



**CITY PLANNING – 2024 TEXT AMENDMENTS
TXT#001-24, SEPA#001-24**

**Yakima City Council
Closed Record Public Hearing
April 2, 2024**

EXHIBIT LIST

Applicant: City of Yakima Engineering Division
File Numbers: TXT#001-24, SEPA#001-24
Site Address: Citywide
Staff Contact: Eric Crowell, Senior Planner

Table of Contents

CHAPTER AA	Yakima Planning Commission's Recommendation
CHAPTER A	Staff Report
CHAPTER B	Applications
CHAPTER F	Public Notices
CHAPTER G	Supplemental Information

[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
February 14, 2024**

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 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 a study session to review the proposed amendments on January 10, 2024; and

WHEREAS, All required public notice for these amendments were provided, in accordance with the provisions of YMC Ch. 16.10, on January 24, 2024; and

WHEREAS, SEPA Environmental Review for these updates was considered with the Preliminary Determination of Nonsignificance issued on January 24, 2024 being retained on February 8, 2024; and

WHEREAS, The Yakima Planning Commission held an open record public hearing on February 14, 2024 to hear testimony from the public, consider the amendments, and provide a recommendation to the Yakima City Council;

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

Based upon a review of the information contained in the application, staff report, exhibits, and other evidence presented at an open record public hearing held on **February 14, 2024**, the Planning Commission makes the following:

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 Title 14. The first approval in the Preliminary Short Plat/Long Plat process includes a decision with various requirements such as frontage improvements and utility connections. Before the Final Short Plat/Long Plat can be signed off by the City Engineer and Subdivision Administrator, those requirements have to be completed or bonded for.

DOC.

INDEX

AA-1

There are currently two locations within the Subdivision Ordinance that discuss this process, which are not consistent. The following changes remove ambiguity in the interpretation of multiple code sections by providing consistency and clarification by outlining the process and review criteria in a single section.

Proposed Amendment Sections:

14.05.200 Allowance of bond in lieu of actual construction of improvements prior to approval of short plat or final plat.

A. The subdivision or short subdivision applicant may request, as an alternative to actual construction of any required improvements, provide that they be allowed to provide a surety bond or other secure method providing for and securing to the city the actual construction of required improvements within a specified period of time and expressed in a bond or other appropriate instrument establishing such security. Any bond or other method of securing actual construction of required improvements authorized and approved pursuant to subsection B herein shall specify the improvements covered and the schedule for completion.

B. In cases of subdivision or short subdivision, the request for bond or other method of securing actual construction of required improvements shall be subject to approval by the city engineer and city attorney prior to approval of the final plat by the administrator and cannot be appealed. ~~In cases of short subdivisions, the bond or other method of securing actual construction of required improvements shall be subject to approval by the city engineer and city attorney prior to approval of the final short plat by the administrator and cannot be appealed.~~ The decision to approve or deny the request for the bond or other method of securing actual construction of required improvements by the city engineer and city attorney cannot be appealed. In no case shall the amount of the bond or other method of securing actual construction of required improvements be less than one hundred ~~ten-fifteen~~ percent of the estimated actual cost of the improvements based upon the approved civil engineering design of the required improvements.

14.20.130 Preliminary plat—Allowance of bond in lieu of actual improvements prior to approval of final plat.

A. ~~As an alternative to construction of required improvements prior to final plat approval, the subdivision applicant may request to obtain provide that they be allowed to provide a surety bond or other secure method acceptable to the city council engineer and city attorney pursuant to YMC 14.05.200. The request shall be approved or denied in accordance with YMC 14.05.200, which provides for and secures to the city the actual construction of the improvements.~~

B. ~~The value of the bond or security shall be one hundred ten percent of the estimated cost of the improvements. The estimated cost shall be based upon the approved civil engineering design of the required improvements.~~

C. ~~An application for use of a surety bond or other method of security shall be made to the city engineer and shall describe the method of security to be provided and the estimated cost of the required improvements. The application, including the estimated cost of improvements and the general terms of the security agreement, shall be subject to review and approval by the city~~

DOC.
INDEX

#

AA-1

engineer and the city attorney, who shall notify the subdivision applicant of tentative approval or rejection of the application within fourteen days after its filing and cannot be appealed.

D.—After tentative approval of an application has been given by the city engineer and the city attorney as provided in subsection C of this section, the subdivision applicant shall submit the bond or other method of security to the city engineer for final review and approval.

FINDINGS OF FACT

1. This project underwent Environmental Review with the Determination of Nonsignificance being retained on February 8, 2024.
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 January 24, 2024.
3. The proposed amendments are consistent with the following Goals and Policies of the 2040 Comprehensive Plan:

- Goal 2.1: Establish a development pattern consistent with the community's vision.
- Policy 2.1.6: Adopt coordinated development regulations that facilitate Yakima's preferred land use pattern (e.g. allowed density, uses, and site provisions)
- Refine the land use code on an ongoing basis to make it user-friendly by employing simple language, easy to read charts, and illustrative graphics.
 - Monitor and refine the land use code as needed to facilitate the preferred land use pattern and development character.
 - Integrate an appropriate balance of predictability and flexibility when updating development regulations that allow ease of administration and interpretation and offer optional ways of meeting requirements when possible.

YAKIMA PLANNING COMMISSION'S CONCLUSIONS

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

MOTION

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

SIGNED this 16th day of February, 2024.

By: _____

Jacob Liddicoat, Chair
Yakima Planning Commission

DOC.
INDEX

AA-1



[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 Title 14

TO: City of Yakima Planning Commission
FROM: Joseph Calhoun, Planning Manager
SUBJECT: Subdivision Ordinance Text Amendments – File TXT#001-24
FOR MEETING OF: February 14, 2024

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 Title 14. The first approval in the Preliminary Short Plat/Long Plat process includes a decision with various requirements such as frontage improvements and utility connections. Before the Final Short Plat/Long Plat can be signed off by the City Engineer and Subdivision Administrator, those requirements have to be completed or bonded for.

There are currently two locations within the Subdivision Ordinance that discuss this process, which are not consistent. The following changes remove ambiguity in the interpretation of multiple code sections by providing consistency and clarification by outlining the process and review criteria in a single section.

Proposed Amendment Sections:

14.05.200 Allowance of bond in lieu of actual construction of improvements prior to approval of short plat or final plat.

A. The subdivision or short subdivision applicant may request, as an alternative to actual construction of any required improvements, provide that they be allowed to provide a surety bond or other secure method providing for and securing to the city the actual construction of required improvements within a specified period of time and expressed in a bond or other appropriate instrument establishing such security. Any bond or other method of securing actual construction of required improvements authorized and approved pursuant to subsection B herein shall specify the improvements covered and the schedule for completion.

B. In cases of subdivision or short subdivision, the request for bond or other method of securing actual construction of required improvements shall be subject to approval by the city engineer and city attorney prior to approval of the final plat by the administrator and cannot be appealed. ~~In cases of short subdivisions, the bond or other method of securing actual construction of required improvements shall be subject to approval by the city engineer and city attorney prior to approval of the final short plat by the administrator and cannot be appealed.~~ The decision to approve or deny the request for the bond or other method of securing actual construction of required improvements by the city engineer and city attorney cannot be appealed. In no case shall the amount of the bond or other method of securing actual construction of required improvements be less than one hundred ~~ten-fifteen~~ percent of the

DOC.
INDEX
A-1

estimated actual cost of the improvements based upon the approved civil engineering design of the required improvements.

14.20.130 Preliminary plat—Allowance of bond in lieu of actual improvements prior to approval of final plat.

A.— As an alternative to construction of required improvements prior to final plat approval, the subdivision applicant may ~~request to obtain~~ provide that they be allowed to provide a surety bond or other secure method acceptable to the city council engineer and city attorney pursuant to YMC 14.05.200. ~~The request shall be approved or denied in accordance with YMC 14.05.200, which provides for and secures to the city the actual construction of the~~ improvements.

B.— ~~The value of the bond or security shall be one hundred ten percent of the estimated cost of the improvements. The estimated cost shall be based upon the approved civil engineering design of the required improvements.~~

C.— ~~An application for use of a surety bond or other method of security shall be made to the city engineer and shall describe the method of security to be provided and the estimated cost of the required improvements. The application, including the estimated cost of improvements and the general terms of the security agreement, shall be subject to review and approval by the city engineer and the city attorney, who shall notify the subdivision applicant of tentative approval or rejection of the application within fourteen days after its filing and cannot be appealed.~~

D.— ~~After tentative approval of an application has been given by the city engineer and the city attorney as provided in subsection C of this section, the subdivision applicant shall submit the bond or other method of security to the city engineer for final review and approval.~~

V.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.

VI.III. ENVIRONMENTAL REVIEW (SEPA)

This project was processed for review under the State Environmental Policy Act as a procedural action per WAC 197-11-800(19), and a Preliminary Determination of Nonsignificance was issued on January 24, 2024 (SEPA#001-24). The DNS was retained on February 8, 2024.

VII.IV. PUBLIC NOTICE

Notice of Public Hearing
Legal Ad Publication

January 24, 2024
January 24, 2024

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 February 14, 2024 hearing.

VIII.V. FINDINGS AND CONCLUSIONS

1. No adverse impacts have been identified by the approval of these amendments.
2. The proposed text amendments are consistent with and implement the Yakima Comprehensive Plan 2040, as required by RCW 36.70A.130(1)(d).

IX.VI. RECOMMENDATION

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

SUGGESTED MOTIONS:

Approval:

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

Approval with modifications:

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

Denial:

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

[illegible]



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

RECEIVED

JAN 18 2024

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 Engineering Division						
	Mailing Address:	129 North Second Street						
	City:	Yakima	St:	WA	Zip:	98901	Phone :	(509) 575-6183
	E-Mail:	engineering@yakimawa.gov						
2. Applicant's Interest in Property:	Check One:	☐ Owner	☐ Agent	☐ Purchaser	☒ 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:

☒ SR ☒ R-1 ☒ R-2 ☒ R-3 ☒ B-1 ☒ B-2 ☒ HB ☒ SCC ☒ LCC ☒ CBD ☒ GC ☒ AS ☒ RD ☒ M-1 ☒ M-2

8. Type Of Application: (Check All That Apply)

☐ Administrative Adjustment	☒ Environmental Checklist (SEPA Review)	☐ Easement Release
☐ Type (1) Review	☐ Right-of-Way Vacation	☐ Rezone
☐ Type (2) Review	☐ Transportation Concurrence	☐ Shoreline
☐ Type (3) Review	☐ Non-Conforming Use/Structure	☐ Critical Areas Review
☐ Preliminary Short Plat	☐ Appeal to HE / City Council	☐ Variance
☐ Final Short Plat	☐ Interpretation by Hearing Examiner	☐ Temporary Use Permit
☐ Short Plat Amendment	☐ Modification	☐ Overlay District
☐ Preliminary Long Plat	☐ Home Occupation	☐ Binding Site Plan
☐ Final Long Plat	☐ Comprehensive Plan Text or Map Amendment	☐ Planned Development
☐ Plat Alteration -Long Plat	☐ Short Plat Exemption:	☒ 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

1/18/24

Applicant's Signature

Date

FILE/APPLICATION(S)#

TX#001-24 + SEPA#001-24

DATE FEE PAID:

RECEIVED BY:

AMOUNT PAID:

RECEIPT NO:



ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

RECEIVED

JAN 18 2024

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.)

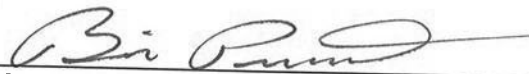
1. **Name Of Proposed Project (If Applicable):** City of Yakima Subdivision Amendments YMC Title 14
2. **Applicant's Name & Phone:** City of Yakima Engineering Division, (509) 575-6111
3. **Applicant's Address:** 129 North Second Street, Yakima, WA 98901
4. **Contact Person & Phone:** Bill Preston, City Engineer, 509-575-6111
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 Subdivision Ordinance Sections: YMC 14.05.200 and 14.20.130. The purpose of these amendments is to remove ambiguity in the interpretation of multiple code sections by providing consistency and clarification by outlining the bond-in-lieu process and review criteria in a single section.

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.



Property Owner or Agent Signature

1/10/21
Date Submitted

BILL PRESTON
Name of Signee

CITY ENGINEER
Position and Agency/Organization

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

Space Reserved For
Agency Comments

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
The proposed changes will not affect how land uses discharge to water, emissions to the air, storage, or release of toxic or hazardous substances, or the production of noise.

Proposed measures to avoid or reduce such increases are:

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

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
The proposed changes will not affect plants, animals, fish, or marine life, as they are regulatory in nature.

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

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

3. How would the proposal be likely to deplete energy or natural resources?
The proposed changes do not involve regulations dealing with energy or natural resources.

RECEIVED

JAN 18 2024

CITY OF YAKIMA
PLANNING DIV

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
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.	
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.	
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.	
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.	
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.	
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.	
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.	
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.	

RECEIVED

JAN 18 2024

CITY OF YAKIMA
PLANNING DIV.

[illegible]

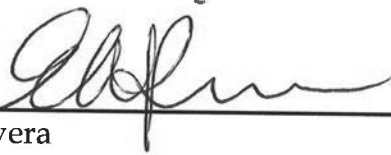
CITY OF YAKIMA, PLANNING DIVISION

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:

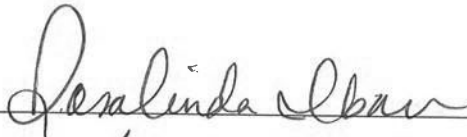
1. Mailing labels for CITY OF YAKIMA SUBDIVISION AMENDMENTS YMC TITLE 14 including labels for SEPA Reviewing Agencies.
2. E-mail distribution lists for In-House, SEPA Reviewing Agencies, Local Media, and Interested Parties and Parties of Record.
3. Site Plan and Vicinity Map

Signed this 7th day of March 2024.



Eva Rivera
Planning Technician

Received By: _____

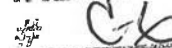


Date: _____

03/07/2024

DOC.

INDEX



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 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

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

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
Kelly Cooper
PO Box 47820
Olympia, WA 98504
Kelly.cooper@doh.wa.gov

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DOC.
INDEX



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

SEPA REVIEWING AGENCIES
_UPDATED 01/24/2024

Type of Notice: Ntc of CC Hearing
File Number: TXF#00124, SEPA#00124
Date of Mailing: 04/02/2024
Hearing

DOC.
INDEX
C-6

In-House Distribution E-mail List		Revised 02-27-2024
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
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
Eric Crowell	Planning	Eric.crowell@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
Anabel Chavez	Utilities	anabel.chavez@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@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	☐ Yes ☒ 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	☐ Yes ☒ No ☐ E-mail
(Shoreline notices ONLY) Department of Ecology	crosepa@ecy.wa.gov	☐ E-mail

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

Type of Notice: MOA CC Acaning
File Number(s): TX #001-24, SEPA #001-24
Date of Mailing: 04/02/2024
Acaning

DOC.

INDEX

C-6

Rivera, Eva

From: Rivera, Eva
Sent: Thursday, March 07, 2024 11:11 AM
To: Ibarra, Rosalinda
Subject: Mailing for City Council Hearing - City of Yakima Subdivision Amendments YMC Title 14 - TXT#001-24, SEPA#001-24
Attachments: In-House Distribution E-mail List_ updated 03.01.2024; SEPA Reviewing Agencies E-mail Distribution List_Updated 02.28.2024; Local Media List _04.14.2023

Hello Rosalinda – on the 5th day of March City Council set April 2 as the public hearing date for City of Yakima Subdivision Amendments YMC Title 14.

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

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



Eva 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.

DOC.
INDEX
66

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: TXT#001-24, SEPA#001-24

CITY OF YAKIMA SUBDIVISION AMENDMENTS YMC TITLE 14

City-Wide

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 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 21st day of **February 2024**.

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-5a

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 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

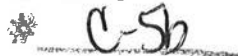
WA State Department of Energy Facility
Site Evaluation Council -EFSEC
PO Box 43172
Olympia, WA 98504-3172
efsec@utc.wa.gov

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

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**



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DOC.
INDEX

C-5h

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

SEPA REVIEWING AGENCIES
_UPDATED 01/24/2024

Type of Notice: NTC of YPC Rec.
File Number: TX#001-24, SEP#001-24
Date of Mailing: 02/21/2024

DOC.
INDEX

C-5b

In-House Distribution E-mail List			Revised 11/21/2023
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	
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	
Anabel Chavez	Utilities	anabel.chavez@yakimawa.gov	
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov	
Randy Meloy	Wastewater	Randy.Meloy@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	☐ Yes ☒ 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	☐ Yes ☒ No ☐ E-mail
(Shoreline notices ONLY) Department of Ecology	crosepa@ecy.wa.gov	☐ E-mail

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

Type of Notice:

File Number(s):

Date of Mailing:

NTC a 4pc Reg
TX# 001-24 SEP# 00124
02/21/2024

DOC.

INDEX

#

C-5b

Linos, Irene

From: Rivera, Eva
Sent: Wednesday, February 21, 2024 11:19 AM
To: Bradburn, Trace; Calhoun, Joseph; Chavez, Anabel; Contreras, Pedro; Corona, Silvia; Cruz, Leovardo; Davenport, Joan; DeBusschere, Suzanne; Denman, Glenn; Kallevig, Dana; Layman, Randy; Markham, Aaron; Maxey, Lisa; McPherson, Kirsten; Meloy, Randy; Murray, Matthew; Preston, Bill; Reynoso, Patty; Riddle, Dan; Rivera, Eva; 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; 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 - 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 DFW - ELIZABETH TORREY; WA State Parks and Recreation - SEPA; West Valley School District - Joe Connolly; West Valley School District - Peter Finch; WSDOT Aviation ; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Mgmt Program - Elizabeth Sanchez; 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 - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Museum; Yakima Valley Trolleys; Yakima Waste Systems
Subject: NTC OF YPC REC. - CITY OF YAKIMA SUBDIVISION AMENDMENTS YMC TITLE 14 - TXT# 001-24, SEPA#001-24
Attachments: NTC OF YPC REC._TXT#001-24.pdf

Good morning,

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

Thank you!



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: February 21, 2024
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#001-24, SEPA#001-24
APPLICANT: City of Yakima Engineering Division
PROJECT LOCATION: City-Wide

On February 15, 2024, the City of Yakima Planning Commission rendered its written recommendation on **TXT#001-24 and SEPA#001-24**. Non-project minor amendments to the following sections of the Subdivision Ordinance: YMC 14.05.200; YMC 14.20.130.

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 "Eva Rivera".

Eva Rivera
Planning Technician

Date of Mailing: **February 21, 2024**
Enclosures: Planning Commission's Recommendation

DOC.
INDEX
C-5



AFFIDAVIT OF MAILING

STATE OF WASHINGTON

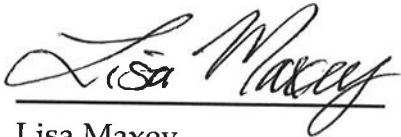
CITY OF YAKIMA

RE: **TXT#001-24, SEPA#001-24**

CITY OF YAKIMA SUBDIVISION AMENDMENTS - YMC TITLE 14
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 that said SEPA Agencies are individually listed on the mailing list retained by the Planning Division; and that said notices were mailed by me on this **8th** day of **February 2024**.

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 Admin. 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
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
Elizabeth Torrey
Elizabeth.torrey@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-46

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
Mark Lanter
PO Box 2830
Yakima, WA 98907
mark.lanter@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 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-46

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 01/24/2024

Type of Notice: Ntc of Retention of DNS
File Number: TXT #001-24 / SEPA #001-24
Date of Mailing: 2/8/24

DOC. INDEX #

C-46

In-House Distribution E-mail List			Revised 11/21/2023
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	
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	
Anabel Chavez	Utilities	anabel.chavez@yakimawa.gov	
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov	
Randy Meloy	Wastewater	Randy.Meloy@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	☐ Yes ☒ 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@ihdllc.com	☐ Yes ☒ No ☐ E-mail
(Shoreline notices ONLY) Department of Ecology	crosepa@ecy.wa.gov	☐ E-mail

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

Type of Notice: NTC of Retention of DNS
File Number(s): TXT #001-24 / SEPA #001-24
Date of Mailing: 2/8/24

DOC. INDEX #

C-46

Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, February 8, 2024 12:51 PM
To: Bradburn, Trace; Calhoun, Joseph; Chavez, Anabel; Contreras, Pedro; Corona, Silvia; Cruz, Leovardo; Davenport, Joan; DeBusschere, Suzanne; Denman, Glenn; Kallevig, Dana; Layman, Randy; Markham, Aaron; McPherson, Kirsten; Meloy, Randy; Murray, Matthew; Preston, Bill; Reynoso, Patty; Riddle, Dan; Rivera, Eva; 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'; Kallevig, Dana; Linos, Irene; 'Office Rural Farmworker Housing - Marty Miller'; Riddle, Dan; Rivera, Eva; 'United States Postal Service - David James'; Vera, Jaime; 'WA State Dept Agriculture - Kelly McLain'; 'WA State Dept Archaeology Historic Pres - SEPA'; 'WA State Dept Commerce - Review Team'; 'WA State Dept Ecology - CRO SEPA'; 'WA State Dept Ecology - Former Orchards'; 'WA State Dept Ecology - Lori White'; 'WA State Dept Ecology - SEPA Unit'; 'WA State Dept Energy Facility Site Eval'; 'WA State Dept Fish and Wildlife - 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 DFW - ELIZABETH TORREY'; 'WA State Parks and Recreation - SEPA'; 'West Valley School District - Joe Connolly'; 'West Valley School District - Peter Finch'; 'WSDOT Aviation'; 'Yakama Bureau of Indian Affairs - Rocco Clark'; 'Yakama Nation Environmental Mgmt Program - Elizabeth Sanchey'; 'Yakama-Klickitat Fisheries Project - John Marvin'; 'Yakama-Klickitat Fisheries Project - John Marvin'; 'Yakima County Building Dept - Marivel Garcia'; 'Yakima County Commissioners'; 'Yakima County Health District'; 'Yakima County Health District - Ryan Ibach'; 'Yakima County Planning Division - Jason Earles'; 'Yakima County Planning Division - Thomas Carroll'; 'Yakima County Public Services - Lisa Freund'; 'Yakima County Water Resources Div - Troy Havens'; 'Yakima Greenway Foundation - Kellie Connaughton'; 'Yakima Regional Clean Air Agency - Hasan Tahat'; 'Yakima School District - Stacey Locke'; 'Yakima School District - Trevor Greene'; 'Yakima Valley Museum - Peter Arnold'; 'Yakima Valley Trolleys'; 'Yakima Waste Systems'

Subject: Notice of Retention of DNS - City of Yakima Subdivision Text Amendments - TXT# 001-24 & SEPA#001-24

Attachments: NOTICE OF RETENTION OF DNS_City Subdivision Text Amendments - TXT#001-24 SEPA#001-24.pdf

Good afternoon,

Attached is a Notice of Retention of Determination of Non-Significance (DNS) for the above-mentioned project. If you have any questions about this proposal, please feel free to contact the assigned planner, Joseph Calhoun, at (509) 575-6042 or joseph.calhoun@yakimawa.gov.

Thank you,

Maxey, Lisa

From: NoReply@ecy.wa.gov
Sent: Thursday, February 8, 2024 1:01 PM
To: Ask Planning
Subject: Your SEPA Record Has Been Submitted!

The Department of Ecology has received a new SEPA record from Yakima City at Yakima City of with a File Number of: TXT#001-24, SEPA#001-24.

Your record is being reviewed by an administrator.

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



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
February 8, 2024
File Numbers: SEPA#001-24**

The City of Yakima Department of Community Development issued a:

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

on January 24, 2024, 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 sections of the Subdivision Ordinance: YMC 14.05.200; YMC 14.20.130.

- ☒ 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: February 8, 2024

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 **February 22, 2024**. 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



DOC.
INDEX
02

YMC TITLE 14 TXT#001-24, SEPA#001-24

[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/ypc/

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

February 14, 2024
3:00 p.m. – 5:00 p.m.

YPC MEMBERS:

Chair Jacob Liddicoat, Vice-Chair Lisa Wallace, Charles Hitchcock
Leanne Hughes-Mickel, Mary Place, Colleda Monick, and Frieda Stephens
City Council Liaison:

CITY PLANNING STAFF:

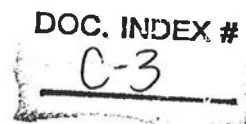
Joan Davenport (Community Development Director), Lisa Maxey (Admin Assistant)
Joseph Calhoun (Planning Manager), Eric Crowell (Senior Planner), Connor Kennedy
(Assistant Planner), Eva Rivera (Planning Technician), Irene Linos (Temp. Department-
Assistant I)

AGENDA

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Public Hearing – TXT#001-24
 - Applicant: City of Yakima Engineering
 - File Numbers: TXT#001-24, SEPA#001-24
- V. ADU Pre-Approved Plans- Revised RFP Discussion
- VI. Public Comment
- VII. Other Business
- VIII. Adjourn

Next Meeting: February 28, 2024

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



Yakima Planning Commission - Agenda & Packet Distribution List

**CITY OF YAKIMA SUBDIVISION TEXT AMENDMENTS
TXT#001-24, SEPA#001-24**

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
Charles Hitchcock (YPC)	charlesphitchcock@gmail.com
Lisa Maxey (Com Dev)	lisa.maxey@yakimawa.gov
Sara Watkins (Legal)	sara.watkins@yakimawa.gov
Colleda Monick (YPC)	colledamonick@gmail.com
Frieda Stephens (YPC)	sstrlite39@hotmail.com
Eva Rivera (Planning)	eva.rivera@yakimawa.gov
Bill Preston (Applicant)	Bill.preston@yakimawa.gov

AGENDA ONLY: PARTIES OF RECORD/INTERESTED PARTIES

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

Date Distributed: 02/08/2024

DOC. INDEX #

C-2

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: TXT#001-24, SEPA#001-24

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 24th day of January 2024.

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@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-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@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
Mark Lanter
PO Box 2830
Yakima, WA 98907
mark.lanter@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 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-1c

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: NIC of App, Envir. Rev., Pub. Hearing, Preliminary DNS.
File Number: TX#001-24, SEPA#00124
Date of Mailing: 01/24/2024

DOC.
INDEX
C-1c

Rivera, Eva

From: NoReply@ecy.wa.gov
Sent: Wednesday, January 24, 2024 12:17 PM
To: Ask Planning
Subject: Your SEPA Record Has Been Submitted!

The Department of Ecology has received a new SEPA record from Yakima City at Yakima City of with a File Number of: TXT#001-24, SEPA#001-24.

Your record is being reviewed by an administrator.

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

DOC.
INDEX
C-1c

In-House Distribution E-mail List		Revised 11/21/2023
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
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
Anabel Chavez	Utilities	anabel.chavez@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@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	☐ Yes ☒ 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@cbrr.com Kim Yeager, Real Estate Manager, kyeager@ihdlc.com	☐ Yes ☒ No ☐ E-mail
<i>(Shoreline notices ONLY)</i> Department of Ecology	crosepa@ecy.wa.gov	☐ E-mail

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

Type of Notice: At a of App. Enviro. Rev. Pb. Hearing, Preliminary DNS
File Number(s): TRT #001-24, SEPA #001-24
Date of Mailing: 01/24/2024

DOC.
INDEX
C-1C

Rivera, Eva

From: Rivera, Eva
Sent: Wednesday, January 24, 2024 12:00 PM
To: Bradburn, Trace; Calhoun, Joseph; Chavez, Anabel; Contreras, Pedro; Corona, Silvia; Cruz, Leovardo; Davenport, Joan; DeBusschere, Suzanne; Denman, Glenn; Kallevig, Dana; Layman, Randy; Markham, Aaron; Maxey, Lisa; McPherson, Kirsten; Meloy, Randy; Murray, Matthew; Preston, Bill; Reynoso, Patty; Riddle, Dan; Rivera, Eva; 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 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 - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Museum - Peter Arnold; Yakima Valley Trolleys; Yakima Waste Systems; Charles Hitchcock ; Colleda Monick; Frieda Stephens (sstrlite3995@protonmail.com); Leanne Hughes-Mickel; Liddicoat, Jacob; Linos, Irene; Lisa Wallace; Mary Place; Maxey, Lisa; Watkins, Sara; 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; Yakima Herald - Business; Yakima Herald Republic Newspaper; Yakima Valley Business Times; YPAC - Randy Beehler

Subject: NTC OF APP, ENVIRO. REVIEW, PUB. HEARING & PRELIMINARY DNS - CITY OF YAKIMA SUBDIVISION AMENDMENTS YMC TITLE 14 - TXT#001-24, SEPA#001-24

Attachments: NTC OF APP, SEPA, PUB. HEARING, PRELIMINARY DNS_TXT#001-24.pdf

Good morning,

DOC.

INDEX

C-16

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.

01/24/2024

Agent

JACKIE CHAPMAN

Signature

Jackie Chapman

Subscribed and sworn to before me on

January 25, 2024

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

Publication Cost: \$225.70
Order No: 71746
Customer No: 23222
PO #:

DOC. INDEX #

C-1a

Page 1

Publication Cost: \$225.70
Order No: 71746
Customer No: 23222
PO #:

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

FROM: Joan Davenport, AICP, Community Development Director; **APPLICANT:** City of Yakima Engineering Division (129 N 2nd St, Yakima, WA 98901); **FILE NUMBER:** TXT#001-24 and SEPA#001-24; **LOCATION:** City-Wide; **TAX PARCEL NUMBER(S):** N/A; **DATE OF APPLICATION:** 1/18/24; **PROJECT DESCRIPTION** The City of Yakima Planning Division is proposing non-project minor amendments to the following sections of the Subdivision Ordinance: YMC 14.05.200; YMC 14.20.130.

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 (1/13/17); **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 2/14/24, 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.

(71746) January 24, 2024

C-1a

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

FROM: Joan Davenport, AICP, Community Development Director; **APPLICANT:** City of Yakima Engineering Division (129 N 2nd St, Yakima, WA 98901); **FILE NUMBER:** TXT#001-24 and SEPA#001-24; **LOCATION:** City-Wide; **TAX PARCEL NUMBER(S):** N/A; **DATE OF APPLICATION:** 1/18/24;

PROJECT DESCRIPTION The City of Yakima Planning Division is proposing non-project minor amendments to the following sections of the Subdivision Ordinance: YMC 14.05.200; YMC 14.20.130.

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 (1/13/17); **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 2/14/24, 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.

(71746) January 24, 2024

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: January 24, 2024
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: City of Yakima Engineering Division (129 N 2nd St, Yakima, WA 98901)
FILE NUMBER: TXT#001-24 and SEPA#001-24
LOCATION: City-Wide
TAX PARCEL NUMBER(S): N/A
DATE OF APPLICATION: January 18, 2024

PROJECT DESCRIPTION The City of Yakima Planning Division is proposing non-project minor amendments to the following sections of the Subdivision Ordinance: YMC 14.05.200; YMC 14.20.130.

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, **February 14, 2024**, 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.

DOC.
INDEX
C-1

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

* C-1



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, REVISIÓN AMBIENTAL, Y AUDIENCIA PÚBLICA

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

FECHA OTORGADA: 24 de enero, 2024
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Ciudad de Yakima División de Ingeniería (129 N 2nd St, Yakima, WA 98901)
No. DE ARCHIVO: TXT#001-24 y SEPA#001-24
UBICACIÓN: Cubre toda la ciudad.
No. DE PARCELA(S): N/A
FECHA DE APLICACIÓN: 18 de enero, 2024

DESCRIPCIÓN DEL PROYECTO: La División de Planificación de la Ciudad de Yakima propone enmiendas menores no relacionadas con el proyecto a las siguientes secciones de la Ordenanza de Subdivisión: YMC 14.05.200; YMC 14.20.130.

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 **14 de febrero, 2024** comenzando a las **3:00 p.m.** en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este proyecto a asistir a la audiencia pública o a presentar comentarios por escrito. **Se proporcionará un aviso público por separado para la audiencia pública ante el Concejo Municipal de Yakima.** Por favor de enviar sus comentarios sobre esta propuesta a:

Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St., Yakima, WA 98901

DOC.
INDEX
C-1

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

C-1



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
January 24, 2024**

PROJECT DESCRIPTION: The City of Yakima Planning Division is proposing non-project minor amendments to the following sections of the Subdivision Ordinance: YMC 14.05.200; YMC 14.20.130.

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#001-24 & SEPA#001-24

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 14 days from the date of this preliminary threshold determination. **All comments must be submitted by 5:00 pm on February 7, 2024.**

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

Date January 24, 2024

Signature

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

DOC.
INDEX
C-1

[illegible]

City of Yakima Planning Commission (YPC) Meeting Minutes
City Council Chambers
January 10, 2024

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, Charles Hitchcock
YPC Members Absent: Frieda Stephens, Leanne Hughes-Mickel (both excused)
Staff Present: Joseph Calhoun; Planning Manager; Eva Rivera, Planning Technician

Staff Announcements – Planning Manager Calhoun announced the following:

- The resolution for the opening of the Comp Plan Amendment will be on the agenda for the City Council meeting on January 16.
- The City Council meeting on the 16th will include appointments for boards and commissions, and we will know next meeting who will be our City Council liaison.
- The next YPC meeting on January 24 will be a hearing for the Rezone of two properties on 48th and Nob Hill.

December 13, 2023, Meeting Minutes – It was motioned by Commissioner Wallace and seconded by Commissioner Hitchcock to approve the meeting minutes of December 13, 2023, 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 2024. The motion was seconded by Commissioner Monick. The motion passed unanimously on a 5-0 vote.

Text Amendment: YMC §§ 14.05.200 and 14.20.130 – During the meeting, Calhoun reviewed the proposed text amendments to the subdivision ordinance made by the engineering department. Since they fall under the subdivision ordinance, they are required to go through the development regulation process, which involves a discussion today and a scheduled hearing next month to propose a recommendation to the City Council. He clarified that before the final plat is signed off, the requirements of the preliminary long/short plat decision must be in place or bonded for. The changes proposed include providing clarity on the bond in lieu process.

2023 Planning Highlights – Calhoun reviewed the planning highlights, including planning commission meetings and hearings, housing statistics, ADUs and short-term rentals, subdivision statistics, and submitted planning applications.

Public Comment – None

Other Business – None

Adjourn – A motion to adjourn to January 24, 2024, was passed with a unanimous vote. The meeting adjourned at approximately 3:21 p.m.


Chair Liddicoat

1/24/24
Date

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