



CITY OF YAKIMA

LAND USE APPLICATION

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
129 NORTH SECOND STREET, 2ND FLOOR
YAKIMA, WASHINGTON 98902
VOICE: (509) 575-6183 FAX: (509) 575-6105

INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process call, come in person or refer to the accompanying instructions.
This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.

PART I – GENERAL INFORMATION

1. APPLICANT	NAME	City of Yakima Codes Administration & Planning Division		
2. APPLICANT ADDRESS AND PHONE NUMBER	STREET	129 N. 2 nd Street	CITY	Yakima
	STATE	WA	ZIP	98901
3. APPLICANT'S INTEREST IN PROPERTY	CHECK	<input type="checkbox"/> OWNER	<input type="checkbox"/>	OWNER REPRESENTATIVE
	ONE	<input type="checkbox"/> CONTRACT PURCHASER	<input checked="" type="checkbox"/>	OTHER
4. ASSESSOR'S PARCEL NUMBER FOR SUBJECT PROPERTY: Corporate Boundaries of the City of Yakima				
5. EXISTING ZONING OF SUBJECT PROPERTY: N/A				
6. ADDRESS OF SUBJECT PROPERTY: Corporate Boundaries of the City of Yakima				
7. TYPE OF APPLICATION: (CHECK ALL THAT APPLY)				
<input type="checkbox"/> Class (2) Use	<input checked="" type="checkbox"/> Environmental Checklist (SEPA)	<input type="checkbox"/> Right-of-Way Vacation		
<input type="checkbox"/> Class (3) Use	<input type="checkbox"/> Modification to Approved Class (2) & (3) Uses	<input type="checkbox"/> Short Plat Exemption		
<input type="checkbox"/> Rezone	<input type="checkbox"/> Appeal	<input type="checkbox"/> Shoreline		
<input type="checkbox"/> Variance	<input type="checkbox"/> Non-Conforming Structure/Use	<input type="checkbox"/> Utility Easement Release		
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Preliminary Subdivision	<input type="checkbox"/> Interpretation by Hearing Examiner		
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Short Plat	<input type="checkbox"/> Other – Comp Plan Amendment		

PART II – SUPPLEMENTAL APPLICATION AND PART III – REQUIRED ATTACHMENTS

8. SEE ATTACHED SHEETS

PART IV – CERTIFICATION

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

David M. ...
SIGNATURE

11-15-07
DATE

Revised 9-98

FOR ADMINISTRATIVE USE ONLY

FILE No.

DATE FEE PAID

RECEIVED BY

AMOUNT

RECEIPT NO.

HEARING DATE

REQUIRED ATTACHMENT:

ENVIRONMENTAL CHECKLIST



STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

CHAPTER 6.88, YAKIMA MUNICIPAL CODE (YMC)

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), chapter 43.2 IC RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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 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

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

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

1. NAME OF PROPOSED PROJECT (if applicable)	Critical Areas Ordinance Update
2. APPLICANT'S NAME & PHONE	City of Yakima 509-575-6183
3. APPLICANT'S ADDRESS	129 North Second St., Yakima WA, 98901
4. CONTACT PERSON & PHONE	Doug Maples 509-575-6183
5. AGENCY REQUESTING CHECKLIST	CTED & WSDOE
6. DATE THE CHECKLIST WAS PREPARED	11-15-07
7. PROPOSED TIMING OR SCHEDULE (including phasing, if applicable)	Regional Planning Commission Public Hearing & City Council Adoption Hearing Month of February, 2008.

BACKGROUND QUESTIONS (Attach if Lengthy)

1. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?
If yes, explain.
No.

2. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Yakima County Best Available Science Document.**

3. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **N/A**

4. List any government approvals or permits that will be needed for your proposal, if known.
Yakima City Council Adoption

5. Give brief, 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 is proposing to update Chapter 15.27, the Critical Areas Ordinance (CAO).

6. 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.
Corporate Boundaries of the City of Yakima

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)Space Reserved for
Agency Comments1. Earth

a. General description of the site (✓ one):

- flat
 rolling
 hilly
 steep slopes
 mountainous
 other N/A

b. What is the steepest slope on the site (approximate percent slope)?

Topography in the City of Yakima ranges from very steep to flat.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The City of Yakima contains all soil types as described in the United States Department of Agriculture Soil Conservation Service, Soil Survey of Yakima County Area Washington.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. N/A

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
N/Af. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
N/Ag. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
N/Ah. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
CAO update includes provisions for erosion control.2. Aira. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
N/A

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A

Space Reserved for
Agency Comments

3. Water

a. Surface:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The City of Yakima includes a range of freshwater environments which are described in the CAO. This includes perennial, intermittent, and ephemeral streams, and wetlands.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material

N/A

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

N/A

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The City of Yakima contains Federal Emergency Management Agency (FEMA) calculated floodplains, including floodways and 100-year floodplains.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

b. Ground:

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

N/A

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

Space Reserved for Agency Comments

c. Water Runoff (including storm water):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

2. Could waste materials enter ground or surface waters? If so, generally describe.

N/A

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The CAO update includes provisions to control erosion for new development.

4. Plants:

a. Check (✓) types of vegetation found on the site:

deciduous tree: alder maple aspen other _____

evergreen green: fir cedar pine other _____

shrubs

grass

pasture crop or grain

wet soil plants: cattail buttercup bullrush skunk cabbage

other _____

water plants: water lily eelgrass milfoil other _____

other types of vegetation: _____

The City of Yakima contains a wide variety of vegetation, including native and non-native species.

b. What kind and amount of vegetation will be removed or altered?

N/A

c. List threatened or endangered species known to be on or near the site.

N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The CAO update will help preserve or enhance stream, wetland, and riparian vegetation.

5. Animals:

a. Check (✓) any birds and animals which have been observed on or near the site or are known to be on or near the site:

1) birds: hawk heron eagle songbirds

other _____

2) mammals: deer bear elk beaver

other _____

3) fish: bass salmon trout herring shellfish

other _____

The City of Yakima contains a wide variety of mammals, including native and non-native species.

b. List any threatened or endangered species known to be on or near the site.

N/A

c. Is the site part of a migration route? If so, explain.
Yes – routes exist throughout the City of Yakima.

d. Proposed measures to preserve or enhance wildlife, if any:
The CAO update will help preserve or enhance wildlife and wildlife habitat.

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6. Energy and Natural Resources

Space Reserved for
Agency Comments

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N/A

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A

1. Describe special emergency services that might be required.

N/A

2. Proposed measures to reduce or control environmental health hazards, if any:
The CAO update will protect against some environmental health hazards through the Critical Aquifer Recharge Area protection approach.

b. Noise

1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?

N/A

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

N/A

3. Proposed measures to reduce or control noise impacts, if any:

N/A

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?
The City of Yakima contains a wide variety of land uses throughout.

- b. Has the site been used for agriculture? If so, describe.
The City of Yakima contains several areas of agricultural land.
- c. Describe any structures on the site.
N/A
- d. Will any structures be demolished? If so, what?
N/A
- e. What is the current zoning classification of the site?
The City of Yakima contains a wide range of zoning districts.

Space Reserved for Agency Comments

- f. What is the current comprehensive plan designation of the site?
The City of Yakima contains a wide range of Comprehensive Plan designations.
- g. If applicable, what is the current shoreline master program designation of the site?
The City of Yakima contains several critical areas which also may be near Shoreline jurisdiction. The current Shoreline Master Program includes Urban, Rural, Conservancy, and Natural environmental designations.
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so specify.
Yes.
- i. Approximately how many people would reside or work in the completed project?
N/A
- j. Approximately how many people would the completed project displace?
N/A
- k. Proposed measures to avoid or reduce displacement impacts, if any
N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
N/A
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
N/A
- c. Proposed measures to reduce or control housing impacts, if any:
N/A

10. Aesthetics

- a. What is the tallest height of any proposed structures, not including antennas; what is the principal exterior building materials proposed?
N/A
- b. What views in the immediate vicinity would be altered or obstructed?
N/A
- c. Proposed measures to reduce or control aesthetic impacts, if any:
N/A

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
N/A
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
N/A
- c. What existing off-site sources of light or glare may affect your proposal?
N/A
- d. Proposed measures to reduce or control light and glare impacts, if any:
N/A

12. Recreation

Space Reserved for Agency Comments

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There are a variety of recreational opportunities in the City of Yakima.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
N/A
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
N/A

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
There are several places of historic significance throughout the City of Yakima.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural important known to be on or next to the site.
N/A
- c. Proposed measures to reduce or control impacts, if any:
N/A

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
The City of Yakima contains a wide range of streets and highways.
- b. Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop?
The City of Yakima is currently serviced by a public transit system.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
N/A
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
N/A
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air

transportation? If so, generally describe.

N/A

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

N/A

g. Proposed measures to reduce or control transportation impacts, if any:

N/A

15. Public Services

Space Reserved for Agency Comments

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe:

N/A

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.

N/A

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

All of the above are available in the City of Yakima.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.

N/A

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.

Signature Doeg hsd

Date Submitted: 11-18-07

**D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.)
(Do not use the following for project actions.)**

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 likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.

<p>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 proposal will not increase discharges or noise to the environment. The CAO update includes measures to prevent or reduce such impacts.</p>	<p>Space Reserved for Agency Comments</p>
<p>Proposed measures to avoid or reduce such increases are: The CAO update would reduce and/or mitigate for such impacts resulting from development.</p> <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life? The CAO update will not increase impacts to plants, animals or fish. It is intended to protect and conserve riparian areas and wildlife habitats.</p> <p>Proposed measures to protect or conserve plants, animals, fish, or marine life are: The CAO update would reduce and/or mitigate for such impacts resulting from development.</p> <p>3. How would the proposal be likely to deplete energy or natural resources? N/A</p> <p>Proposed measures to protect or conserve energy and natural resources are: N/A</p> <p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? The CAO update is intended to protect Critical Areas (wetlands, frequently flooded areas, fish and wildlife habitat, critical aquifer recharge areas, and geologically hazardous areas) from development impacts.</p> <p>Proposed measures to protect such resources or to avoid or reduce impacts are: The CAO update would reduce and/or mitigate for impacts from development to such areas.</p> <p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? The proposed changes to the CAO will clarify uses currently allowed along Critical Areas by refining existing use provisions.</p> <p>Proposed measures to avoid or reduce shoreline and land use impacts are: The best available science is used when reviewing existing Critical Area standards and developing new standards. The CAO update would reduce Critical Area impacts resulting from land use and development projects.</p> <p>6. How would the proposal be likely to increase demands on transportation or public services and utilities? N/A</p> <p>Proposed measures to reduce or respond to such demand(s) are: N/A</p> <p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p>	<p>page 9 of 10</p> <p>Space Reserved for Agency Comments</p>

The proposal is following the Growth Management Act to protect Critical Areas, and is consistent with the Urban Area Comprehensive Plan.