



REQUIRED APPLICATION MATERIALS

Master Planned Development Overlay

Updated 3/10/2025

Yakima County Public Services

128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901
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PLEASE ATTACH THE FOLLOWING TO THE FORM:

- All applicable project permit forms are fully filled out. If a question does not apply, please indicate with NA.
 - a. *If applying for a modification to an approved MPDO, provide a narrative and site plans going into specific details of all proposed changes. Minor and major modifications as defined in YCC 19.35.055 undergo Type 2 and Type 3 reviews respectively. All amendments to development agreements undergo the Type 3 review process (YCC 19.35.055(4)).*
- A General Application form fully filled out and signed by the property owner(s) of all lots involved (YCC 16B.04.020(1)(a)).
 - a. For properties owned by a charity or corporation, submitting the Washington Secretary of State registered agent information is required;
 - b. If you are signing the application as the power of attorney, executor of a will, or similar, a copy of the legal documentation assigning such authority is required; and,
 - c. If the application is associated with a school district, fire district, or similar, it must be signed by a board member, commissioner, elected executive, or additional legal documentation indicating another person has signing authority for the entity.
- All requirements under YCC 19.30.060(12)(a) as applicable.
- A site plan meeting all the requirements of YCC 19.30.070, YCC 19.30.075, and YCC 19.30.060(12)(d)(iv)(A-I) and 12(f).
- All documents, detailed project development schedules, or special studies as required in the written summary provided by Yakima County after a pre-application conference (EAC) and/or environmental site visit (SVR) (YCC 19.30.060(4)(d)).
- All applications must attach a narrative, tables, or graphics addressing the requirements under YCC 19.30.060(10)(a)(i-iv). The narrative shall also include the information listed within YCC 19.30.060(12)(c)(d, i-iii)).
- A preliminary development plan consisting of all requirements within YCC 19.30.060(12)(g).
- A preliminary development agreement including all requirements within YCC 19.30.060(12)(h).
- If a sign is being proposed, the sign supplemental form must be completed and a mock up of the sign submitted (YCC 19.20).
- Documentation of the legal water right for the proposed use (YCC 12.08.050).
- If applicable, a completed State Environmental Policy Act (SEPA) checklist (YCC 16B.04.020(1)(f)).
- Any technical study within YCC 19.30.060(12)(e) deemed required by the Administrative Official.
- Documentation from the Water Resources Division indicating if a storm water site plan is required, and if required, the storm water site plan (YCC 19.30.060(7)).
- Payment for all required Planning Division and additional fees (YCC 16B.04.020(1)(e) and YCC Title 20). These fees do not include Hearing Examiner fees, final review fees, recording fees, and other potential fees for permits required upon review of the application.