



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

TO: City of Yakima Planning Commission
FROM: Joseph Calhoun, Planning Manager
SUBJECT: Zoning Ordinance Text Amendments – File TXT#001-22
FOR MEETING OF: March 23, 2022

I. PURPOSE AND DESCRIPTION OF PROPOSED AMENDMENTS:

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

The Planning Commission held eleven study sessions for these proposed amendments on June 23, 2021; July 28, 2021; September 8, 2021; October 13, 2021; October 27, 2021; November 10, 2021; December 8, 2021; January 12, 2022; February 9, 2022; February 23, 2022; and March 9, 2022.

Proposed Amendment Sections:

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

1. YMC § 15.02.020 – Definitions
 - a. New definition for "Cottage Housing"
 - b. Modified definition for "Development, multifamily"
 - c. Modified definition for "Pet day care"
 - d. New definitions for "Tiny house" and "Tiny house with wheels"
 - e. New definition for "Tiny house communities"

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

2. YMC § 15.04.030, Table 4-1 – Permitted Land Uses
 - a. Several changes to zones where different housing types can locate and modification to levels of review
 - b. Addition of Cottage House and Tiny House Communities land uses

Staff Analysis: These changes are consistent with the sections below to implement the 2040 Comprehensive Plan and Housing Action Plan.

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3. YMC § 15.04.060 – Accessory Uses

- a. Modification to (F) Cargo Containers to allow them in additional commercial zones as an accessory use, and including additional standards and process requirements.

Staff Analysis: This change allows cargo containers in the B-1 and B-2 zoning districts.

Processing of cargo containers will be done through the Modification provisions and placement cannot adversely affect lot coverage, landscaping, or parking requirements.

4. YMC § 15.04.150 – Standards for mobile/manufactured home parks

- a. Name change of section to “Standards for mobile/manufactured home and tiny house communities.
- b. Section modified to allow tiny homes and tiny homes on wheels.
- c. Clarified standards and open space requirements.

Staff Analysis: This proposed change allows tiny homes and tiny homes on wheels to be

permitted through a similar process and standards as a mobile/manufactured home park.

Standards are modified for clarity and to provide additional options.

5. YMC § 15.05.020 – Site design requirements and standards

- a. Modification to (E) Setbacks for Residential Accessory Structures to allow structures not needing a building permit to be allowed closer to property lines.

Staff Analysis: This reduction in setbacks will allow for more flexibility in placement of residential accessory structures not needing a permit.

- b. Modification to (K) Swimming Pools incorporating the definition of ‘Swimming Pools’ within the Washington State Residential Code and allowing for prescribed security measures.

Staff Analysis: This modification will allow for flexibility in providing security around swimming pools, as prescribed in the Washington State Residential Code.

6. YMC § 15.05.030 – Creation of new lots – Subdivision requirements

- a. Cleanup of outdated language, relying on YMC 15.04.030, Table 4-1 for level of review and density allowances.

Staff Analysis: This change is intended to cleanup existing language and to rely up on Table 4-1 for level of review regarding residential density and land use.

- b. Table 5-1. Design Requirements and Standards. Addition of a new note for the table allowing a 5-foot side yard setback for single-family homes, duplexes, and common wall structures in the R-3 zoning district.

Staff Analysis: This change is intended to allow lower density uses in the R-3 zone to utilize the same side yard setback as other residential zoning districts. There are several smaller lots in the R-3 zone which are more suitable to a single-family home or duplex and the current 10-foot side yard setback can be challenging to meet.

- c. Table 5-2. Subdivision Requirements. Change to Common Wall Dwelling minimum lot width to 35-feet for all zones where permitted.

Staff Analysis: This change is intended to allow more flexibility in the placement of Common Wall Dwellings.

- 7. YMC § 15.05.055 – New development improvement standards.
 - a. Removal of (2015 Edition) identifier for the International Fire Code.

Staff Analysis: Cleanup change to remove specific edition date.

- 8. YMC § 15.05.060 Administrative adjustment of certain basic development standards allowed.
 - a. Removal of entire section

Staff Analysis: Removal of redundant section. YMC Ch. 15.10 provides for the process and requirements for an Administrative Adjustment.

- 9. YMC § 15.06.040 – Off-street parking standards
 - a. Addition of Subsidized Low-Income Housing Parking
 - b. Addition of Tiny House, Tiny House with Wheels, Manufactured Home, and Mobile Home
 - c. Reduction of parking space requirement for Multifamily development in the CBD

Staff Analysis: These proposed changes provide for consistency with other changes proposed during this text amendment cycle, add more residential uses to the table, and include additional standards that can be met to qualify as Subsidized Low-Income Housing Parking.

- 10. YMC Ch. 15.09.035 – Cottage Housing (New Section)
 - a. New section to allow Cottage Housing Development
 - b. Includes standards for siting, parking, open space, common areas/buildings, etc.

Staff Analysis: This section introduces a new housing type to the City of Yakima, implementing one of the goals of the with the Housing Action Plan.

- 11. YMC § 15.09.045 – Accessory dwelling units
 - a. Removal of minimum lot size requirements
 - b. Modifying water and sewer hookup requirement to within 200-feet of the line
 - c. Allowing an ADU on a lot with well and/or septic with Health District certification

Staff Analysis: These changes will allow an ADU on any lot with an existing single-family home, regardless of minimum lot size. ADUs can also be constructed on lots without public water and/or sewer if the well and/or septic are certified by the Health District as being adequate for both the SFR and ADU.

- 12. YMC § 15.10.020 Administrative adjustment of some development standards authorized
 - a. Removal of 'B' Allow zero lot line development or common wall construction in conformance with the provisions
 - b. Clarify that Adj applications are processed under the Type (2) process

- c. Allow maximum building height to be increased through the Adj process if certain standards are met.

Staff Analysis: Zero lot line and Common wall development is permitted in accordance with Table 4-1 and does not require Administrative Adjustment. The Type 2 process is what has been used to process these applications. Maximum building height increases that meet standards are able to be completed through an Adjustment, rather than a Variance.

13. YMC Ch. 14.35 – Binding Site Plans

- a. Adding mobile homes, tiny houses and tiny houses with wheels as allowed uses that can be subdivided using the BSP process
- b. Allowing a BSP in all zoning districts

Staff Analysis: This change is in accordance with recent changes in state law, RCW 58.17.040(5)

II. YAKIMA COMPREHENSIVE PLAN 2040

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

- Goal 2.1: Establish a development pattern consistent with the community's vision.
- Policy 2.1.6: Adopt coordinated development regulations that facilitate Yakima's preferred land use pattern (e.g. allowed density, uses, and site provisions)
- Refine the land use code on an ongoing basis to make it user-friendly by employing simple language, easy to read charts, and illustrative graphics.
 - Monitor and refine the land use code as needed to facilitate the preferred land use pattern and development character.
 - Integrate an appropriate balance of predictability and flexibility when updating development regulations that allow ease of administration and interpretation and offer optional ways of meeting requirements when possible.
- Goal 2.3L Provide for a wide variety of housing types within the city to meet the full range of housing needs for Yakima's evolving population.
- Policy 2.3.1(A): Accessory Dwelling Units (ADU). Allow for attached and detached ADU's in all residential districts provided size, design, and other provisions are included to promote compatibility with surrounding uses. Additional considerations may include:
- Reduce the minimum lot size for lots qualifying for an ADU.
 - Allow free-standing ADU's provided lots retain useable open space and units minimize privacy impacts to adjacent properties.
 - Provide an owner occupancy requirement (owner must live in primary home or ADU).
- Policy 2.3.1(D): Cottage Housing. Allow the development of cottage housing (a cluster of small homes around a common open space) in residential zones, provided special provisions are included to ensure a pedestrian-oriented design, inclusion of common open space, and strict cottage size limitations.
- Policy 2.3.5: Consider new design standards for new multifamily development to promote neighborhood compatibility, enhance the livability of new housing, and enhance the character of residential and mixed-use areas.

- Goal 2.4: Downtown. Enhance the character and economic vitality of Yakima's Central Business District.
- Policy 2.4.2: Maintain and strengthen downtown as the center for civic, retail, cultural, dining and entertainment activity in Yakima.
- Policy 2.4.2(B): Promote new mixed-use development on vacant or underutilized parcels. Upper floor apartments, condominiums, and office uses are encouraged.
- Goal 2.5: Arterial corridors and other mixed-use centers. Enhance the character, function, and economic vitality of Yakima's arterial corridors and mixed-use centers.
- Policy 2.5.1: Allow for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential and office uses with retail and service commercial uses. Provide zoning and design standards to maintain compatibility between different uses and zones.
- Goal 5.1: Encourage diverse and affordable housing choices.
- Policy 5.1.3: Encourage mixed use infill development, particularly in Downtown and commercial nodes.
- Policy 5.1.10: Remove barriers to development of affordable and market rate housing
- Maintain a zoning system that allows a wide range of housing types and densities
 - Use creative SEPA tools such as threshold exemptions, infill and mixed-use exemptions, or planned actions to encourage housing and streamline permitting.
 - Ensure that City fees and permitting time are set at reasonable levels so they do not adversely affect the cost of housing.
- Policy 5.1.6: Allow accessory dwelling units in single family zones to increase the supply of affordable housing units to help existing homeowners remain in their homes.

III. Housing Action Plan (HAP)

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

1. Update city regulations to remove barriers to innovative housing types
14. Revise parking standards in key areas
32. Incentivize backyard cottages and cottage housing

IV. ENVIRONMENTAL REVIEW (SEPA)

This project was processed for review under the State Environmental Policy Act as a procedural action per WAC 197-11-800(19), and a Preliminary Determination of Nonsignificance was issued on March 2, 2022 (SEPA#004-22). The DNS was retained on March 22, 2022.

V. PUBLIC NOTICE

Notice of Public Hearing
Legal Ad Publication

March 2, 2022
March 2, 2022

No written comments were submitted prior to the drafting of this report. Any comments submitted prior to the hearing will be addressed in a supplemental report made available at the March 23, 2022 hearing.

VI. FINDINGS AND CONCLUSIONS

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

VII. RECOMMENDATION

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

SUGGESTED MOTIONS:

Approval:

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

Approval with modifications:

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

Denial:

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

Housing Action Plan Implementation and Zoning Updates

Public Review Draft

February 28, 2022

1. YMC Code Changes – Track Changes Summary

YMC Code Changes – Summary of Changes

15.02.020 Definitions.

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

"Development, multifamily" means a structure or structures, or portion thereof, designed for occupancy by three or more families living independently of each other and containing three or more attached or detached dwelling units on a lot. Any combination of three-plus, duplex and detached single-family dwellings that have a common driveway access on a single lot of record is considered multifamily development. This definition does not include "Cottage Housing" as defined in YMC 15.02.020.

"Pet day care" means a building or structure in which an agency, person or persons regularly provide care for pets, but not including outdoor overnight stays. Overnight stays may be permitted under this definition if provided for in a complete indoor setting. Uses not meeting this definition shall be considered kennels.

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

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

15.04.030 Table of permitted land uses.

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

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Exhibit A

Table 4-1. Permitted Land Uses

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CB	RD	M-1	M-2
RESIDENTIAL															
Accessory Uses (*)	See YMC 15.04.060														
Detached Single-Family Dwelling (*)	1	1	1	1	3	3	1	3	3		3		3		
Accessory Dwelling Unit (*) (See YMC 15.09.045)	2	2	1	1	1	1	1	1	1		1		1	1	
Existing or New Detached Single-Family Dwelling on Existing Lots of 8,000 Square Feet or Less											1		1	1	
Detached Single-Family Dwelling (zero lot line) (*) (See YMC 15.09.040)	2	2	2	2	3	3	1	3	3		3		3		
Attached Single-Family Dwelling, Common Wall (*)	2	2	1	1	3	3	1	2	2		2		2		
Two-Family Dwelling (Duplex) (*)	3	2	1	1	2	2	1	2	2		1		2		
Two-Family Dwelling (Duplex) (*) on Corner Lots in a New Subdivision	1	1													
Converted Dwelling (*)	3	2	1	1	1	1	1	2	2		1	1			
Cottage Housing (*) (See YMC 15.09.035)		2	1	1	1	1		2	2		2		2		
Multifamily Development (*): 0—7 DU/NRA		2	1	1	2	2		2	2		2	2	2		
8—12 DU/NRA			2	1	2	2		2	2		2	2	2		
13+ DU/NRA			2	1	2	2		2	2		2	2	2		
Mixed-Use Building					1	1		1	1		1	1	1		
Planned Development (*)	See YMC 15.28														
Mobile Home Communities/Parks (*)	2			2							2				
Tiny House Communities (*)			2	1	2	2		2	2		2				
Mobile Home (*) or Manufactured Homes (*)	See YMC 15.04.160														
Retirement Homes (*)	2		3	1	3						1	1			
Temporary Hardship Units (See YMC 15.04.140)	2	2	2	2	2	2		2	2		2	2		2	

15.04.060 Accessory uses.

F. Cargo Containers.

1. Not Permitted. Cargo containers shall not be used for storage or other use within the residential B-1, or B-2 zoning districts for more than two consecutive weeks at a time.
2. Permitted. Cargo containers and/or semi-truck trailers are allowed as an accessory use to a permitted business in the B-1, B-2, SCC, LCC, AS, GC, RD, M-1 and M-2 zoning districts. Accessory cargo containers and/or semi-truck trailers shall be processed under the provisions of YMC Ch. 15.17 – Modifications to existing or approved uses or development, subject to the following conditions:

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a. ~~Provided, a~~All refrigerated cargo containers and/or semi-truck trailers that are not located within a designated loading dock or loading bay shall be located no less than fifty feet from any existing residential zoning district.

b. Placement of cargo containers and/or semi-truck trailers shall not adversely affect maximum lot coverage, landscaping requirements, or required on-site parking spaces.

15.04.150 Standards for mobile/manufactured home and tiny house communities~~parks.~~

A. Purpose. The purpose of this section is to establish standards and criteria for development and expansion of mobile/manufactured home parks and tiny house communities within the urban area. These standards are provided to ensure uniform, coordinated development of mobile/manufactured home and tiny house parks communities and to ensure the general health, welfare and safety of the occupants of mobile/manufactured and tiny homes that may be located within a community park developed under these standards. These standards shall be applied in a manner that stresses minimizing costs. Alternatives that reduce costs and meet the intent of these standards will be encouraged.

B. Site Plan Requirements. All proposals for mobile/manufactured home and tiny house park communities shall include a site plan based upon a land survey drawn by a licensed architect, engineer or surveyor and shall include the following information in addition to the standard information required for site plans:

1. All spaces shall be clearly delineated on the site plan and include dimensions and square footage for each space;
2. A building envelope shall be shown within each space;
3. Unit setbacks shall be shown for each space;
4. The location of required parking for each unit ~~shall be shown on the site plan;~~
5. ~~Streets shall be shown on the site plan;~~
6. Signage for the park and directional signage ~~shall be shown on the site plan;~~
7. The location of all solid waste containers and screening of containers ~~shall be shown on the site plan;~~ and
8. All facilities, utilities, improvements and amenities shall be shown on the site plan, including pathways, sidewalks, and recreational facilities.

C. Development Standards. All mobile/manufactured home and tiny house park communities shall be developed in compliance with the underlying zoning district and shall be in compliance with this section. The density of a park community or park expansion shall not exceed the density of the underlying zoning of the district. All required site improvements shall be installed prior to placement of units ~~in the park~~. Additional site improvements may be required by the reviewing official.

Exhibit A

1. Minimum Space Size and Width. The minimum space size and width for a mobile/manufactured home park, tiny house/tiny house on wheels, or recreational vehicle, exclusive of streets, shall ~~meet the lot size, lot width and all be the minimum size necessary to ensure compliance with applicable unit separation, off-street parking requirements, and play area standards.~~ other standards for detached single-family dwellings, as shown on Table 5-2 of this title. Space size may be reduced with the provision of improvements in accordance with the following:

a. ~~Provision of Recreational Areas.~~ Space size requirements of the underlying district may be reduced by a maximum of ten percent with the provision of a developed recreational area for use by the residents. The area shall be suitable for active recreation and shall consist of a minimum of ten percent of the park area.

b. ~~Provision of Sidewalks.~~ Space size requirements of the underlying district may be reduced by a maximum of ten percent with the provision of sidewalks a minimum of four feet in width, serving at least one side of each street and all recreational areas.

c. ~~Provision of Curbs, Gutters and Sidewalks.~~ Space size requirements of the underlying district may be reduced by a maximum of ten percent with the provision of curbs, gutters and sidewalks on both sides of the street.

d. ~~Cumulative Space Size Reduction.~~ Space size may be reduced up to twenty percent with the provision of any combination of items in subsections (C)(1)(a) through (c) of this section.

2. Internal Street Paving. A minimum of twenty-four feet of paved internal street shall be required for access to each unit, paved in accordance with YMC 15.06.110.

3. Off-Street Parking. ~~Two paved off-street parking spaces~~ shall be provided for each unit in accordance with this title, YMC Chapter 15.06.

4. Street Lighting. A street light shall be provided at each street intersection within the community park.

5. Right-of-Way Dedication and Frontage Improvements. Appropriate provisions for right-of-way dedication and right-of-way improvements adjacent to the park shall be made, including street paving, sidewalks, curbs, gutters, and street lighting. Improvements shall be installed prior to placement of units in the park, unless an appropriate bond or instrument acceptable to the appropriate jurisdiction is provided to guarantee installation of improvements.

6. Street Signs and Internal Directional Signs. All streets within the park shall be named utilizing blue street signs consistent with the appropriate jurisdiction's public street signs. Internal directional signs indicating unit/space numbers shall be placed at all street intersections within the park.

7. Utilities. All utilities shall be installed prior to placement of units in the park, including irrigation, domestic water, and sewer. All utilities shall be installed underground, including electrical distribution, telephone, and cable TV. The internal water system shall include fire hydrants located at the direction of the appropriate jurisdiction's fire department.

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8. Minimum Unit Separation. Units shall be separated by a minimum of ten feet, measured from the furthest extremity of each unit, including stairways.

9. Sitescreening shall be provided in accordance with YMC Ch. 15.07 Perimeter Sitescreening and Landscaping. The perimeter of a park shall be sitescreened with a six-foot-high, view-obscuring fence and shall include at a minimum a ten-foot-wide landscape strip adjacent to the fence and within the park consisting of a combination of shrubs, trees and groundcover.

10. Stormwater Drainage. All stormwater drainage shall be retained on site and a drainage plan shall be approved by the appropriate jurisdiction.

11. Dumpsters/Solid Waste Containers. Dumpsters and solid waste containers shall be provided for common use, and shall be screened with a six-foot-high, view-obscuring fence or wall and access gate.

12. Play Area Open Space Requirement. Each unit shall provide an area of open space play area for children contained within the unit's space, consisting of a minimum size of six four hundred square feet and a minimum width of ten fifteen feet.

a. The unit square-footage requirement may be reduced by 50% if the development includes a common play area.

b. Gravel, pavers, asphalt or other non-vegetative surface shall not be included in the open space requirement

D. Expansion of Existing Mobile/Manufactured Home and Tiny House Parks Communities. All standards of this section shall apply to expansion of existing mobile home park communities. The standards shall not apply to existing areas of a park community not being expanded. The examiner may, at his or her discretion, reduce one or more standards of this section for newly expanded areas of a park community if expansion plans also include improvements to the existing park community area.

E. Maintenance of Common Areas, Landscaping and Open Space/Recreational Areas. All common areas and facilities (including streets, walkways, utilities, landscaping, storage areas, open space, and recreational areas) shall be continuously maintained in good condition by the park community owner or designated homeowner's association. An irrigation system shall be installed for maintenance of landscaping and recreational/open space areas that would normally require irrigation.

F. Planned Development Under the Provisions of This Title. Development of a mobile/manufactured home or tiny house park community may be accomplished under the planned development provisions of this title.

15.05.020 Site design requirements and standards.

E. Setbacks for Residential Accessory Structures.

1. Residential Accessory Structures Requiring a Building Permit. The minimum setback for residential accessory structures in the residential districts shall be at least five feet from

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the side property line, five feet from the rear property line, and up to, but not within, the required front yard setback; provided, that the accessory structure(s) shall not encroach on a public easement and applicable street setbacks are observed.

2. Residential Accessory Structures Not Requiring a Building Permit. The minimum setback for a residential accessory structure in a residential district shall be at least five feet from ~~all side and rear property lines~~, existing structures, zero feet from the side and rear property lines, and up to, but not within, the required front yard setback; provided, that the accessory structure shall not encroach on an easement.

K. Swimming Pools. Swimming pools, as defined by the Washington State Residential Code, are permitted as an accessory use to: dwellings, hotels/motels, ~~boardinghouses~~ congregate living facilities, retirement homes, other residential uses, schools, and recreational facilities when all of the following provisions are met:

1. Setbacks.

a. Front yard: The swimming pool, apron, and pump house meet the required front yard setback in Table 5-1.

b. Side and rear yard: The swimming pool and pump house are set back at least three feet from the property line. The swimming pool apron may extend up to the property line.

c. From an easement: The swimming pool, apron, and pump house may extend up to, but shall not encroach upon, an easement.

2. ~~Fencing~~ Security. The area around the pool ~~is shall be~~ enclosed by a protective fence not less than four feet in height, or by another prescriptive measure as permitted by the Washington State Residential Code.

15.05.030 Creation of new lots—Subdivision requirements.

A. Table of Subdivision Requirements. The provisions of this section and the requirements set forth in Table 5-2 are hereby established for all subdivisions in the zoning districts indicated. In the case of conflict between the text and tables, the text shall govern. Additional subdivision requirements are established in YMC Title 14.

B. Maximum Number of Dwelling Units Permitted per Net Residential Acre. Maximum number of dwelling units permitted per net residential acre is used to determine the maximum number of dwelling units permitted within a single subdivision, short subdivision, mobile home park, multifamily development, or planned residential development. This standard is intended to:

1. Assure that residential densities in new subdivisions, multifamily developments, or planned residential developments are compatible with the existing or planned level of public services and the density of the zoning district;
2. Permit the clustering of dwelling units (when clustering occurs, open space shall be provided in accordance with YMC 15.09.030); and
3. Permit a variety of residential dwelling types within a development.

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The following formula shall be used to determine the maximum number of dwelling units permitted for any particular subdivision, short subdivision, mobile home park, multifamily development or planned residential development:

THE MAXIMUM NUMBER OF UNITS PERMITTED ON A SITE = (the total site area in acres) - (the area of streets, rights-of-way, and access easements, in acres) x (the maximum number of dwelling units permitted per net residential acre).

Any fraction of a dwelling unit shall be rounded up to the next whole number if one-half or over or down to the next whole number if less than one-half. Once approved under the provisions of this title, no subdivision, resubdivision, or short subdivision shall be further modified or divided in a manner that will raise the density of the subdivision beyond the maximum number of dwelling units permitted per net residential acre by Table 5-2; provided, that development exceeding the maximum number of dwelling units per net residential acre may be allowed in the R-1 and R-2 districts as a Class (3) use in accordance with Table 4-1. This higher density development shall be allowed only on those limited occasions when, after Class (3) review, the hearing examiner finds that the location and site plan of the project is such that the higher density would be compatible with neighboring land uses and the level of public services, and is consistent with the goals and objectives of the Yakima urban area comprehensive plan.

The application of this provision shall not prohibit the subdivision of land already developed with more dwelling units than would be permitted by this section when:

1. The lots created meet the lot size and lot width requirements established in Table 5-2;
2. The existing structures meet the building area and setback requirements in Table 5-1; and
3. The new density is consistent with the district intent statement and YMC Table 4-1.
~~No new dwelling units are built.~~

C. Minimum Lot Size. Minimum lot size is the smallest lot size permitted in a particular zoning district when land is subdivided, short platted, resubdivided, or when lot lines are adjusted. No lot shall be created that is smaller than the applicable minimum lot size standard established in Table 5-2.

1. In residential districts, this standard is intended to maintain the residential character of the area and will vary by dwelling type, the suitability of the land for development, and the type of water and sewer system. The following are the minimum lot size requirements in the residential districts, except when the Yakima health district determines that a larger area is necessary for the safe installation of approved water supply and sewage disposal systems:
2. The smaller lot size for zero lot line, attached, and multifamily dwellings does not permit an increase in the maximum number of dwelling units per net residential acre established in subsection B of this section. Any lots created for zero lot line, attached, and multifamily dwellings shall be so designated on the face of the plat or short plat.
3. In the local business district, the minimum lot size is intended to maintain the character of the district and provide adequate space for off-street parking and landscaping.

Exhibit A

4. The minimum lot sizes in the small and large convenience center districts and industrial districts are intended to accommodate the large uses permitted in these districts and maintain vacant land in relatively large parcels that can be easily assembled when development is proposed.

D. Standard Lot Width. Standard lot width is the minimum lot width generally permitted in a particular zoning district. The intent of this standard is to prevent irregularly shaped lots along, and to control access to rights-of-way.

E. Concurrent Subdivision and Zoning Review Required. Any application for a long subdivision which proposes a use or configuration of land or improvements requiring ClassType (1), (2) or (3) review under this title shall, at or prior to the filing of such application, also file an application for such review under this title. Such application shall be heard by the hearing examiner concurrently with the subdivision application using the procedures for ClassType (3) review.

Table 5-1. Design Requirements and Standards

SITE DESIGN REQUIREMENTS AND STANDARDS		ZONING DISTRICTS													
		SR	R-1	R-2	R-3	HB	B-1	B-2	SCC	LCC	CBD	GC	AS	RD	M-1
DEVELOPMENT ON EXISTING LOTS OR PARCELS		See YMC 15.05.020 and 15.19.040													
LOT COVERAGE ¹		60%		80%			85%		90%		100%				
STANDARD STRUCTURE SETBACKS ⁶ (in feet)	FRONT	60		40											
	Collector Arterials ²	50		30											
	Local Access ²	45		30											
	Private Road ²	37.50		30											
	Private Access Easement ³			10											
	SIDE	50		40											
	Collector Arterials ²	40		30											
	Local Access ²	32.50		30											
	Private Road ²	32.50		30											
	Private Access Easement ³ , Alley, or Property Line ⁷	5		10 ⁸		0									
	Residential District ⁴	5		10 ⁸		20									
REAR ⁶	Alley or Property Line	15		15		15		0							
	Residential District ⁴	15		15		15		20							
		15		15		15		30							
MAXIMUM BUILDING HEIGHT (in feet)		35		50		35		50		N/A		50		N/A	
STANDARD FENCE HEIGHT ⁶		See YMC 15.05.020(G)													
STANDARD SCREEN HEIGHT	In Required Front Setbacks	Not Permitted													
	Behind Required Front Setbacks	15													

Exhibit A

NOTES:

1. Landscaping may be required pursuant to YMC Ch. 15.06.
2. The setback is measured from the centerline of rights-of-way (or access easement, in the case of private roads). In the residential districts, the minimum front yard setback shall be twenty feet from the front property line and the minimum side yard setbacks shall be ten feet from the side property line abutting the right-of-way.
3. The setback is measured from the edge of the access easement.
4. Measured from abutting residential district.
5. Additional setbacks may be required to conform to sitescreening requirements in YMC Ch. 15.07.
6. The rear setback from arterials, collectors, and local access streets shall be the same as the front yard setback requirements from arterials, collectors, and local access streets, provided the required rear setbacks shall not be less than the required setbacks from the property line. (See also Note 3.)
7. Zero lot line dwelling units are allowed a zero-foot setback from one side property line not abutting a right-of-way. (See YMC Ch. 15.09.)
8. The minimum side yard setback in the R-3 zoning district for Single family homes, duplexes, and common-wall structures shall be five-feet from property line.

Table 5-2. Subdivision Requirements

Subdivision Requirements		Zoning Districts															
		SR	R-1	R-2	R-3	HB	B-1	B-2	SCC	LCC	CBD	GC	AS	RD	M-1	M-2	
Maximum Number of Dwelling Units Permitted per Net Residential Acre		See YMC Ch. 15.04, Table 4-1															
Minimum Lot Size (in square feet) ⁽³⁾	Residential Uses See Definitions in YMC Ch. 15.02	Detached S.F. Dwelling	6,000		6,000 Where Permitted											Not Permitted	
			S.F. Dwelling, Zero Lot Line ⁽⁴⁾	4,000													3,500
	Two-Family Dwelling	8,000	7,000														
Multifamily Dwellings and PD—Residential		Density May Not Exceed Maximum Number of Dwelling Units Permitted per Net Residential Acre															
Permitted Nonresidential Uses ⁽⁵⁾		10,000			5,000			10,000			None			1/2 Acre			
Standard Lot Width ⁽²⁾ (in feet)		ALL Except Common Wall Dwelling (per Unit)		60		50		None			60						
		Common Wall Dwelling (per Unit)		50 35 35 Where Permitted													

15.05.055 New development improvement standards.

All development within the Yakima urban growth area (UGA) must meet the urban standards of the city of Yakima including the following:

1. Fire apparatus access roads for multiple-family residential developments and one- or two-family residential developments shall be subject to the provisions of Sections D106 and D107, respectively, of Appendix D of the International Fire Code ~~(2015 Edition)~~. Additionally, such residential developments shall be subject to the requirements of Section D105 of Appendix D, International Fire Code ~~(2015 Edition)~~, pertaining to aerial fire apparatus roads, as applicable. All provisions of the International Fire Code referenced above are hereby adopted and incorporated herein by this reference, as now existing or as hereafter amended and adopted by the city. Minimum requirements for the primary and secondary access will be at least twenty feet wide, unobstructed, paved lanes.
2. In order to promote safety for emergency access and circulation within and between new developments, cul-de-sac streets (public or private) shall not exceed 600 feet.

~~15.05.060 Administrative adjustment of certain basic development standards allowed.~~

~~Administrative adjustment of some of the basic development standards in this chapter are authorized under the zero lot line provisions of YMC Chapters 15.09 and 15.10. Except as allowed by those provisions, no reduction of these standards is permitted except pursuant to YMC Chapter 15.21.~~

15.06.040 Off-street parking standards.

A. Table of Required Off-Street Parking. The parking standards in Table 6-1, Table of Off-Street Parking Standards, are established as the parking standards for the uses indicated. These parking requirements are based on gross floor area. "Gross floor area" means the total square footage of all floors in a structure as measured from the interior surface of each exterior wall of the structure and including halls, lobbies, enclosed porches and fully enclosed recreation areas and balconies, but excluding stairways, elevator shafts, attic space, mechanical rooms, restrooms, uncovered steps and fire escapes, private garages, carports and off-street parking and loading spaces. Storage areas are included in gross floor area. However, the required off-street parking for storage areas shall be calculated at the rate of one space per five hundred square feet rather than the specific parking standard established in Table 6-1; except when the parking standard for the principal use would require fewer parking spaces (i.e., one space per six hundred square feet). All required off-street parking shall be subject to the procedures of this title and the standards of this section.

B. Uses Not Specified. Off-street parking requirements for uses not specifically listed in Table 6-1 shall be determined by the reviewing official based upon the requirement for similar uses.

C. Downtown Business District Exempt. The downtown business district of Yakima, as shown in Figure 6-1 and hereby adopted as a part of this chapter, shall be exempt from the provisions of this chapter as they relate to the number of parking spaces required, except that this exemption shall not

Exhibit A

apply to property that is used for residential purposes; and further provided, that all the other requirements of this chapter shall apply to any parking provided by the applicant.

D. Subsidized Low-Income Housing Parking.

1. At the time of land use application submittal, the applicant must submit documentation demonstrating that the housing units will be used for the intended population for a minimum of ten years. Such documentation may include, but is not limited to, an application form submitted to receive subsidy from the city or state.
- 4.2. Upon a change in occupancy from subsidized housing to another use, the minimum number of required off street parking spaces is as required for the new use.

RESIDENTIAL	
Accessory dwelling units	1 space
Single-family dwelling, <u>Manufactured Home, Mobile Home</u>	2 spaces
Two-family dwellings	4 spaces
<u>Tiny House, Tiny House with Wheels, Recreational Vehicle</u>	<u>1 space</u>
Multifamily development	
10 units or less <u>Less than 10</u>	2 spaces (1.5 in CBD) per dwelling
More than 10 units <u>10 or more units</u>	1.5 spaces (1 in CBD) per dwelling
Retirement homes	1 space for each dwelling unit
<u>Subsidized Low-Income Housing (see YMC § 15.06.040(D))</u>	<u>0.5 spaces per dwelling</u>

15.09.035 Cottage Housing.

A. Purpose and Intent.

1. To provide a housing type that responds to changing household sizes and ages (e.g., retirees, small families, and single person households).
2. To encourage creation of more usable open space for residents of the development through flexibility in density and lot standards.
3. To ensure that the overall size, including bulk and mass of cottage structures and cottage housing developments, remain smaller and incur less visual impact than standard sized single-family dwellings, particularly given the allowed intensity of cottage dwellings.
4. To provide centrally located and functional common open space that fosters a sense of community and a sense of openness in cottage housing developments.
5. To provide private area around the individual dwellings to enable diversity in landscape design and foster a sense of ownership.

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6. To ensure minimal visual impact from vehicular use and storage areas for residents of the cottage housing development as well as adjacent properties, and to maintain a single-family character along public streets.

B. Development Standards. All cottage housing developments shall comply with applicable development standards in Title 15; provided that where the standards included herein conflict with the standards in other sections, the standards herein shall apply:

1. Unit Size

- a. Minimum Unit Size: 600 square feet
- b. Maximum Unit Size: 1,500 square feet

2. Maximum Accessory Building footprint for community use: 600 square feet

3. Parking:

- a. Units greater than 1,000 square- feet: 1.5 spaces per unit
- b. Units less than 1,000 square- feet: 1 space per unit

4. Common Open Space: Minimum 400 square- feet per dwelling

- a. Shall be designed and maintained as an amenity for residents of the development.
- b. Up to 30 percent of the required common open space may be utilized through a community building built for the use of the cottage housing residents.

5. Private Open Space: Minimum 200 square- feet per dwelling

6. Development Size: Minimum 10,000 square- feet

- a. Subdivision Standards. If the proposed development will be subdivided, the following standards shall apply:

- i. Minimum lot size shall be equivalent to the dwelling unit size and private open space requirement.

1. For example, the minimum lot size of a 1,200--square-foot dwelling will be 1,400 square feet (1,200-square-foot dwelling + 200--square-foot private open space = 1,400 square- feet).

- ii. All common areas (common open space, community buildings, parking, etc.) shall be contained in a tract and include a homeowner's association or other such management structure for the continued maintenance and upkeep of common facilities.

7. Maximum Height: 25 feet

8. Maximum Lot Coverage: 80 percent for the entire development site. Lot coverage for individual lots may vary if subdivided.

9. Minimum Unit Separation: 10 feet

10. Setbacks from exterior property lines:

- a. Front: 20 feet
- b. Side: 5 feet
- c. Rear 10 feet

11. Clustered developments shall contain a minimum of three and a maximum of 12 cottage housing units located in a cluster group to encourage a sense of community among residents. A development site can contain more than one group.

Exhibit A

C. Design Standards and Guidelines. The following design standards and guidelines shall apply to all Cottage Housing developments:

1. Common Open Space

- a. Shall be designed and maintained as an amenity for residents of the development.
- b. Shall be centrally located and be easily accessible to all units within the development.
- c. Each area of common open space shall be in one contiguous and useable piece with a minimum dimension of 20- feet on all sides.
- d. Shall abut at least 50 percent of the units in the development. A cottage is considered to "abut" an area of common open space if there is no structure between the unit and the common open space.
- e. Landscaping located in common open space areas shall be designed to allow for easy access and use of the space by all residents, and to facilitate maintenance needs.
- f. Common open space shall be located outside of oversteepened slopes, wetlands, streams, and other associated critical areas buffers, and shall be developed and maintained to provide for passive and/or active recreational activities for the residents of the development.

2. Private Open Space

- a. Shall be located adjacent to each unit for the exclusive use of the resident(s).
- b. Each area of private open space shall contain a minimum dimension of 10 feet on all sides.
- c. May be located wholly or partially under a covered patio or porch on either the front or rear of the unit. This area shall not be included in the maximum unit size calculation.

3. Community Buildings

- a. Community buildings shall be clearly incidental in use and size to the dwelling units.
- b. Community buildings shall be located on the same site as the cottage housing development, and be commonly owned by the residents.

4. Parking

- a. Shared detached garage structures shall not exceed four (4) garage doors per building, and a total of 1,200 square feet.
- b. For shared detached garages, the design of the structure must be similar and compatible to that of the dwelling units within the development.
- c. Shared detached garages and surface parking areas shall be screened from public streets and adjacent residential uses by landscaping or architectural screening.
- d. Storage of items which preclude the use of detached garage structures for the parking of vehicles is prohibited.
- e. Surface parking areas shall not contain more than four (4) spaces. Clusters shall be separated by a distance of at least 10 feet.

15.09.045 Accessory dwelling units.

A. Purpose. The purpose of the accessory dwelling unit (ADU) provisions is to:

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1. Provide property owners with an opportunity for extra income, companionship, and security;
2. Better utilize existing infrastructure and community resources (sewer, water, roads, etc.);
3. Provide a housing type that allows flexibility to respond to changing needs and lifestyles;
4. Add to the supply of affordable dwelling units; and
5. Protect neighborhood character and stability by ensuring that ADUs are compatible with surrounding land uses.

B. Requirements. An accessory dwelling unit is a permitted use on all parcels containing a single-family dwelling (See YMC 15.04.030, Table 4-1, for level of review) subject to all of the following conditions:

1. The accessory dwelling unit may be attached to the primary residence or attached to or above a detached garage, or be its own stand-alone structure.
2. Off-street parking shall be provided as required in YMC Chapter 15.06 for both the ADU and the primary residence located on the lot they are intended to serve.
3. The ADU's floor area shall not exceed one thousand square feet.
4. The ADU's exterior walls shall be designed so as to be similar in style, color, and building materials to the primary detached dwelling.
5. An ADU attached to the primary structure shall have the same building setbacks as the primary structure. An ADU that is attached to, or built above, a detached garage or a stand-alone structure shall have the same building setbacks as an accessory structure.
6. A parcel/lot shall contain no more than one single-family residence and one ADU.
7. ADUs shall not be allowed on parcels containing a duplex or multifamily dwelling, or a commercial or industrial structure/use.
8. ~~ADUs shall only be permitted on parcels/lots sized appropriately for a duplex per YMC 15.05.030, Table 5-2. ADUs proposed on lots smaller than the minimum lot size may be approved after undergoing one additional level of review as shown in YMC 15.04.030, Table 4-1.~~
9. The primary residence and the ADU shall both be connected to public sewer and water if available (within 200-feet).
 - a. If the ADU is attached to the primary dwelling unit, the two dwelling units shall share a single sewer and water connection.
 - b. If the ADU is attached to, or located above, a detached garage, or is a stand-alone structure, each unit may have its own sewer and water connection, with required meters,

Exhibit A

or share the sewer and water connection with the primary dwelling unit consistent with applicable code(s).

c. If public sewer and/or public water are not available at the site, the applicant shall provide documentation from the Yakima Health District certifying that the onsite septic and/or onsite well are adequate to provide service for both the existing single-family residence and the ADU.

10. A lot containing an ADU shall not be subdivided, or otherwise segregated in ownership, in a way that separates the ADU and the primary dwelling unit on different lots, except as permitted under YMC Title 14.

~~11. The site plan for the construction or conversion of an ADU shall indicate the ADU.~~

~~1211.~~ Any exterior stairs shall be placed in the rear or side yard.

~~1312.~~ A deed restriction, signed by the property owner and the city, shall be recorded with the Yakima County auditor's office providing notice to potential buyers of the ADU restrictions.

~~1413.~~ ADU's uses as a short term rental shall also comply with YMC 15.09.080 and all other applicable codes.

C. Enforcement. The city retains the right with reasonable notice to inspect the ADU for compliance with the provisions of this section.

D. Elimination. The city retains the right with reasonable notice to withdraw occupancy approval if any of the requirements under subsection B of this section are violated. In the event the city withdraws occupancy, the property owner may:

1. If attached, merge the existing ADU to the single-family dwelling; or
2. If detached, use the building for an approved accessory use or remove the structure from the premises.

15.10.020 Administrative adjustment of some development standards authorized.

The purpose of this section is to provide flexibility by allowing certain development standards in YMC Chapters 15.05 through 15.08 to be administratively adjusted. A particular standard may be reduced or modified so long as the administrative official determines that the adjustment and/or reduction is consistent with the intent and purpose of the standards, and will accomplish one or more of the following objectives:

- A. Allow buildings to be sited in a manner which maximizes solar access;
- ~~B. Allow zero lot line development or common wall construction in conformance with the provisions~~
- ~~C.B.~~ Coordinate development with adjacent land uses and the physical features of this Title;

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D.C. _____ Permit flexibility in the design and placement of structures and other site improvements that is the minimum adjustment necessary to accommodate the proposed structure or site improvement;

E.D. _____ Allow development consistent with a specific subarea plan adopted by the appropriate jurisdiction.

Administrative adjustments of development standards shall be processed under Type (2) review for Class (1) and (2) uses ~~the provisions for modifications for all Class (1) and Class (2) uses which shall meet the provisions of YMC 15.17.020~~, and under Type (3) review for Class (3) uses.

The administrative official shall not have the authority to reduce the site design requirements for minimum lot size, building height, or subdivision requirements set forth in YMC 15.05.030 and Table 5-2, or YMC 15.05.060; except as provided below:

1. Maximum building height may be increased to incorporate architectural building elements or mechanical equipment that:

- a. Does not exceed more than a 10% increase of the total building height;
and,
- b. Does not cover more than 50% of the total roof area.

Chapter 14.35 BINDING SITE PLANS

14.35.010 Purpose.

The purpose of this chapter is to provide a process for the division of land for the purpose of sale, lease, or transfer of commercial or industrial lots, and mobile homes, tiny houses/tiny houses wheels or travel trailers as an alternative to the subdivision process.

14.35.020 Authority.

RCW 58.17.035, and 58.17.040(4), and 58.17.040(5) provide for a binding site plan process as an alternate method of dividing land for:

a) C-commercial or industrial land; or

a)b) Mobile homes, tiny houses/tiny houses with wheels, or travel trailers.

14.35.030 Applicability.

This chapter shall apply solely for the sale, lease, or transfer of lots ~~zoned small convenience center (SCC); large convenience center (LCC); airport support (AS); central business district (CBD); general commercial (GC); regional development (RD); light industrial (M-1); and heavy industrial (M-2) under the Yakima urban area zoning ordinance, Title 15 YMC in all zoning districts.~~ Land use development within binding site plans is governed by YMC ~~15-04~~ Title 15, RCW 58.17.035, and RCW 58.17.040(4) and (5).

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CHAPTER B

SEPA Application & Checklist

[illegible]



LAND USE APPLICATION

FEB 24 2022

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT
129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901
PHONE: (509) 575-6183 FAX: (509) 575-6105

CITY OF YAKIMA
PLANNING DIV

INSTRUCTIONS – PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.

If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are not refundable. This application consists of several parts. PART I - GENERAL INFORMATION, PART II – SUPPLEMENTAL APPLICATION, and PART III – CERTIFICATION are on this page. PART II, III, and IV contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	City of Yakima Planning Division						
	Mailing Address:	129 North Second Street						
	City:	Yakima	St:	WA	Zip:	98901	Phone :	(509) 575-6183
	E-Mail:	ask.planning@yakimawa.gov						
2. Applicant's Interest in Property:	Check One:	☐ Owner	☐ Agent	☐ Purchaser	☒ Other	Local Government		
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 Concurrency	☐	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

Applicant's Signature

Date

FILE/APPLICATION(S)#

TXT #001-22 ; SEPA #004-22

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

FEB 24 2022

CITY OF YAKIMA
PLANNING DIV

PURPOSE OF CHECKLIST

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

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help you describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project", "applicant", and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND INFORMATION (To be completed by the applicant.)

1. **Name Of Proposed Project (If Applicable):** City of Yakima Urban Area Zoning Ordinance Amendments – YMC Title 15 and Subdivision Amendments YMC Title 14
2. **Applicant's Name & Phone:** City of Yakima Planning Division, (509) 575-6183
3. **Applicant's Address:** 129 North Second Street, Yakima, WA 98901
4. **Contact Person & Phone:** Joseph Calhoun, 509-575-6042
5. **Agency Requesting Checklist:** City of Yakima
6. **Proposed Timing Or Schedule (Including Phasing, If Applicable):** N/A – Non Project Action
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:** None at this time
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:** None known. Per WAC 197-11-315(1)(e), as a non-project proposal, section B of the Environmental Checklist will not be filled out.
9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:** None Pending
10. **List any government approvals or permits that will be needed for your proposal, if known:** SEPA determination, City of Yakima Planning Commission Public Hearing, and City Council Approval.

11. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.): The City of Yakima Planning Division is proposing non-project minor amendments to the following Zoning Ordinance Sections: YMC 15.02.020 Definitions, YMC 15.04.040, Table 4-1 Permitted Land Uses; YMC 15.04.0150 Standards for mobile/manufactured home parks; YMC 15.04.060 Accessory Uses; YMC 15.05.020 Site design requirements and standards; YMC 15.05.030 Creation of new lots-Subdivision requirements; YMC 15.05.055 New development improvement standards; YMC 15.05.060 Administrative adjustment of certain basic development standards allowed; YMC 15.06.040 Off-street parking standards; YMC 15.09.035 Cottage Housing (new section); YMC 15.09.045 Accessory Dwelling Units; YMC 15.10.020 Administrative adjustment of some development standards authorized; and YMC Ch. 14.35 Binding Site Plans.

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

FEB 24 2022

CITY OF YAKIMA
PLANNING DIV.

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.



2/24/22

Property Owner or Agent Signature

Date Submitted

Joseph Calhoun

Planning Manager / City of Yakima

Name of Signee

Position and Agency/Organization

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

Space Reserved For
Agency Comments

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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
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 FEB 24 2022 CITY OF YAKIMA PLANNING DIV.
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.	

[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
ZOOM VIRTUAL PUBLIC HEARING
City Hall Council Chambers**

March 23, 2022

3:00 p.m. – 5:00 p.m.

YPC MEMBERS:

Chair Jacob Liddicoat, Vice-Chair Lisa Wallace, Leanne Hughes-Mickel, Al Rose, Robert McCormick, and Mary Place

City Council Liaison: Soneya Lund

CITY PLANNING STAFF:

Joan Davenport (Community Development Director), Rosalinda Ibarra (Community Development Administrative Asst.), Joseph Calhoun (Planning Manager), Eric Crowell (Senior Planner), Trevor Martin (Senior Planner), Albert Miller (Assistant Planner) and Analilia Núñez (Planning Technician)

AGENDA

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Approval of Meeting Minutes of March 9, 2022
- V. Public Hearing – 2022 Text Amendments

Applicant: City of Yakima Planning Division
File Numbers: TXT#001-22 & SEPA#004-22
Site Address: N/A; Citywide
Request: Amendments to sections of the City of Yakima's Municipal Code Title 14 Binding Site Plans and Title 15 Yakima Urban Area Zoning Ordinance.
(View packet online:
<https://www.yakimawa.gov/services/planning/text-amendments/>)

- VI. Other Business
- VII. Adjourn

Next Meeting: April 6, 2022

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To listen/watch this virtual meeting, please register with your name and email address here: https://cityofyakima.zoom.us/webinar/register/WN_s7KgI-z6TrOz_aSvamGkTg
After registering, you will receive emailed instructions for joining the meeting online with your device or by calling in. The meeting will also be recorded and posted on the Y-PAC website.

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



YPC Staff Report & Packet Distribution List
City Planning – 2022 Text Amendments
TXT#001-22 & SEPA#004-22

YPC PACKET:

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Sara Watkins – Legal Dept
Sara.watkins@yakimawa.gov

Date Distributed: 3/16/22

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

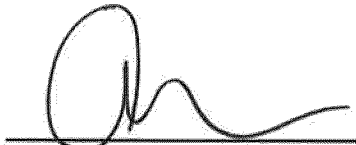
RE: TXT#001-22 & SEPA#004-22

City Planning - 2022 Text Amendments

N/A

I, Analilia Núñez, 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 and Preliminary Determination of Non-Significance (DNS)**; a true and correct copy of which is enclosed herewith; that said notice was addressed to SEPA agencies and all parties of record that are individually listed on the mailing list retained by the Planning Division; and that said notices were mailed by me on this 2nd day of March, 2022.

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



Analilia Núñez
Planning Technician

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SEPA REVIEWING AGENCIES_updated
01/26/2022

Type of Notice:

NTC of App. SEPA, Public Hearing ! Prelim

File Number:

TXT # 001-22 ; SEPA # 004-22 DWS

Date of Mailing:

3/2/22

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In-House Distribution E-mail List			Revised 02/04/2022
Name	Division	E-mail Address	
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Outside Distribution		
Name	Address	Included In Mailing?
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Type of Notice: NTC of App, SEPA, Public Hearing : Prelim
 File Number(s): TXT # 001-22 : SEPA # 004-22 PWS
 Date of Mailing: 3/2/22

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Nunez, Analilia

From: Nunez, Analilia
Sent: Wednesday, March 02, 2022 2:14 PM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Miller, Albert; Murray, Matthew; Nunez, Analilia; Preston, Bill; Riddle, Dan; Rodriguez, Jeremy; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Al Rose; Jacob Liddicoat; Leanne Hughes-Mickel; Lisa Wallace; Lund, Soneya; Mary Place; Rob McCormick; Brown, Michael; Davido, Sean; El Mundo; El Sol de Yakima; Fannin, John; KAPP TV News; KBBO-KRSE Radio - manager; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KUNW-TV Univision; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; RCDR - Maria DJ Rodriguez; Tu Decides - Albert Torres; West Valley School District - Angela Watts; Yakima Herald - Business; Yakima Herald Republic Newspaper; Yakima School District - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Business Times; YPAC - Randy Beehler; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Former Orchards; Department of Ecology - Lori White; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Dept of Social & Health Services - Larry Covey; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Henne, Dennis; Ibarra, Rosalinda; Kallevig, Dana; Nob Hill Water - Bob Irving; Nunez, Analilia; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Riddle, Dan; US Army Corps of Engineers - David Moore; USPS - David James; WA State Dept of Health, Kelly Cooper; WA State Dept of Health, Office of Drinking Water; WA State Dept of Health, Office of Drinking Water; WA State Parks & Recreation Commission; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Max Platts; WVSD - Dr. Peter Finch; WVSD - Joe Connolly; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries - John Marvin; Yakama-Klickitat Fisheries Project - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Troy Havens; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Manager - Tommy Carroll; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Public Svcs Director, Lisa Freund; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima School District - Jay Baucom; Yakima Valley Museum - Peter Arnold, Exec Director; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko; YVCOG - Lynn Deitrick
Cc: Calhoun, Joseph
Subject: NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW & PUBLIC HEARING_City of Yakima - TXT#001-22 & SEPA#004-22
Attachments: NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW & PUBLIC HEARING_City of Yak....pdf

Attached is a Notice of Application, Environmental Review and Public regarding the above-entitled project. If

· you have any questions about this proposal, please contact Planning Manager Joseph Calhoun at joseph.calhoun@yakimawa.gov



Analilia Núñez
Planning Technician
City of Yakima Planning Division
p: 509.575-6261
129 North 2nd Street, Yakima, Washington, 98901

AFFIDAVIT OF PUBLICATION

Analilia Núñez
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.

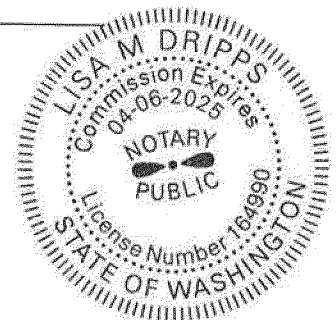
The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

03/02/2022

Agent JACKIE CHAPMAN Signature Jackie Chapman

Subscribed and sworn to before me on March 2, 2022
Lisa M. Driggs
(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

Publication Cost: \$262.70
Order No: 23445
Customer No: 23222
PO #:



Publication Cost: \$262.70
Order No: 23445
Customer No: 23222
PO #:

CITY OF YAKIMA
NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW,
AND PUBLIC HEARING

DATE: March 2, 2022; FROM: Joan Davenport, AICP, Community Development Director; APPLICANT: City of Yakima Planning Division (129 N 2nd St, Yakima, WA 98901); FILE: TXT#001-22 and SEPA#004-22; LOCATION: City-Wide; TAX PARCEL NUMBER(S): N/A; PROJECT DESCRIPTION The City of Yakima Planning Division is proposing non-project minor amendments to the following Zoning Ordinance Sections: YMC 15.02.020 Definitions, YMC 15.04.040, Table 4-1 Permitted Land Uses; YMC 15.04.0150 Standards for mobile/manufactured home parks; YMC 15.04.060 Accessory Uses; YMC 15.05.020 Site design requirements and standards; YMC 15.05.030 Creation of new lots-Subdivision requirements; YMC 15.05.055 New development improvement standards; YMC 15.05.060 Administrative adjustment of certain basic development standards allowed; YMC 15.06.040 Off-street parking standards; YMC 15.09.035 Cottage Housing (new section); YMC 15.09.045 Accessory Dwelling Units; YMC 15.10.020 Administrative adjustment of some development standards authorized; and YMC Ch. 14.35 Binding Site Plans. NOTICE OF ENVIRONMENTAL REVIEW This is to notify all the public and private agencies with jurisdiction and environmental expertise that the City of Yakima Planning Division has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) for the above stated project. The City of Yakima is issuing a Preliminary Determination of Non-Significance (DNS) on this project. WAC 197-11-340 is being used. The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified. Required Permits – The following local, state and federal permits/approvals are needed for the proposed project: None. Required Studies: None Existing Environmental Documents: Comprehensive Plan 2040 - Final Supplemental Environmental Impact Statement (6/13/17). Preliminary determination of the development regulations that will be used for project mitigation and consistency: Future projects will require compliance with the International Building Code, City of Yakima Urban Area Zoning Ordinance, City of Yakima Comprehensive Plan and City of Yakima Title 12 Development Standards. REQUEST FOR WRITTEN COMMENTS AND NOTICE OF PUBLIC HEARING The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to or at the public hearing. The public hearing before the City of Yakima Planning Commission has been scheduled for 3/23/22, beginning at 3:00 p.m. via Zoom https://cityofyakima.zoom.us/webinar/register/WN_s7Kgl-z6TrOz_aSvamGkTg Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St., Yakima, WA 98901. A separate public notice will be provided for the public hearing before the Yakima City Council. You can mail your comments to: Joan Davenport, AICP, Community Development Director, City of Yakima, Department of Community Development, 129 N. 2nd St, Yakima, WA 98901. NOTICE OF RECOMMENDATION Following the public hearing, the YPC will issue its recommendation within 10 business days. When available, a copy of the recommendation will be mailed to parties of record 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 N 2nd St, Yakima, WA, 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 e-mail to: joseph.calhoun@yakimawa.gov.

(23445) March 2, 2022

Public Notices**Public Notices****CITY OF YAKIMA
NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW,
AND PUBLIC HEARING**

DATE: March 2, 2022; FROM: Joan Davenport, AICP, Community Development Director; APPLICANT: City of Yakima Planning Division (129 N 2nd St, Yakima, WA 98901); FILE: TXT#001-22 and SEPA#004-22; LOCATION: City-Wide; TAX PARCEL NUMBER(S): N/A; PROJECT DESCRIPTION The City of Yakima Planning Division is proposing non-project minor amendments to the following Zoning Ordinance Sections: YMC 15.02.020 Definitions, YMC 15.04.040, Table 4-1 Permitted Land Uses; YMC 15.04.0150 Standards for mobile/manufactured home parks; YMC 15.04.060 Accessory Uses; YMC 15.05.020 Site design requirements and standards; YMC 15.05.030 Creation of new lots-Subdivision requirements; YMC 15.05.055 New development improvement standards; YMC 15.05.060 Administrative adjustment of certain basic development standards allowed; YMC 15.06.040 Off-street parking standards; YMC 15.09.035 Cottage Housing (new section); YMC 15.09.045 Accessory Dwelling Units; YMC 15.10.020 Administrative adjustment of some development standards authorized; and YMC Ch. 14.35 Binding Site Plans.

NOTICE OF ENVIRONMENTAL REVIEW This is to notify all the public and private agencies with jurisdiction and environmental expertise that the City of Yakima Planning Division has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) for the above stated project. The City of Yakima is issuing a Preliminary Determination of Non-Significance (DNS) on this project. WAC 197-11-340 is being used. The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified. Required Permits – The following local, state and federal permits/approvals are needed for the proposed project: None. Required Studies: None Existing Environmental Documents: Comprehensive Plan 2040 - Final Supplemental Environmental Impact Statement (6/13/17). Preliminary determination of the development regulations that will be used for project mitigation and consistency: Future projects will require compliance with the International Building Code, City of Yakima Urban Area Zoning Ordinance, City of Yakima Comprehensive Plan and City of Yakima Title 12 Development Standards.

REQUEST FOR WRITTEN COMMENTS AND NOTICE OF PUBLIC HEARING The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to or at the public hearing. The public hearing before the City of Yakima Planning Commission has been scheduled for 3/23/22, beginning at 3:00 p.m. via Zoom https://cityofyakima.zoom.us/webinar/register/WN_s7Kgl-z6TrOz_aSvamGkTg Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St., Yakima, WA 98901. A separate public notice will be provided for the public hearing before the Yakima City Council. You can mail your comments to: Joan Davenport, AICP, Community Development Director, City of Yakima, Department of Community Development, 129 N. 2nd St; Yakima, WA 98901.

NOTICE OF RECOMMENDATION Following the public hearing, the YPC will issue its recommendation within 10 business days. When available, a copy of the recommendation will be mailed to parties of record 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 N 2nd St, Yakima, WA, 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 e-mail to: joseph.calhoun@yakimawa.gov.

(23445) March 2, 2022

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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: March 2, 2022
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: City of Yakima Planning Division (129 N 2nd St, Yakima, WA 98901)
FILE NUMBER: TXT#001-22 and SEPA#004-22
LOCATION: City-Wide
TAX PARCEL NUMBER(S): N/A
DATE OF APPLICATION: February 24, 2022

PROJECT DESCRIPTION The City of Yakima Planning Division is proposing non-project minor amendments to the following Zoning Ordinance Sections: YMC 15.02.020 Definitions, YMC 15.04.040, Table 4-1 Permitted Land Uses; YMC 15.04.0150 Standards for mobile/manufactured home parks; YMC 15.04.060 Accessory Uses; YMC 15.05.020 Site design requirements and standards; YMC 15.05.030 Creation of new lots-Subdivision requirements; YMC 15.05.055 New development improvement standards; YMC 15.05.060 Administrative adjustment of certain basic development standards allowed; YMC 15.06.040 Off-street parking standards; YMC 15.09.035 Cottage Housing (new section); YMC 15.09.045 Accessory Dwelling Units; YMC 15.10.020 Administrative adjustment of some development standards authorized; and YMC Ch. 14.35 Binding Site Plans.

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 virtual public hearing before the City of Yakima Planning Commission has been scheduled for Wednesday **March 23, 2022**, beginning at **3:00 p.m.**

https://cityofyakima.zoom.us/webinar/register/WN_s7Kgl-z6TrOz_aSvamGkTg 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:

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**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.

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DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

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

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

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: 2 de marzo, 2022
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Ciudad de Yakima, Division de Planificación
No. DE ARCHIVO: TXT#001-22 y SEPA#004-22
UBICACIÓN: Cubre toda la ciudad.
No. DE PARCELA(S): N/A
FECHA DE APLICACIÓN: 24 de febrero, 2022

DESCRIPCIÓN DEL PROYECTO: La División de Planificación de la Ciudad de Yakima propone enmiendas menores no relacionadas con un proyecto a las siguientes secciones de la Ordenanza de Zonificación: YMC 15.02.020 Definiciones; YMC 15.04.040 Tabla 4-1 Tabla de Usos Terrenales Permitidos; YMC 15.04.0150 Estándares para parques de casas prefabricadas/móviles YMC 15.04.060 Usos de Accesorios; YMC 15.05.020 Requisitos y estándares de diseño del sitio; YMC 15.05.030 Creación de nuevos lotes - Requisitos de subdivisión; YMC 15.05.055 Estándares de mejoramiento para nuevo desarrollo; YMC 15.05.060 Ajuste Administrativo de ciertos estándares básicos de desarrollo permitidos; YMC 15.06.040 Estándares de estacionamiento fuera de la vía pública; YMC 15.09.035 Un grupo de viviendas estilo cabaña (Cottage housing); YMC 15.09.045 Unidades de vivienda accesorias; YMC 15.10.020 Ajuste Administrativo de algunas normas de desarrollo; y YMC Ch. 14.35 Planos Vinculantes de Sitio (Binding Site Plans).

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

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

Estudios Requeridos: ninguno

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

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

SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA: Se anima al público a revisar la solicitud y comentar sobre la propuesta. Los comentarios escritos pueden presentarse antes de o en la audiencia pública. La audiencia pública virtual frente a la Comisión de Planificación de la Ciudad de Yakima ha sido programada para el miércoles **23 de marzo, 2022** comenzando a las **3:00 p.m.** por medio de Zoom https://cityofyakima.zoom.us/webinar/register/WN_s7Kgl-z6TrOz_aSvamGkTg Se le invita a cualquier persona que desee expresar sus opiniones sobre este proyecto a asistir a la audiencia pública

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o a presentar comentarios por escrito. **Se proporcionara un aviso público por separado para la audiencia pública ante el Concejo Municipal de Yakima.** Por favor de enviar sus comentarios sobre esta propuesta a:

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

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

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA y en línea en: <https://www.yakimawa.gov/services/planning/text-amendments>. Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov.

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
PRELIMINARY DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
March 2, 2022**

PROJECT DESCRIPTION: The City of Yakima Planning Division is proposing non-project minor amendments to the following Zoning Ordinance Sections: YMC 15.02.020 Definitions, YMC 15.04.040, Table 4-1 Permitted Land Uses; YMC 15.04.0150 Standards for mobile/manufactured home parks; YMC 15.04.060 Accessory Uses; YMC 15.05.020 Site design requirements and standards; YMC 15.05.030 Creation of new lots-Subdivision requirements; YMC 15.05.055 New development improvement standards; YMC 15.05.060 Administrative adjustment of certain basic development standards allowed; YMC 15.06.040 Off-street parking standards; YMC 15.09.035 Cottage Housing (new section); YMC 15.09.045 Accessory Dwelling Units; YMC 15.10.020 Administrative adjustment of some development standards authorized; and YMC Ch. 14.35 Binding Site Plans.

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 #001-22 & SEPA #004-22

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

☒ This DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 20 days from the date of this preliminary threshold determination. **All comments must be submitted by 5:00 pm on March 22, 2022.**

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

Date March 2, 2022

Signature

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CITY PLANNING – 2022 TEXT AMENDMENTS
TXT#001-22 & SEPA#004-22

EXHIBIT LIST

CHAPTER D

Supplemental Information

[illegible]

City of Yakima Planning Commission (YPC) Meeting Minutes
via Zoom
March 9, 2022

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, Al Rose, Leanne Hughes-Mickel, Rob McCormick

YPC Members Absent:

Staff Present: Joseph Calhoun, Planning Manager, Sara Watkins, City Attorney, Analilia Núñez, Planning Technician

Staff Announcements – Planning Manager, Calhoun announced the following:

- City council voted to continue applications for the vacancy on the Commission until March 31. Anticipated start date for the new commissioner is mid-April.
- The public hearing for the proposed text amendments will be held at the next YPC meeting via Zoom. Commissioners will be notified when YPC meetings will resume to in-person.

February 23, 2022 Meeting Minutes – It was motioned by Commissioner Rose and seconded by Commissioner Place to approve the meeting minutes of February 23, 2022 as presented. The motion carried unanimously.

CWHBA Introduction: Daphne White-Hall – Daphne White-Hall, Government Affairs Director provided a brief description on her experience in government and building. The commissioners welcomed her and encouraged her to maintain an open relationship with the Yakima Planning Commission.

2022 Text Amendments – Calhoun presented an update Text Amendment changes. He shared with the commissioners the 2022 Text Amendment page which has a copy of the Notice of Application available, allows people the opportunity to participate in the public hearing, and a public review draft. The draft includes the most recent changes to pet daycares. The application is currently in the comment period, no comments have been received at this point but can be submitted up to the public hearing. A staff recommendation will be presented at the public hearing. Commissioner Place had a follow-up question on sound-proofing requirements for indoor kennels. Calhoun explained he wasn't aware of any building code requirements related to sound-proofing. Chair Liddicoat asked Calhoun to inquire about tracking how many time the 2022 Text Amendment page is visited. The commissioners expressed interest in more community involvement.

Other Business – Commissioner Place asked for clarification on whether the City Council was holding study sessions on how to make appointments to commissions. Calhoun clarified that the City Council expressed a desire in holding a study session on the purpose of boards and commission. He was unsure of anything had been scheduled at this point. Commissioner Place stated she was interested in more diversity within the commission that would include people familiar with affordable housing rules, infrastructure and a range of expertise to create a well-rounded group. Commissioner Rose agreed and elaborated on how important knowledge on infrastructure, engineering, etc. is within the commission. City Attorney Watkins stated the study session had been set for March 22 and will be informational to the council about the various City boards and commissions are; their purpose, members, recent accomplishments, etc. Vice-Chair Wallace spoke to colleagues around the state and compared their nominating process. She stated

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the current nominating process is outdated. She suggested the current Planning Commission and Planning department be responsible for recruitment and initial screening and forwarding applicants to City Council. Commissioner Rose and City Councilmember Lund agreed with Vice-Chair Wallace. City Councilmember Lund will take steps to see if changes can be made to the nominating process.

Adjourn – A motion to adjourn to March 23, 2022 was passed with unanimous vote. The meeting adjourned at approximately 3:20 p.m.

Chair Liddicoat

Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Analilia Núñez

City of Yakima Planning Commission (YPC) Meeting Minutes

via Zoom

February 23, 2022

Call to Order

Vice-Chair Wallace called the meeting to order at 3:00 p.m.

Roll Call

YPC Members Present: Lisa Wallace Mary Place, Al Rose, Leanne Hughes-Mickel, Rob McCormick

YPC Members Absent: Chair Jacob Liddicoat (excused),

Staff Present: Joseph Calhoun, Planning Manager, Sara Watkins, City Attorney, Glenn Denman, Code Administration Manager, Albert Miller, Assistant Planner, Analilia Núñez, Planning Technician

Staff Announcements – Planning Manager, Calhoun announced the following:

- The Notice of Application for the zoning updates will go out next week and the public hearing will be scheduled for March 23, 2022. If no continuation is needed, the City Council hearing will be scheduled for May 3, 2022 for final consideration.
- The nominating committee held interviews for the YPC vacancy with two candidates, Kenton Gartrell and Wyatt Marchand and nominated Gartrell. The City Council will vote at the City Council meeting scheduled for March 1, 2022.

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

2022 Comprehensive Plan Amendment Opening – The City Council has approved the opening of the 2022 Comprehensive Plan Amendment process, and are at the point of announcing that at this meeting, notices, ads and press releases have been sent out including to local media. After today's meeting the process will be officially open and applications can be submitted until April 29. Notice of Applications will be sent out for any submittals.

Housing Action Plan Implementation and Zoning Updates – Calhoun presented an update on changes to YMC 15.04.060 related to cargo containers which would allow for placement of cargo containers as an accessory to a business in the B-1 and B-2 zones along with stipulations to their use. Commissioner Rose asked follow-up questions related to refrigerated containers. Commissioner Place inquired about limits on the amount of cargo containers and expressed concerns on the amount of cargo containers that could be placed. Calhoun explained that this would be reviewed within the application process. Commissioner Place asked if these changes would address the comments provided by Michael Tobin at the last YPC meeting, Calhoun said it would.

2021 Planning Highlights – Commissioner Place brought up suggestions to verbiage on parking standards, inspections, the applicable code mentioned in Chapter 15. Commissioner Rose had some follow-up questions on code requirement questions for manufactured homes. Calhoun will follow-up with Codes.

Other Business – Paul and Shannon Needham presented their proposal for dog daycare they hope to open in the city of Yakima. He explained that although pet daycares/training and grooming are allowed in the city within the zone they plan to operate, kennels which would allow overnight boarding is not permitted. This would greatly hinder their business plan. Mr. Needham's plan is to prevent the possibility for noise complaint by boarding dogs in and indoor kennel. The Needham's

answered commissioner's questions. Commissioner Hughes-Mickle suggested modifying the definition dog daycares to allow for indoor kenneling. Calhoun will come up with language changes and present it at the next meeting and public hearing.

Adjourn – A motion to adjourn to March 9, 2022 was passed with unanimous vote. The meeting adjourned at approximately 3:45 p.m.


Chair Liddicoat


Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Analilla Núñez

City of Yakima Planning Commission (YPC) Meeting Minutes
via Zoom

February 9, 2022

Call to Order

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

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Mary Place, Al Rose, Leanne Hughes-Mickel

YPC Members Absent: Lisa Wallace (excused), Rob McCormick

Staff Present: Joseph Calhoun, Planning Manager, Sara Watkins, City Attorney, Glenn Denman, Code Administration Manager, Albert Miller, Assistant Planner

Staff Announcements – Planning Manager, Calhoun announced the following:

- The 2022 Comprehensive Plan Opening is scheduled for the next Planning Commission meeting.
- The City in conjunction with the Yakima Housing Authority was awarded a CHIP (Connecting Housing to Infrastructure Program) grant for a housing project on Fruitvale Blvd for almost \$800,000.00. Two other projects for Catholic Charities and Rod's House will be considered for funding in the next round.

January 12, 2022 Meeting Minutes – It was motioned by Commissioner Rose and seconded by Commissioner Hughes-Mickel to approve the meeting minutes of January 12, 2022 as presented. The motion carried unanimously.

Housing Action Plan Implementation and Zoning Update – Calhoun explain the next steps in implementing the Housing Action Plan which is a SEPA Environmental Review and includes a 20-day comment period, a YPC public hearing and recommendation in March and a City Council public hearing to finalize the ordinance sometime in April. He also provided updates on the definitions of cottage housing, tiny homes, tiny homes on wheels, and tiny home communities. The commissioners and Code Administration Manager, Glenn Denman engaged in a brief discussion on size minimums for tiny homes. Calhoun detailed proposed changes to the several parts of the Municipal Code including: Table 4-1 Permitted Land Uses, development standards, site design requirement standards, subdivision requirements, binding site plan, among others. The commissioners followed-up on restrictions related to easements and height standards.

2021 Planning Highlights – Calhoun provided some highlights on the public hearings held in 2021 and permitted dwellings from 2018 to 2021. Commissioner Place asked how many permitted dwellings had been completed and how long a permit is valid. Calhoun provided a rundown of subdivisions processed in 2021 including the number of lots created. Commissioner Rose inquired about potential annexations – Calhoun said there are no current pending annexations.

Other Business – Michael Tobin with the North Yakima Conservation District expressed the need for a storage container to store items such as four-wheelers, handheld devices, shovels, etc. that their organization uses on a daily basis. Mr. Tobin asked the commissioners for suggestions or tips to allow for a shipping container for storage purposes. The commissioners and City staff brainstormed ideas for processes allowing a shipping containers as an accessory use in business zones. Mr. Tobin will contact Manager Calhoun to provide more details on his proposal. City staff will then work on an update for commissioners.

Adjourn – A motion to adjourn to February 23, 2022 was passed with unanimous vote. The meeting adjourned at approximately 4:02 p.m.

Lion H. Wallace Date 3/7/22
Chair Wallace

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Analilia Núñez

City of Yakima Planning Commission (YPC) Meeting Minutes
via Zoom
January 12, 2021

Call to Order

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

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Mary Place, Al Rose, Rob McCormick,
Leanne Hughes-Mickel
YPC Members Absent: Lisa Wallace (excused)
Staff Present: Trevor Martin, Senior Planner

Election of the Chair and Vice-Chair of the Yakima Planning Commission – After further some discussion amongst commissioners Commissioner Rose motioned to retain Chair Liddicoat and Vice-Chair Wallace for the year 2022. The motion was seconded by Commissioner McCormick. The motion passed unanimously on a 5-0 vote.

Staff Announcements – Senior Planner, Martin announced the following:

- Planning Manager Joseph Calhoun will be taking a resolution to Council next week to the Comprehensive Comp Plan process, which will come to the Yakima Planning Commission in February and applications will be accepted in April.
- The City submitted for CHIP grants and expect to hear back sometime in March or April.

December 8, 2021 Meeting Minutes – It was motioned by Commissioner Place and seconded by Commissioner Rose to approve the meeting minutes of December 8, 2021 as presented. The motion carried unanimously.

Zoning Updates for 2022 – Martin presented proposed zoning changes related to the HAP implementation which includes reducing redundancy and conforming to current building codes. The commissioners discussed the definition of a pool and considered how our current standards applies to pools and ponds. Martin will follow up with Planning Manager Calhoun and an update will be provided to the commissioners at the next meeting. Martin explained proposed changes to side yard setback for the construction of single-family homes, duplexes and common-wall structures, subdivision requirements and changes in variance requirements. The commissioners provided comments and feedback on suggested verbiage for the proposed changes. Martin informed the commissioners that councilwoman, Soneya Lund will be the City Council liaison, and Mayor Janice Deccio will serve as an alternate.

Other Business – No other business.

Adjourn – A motion to adjourn to January 26, 2022 was passed with unanimous vote. The meeting adjourned at approximately 3:38 p.m.


Chair Liddicoat

9/10/22
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Analilia Núñez

City of Yakima Planning Commission (YPC) Meeting Minutes
via Zoom
December 8, 2021

Call to Order

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

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Vice-chair Lisa Wallace, Mary Place, Al Rose, Rob McCormick

YPC Members Absent: Leanne Hughes-Mickel, Phil Ostriem (excused)

Staff Present: Joseph Calhoun, Planning Manager

Staff Announcements – Planning Manager Joseph Calhoun announced the following:

- Calhoun presented some building permit statistics which shows the city has reached 24% of the target for 2040 Comprehensive Plan goals within four years.
- The City is applying for CHIP (Connecting Housing to Infrastructure) Grant for two housing projects.

November 10, 2021 Meeting Minutes – It was motioned by Commissioner Place and seconded by Commissioner Rose to approve the meeting minutes of November 10, 2021 as presented. The motion carried unanimously.

Housing Action Plan Implementation – Calhoun presented HAP Strategy 1 and updating city regulations to remove barriers for innovative housing options which includes density bonuses, fee waivers, parking reductions, expedited permitting, etc. Commissioner Place stated concerns regarding the 50 year affordability requirement. Calhoun explained that there was flexibility. The commissioners initiated a lengthy discussion on suggestions for changes regarding open space requirements, and standards for tiny home communities and ADUs.

Other Business – No other business.

Adjourn – A motion to adjourn to January 12, 2022 was passed with unanimous vote. The meeting adjourned at approximately 3:38 p.m.



Chair Liddicoat



Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Analilia Núñez

City of Yakima Planning Commission (YPC) Meeting Minutes
via Zoom
November 10, 2021

Call to Order

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

Roll Call

YPC Members Present:	Chair Jacob Liddicoat, Vice-chair Lisa Wallace, Mary Place, Al Rose, Leanne Hughes-Mickel
YPC Members Absent:	Rob McCormick, Phil Ostriem
Staff Present:	Joseph Calhoun, Planning Manager
Others:	Kay Funk

Staff Announcements – Planning Manager Joseph Calhoun announced the following:

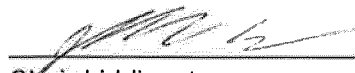
- Comprehensive Plan Amendments were presented to council and approved and ordinances will be presented at the next council meeting for further consideration.
- There were some corrections on the agenda and minutes for the previous meeting.

October 27, 2021 Meeting Minutes – It was motioned by Commissioner Place and seconded by Commissioner Rose to approve the meeting minutes of October 27, 2021 as presented. The motion carried unanimously.

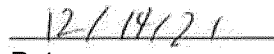
Housing Action Plan – Calhoun presented updates on proposed changes to the Housing Action Plan related to ADU's. Some of the proposed changes include: minimum lot size, required water and sewer connections, elimination of redundant verbiage, cottage housing, etc. Commissioners had questions on legalities regarding income requirements and limits on people living in tiny homes, requirements related to required playgrounds, and binding site plans. Councilmember Funk expressed her appreciation to Mr. Calhoun for his work on the Housing Action Plan.

Other Business – Commissioner Wallace recommended a discussion regarding chronically absent commissioners and their potential dismissal. Calhoun will look into the bylaws. Councilmember Funk expressed support for attendance requirements. Commissioner Place would like to provide future commissioners with a clear understanding on what being a Planning Commissioner entails, and believes current material is not helpful. Commissioner Place provided suggestions on training for potential commissioners.

Adjourn – A motion to adjourn to December 8, 2021 was passed with unanimous vote. The meeting adjourned at approximately 3:35 p.m.



Chair Liddicoat



Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Analilia Núñez

City of Yakima Planning Commission (YPC) Meeting Minutes
via Zoom
October 27, 2021

Call to Order

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

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Vice-chair Lisa Wallace, Mary Place, Al Rose, Leanne Hughes-Mickel
YPC Members Absent: Rob McCormick, Phil Ostriem
Staff Present: Joseph Calhoun, Planning Manager; Trevor Martin, Senior Planner; and Archie Matthews, ONDS Manager
Others: Kay Funk

Staff Announcements – Planning Manager Joseph Calhoun announced the following:

- Comprehensive Plan Amendments will be at city council for public hearing on November 1, 2021. The application for the project at 40th Ave. and Summitview Ave. has been withdrawn.
- Due to the Thanksgiving and Christmas holidays, the November 24, 2021 and December 22, 2021 meetings will be cancelled.

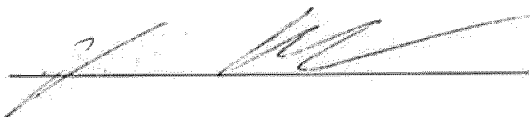
October 13, 2021 Meeting Minutes – It was motioned by Commissioner Place and seconded by Commissioner Rose to approve the meeting minutes of October 13, 2021 as presented. The motion carried unanimously.

Housing Action Plan – Planning Manager introduced guest, Archie Matthews, Neighborhood Development Services Manager. Mr. Matthews gave some background of his experience with the City. He spoke about the Home Investment Program, its source of funding and communities served. ONDS often partners with housing development non-profits. Since 2005, when Mr. Matthews joined the administrative team, the total in home investments has been \$16,800,000.00 which has resulted in 162 multi-family units, 15 senior/disabled units, 68 medium income units, 240 low income units, 18 veteran housing units, and 6 units for disabled. Mr. Matthews gave a background on ONDS' partnership with local non-profits and the timeline for housing projects. Mr. Matthews expressed some of the obstacles encountered by the City due to time constraints with HUD and explained that the city of Yakima has never failed to complete a project. He provided a list of recent projects in process or completed. Mr. Matthews gave a rundown of first-time home buyers and the requirements included in the program. The commissioners and Mr. Matthews engaged in a discussing regarding ONDS programs and obstacles including funding, regulations and more.

Mr. Calhoun discussed the proposed changes parking standards and reduced standards for various types of low-income housing. Commissioners discussed the proposed changes and what steps need to be taken to move forward. Commissioner Place suggested that the Housing Action Plan should be presented to the City Council when in-person meetings resume so it is accessible to all regardless of access to technology.

Other Business – None

Adjourn – A motion to adjourn to November 10, 2021 was passed with unanimous vote. The meeting adjourned at approximately 4:05 p.m.



10/14/21

City of Yakima Planning Commission (YPC) Meeting Minutes
City Council Chambers
October 13, 2021

Call to Order

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

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Vice-chair Lisa Wallace, Mary Place, Al Rose, Leanne Hughes-Mickel
YPC Members Absent: Rob McCormick (excused), Phil Ostriem
Staff Present: Joseph Calhoun, Planning Manager and Trevor Martin, Associate Planner
Others: Kay Funk, David Helseth

Staff Announcements – Planning Manager Joseph Calhoun announced the following:

- Comprehensive Plan Amendment will go to City Council on November 1st
- Department of Commerce is offering courses on Local Planning

September 8, 2021 Meeting Minutes – It was motioned by Commissioner Place and seconded by Commissioner Rose to approve the meeting minutes of September 8, 2021 as presented. The motion carried unanimously.

Housing Action Plan – Planning Manager introduced guest, David Helseth who is part of a group that is working on tiny home projects. David Helseth gave an update on the projects they are working on and said they were progressing well. Mr. Helseth explained that he would be focusing on speaking on the part of the Code that speaks to parking requirements. He spoke about similar projects around the Pacific Northwest and the parking standards they are maintaining. Mr. Helseth explained that many organizations that provide low-income housing have worked with local jurisdictions to provide reduced parking. Mr. Helseth answered questions regarding the housing project being proposed by Justice Housing and then left the Zoom meeting.

Calhoun and commissioners continued a lengthy discussion on parking standards regarding tiny home communities and establishing safeguards. Calhoun expressed a desire to a public hearing in the next two months and to City Council shortly thereafter. Commissioner Place requested additional information regarding projects in Eugene, OR. Councilmember Funk expressed a desire for commissioners to consider reduced parking, allowing gravel parking and a low cost per unit. The commissioners discussed assessed property value and how to maintain lower property taxes for low-income housing communities. The commissioners discussed green area and maintenance requirements.

Calhoun continued on to the next part of the packet which includes incentives for affordable housing which are topics of discussions already held by commissioners such a density bonus, medium income threshold and reducing standards, height requirements, partnerships with non-profits, streamlining of permits, etc. Commissioners continued to discuss incentives for developers. Calhoun provided a summary on the units built per year and the reports generated.

Other Business – None

Adjourn – A motion to adjourn to October 27, 2021 was passed with unanimous vote. The meeting adjourned at approximately 4:05 p.m.



Chair Liddicoat

11/10/21

Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Analilia Núñez

City of Yakima Planning Commission (YPC) Meeting Minutes
City Council Chambers
September 8, 2021

Call to Order

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

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Vice-chair Lisa Wallace, Mary Place, Al Rose, Leanne Hughes-Mickel, Phil Ostriem
YPC Members Absent: Rob McCormick
Staff Present: Joseph Calhoun, Planning Manager and Trevor Martin, Associate Planner
Others: Kay Funk

Staff Announcements – Planning Manager Joseph Calhoun announced the following:

- The Critical Areas Amendments were adopted by council and will become effective in early October.
- Meetings will resume to Zoom and the next meeting will be October 13.

August 25, 2021 Meeting Minutes – It was motioned by Commissioner Rose and seconded by Commissioner Wallace to approve the meeting minutes of August 25, 2021 as presented. The motion carried unanimously.

Public Hearing – Aspen Tree LLC. “Plat of Aspen Estates – Phase 2)” – Senior Planner, Trevor Martin presented the staff report regarding the Plat of Aspen Estates – Phase 2 – PLP#003-21, SEPA#023-21, TCO#011-21 a preliminary long plat to subdivide approximately 4.82 acres into 22 single-family residential lots in the R-1 zoning district and recommended approval. Mike Heit, from HLA Engineering and Land Surveying provided a brief summary and had no contradictions to the staff report. There was no one present for public comment and the public comment portion of the hearing was closed. Commissioner Rose had questions related to the SEPA and historical use. Vice-Chair Wallace had a question about the zoning of the adjacent property. Commissioner Hughes-Mickle motioned for the Plat of Aspen Estates – Phase 2 be sent to the Yakima City Council with a recommendation for approval.

Housing Action Plan – Planning Manager provided an updated on the Housing Action Plan and provided a brief summary on tiny homes. Code Administration Manager and Certified Building Official Glenn Denman, provided a presentation on the building code changes related to tiny homes. The commissioners engaged in a discussion on what the City's vision was related to tiny homes, definitions, similarities to mobile homes, and utility connections. Chair Liddicoat asked for some clarification on the differences between a tiny home and a micro home. The commissioners and Planning Manager Calhoun went through the recommendation together and provided feedback.

Other Business – None

Adjourn – A motion to adjourn to October 13, 2021 was passed with unanimous vote. The meeting adjourned at approximately 4:20 p.m.


Chair Liddicoat

10/19/21
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Analilia Núñez

City of Yakima Planning Commission (YPC) Meeting Minutes
City Council Chambers
July 28, 2021

Call to Order

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

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Vice-chair Lisa Wallace, Mary Place, Al Rose
YPC Members Absent: Leanne Hughes-Mickel (excused), Phil Ostriem, Rob McCormick
Staff Present: Joseph Calhoun, Planning Manager
Others:

Staff Announcements – Planning Manager Joseph Calhoun announced the following:

- Calhoun provided an update on the Shoreline Master Program which is scheduled for Council on 8/2.
- Calhoun announced that the 2021 aerial photos should be updated in the next month or so on GIS.

July 14, 2021 Meeting Minutes – It was motioned by Commissioner Place and seconded by Commissioner Rose to approve the meeting minutes of July 14, 2021 as presented. The motion carried unanimously.

Public Hearing – Critical Areas Ordinance FEMA Updates – SEPA#021-21 Amendments – Calhoun presented on the Critical Areas Ordinance FEMA Updates and provided a report regarding Critical Areas Ordinance FEMA Updates Notice of Nonsignificance. On July 6, 2021 a notice of application and public hearing was mailed out and a legal notice was posted. There are no comments submitted as of July 21, 2021. The Planning staff recommends to hold public hearing and to forward to City Council for approval. There was no one present to provide public comment. Chair Liddicoat closed the opportunity for public comment. Commissioner Rose requested clarification on comments on word document of recommendation. Commissioner Place asked how long the FEMA updates are in place and have to be revisited again. Calhoun answered the commissioner's questions. Commissioner Rose motioned for approval of the findings, vice-chair Wallace seconds the motion. Motion passes unanimously. Set date for council is August 7, 2021.

Study Session: HAP Implementation– Calhoun presented on the Housing Action Plan including cottage housing originating from Kirkland, WA. The presentation included proposed code changes, residential uses, adding cottage housing, and proposed changes in the subdivision requirements. Calhoun provided development standards proposed for cottage housing in the ordinance. Commissioners Place and Liddicoat asked for clarification on the parking requirements related to cottage housing. The commissioners and Calhoun engaged in a brief discussion about parking requirements. Commissioner Wallace asked if each cluster requires a common open space. Calhoun provided input. Commissioner Place asked about the process for recommendation to city council and notifying the public. Calhoun explained that the public process had not initiated yet. Commissioner Liddicoat recommended changes to the height thresholds – single-story maximum 25 feet. There was an ongoing discussion about open spaces in cottage housing. City councilmember Funk expressed concerns about the lack of discussion about

affordable housing within the Yakima Planning Commission. Calhoun provided a brief summary about a webinar he attended, Top 5 missing middle mistakes presentation.

Other Business – None

Adjourn – A motion to adjourn to August 11, 2021 was passed with unanimous vote. This meeting adjourned at approximately 4:15 p.m.



Chair Liddicoat

8/11/21

Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Analilia Núñez

City of Yakima Planning Commission (YPC) Meeting Minutes
Virtual Meeting via Zoom
June 23, 2021

Call to Order

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

Roll Call

YPC Members Present: Chair Jacob Liddicoat, Vice-chair Lisa Wallace, Al Rose, Mary Place, Leanne Hughes-Mickel
YPC Members Absent: Phil Ostriem, Rob McCormick
Staff Present: Joseph Calhoun, Planning Manager
Council Liaison: Kay Funk, District 4
Others: Jake Mayson, CWHBA

Staff Announcements – Planning Manager Joseph Calhoun announced the following:

- Final documents will be sent to DOE and a Determination of Consistency was received. Scheduling the SMP Ordinance for Council in August.

June 9, 2021 Meeting Minutes – It was motioned by Commissioner Rose and seconded by Commissioner Hughes-Mickel to approve the meeting minutes of June 9, 2021 as presented. The motion carried unanimously.

Housing Action Plan Implementation – Calhoun presented on HAP Strategy 1 to update city regulations to remove barriers to innovative housing types. This discussion will revolve around cottage housing, which is in line with the purpose strategy 1 to look at different density and zoning options. Background: existing code sections were presented including the Land Use Table 4-1; Design Requirement Table 5-1; Subdivision Requirements Table 5-2; housing definitions pulled from YMC 15.02.020; Zero Lot Line Development, YMC 15.09.040; and Accessory Dwelling Units, YMC 15.09.045.

Cottage Housing: this is a grouping of small, single family dwelling units around a common area; typically at higher density than a typical single family neighborhood. Commissioner Place asked about the Veteran's Housing on 16th – which was classified as Multifamily Development. Commissioner Rose asked about the tiny-home project at 16th and Lincoln – no project has been submitted at this time. Calhoun stated that the concept would likely be similar to Cottage Housing, but we have only been looking at the potential project for how it relates to Multifamily Development. Cottage Housing may have different standards than Multifamily Development which could encourage that type of project. Councilmember Funk spoke about manufactured homes being used as infill development in her neighborhood and that those could be potential construction types for Cottage Housing; further, the council has identified several city-owned properties for sale which will be sold for housing. Calhoun stated that we are engaging with an appraiser for the city-owned lots and when the appraisals are completed they will be placed on the market. Chair Liddicoat asked about the purpose of today's meeting – Calhoun stated that this was for information today and staff will bring back track changes code to a future meeting.

Kirkland Example: The HUD website includes a case study of the Kirkland, WA Cottage Housing Ordinance. This Ord includes three different types of Cottage Housing which has different standards depending on the selected type. Some considerations include maximum unit size,

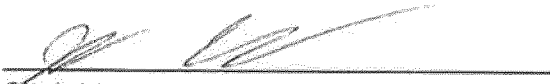
increased density limits, min/max development size (number of units), parking requirements, setbacks, lot coverage, open space, and community buildings. We can be creative with our Ordinance and include development standards that work for Yakima. Standards can be increased or modified "by-right" for development that meets the definition/standards for Cottage Housing. Chair Liddicoat discussed Common Open Space, he would like to see that built into our code so that open space is maintained appropriately. There could also be an incentive to build a community building that would be tied to a reduced open space or parking requirement.

Next Steps: Staff will begin to draft Cottage Housing Language to add to the Zoning Ordinance and bring back to a future meeting. Liddicoat asked about odd-shaped lots in the R-2 and R-3 zones – setback requirements are challenging to meet when a diagonal lot line is present. Calhoun stated that setbacks are challenging in the R-3 which has a 10-foot setback or ½ building height. We could look at removing or revising the ½ building height requirement, or tying a reduced setback to an open space incentive. Commissioner Rose asked where that standard came from – Calhoun stated he would look through past ordinances to see how long it has been in the code. Jake Mayson stated that setbacks tied to building height are commonly used to decrease the perception of high density and preserve views. Liddicoat asked about parking calculations for on-site amenities – Calhoun stated that parking isn't calculated when the amenity is utilized by the on-site residents. For example, a laundry facility that is just for the residents has no additional requirement, but parking would be needed if the facility was open to the public at-large. Liddicoat asked about parking being tied to resident income or other types of occupancy – Calhoun stated that those considerations could be added into the Ordinance. Hughes-Mickel asked about looking through our existing code and how Cottage Housing can fit in – Calhoun stated that staff will be proposing a track changes document that integrates Cottage Housing into our different code sections. Jake Mayson stated that there aren't many local examples of Cottage Housing. There is a strong preference of "by-right" process to make processes clear and predictable. Rose also discussed the importance of infrastructure and affordable housing. Funk mentioned that there may be funds in the American Rescue Plan that could be used for infrastructure, otherwise there isn't any city funding for infrastructure extension. Place asked if there is HUD money available for utility extension – Calhoun stated he would ask our ONDS manager.

Comprehensive Plan Amendment Updates – Calhoun provided a brief update on the CPA/RZ applications. Public comment will be sent on Friday, June 25, 2021. YPC will hold study sessions at the July meetings and we will schedule public hearing in August.

Other Business – Place asked about working with the County – Calhoun stated that we would be working with County Staff on setting up a joint meeting.

Adjourn – A motion to adjourn to July 14, 2021 was passed with unanimous vote. This meeting adjourned at approximately 4:03 p.m.


Chair Liddicoat


Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Joseph Calhoun, Planning Manager