



User's Guide To The Land Use Permit Process

Type - 1

Yakima County Planning Division ◆ 128 N. 2nd Street 4th Floor Courthouse - Yakima, Washington 98901 ◆ Phone (509) 574-2300

“Type 1” - is a land use level of review that is generally permitted in a zoning district. This is the lowest review of a 4 tier review process.

Step 1. The Review Process and Timelines for Type 1

Submit a complete application. If there are any questions about your application, or if an item is missing, staff will contact you within a few days after it is submitted.

Step 2.

After staff reviews your proposal based on applicability with existing codes and ordinances a decision is drafted by staff for the Administrative Official’s review and final decision approval.

Step 3.

The Decision is mailed to you. Review the decision carefully, as there are usually conditions attached to the permit that must be completed within specified timelines. Any appeal of this decision must be filed within 14-days of the date of the decision.

Step 4.

After receiving a Decision for Approval; submit the necessary applications for building and/or fire permits, water and sewage disposal approvals, etc....as applicable. Building, Fire and Health District permit applications can be submitted prior to receiving the zoning decision at your own risk, but they will not be issued until and unless the zoning permit is approved. For more information on building and health permits, contact Yakima County Public Services (509) 574-2300 and/or the Yakima Health District (509) 575-4040.

See Table 19.14.-1 Allowable Land Uses for a complete listing of the types of uses that may be allowed for each zoning district. Check with County staff for more information or review the applicable Zoning Ordinance for your particular proposal.

For questions pertaining to your property zoning please visit www.yakimap.com

For specific application submittal requirements and timelines please refer to Title 19 (Unified Land Development Code) and Title 16B (Yakima County Project Permit Administration Ordinance).



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Frequently Asked Questions

Q: What is a Type 1 Use?

A: A Type 1 land use is generally permitted outright if consistent with the development standards as outlined under YCC 19.10.04 which includes, but are not limited to setbacks, lot coverage, building heights, landscaping, site screening, parking and signs.

Q: When is a Type 1 review required?

A: A Type 1 review is required for all development permit applications, however some Type 1 reviews consist of just a building permit and some will require a land use review through planning. Please contact the Planning Division to determine if a land use permit will be required.

Q: What information do I need to apply for a Type 1 review?

A: A complete application for a development permit.

A site plan meeting the requirements outlined in the *Minimum Site Plan Requirements Handout*.

A General Application for Land Use form.

Q: What happens after I apply for the Type 1?

A: After submitting your application staff reviews the materials for completeness. If complete, staff will then review the proposal and issue a decision. The timeline for this decision may depend on information requested from other agencies. Generally the process will be complete within 30 days.

Q: Does a Type 1 Review have a notice?

A: Typically Type 1 reviews do not require notice. In some instances interested agencies may be notified for comment. Surrounding property owners are not notified.

Q: Are any other permits required for a Type 1 Review?

A: Yes. A Type 1 review is not a separate permit. This review is a zoning review of an associated development permit application conducted on all applications for projects.

Q: Can a Type 1 Review be denied?

A: Yes. A Type 1 review is a verification that a development project meets the zoning district. If the proposed development does not meet these criteria, the Type 1 review will be denied. If the associated permit applications are incomplete or missing information, the Type 1 review will be denied. In either case, a letter outlining the reasons for denial will be sent to the applicant or other designated contact. This letter may also make recommendations for the next possible steps to take to complete your proposed development project.

For specific application submittal requirements and timelines please refer to Title 19 (Unified Land Development Code) and Title 16B (Yakima County Project Permit Administration Ordinance).