakima, WA 98902
baucom.jay@yakimaschools.org

Yakima Valley Museum
Peter Arnold
2105 Tieton Drive
Yakima, WA 98902
peter@yvmuseum.org

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

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

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

SEPA REVIEWING AGENCIES
_UPDATED 12/07/2022

Type of Notice: Ntc of Retention of DNS
File Number: TXT #001-23/ SEPA #004-23
Date of Mailing: 5/12/23

DOC.
INDEX
C-4b

Maxey, Lisa

From: NoReply@ecy.wa.gov
Sent: Friday, May 12, 2023 9:47 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#001-23, SEPA#004-23.

Your record is being reviewed by an administrator.

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

5/12/23

In-House Distribution E-mail List			Revised 04/11/2023
Name	Division	E-mail Address	
Jaime Vera	Air Terminal	Jaime.Vera@yakimawa.gov	
Silvia Corona	Clerk's Office	Silvia.Corona@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	
Tony Doan	Code Administration	Tony.Doan@yakimawa.gov	
Patty Reynoso	Code Administration	Patty.Reynoso@yakimawa.gov	
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov	
Lisa Maxey	Community Development	Lisa.Maxey@yakimawa.gov	
Bill Preston	Engineering	Bill.preston@yakimawa.gov	
Kirsten McPherson	Engineering	Kirsten.McPherson@yakimawa.gov	
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov	
Aaron Markham	Fire	Aaron.markham@yakimawa.gov	
Jeremy Rodriguez	Fire	Jeremy.Rodriguez@yakimawa.gov	
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov	
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov	
Eva Rivera	Planning	Eva.rivera@yakimawa.gov	
Matt Murray	Police	Matthew.murray@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	
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 Tim Marshall, General Manager, tmarshall@cbrr.com Kim Yeager, Real Estate Manager, kyeager@ihdlc.com	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> E-mail
(Shoreline notices ONLY) Department of Ecology	crosepa@ecy.wa.gov	<input type="checkbox"/> E-mail

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail
Dan Kinley	421 N 20 th Ave, Yakima, WA 98902	dan@kciwa.com

Type of Notice: Ntc of Retention of DNS
File Number(s): TXT #001-23 / SEPA #004-23
Date of Mailing: 5/12/23

DOC.
INDEX
C4a

Maxey, Lisa

From: Maxey, Lisa
Sent: Friday, May 12, 2023 9:52 AM
To: 'dan@kciwa.com'; Bradburn, Trace; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Cruz, Leovardo; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Kallevig, Dana; Layman, Randy; Markham, Aaron; Maxey, Lisa; McPherson, Kirsten; Meloy, Randy; Murray, Matthew; Preston, Bill; Reynoso, Patty; 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; Jack Wells - Yakima County Water Resources; Linos, Irene; Office Rural Farmworker Housing - Marty Miller; Rivera, Eva; United States Postal Service - David James; 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 Bureau of Indian Affairs - Trudy Pinkham; 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: Notice of Retention of DNS - City of Yakima Text Amendments - TXT#001-23 & SEPA# 004-23
Attachments: Notice of Retention of DNS_TXT#001-23 & SEPA#004-23.pdf

Good morning,

Attached is a Notice of Retention of Determination of Non-Significance (DNS) for the above-entitled project. If you have any questions about this proposal, please contact assigned planner Joseph Calhoun at joseph.calhoun@yakimawa.gov.

Thank you!



Lisa Maxey

Administrative Assistant

Community Development Department

p: 509.576.6660

129 North 2nd Street, Yakima, Washington, 98901



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd 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
May 12, 2023
File Numbers: SEPA#004-23**

The City of Yakima Department of Community Development issued a:

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

on April 19, 2023, 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 15.02.020 Definitions, 15.04.120, Home Occupations; YMC 15.05.030 Creation of new lots-Subdivision requirements; YMC 15.13.025, Central Business District – Type (1) review exemption (new section); YMC 15.09.025, Mixed-Use building and downtown business district multifamily development (new section); YMC 15.29.040, Permits required; YMC 15.29.050, Application submittal/fees; YMC 15.29.060 Development standards; YMC 15.29.070, Design criteria; YMC 15.29.080, Site selection standards; YMC 15.23.120, Application review process; YMC 15.30.060, Land use overlays; YMC 14.15.100, Approval of short subdivision – recording; YMC 14.20.230, Final plat – recording; YMC Ch. 14.50, Appeals; YMC 16.05.020, Contents of notice of application; and YMC 16.05.030, Public comment on the notice of application.

- ☒ [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): No comments received.

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

Date: May 12, 2023

Signature: 

You may appeal this determination to Joan Davenport, City of Yakima Community Development Director, at 129 N 2nd St., Yakima, WA 98901, no later than **May 26, 2023**. You must submit a completed appeal application form with the applicable fee. Be prepared to make specific factual objections. Contact the City of Yakima, Planning Division, for information on appeal procedures.

DOC.
INDEX
C-4



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director
Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning/ypc/

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

May 10, 2023
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), Lisa Maxey (Admin Assistant)
Joseph Calhoun (Planning Manager), Eric Crowell (Senior Planner), Eva Rivera (Planning
Technician), Irene Linos (Temp. Department- Assistant I)

AGENDA

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Approval of Meeting Minutes of April 12, 2023
- V. Public Hearing - CITY PLANNING - 2023 TEXT AMENDMENTS
 - Applicant: City of Yakima Planning Division
 - File Numbers: TXT#001-23, SEPA#004-23
 - Site Address: Citywide
- VI. 2023 Comprehensive Plan Amendment Docketing
- VII. Dwelling Units Report
- VIII. Public Comment
- IX. Other Business
- X. Adjourn

Next Meeting: May 24, 2023

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.





HEARING DATE: Wednesday, May 10, 2023

A - CITY PLANNING - 2023 TEXT AMENDMENTS
TX#001-23, SEPA#004-23

[illegible]

Yakima Planning Commission - Agenda & Packet Distribution List

CITY PLANNING - 2023 TEXT AMENDMENTS TXT#001-23, SEPA#004-23

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

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

AGENDA ONLY: PARTIES OF RECORD/INTERESTED PARTIES

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

Date Distributed: 05/04/2023

DOC.
INDEX

62

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: TXT#001-23, SEPA#004-23

CITY OF YAKIMA PLANNING DIVISION

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 & Preliminary DNS**, a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, 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 19th day of April 2023.

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
Beth Ann Brulotte
10705-B Gilbert Road
Yakima, WA 98903-9203
bethb@ahthanum.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
Dennis Henne
P.O. Box 3008
Union Gap, WA 98903
dennis.henne@uniongapwa.gov

City of Yakima - Airport
Jaime Vera
2400 West Washington Ave
Yakima, WA 98903
jaime.vera@yakimawa.gov

City of Yakima - Engineering Division
Dan Riddle
129 N 2nd Street
Yakima, WA 98901
Dan.Riddle@yakimawa.gov

City of Yakima - Wastewater Division
Dana Kallevig
2220 East Viola Ave
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
chamber@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

US Army Corps of Engineers, Regulatory
Branch
David Moore
P.O. Box 3755
Seattle, WA 98124-3755
david.j.moore@usace.army.mil

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
kmcclain@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
Eric Bartrand
1701 South 24th Ave
Yakima, WA 98902
Eric.Bartrand@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

DOC.
INDEX
C-1C

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

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

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

West Valley School District
Dr. Peter Finch
8902 Zier Road
Yakima, WA 98908
finchp@wvwd208.org

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

Yakama Indian Nation, Yakima Tribal
Council
Ruth Jim
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 Health District
1210 Ahtanum Ridge Dr Ste#200
Union Gap, WA 98903
yhd@co.yakima.wa.us

Yakima County Public Services
Lisa Freund
128 North 2nd Street, 4th Floor
Yakima, WA 98901
lisa.freund@co.yakima.wa.us

Yakima Waste Systems
Keith Kovalenko
PO Box 2830
Yakima, WA 98907
keithk@wasteconnections.com

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

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

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

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

West Valley School District
Joe Connolly
8902 Zier Road
Yakima, WA 98908-9299
connollyw@wvwd208.org

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

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

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

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

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

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

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

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

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

Yakima County Health District
Ryan Ibach
1210 Ahtanum Ridge Dr Ste#200
Union Gap, WA 98903
ryan.ibach@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 Greenway Foundation
Kellie Connaughton
111 South 18th Street
Yakima, WA 98901
kellie@yakimagreenway.org

DOC.

INDEX

#

clc

Yakima School District
Stacey Locke
104 North 4th Ave
Yakima, WA 98902
locke.stacey@ysd7.org

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

Yakima School District
Jay Baucom
104 North 4th Ave
Yakima, WA 98902
baucom.jay@yakimaschools.org

Yakima Valley Museum
Peter Arnold
2105 Tieton Drive
Yakima, WA 98902
peter@yvmuseum.org

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

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

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

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

SEPA REVIEWING AGENCIES
_UPDATED 12/07/2022

Type of Notice: Ntc. of App. Envir. Rev. + Pub. Hearing + Preliminary
File Number: Wt #001-23, SEPA #004-23 DNS
Date of Mailing: 04/19/2023

DOC.
INDEX
C-1c

Rivera, Eva

From: NoReply@ecy.wa.gov
Sent: Wednesday, April 19, 2023 9:50 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#001-23, SEPA#004-23.
Your record is being reviewed by an administrator.

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

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
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
Tony Doan	Code Administration	Tony.Doan@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Lisa Maxey	Community Development	Lisa.Maxey@yakimawa.gov
Bill Preston	Engineering	Bill.preston@yakimawa.gov
Kirsten McPherson	Engineering	Kirsten.McPherson@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
Aaron Markham	Fire	Aaron.markham@yakimawa.gov
Jeremy Rodriguez	Fire	Jeremy.Rodriguez@yakimawa.gov
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov
Eva Rivera	Planning	Eva.rivera@yakimawa.gov
Matt Murray	Police	Matthew.murray@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
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 Tim Marshall, General Manager, tmarshall@cbr.com Kim Yeager, Real Estate Manager, kyeager@ihdlc.com	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> E-mail
(Shoreline notices ONLY) Department of Ecology	crosepa@ecy.wa.gov	<input type="checkbox"/> E-mail

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

Type of Notice: MC of App, Enviro. Rev. + Pub. Hearing +
File Number(s): Kt# 001-23, SEPA# 004-23 Preliminary
Date of Mailing: 04/19/2023 DNS

DOC.
INDEX
C-1b

Rivera, Eva

From: Rivera, Eva
Sent: Wednesday, April 19, 2023 9:15 AM
To: Bradburn, Trace; Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Cruz, Leovardo; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; 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; Colleda Monick; Frieda Stephens; Ibarra, Rosalinda; Jacob Liddicoat; Leanne Hughes-Mickel; Linos, Irene; Lisa Wallace; Lund, Soneya; Mary Place; Rob McCormick; 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; NWPR - Anna King; RCDR - Maria DJ Rodriguez; Tu Decides - Albert Torres; West Valley School District - Joe Connolly; Yakima Herald - Business; Yakima Herald Republic Newspaper; Yakima School District - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Business Times; YPAC - Randy Beehler; Ahtanum Irrigation District - Beth Brulotte; Cawley, Marc; Greater Yakima Chamber of Commerce; Henne, Dennis; Jack Wells - Yakima County Water Resources; Linos, Irene; Office Rural Farmworker Housing - Marty Miller; Rivera, Eva; United States Postal Service - David James; 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 Bertrand; 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 - Peter Finch; WSDOT Aviation ; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Bureau of Indian Affairs - Trudy Pinkham; 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 Valley Museum - Peter Arnold; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko
Subject: NTC OF APP, ENVIRO. REVIEW, PUB. HEARING & PRELIMINARY DNS - CITY OF YAKIMA - TXT#001-23, SEPA#004-23
Attachments: Ntc of App, Enviro. Rev., Pub. Hearing & Prelimiary DNS_TXT#001-23.pdf

Good morning,

DOC.
INDEX
C-1b

Attached is a Notice of Application, Environmental Review, Public Hearing, and Preliminary DNS regarding the above-entitled project. If you have any questions about this proposal, please contact Planning Manager Joseph Calhoun at joseph.calhoun@yakimawa.gov.

Thank you!



Eva Rivera
Planning Technician
Phone: 509-575-6261
eva.rivera@yakimawa.gov

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

AFFIDAVIT OF PUBLICATION

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

STATE OF WASHINGTON, COUNTIES OF YAKIMA

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

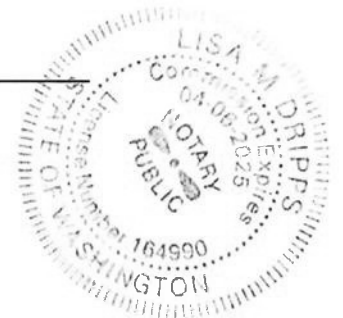
The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

04/19/2023

Agent JACKIE CHAPMAN Signature Jackie Chapman

Subscribed and sworn to before me on April 19, 2023
Lisa M. Driggs
(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

Publication Cost: \$270.10
Order No: 53842
Customer No: 23222
PO #:



DOC.
INDEX
C-1a

Publication Cost: \$270.10
Order No: 53842
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 (129 N 2nd St, Yakima, WA 98901); **FILE NUMBER:** TXT#001-23 and SEPA#004-23

LOCATION: City-Wide; **DATE OF APPLICATION:** 4/12/23.

PROJECT DESCRIPTION The City of Yakima Planning Division is proposing non-project minor amendments to the following Zoning Ordinance Sections: YMC 15.02.020 Definitions, 15.04.120, Home Occupations; YMC 15.05.030 Creation of new lots-Subdivision requirements; YMC 15.13.025, Central Business District – Type (1) review exemption (new section); YMC 15.09.025, Mixed-Use building and downtown business district multifamily development (new section); YMC 15.29.040, Permits required; YMC 15.29.050, Application submittal/fees; YMC 15.29.060 Development standards; YMC 15.29.070, Design criteria; YMC 15.29.080, Site selection standards; YMC 15.23.120, Application review process; YMC 15.30.060, Land use overlays; YMC 14.15.100, Approval of short subdivision – recording; YMC 14.20.230, Final plat – recording; YMC Ch. 14.50, Appeals; YMC 16.05.020, Contents of notice of application; and YMC 16.05.030, Public comment on the notice of application.

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 (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 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 5/10/23, 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: 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, and online at <https://www.yakimawa.gov/services/planning/text-amendments>. 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.

(53842) April 19, 2023

DOC.
INDEX

#

C-1a

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

FROM: Joan Davenport, AICP, Community Development Director; **APPLICANT:** City of Yakima Planning Division (129 N 2nd St, Yakima, WA 98901); **FILE NUMBER:** TXT#001-23 and SEPA#004-23

LOCATION: City-Wide; **DATE OF APPLICATION:** 4/12/23.

PROJECT DESCRIPTION The City of Yakima Planning Division is proposing non-project minor amendments to the following Zoning Ordinance Sections: YMC 15.02.020 Definitions, 15.04.120, Home Occupations; YMC 15.05.030 Creation of new lots-Subdivision requirements; YMC 15.13.025, Central Business District – Type (1) review exemption (new section); YMC 15.09.025, Mixed-Use building and downtown business district multifamily development (new section); YMC 15.29.040, Permits required; YMC 15.29.050, Application submittal/fees; YMC 15.29.060 Development standards; YMC 15.29.070, Design criteria; YMC 15.29.080, Site selection standards; YMC 15.23.120, Application review process; YMC 15.30.060, Land use overlays; YMC 14.15.100, Approval of short subdivision – recording; YMC 14.20.230, Final plat – recording; YMC Ch. 14.50, Appeals; YMC 16.05.020, Contents of notice of application; and YMC 16.05.030, Public comment on the notice of application.

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 (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 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 5/10/23, 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: 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, and online at <https://www.yakimawa.gov/services/planning/text-amendments>. 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.

(53842) April 19, 2023

DOC.
INDEX

C-1a



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, AND PUBLIC HEARING

DATE: April 19, 2023
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: City of Yakima Planning Division (129 N 2nd St, Yakima, WA 98901)
FILE NUMBER: TXT#001-23 and SEPA#004-23
LOCATION: City-Wide
TAX PARCEL NUMBER(S): N/A
DATE OF APPLICATION: April 12, 2023

PROJECT DESCRIPTION The City of Yakima Planning Division is proposing non-project minor amendments to the following Zoning Ordinance Sections: YMC 15.02.020 Definitions, 15.04.120, Home Occupations; YMC 15.05.030 Creation of new lots-Subdivision requirements; YMC 15.13.025, Central Business District – Type (1) review exemption (new section); YMC 15.09.025, Mixed-Use building and downtown business district multifamily development (new section); YMC 15.29.040, Permits required; YMC 15.29.050, Application submittal/fees; YMC 15.29.060 Development standards; YMC 15.29.070, Design criteria; YMC 15.29.080, Site selection standards; YMC 15.23.120, Application review process; YMC 15.30.060, Land use overlays; YMC 14.15.100, Approval of short subdivision – recording; YMC 14.20.230, Final plat – recording; YMC Ch. 14.50, Appeals; YMC 16.05.020, Contents of notice of application; and YMC 16.05.030, Public comment on the notice of application.

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 **May 10, 2023**, 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:

DOC.
INDEX

C-1

**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, and online at <https://www.yakimawa.gov/services/planning/text-amendments> 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.

DOC.
INDEX
01





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

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: 19 de abril, 2023
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#001-23 y SEPA#004-23
UBICACIÓN: Cubre toda la ciudad.
No. DE PARCELA(S): N/A
FECHA DE APLICACIÓN: 12 de abril, 2023

DESCRIPCIÓN DEL PROYECTO: La División de Planificación de la Ciudad de Yakima propone enmiendas menores no relacionadas con un proyecto a las siguientes secciones de la Ordenanza de Zonificación: YMC 15.02.020 Definiciones; YMC 15.04.120 Ocupaciones del Hogar YMC 15.05.030 Creación de nuevos lotes-Requisitos de subdivisión; YMC 15.13.025 Distrito comercial central: exención de revisión de tipo (1) (sección nueva); YMC 15.09.025, Edificio de uso mixto y desarrollo multifamiliar del distrito comercial del centro (sección nueva); YMC 15.29.040, Permisos requeridos, YMC 15.29.050, Presentación de solicitudes/tarifas; YMC 15.29.060 Estándares de desarrollo; YMC 15.29.070, Criterios de diseño; YMC 15.29.080, Estándares de selección de sitios; YMC 15.23.120, Proceso de revisión de solicitudes; YMC 15.30.060, superposiciones de uso terrenal; YMC 14.15.100, Aprobación de subdivisión corta –registro; YMC 14.20.230, Plano final–registro; YMC Ch. 14.50, Apelaciones; YMC 16.05.020, Contenido del aviso de solicitud; y YMC 16.05.030, comentario público sobre el aviso de solicitud.

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 frente a la Comisión de Planificación de la Ciudad de Yakima ha sido programada para el miércoles **10 de mayo, 2023** 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

DOC.
INDEX
C-1

comentarios por escrito. **Se proporcionara 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.

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

21



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd 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
April 19, 2023**

PROJECT DESCRIPTION: The City of Yakima Planning Division is proposing non-project minor amendments to the following Zoning Ordinance Sections: YMC 15.02.020 Definitions, 15.04.120, Home Occupations; YMC 15.05.030 Creation of new lots-Subdivision requirements; YMC 15.13.025, Central Business District – Type (1) review exemption (new section); YMC 15.09.025, Mixed-Use building and downtown business district multifamily development (new section); YMC 15.29.040, Permits required; YMC 15.29.050, Application submittal/fees; YMC 15.29.060 Development standards; YMC 15.29.070, Design criteria; YMC 15.29.080, Site selection standards; YMC 15.23.120, Application review process; YMC 15.30.060, Land use overlays; YMC 14.15.100, Approval of short subdivision – recording; YMC 14.20.230, Final plat – recording; YMC Ch. 14.50, Appeals; YMC 16.05.020, Contents of notice of application; and YMC 16.05.030, Public comment on the notice of application.

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#001-23 & SEPA#004-23

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 May 9, 2023.**

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

Date April 19, 2023

Signature

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

DOC.
INDEX
C-1

TXT#001-23, SEPA#004-23

EXHIBIT LIST

CHAPTER D

Supplemental Information

[illegible]

City of Yakima Planning Commission (YPC) Meeting Minutes
City Council Chambers
April 12, 2023

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, Rob McCormick, Colleda Monick, Leanne Hughes-Mickel, Frieda Stephens

YPC Members Absent:

Staff Present: Joseph Calhoun, Planning Manager; Eva Rivera, Planning Technician

Staff Announcements – Planning Manager Calhoun announced the following:

- Comp Plan Amendment submittal period is currently open, one application has been submitted so far.
- ADU approved plans update for next meeting.
- An offer has been made to a candidate for the Assistant Planner position.

March 22, 2023, Meeting Minutes – It was motioned by Commissioner Place and seconded by Commissioner Hughes-Mickel to approve the meeting minutes of March 22, 2023, as presented. The motion carried unanimously.

Airport Safety Overlay Track Changes – Calhoun summarized the track changes made to prohibited uses in zone 5. He informed the Commission that the Airport Director and City Attorney had reviewed and approved the changes.

Home Occupation Discussion – Calhoun informed the Commission the term Home Occupation is the standard and provided the Commission with various other cities' definitions. The Commission discussed the different definitions of other jurisdictions.

Public Comment – None

Other Business –

Adjourn – A motion to adjourn to April 26, 2023, was passed with a unanimous vote. The meeting adjourned at approximately 3:20 p.m.


Chair Liddicoat

5/10/23
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera, Planning Technician.

City of Yakima Planning Commission (YPC) Meeting Minutes

City Council Chambers

March 22, 2023

Call to Order

Chair Liddicoat called the meeting to order at 3:08 p.m.

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Lisa Wallace, Mary Place, Leanne Hughes-Mickel, Frieda Stephens

YPC Members Absent: Rob McCormick, Colleda Monick (both excused)

Staff Present: Joseph Calhoun; Planning Manager; Eva Rivera, Planning Technician

Staff Announcements – Planning Manager Calhoun announced the following:

- Assistant Planner oral boards are being held on 03/23/2023.

March 8, 2023, Meeting Minutes – It was motioned by Commissioner Wallace and seconded by Commissioner Hughes-Mickel to approve the meeting minutes of March 8, 2023, as presented. The motion carried unanimously.

Airport Safety Overlay Discussion – Calhoun gave a brief of what had prompted the Commission to discuss the Airport Safety Overlay. He introduced the new Airport Director, Robert Hodgman. Mr. Hodgman introduced himself and spoke about his background and experience. He spoke about the airport's economic impact on a city and how the Yakima Air Terminal may be part of the SeaTac solution. He also discussed types of uses and why they are not allowed. The Commissioners asked questions and the discussion continued about implementing a higher level of review for prohibited uses in Zone 5.


YPC Bylaws - Commissioner Place asked a question about section G1 which refers to absences. The Commission discussed ways to reach a bigger audience when seats need to be filled. They also discussed possibly using video conferencing to allow Commissioners or the public to join in remotely.

Title 15 Updates – Calhoun went over the changes made to the Home Occupation and the Type 1 Review sections. Commissioner Hughes-Mickel suggested using the term Home Business instead of Home Occupation for clarity. Calhoun gave a brief explanation of the process of obtaining a business license and the city's role in conjunction with the Department of Revenue.

Public Comment – None

Other Business – Commissioner Wallace suggested going over the Planning Commission's role. Chair Liddicoat suggested adding an item to the agenda with old business to keep track of ideas.

Adjourn – A motion to adjourn to April 12, 2023, was passed with a unanimous vote. The meeting adjourned at approximately 4:19 p.m.


Chair Liddicoat

4/12/23
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera, Planning Technician.

City of Yakima Planning Commission (YPC) Meeting Minutes

City Council Chambers

March 8, 2023

Call to Order

Chair Liddicoat called the meeting to order at 3:08 p.m.

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Mary Place, Colleda Monick, Rob McCormick

YPC Members Absent: Lisa Wallace, Frieda Stephens, Leanne Hughes-Mickel (all excused)

Staff Present: Joseph Calhoun; Planning Manager; Eva Rivera, Planning Technician

Staff Announcements – Planning Manager Calhoun announced the following:

- New Airport Director starts next week, the plan is to add airport discussion to the next meeting agenda.
- Assistant Planner position had 25 applicants, 11 met the qualifications. The Associate Planner position will reopen to reach more qualified applicants. Two Assistant Planners may be hired from the qualified pool if no qualified applicants for Associate Planner can be found.
- Currently following House Bill 1110 which will require a fourplex on lots zoned for residential use.

February 22, 2023, Meeting Minutes – It was motioned by Commissioner Place and seconded by Commissioner McCormick to approve the meeting minutes of February 22, 2023, as presented. The motion carried unanimously.

Title 15 Text Amendments- Calhoun went over the track changes and the existing business license process the city does in conjunction with the Department of Revenue. He explained how some home occupation businesses were having to go through a commercial land use review due to the zoning of the property even though it was an accessory use of the home. The proposed changes would allow home occupation businesses in any zoning district as long as the primary use is that of a residence. He continued with the category definition changes and the commission provided input. Calhoun also spoke about the extra lines that appeared on the setbacks table to be removed and the clarifications on permit procedure related to final plat acceptance. He concluded with the removal of subdivision appeals from 14.50 to 16.08.

Public Comment – None

Other Business – Commissioner Place spoke about the mother-in-law housing bill passed by the legislature to allow an additional dwelling in residential zones and if that would have any effect on our code. Calhoun answered it could have an effect and cause changes but he would need to wait for the final bill. Chair Liddicoat asked about ADU standardized plans and Calhoun responded he did not have an update.

Adjourn – A motion to adjourn to March 22, 2023, was passed with a unanimous vote. The meeting adjourned at approximately 3:31 p.m.


Chair Liddicoat

3/22/23
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera, Planning Technician.

DOC.
INDEX

D-9

City of Yakima Planning Commission (YPC) Meeting Minutes

February 22, 2023

Call to Order

Chair Liddicoat called the meeting to order at 3:00 p.m.

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Mary Place, Colleda Monick, Rob McCormick, Frieda Stephens

YPC Members Absent: Lisa Wallace, Leanne Hughes-Mickel (both excused),

Staff Present: Joseph Calhoun, Planning Manager, Eric Crowell, Senior Planner, Sara Watkins, City Attorney, Eva Rivera, Planning Technician

Staff Announcements – Planning Manager, Calhoun announced the following:

- Land Use Fees become effective 03/01/2023.
- Associate and Assistant Planner positions have closed.
- Title 15 updates are being compiled to begin the public process.

February 8, 2023, Meeting Minutes – It was motioned by Commissioner Monick and seconded by Commissioner Stephens to approve the meeting minutes of February 8, 2023, as presented. The motion carried unanimously.

2023 Comprehensive Plan Amendment Opening – It was motioned by Commissioner Monick to open the 2023 Comprehensive Plan Amendment and seconded by Commissioner Place. The motion carried unanimously.


HAP Implementation – Phase 2: Mixed Use, Permitting – Calhoun presented an update on track changes to the definition of Downtown Business District Exempt area, fencing, and building height and the wording added to section 6. Chair Liddicoat suggested changes in the section of the blank wall. The commission agreed with the changes.

Title 15 Update – Chapter 15.29: Wireless Communication Facilities – Senior Planner Eric Crowell provided the commission with information on proposed amendments to 15.29. Some of the changes are for design standards, application requirements for modifications, and updating timelines for review. Chair Liddicoat asked about the difference between a major and a minor modification. Commissioner Monick asked about stealth requirements on cell towers. Crowell answered there were requirements in specific districts.

Public Comment - None

Other Business – Chair Liddicoat brought up his concern about the length of time it is taking to get an answer from airport staff. Calhoun replied he hoped to have something for next month's meeting.

Adjourn – A motion to adjourn to March 8, 2023, was passed with a unanimous vote. The meeting adjourned at approximately 3:31 p.m.


Chair Liddicoat

2/22/23
Date

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

City of Yakima Planning Commission (YPC) Meeting Minutes
City Council Chambers
February 8, 2023

Call to Order

Chair Liddicoat called the meeting to order at 3:00 p.m.

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Lisa Wallace, Mary Place, Colleda Monick, Leanne Hughes-Mickel, Frieda Stephens
YPC Members Absent: Rob McCormick
Staff Present: Joseph Calhoun; Planning Manager; Sara Watkins; City attorney; Eva Rivera, Planning Technician

Staff Announcements – Planning Manager Calhoun announced the following:

- Land Use Fees resolution was approved 02/07/2023 will be effective 03/01/2023.
- Comp Plan Amendment was opened by Council in January and will formally open by the Planning Commission on February 22.
- Airport discussion will resume once Jaime Vera returns or a new Airport Manager is hired.
- Assistant and Associate Planner positions close on 02/14/2023.

January 11, 2023, Meeting Minutes – It was motioned by Commissioner Place and seconded by Commissioner Stephens to approve the meeting minutes of January 11, 2023, as corrected. The motion carried unanimously.

HAP Implementation Ph. 2: Mixed Use, Permitting- Calhoun spoke about proposed changes suggested by City Attorney, Sara Watkins, to use consistent language. Commissioner Place asked about a definition of the downtown business district in words or just on the map. Calhoun answered his proposal was to tie it to downtown parking exempt area which is established verbally and on the map in the parking section. No prohibited uses have been changed since last discussion. Commissioners continued discussion on site screening and parking. Commissioner Hughes-Mickel suggested separating the mixed use from the downtown business district multifamily to avoid confusion. Calhoun continued with proposed changes to design standards and noticing time frames. The commissioners provided comments and feedback. Commissioner Place mentioned the impact slow mail delivery may cause by reducing the comment period.

Public Comment – None

Other Business – Chair Liddicoat brought up a question about parking rules during COVID that reduced available parking and should be revisited. He also suggested future review of the current process of parking based on use and suggested looking into using occupant load.

Adjourn – A motion to adjourn to February 22, 2023, was passed with a unanimous vote. The meeting adjourned at approximately 3:54 p.m.


Chair Liddicoat

2/22/23
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera, Planning Technician.

City of Yakima Planning Commission (YPC) Meeting Minutes
City Council Chambers
January 11, 2023

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, Colleda Monick, Leanne Hughes-Mickel

YPC Members Absent: Frieda Stephens, Rob McCormick (both excused)

Staff Present: Joseph Calhoun; Planning Manager; Sara Watkins; City attorney; Eva Rivera, Planning Technician

Staff Announcements – Planning Manager Calhoun announced the following:

- Recruitment for Associate and Assistant planners will soon be open, a long-range planner position is in the works.
- City Council Update: Land Development Fees 15.26 will be presented next week and there is also an agenda item for the opening of the 2023 Comp Plan Amendment cycle.

December 14, 2022, Meeting Minutes – It was motioned by Commissioner Hughes-Mickel and seconded by Commissioner Place to approve the meeting minutes of December 14, 2022, as presented. The motion carried unanimously.

Election of Chair and Vice Chair – Commissioner Place motioned to retain Chair Liddicoat and Vice-Chair Wallace for the year 2023. The motion was seconded by Commissioner Monick. The motion passed unanimously on a 5-0 vote.

2022 Planning Highlights- Calhoun provided some highlights on the public hearings held in 2022 by the Planning Commission. He also provided highlights for permitted dwelling units staying on track to meet the 2040 goal. Commissioner Place asked if there were any repercussions for not meeting the goal. Calhoun answered we were on track to meet the goal but if it was not reached; revisions to Comp Plan would have to be made to identify ways to make development more streamlined. Commissioner Place suggested having the statistics shown onscreen for viewers for future meetings.

Airport Safety Overlay YMC Ch. 15.30 (Cont.) - Calhoun went over the packet and initial track changes specifically zone 5 prohibited uses. He spoke about retaining the prohibition for certain categories and having other uses, otherwise prohibited, be permitted by going through a more extensive review and approval by the airport manager. There was discussion about allowing all prohibited uses to go through a review and airport manager approval.

Public Comment – None

Other Business – Commissioner Monick asked about any priorities for 2023 for the commission. Calhoun answered finishing the Airport Overlay updates, the HAP Implementation Phase 2, and opening the Comp Plan Amendment process.

Adjourn – A motion to adjourn to January 25, 2023, was passed with a unanimous vote. The meeting adjourned at approximately 3:36 p.m.


Chair Liddicoat

2/9/23
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera, Planning Technician.

City of Yakima Planning Commission (YPC) Meeting Minutes

City Council Chambers

December 14, 2022

Call to Order

Chair Liddicoat called the meeting to order at 3:02 p.m.

Roll Call

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

YPC Members Absent: Frieda Stephens (excused)

Staff Present: Joseph Calhoun; Planning Manager; Sara Watkins; City attorney; Eva Rivera, Planning Technician

Staff Announcements – Planning Manager Calhoun announced the following:

- ADU Preapproved plans RFP and RFQ have been submitted to the Purchasing Division
- Abbreviated building issuance report for 2022 through the end of November, 529 units have been permitted compared to 454 units in the same time frame in 2021.

November 9, 2022, Meeting Minutes – It was motioned by Commissioner Place and seconded by Commissioner Wallace to approve the meeting minutes of November 9, 2022, as presented. The motion carried unanimously.

Public Hearing – YMC 15.26 Land Development Fees – Chair Liddicoat gave an outline of the Public Hearing procedure. Calhoun presented a staff report on TXT#002-22 & SEPA#023-22 regarding YMC 15.26 Land Development Fees being removed from the zoning ordinance. The staff report recommended approval of the text amendments. No public comments were received prior to the drafting of the staff report. Chair Liddicoat opened the public comment portion of the hearing. Seeing there were no public comments Chair Liddicoat closed the public comment portion of the hearing.

Chair Liddicoat entertained a motion onto commissioner Hughes-Mickel. Commissioner Hughes-Mickel moved the Planning Commission draft findings of fact and forward the recommendation to the Yakima City Council based on the testimony and the evidence presented on this afternoon's hearing. Commissioner Monick seconded. The motion passed unanimously. Commissioner Place asked how often the fees would be reviewed and Calhoun answered annually based on inflation.

Airport Land Use Discussion- Jaime Vera, Airport Manager, was unavailable for today's meeting. Calhoun spoke about the executive summary of the Washington Airport's Compatible Land Use Guidebook, which was the basis for Chapter 15.30 in our ordinance known as the Airport Safety Overlay. Discussion continued about permitted or non-permitted uses and future text changes to 15.30 to allow for non-permitted uses. Chair Liddicoat asked Calhoun if the specific areas that the commission is looking at were outside the FAA rulebook and would be up to the jurisdiction and local airport to communicate the text changes. Calhoun answered he would prefer for the airport manager to weigh in.

Dan Kinley, a local business owner, gave a comment on his conversations with WSDOT about prohibited uses near the airport. He approved of the idea that land use for businesses is reviewed on a case by case.

Public Comment – None

Other Business – None

DOC.
INDEX
D-5

Adjourn – A motion to adjourn to January 11, 2023, was passed with a unanimous vote. The meeting adjourned at approximately 3:45 p.m.



Chair Liddicoat

1/11/23

Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera, Planning Technician.

City of Yakima Planning Commission (YPC) Meeting Minutes
October 26, 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, Colleda Monick, Frieda Stephens

YPC Members Absent: Hughes-Mickel (excused), Robert McCormick

Staff Present: Joseph Calhoun, Planning Manager, Sara Watkins, City Attorney, Eva Rivera, Planning Technician

Staff Announcements – Planning Manager, Calhoun announced the following:

- Next meeting we will try to get the Airport Manager and Glen Denman, Code Administration Manager to attend for future discussion on the Airport Overlay.
- With the holidays close, it was agreed that November 9 and December 14 will be the commissions last meeting dates for the year.

October 12, 2022 Meeting Minutes – It was motioned by Commissioner Stephens and seconded by Commissioner Place to approve the meeting minutes of October 12, 2022 as presented. The motion carried unanimously.

HAP Implementation Ph. 2: Mixed Use – Calhoun went over the track changes made so far to 15.09.025. Mixed use building and development adding in multifamily development to that section. He went over design standards and a purpose and intent. Chair Liddicoat was concerned about forcing residential units on the first floor. It was agreed to use a percentage as opposed to a number of units required for residential. Chair Liddicoat commented about making parking requirements part of a shared parking agreement. Commissioner Monick brought up the idea about requiring trees in landscaping requirements. Chair Liddicoat suggested including that in design standards for the city not for mixed use design standards. The commissioners agreed on removing the window trim standard. Chair Liddicoat also suggested changing the square feet to percentage in the definition of the blank wall section. Commissioner Monick suggested not limiting materials to be used. Chair Liddicoat asked to have the definition of a mixed used building be very specific to prevent any future problems.

Public Comment – None

Other Business – None

Adjourn – A motion to adjourn to November 9 was passed with unanimous vote. The meeting adjourned at approximately 3:54 p.m.


Chair Liddicoat

11/9/22
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera, Planning Technician.

City of Yakima Planning Commission (YPC) Meeting Minutes
October 12, 2022

Call to Order

Chair Liddicoat called the meeting to order at 3:02 p.m.

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Mary Place, Leanne Hughes-Mickel, Colleda Monick, Frieda Stephens
YPC Members Absent: Lisa Wallace (excused), Robert 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:

- Coolidge Road classification, Coolidge from 72nd through South 80th is a collector arterial. Coolidge between 80th and 96th is not classified and is local access.
- Comp Plan Amendment was approved at Council, ordinance has been drafted after passage and publication it will become effective mid-November.
- Planning and Codes has been working with FCF Group to do a fee study on permit fees. That presentation was given to council on October 4 and followed up on a budget study session on October 11. The direction from council was to go ahead with the recommendation of the fee study which were 100% capture for the fees. Zoning ordinance will have to be changed and presented to the commission.

September 28, 2022 Meeting Minutes – It was motioned by Commissioner Place and seconded by Commissioner Monick to approve the meeting minutes of September 28, 2022 as presented. The motion carried unanimously.

HAP Implementation Ph. 2: Improve Permitting and Environmental Planning – Calhoun gave a summary of the changes made so far. He went over the current comment period window and some examples of types of comment periods. Chair Liddicoat asked if comments usually came in on time, Calhoun responded most came in within days of the comment period. Commissioner Place asked when the date of the comment period started and had concerns with mail taking days to arrive. Calhoun answered the first day of the comment period starts when the notice is mailed and we take comments in the mail based on their postmarked day. Commissioner Hughes-Mickel asked if this was an official proposal. Calhoun asked the commission if they would like to move forward with those changes he can start making track changes. Chair Liddicoat commented reducing the comment period can help make a project or not. Commissioner Hughes-Mickel mentioned since other jurisdictions have precedent. Commissioner Place agrees it would help to reduce confusion. Calhoun moved on to permit expiration and gave examples. He also commented on how sometimes timelines for projects may change based on many factors. Commissioner Place asked about projects that take years to finalize. Calhoun answered as long as a permit was issued that date on that permit is used as the expiration date. He also mentioned changing the language of the expiration rules could help to reinstate permit instead of going through the whole process again. He gave an overview of the county's expiration procedure. Commissioner Hughes-Mickel questioned 3 years for permit to expire seems a little risky because rules can change and maybe involving a small review/check-in to the decision can make sure it is still up to code. Commissioner Monick suggested maybe making the expiration period less. Commissioner Hughes-Mickel agreed. Calhoun gave an example of a conditions of approval that could be used to extend expiration date. Commissioner Place mentioned she believed those types

of conditions were more likely to happen in the county. Calhoun answered the city does have some properties that require many conditions because of floodways or geohazard areas. Councilwoman Lund asked about any downfall to changing expiration dates. Calhoun answered if they were any big code or environmental changes. The Commissioners questioned if loopholes could be made by this. Calhoun answered ultimately projects would be approved but could be put on hold. The discussion continued on what would be considered work being done on a project. Chair Liddicoat asked if any other questions and continued to the next item on the agenda.

Public Comment – None

Other Business – Commissioner Place thanked Councilwoman Lund for looking into Coolidge Road. Chair Liddicoat talked about how the changing the designation of a street and changes the setbacks. He brought up an example of a project that required an additional level of review and asked if there is any code language that could inform citizens of changes. Calhoun answered that would be something to speak to public works or engineering about. Commissioner Place asked if the homes were grandfathered in when these changes occur. The commission continued to discussion. Calhoun let the commission know he would look into section 15.19. Chair Liddicoat also asked about a past public comment about the airport overlay. Calhoun let the commission know he would try to schedule the new airport manager to explain how the airport overlay works and its purpose.

Adjourn – A motion to adjourn to October 26 was passed with unanimous vote. The meeting adjourned at approximately 3:38 p.m.


Chair Liddicoat

10/25/22
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera, Planning Technician.

City of Yakima Planning Commission (YPC) Meeting Minutes

September 28, 2022

Call to Order

Chair Liddicoat called the meeting to order at 3:02 p.m.

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Lisa Wallace, Mary Place, Leanne Hughes-Mickel, Colleda Monick
YPC Members Absent: Robert McCormick (excused), Frieda Stephens (excused)
Staff Present: Joseph Calhoun, Planning Manager; Sara Watkins, City Attorney; Eric Crowell, Senior Planner, Eva Rivera, Planning Technician

Staff Announcements – Planning Manager, Calhoun announced the following:

- CPA#001-22 will be presented to Council on 10/04/2022.
- PLP#005-22 is going to Council on 11/04/2022.

August 24, 2022 Meeting Minutes – It was motioned by Vice-Chair Wallace and seconded by Commissioner Monick to approve the meeting minutes of August 24, 2022 as presented. The motion carried unanimously.

Public Hearing – Plat of Golden Ridge Phase 2 – Before the hearing started Commissioner Monick recused herself due to conflict of interest. Chair Liddicoat gave an outline of the Public Hearing procedure. Eric Crowell went over the staff report, which recommended approval subject to several conditions. Commissioner Place asked if the county had approved the part of the development that is in their jurisdiction and if they would follow the same development standards for sidewalks. Calhoun answered that it is still in process with the county but the plat was designed to follow the city standards and is under review to be annexed. Eric Herzog, representing the applicant, agreed with the staff report. He let the commission know the development will be gated, designed to city standards, and should be annexed to the city before the final plat is completed. He mentioned they are currently working with the county to improve the county portion of the plat and they are waiting for the hearing.

Chair Liddicoat opened the public comment portion of the hearing. Dave Fonfara (9207 Harvest Lane) provided testimony he elaborated on the comment he had submitted to the city. He explained his concern about the hazardous road conditions on the .7 miles of Apple Tree Transportation Connector. Commissioner Place asked Mr. Fonfara about the access on 96th Avenue. He replied about the 2040 Transportation Plan and the West Valley Transportation plan to connect 96th avenue to Ahtanum and Summitview. He also said he spoke to Bill Preston and was told that would probably not happen but the hazardous conditions will only get worse. Commissioner Place let him know there was no future movement for the North South Connector project. Chair Liddicoat closed the public comment portion of the hearing.

Vice-Chair Wallace had a question on the transportation response to the increase of 6 trips on the road for eight single family homes. Calhoun answered it was based on the Traffic Concurrency Ordinance and it only looked at the impact of traffic during the PM peak hour. Commissioner Place asked about the roundabout that will be built in 2023 on Washington and 72nd Ave. or the possibility of adding a roundabout on 72nd and Coolidge. Calhoun answered that the roundabout on Washington and 72nd would be placed in 2023 but the roundabout on 72nd and Coolidge was not in future plans. Calhoun let the commission know the City of Yakima does not have impact fees if there was a transportation plan and it could show the impact, then a pro rata share can be accessed. Based on the Traffic Concurrency for this project a pro rata share was not necessary.

Vice Chair Wallace asked if the council authorizes the process. Calhoun answered that was a review done through an engineering process tied to the six year TIP. Commissioner Place raised a concern that the road used to be a farm to market road and it had taken its toll on the road, how can that section be changed. Calhoun answered it would take some funding through a TIB or some grant process, the city could not require this project to fix an offsite problem. Commissioner Place asked if in the recommendation they explain about their concerns about transportation. Calhoun let her know they can include those comments and council can direct the city engineer to look at the corridor. Commissioner Hughes-Mickel asked what the six-year TIP was. Calhoun answered that was the six year Transportation Improvement Program, a document the engineering division updates with a list of funded or planned projects annually that goes to council to get approved. Calhoun went over some of the possibilities of grant funding the more development happens. Chair Liddicoat asked about the impact fees. Calhoun answered they were usually accessed for big commercial projects. He explained the requirements for some funding. Mr. Fonfara mentioned that Coolidge was classified as a collector and asked the commission to please look into that. Motion – Commissioner Place moved to forward the recommendation of approval to council. Commissioner Hughes-Mickel seconded. The motion passed unanimously. Commissioner Place mentioned it would be nice to let council know about the transportation issues. Calhoun noted that the findings document includes a summary of public comment and discussion. He also said for future hearings they could invite the city engineer to explain the transportation process.

HAP Implementation - Ph. 2: Mixed Use- Calhoun gave an overview of the packet and changes made so far. Chair Liddicoat suggested having some design standards for long façades. Commissioner Hughes-Mickel asked about Enumclaw. Calhoun answered he sent some mixed used chapter from Puyallup. Commissioner Monick asked about landscaping or green spaces it would be great to require to create community. Calhoun answered those were in the incentives. Chair Liddicoat wants to improve on the definition of open space. He mentioned future study sessions would include: improved permitting, environmental review, reducing the comment period from 20 days to 14 days, and modifying permit expiration dates. Chair Liddicoat asked about the process to extend the permit. Calhoun answered it has to be done before the expiration date and show the project is ongoing.

HAP Quarterly Update - Calhoun gave the commission an update on the 2040 plan. He let the commission he would be working with the county to get a better population projection.

Public Comment – None

Other Business – Chair Liddicoat asked about the ADU contest. Calhoun answered he had no update and would reach out to our purchasing department.

Adjourn – A motion to adjourn to October 12, 2022 was passed with unanimous vote. The meeting adjourned at approximately 4:20 p.m.



Chair Liddicoat

10/12/22

Date

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

City of Yakima Planning Commission (YPC) Meeting Minutes

August 24, 2022

Call to Order

Vice-Chair Wallace called the meeting to order at 3:01 p.m.

Roll Call

YPC Members Present: Vice-Chair, Lisa Wallace, Mary Place, Colleda Monick, Robert McCormick, Frieda Stephens

YPC Members Absent: Chair Jacob Liddicoat, Leanne Hughes-Mickel (excused)

Staff Present: Joseph Calhoun, Planning Manager; Sara Watkins, City Attorney; Eva Rivera, Planning Technician.

Staff Announcements – Planning Manager, Calhoun announced the following:

- CPA recommendation has been scheduled for council consideration October 4.
- There is a hearing for the "Preliminary Plat of Golden Ridge" on September 14.
- Senior planner position closes on August 29.

August 10, 2022 Meeting Minutes – It was motioned by Commissioner Place and seconded by Commissioner Stephens to approve the meeting minutes of August 10, 2022 as presented. The motion carried unanimously.

Public Records Training – Sara Watkins, City Attorney, gave a PowerPoint presentation on: open public meetings act, public records act, and conflict of interest. During the presentation, she also went over some examples for each topic and answered questions that arose from them. After the presentation she went over some other resources with additional information. Commissioner Place asked a question about using municipal research, Sara answered using the website should be ok; she would get back to her about commission members being able to contact MRSC directly.

HAP Implementation – Phase 2: Mixed Use – Calhoun discussed some changes that were made to the mixed use building and development section. He also explained the modification to the current mixed use building definitions. An about creating a new section within the special development standards. He mentioned at future sessions, specific development and design standards would be looked at. He went over the prohibited uses that were added. Commissioner Monick asked about coming up with design standards and how those were to be decided on and if there was a timeline for coming up with them. Calhoun let her know it could be a brainstorming session or it could also be zone dependent. Commissioner Place had a question about parking requirements, Calhoun let her know there is a mixed-use parking standard and parking generally must be on the lot that it is intending to serve. Vice-Chair Wallace asked a question about fire sprinklers being a huge barrier for mixed use, Calhoun let her know that those requirements were in the International Building Code. He also mentioned money being available for affordable housing that could be used for those costs.

Public Comment – None

Other Business – Calhoun let the commission know that any suggestions for future teaching subjects; could be made to Sara or himself.

Adjourn – A motion to adjourn to September 14, 2022 was passed with unanimous vote. The meeting adjourned at approximately 3:35 p.m.


Chair Liddicoat


Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Eva Rivera, Planning Technician.

DOC.
INDEX

D-1