



OFFICE OF THE CITY CLERK
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Yakima, Washington 98901
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**CITY OF YAKIMA
NOTICE OF PUBLIC HEARING
ON THE 2018 COMPREHENSIVE PLAN MAP AMENDMENTS**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct open record public hearings to consider the Yakima Planning Commission's recommendations concerning the 2018 Comprehensive Plan Amendment and Rezone applications. *Open Record Hearing* means the public is invited to testify on the existing Yakima Planning Commission's records.

The Washington State Growth Management Act requires cities and counties to adopt land use regulations that are consistent with and implement their comprehensive plan. For 2018, the City of Yakima received a total of seven requests to amend the City's Future Land Use Map, along with concurrent rezone requests.

The following public hearings will be held **Tuesday, November 6, 2018 at 6:30 p.m.**, or soon thereafter, in the Council Chambers at City Hall, 129 No. 2nd Street, Yakima, Washington, at the Council's regularly held public meeting.

- A. CPA#001-18, RZ#002-18, SEPA #004-18**, PLSA Engineering & Surveying for Coastal Farm Real Estate Inc. Located in the vicinity of 802 E Russell Ln, 13 & 15 E Washington Ave. Parcel numbers: 191331-14023, 191331-14024, 191331-14025, 191331-14041. Proposal to change the Future Land Use map designation for three parcels from Industrial to Commercial Mixed-Use and change the zoning from Industrial (M-1) to General Commercial (GC), and change the zoning for the western portion of a fourth parcel from Industrial (M-1) to General Commercial (GC).
- B. CPA#002-18, RZ#003-18, SEPA#005-18**, Hordan Planning Services for Yakima Valley Farm Workers Clinic. Located in the vicinity of 600 & 611 Wilson Ln, 1410, 1412, 1414 & 1418 S 7th St. Parcel numbers 191330-41425, 191330-41426, 191330-41427, 191330-41428, 191330-41431, 191330-41432. Proposal to change the Future Land Use map designation for six parcels from Mixed Residential to Commercial Mixed-Use and rezone six parcels from Two-Family Residential (R-2) to General Commercial (GC) in anticipation of future expansion of the adjacent medical clinic.
- C. CPA#003-18, RZ#004-18, SEPA#006-18**, Hordan Planning Services for William Almon. Located at 1104 S 48th Ave. Parcel 181328-41405. Proposal to Change the Future Land Use map designation for one parcel from Low-density Residential to Community Mixed-Use and rezone one parcel from Single-family Residential (R-1) to Professional Business (B-1).
- D. CPA#004-18, RZ#005-18, SEPA#007-18**, Hordan Planning Services for Riverpointe Landing LLC & Westtowne LLC. Located in the vicinity of 1429, 1431, & 1439 N 16th Ave. Parcel numbers 181312-33005, 181312-22002, 181312-33003. Proposal to change the Future Land Use map

designation for three parcels from Regional Commercial to Industrial and rezone three parcels from Large Convenience Center (LCC) to Light Industrial (M-1).

- E. CPA#005-18, RZ#006-18, SEPA#008-18**, Hordan Planning Services for West Valley Nursing Homes Inc. Located in the vicinity of vicinity of S 85th Ave & Occidental Rd; Parcels 181206-21001, 181206-21005, 181206-21007, 181206-21401, 181206-21402. Proposal to retain the Future Land Use map designation for five parcels of Mixed Residential and zoning designation of Multi-family Residential (R-3) previously approved through CPA#006-12, RZ#006-12, and a property use and development agreement executed by City Council which limited development of the property to multi-family senior living and senior care residential facilities. The property owner wishes to explore additional housing opportunities, including but not limited to, senior living/senior care land use and therefore proposes to vacate the property use and development agreement to allow for other multi-family uses.

- F. CPA#006-18, RZ#007-18, SEPA#009-18**, Hordan Planning Services for Israel Zaragoza. Located at 1317 S 7th St. Parcel 191330-14510. Proposal to change the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and rezone one parcel from Two-Family Residential (R-2) to General Commercial (GC) in anticipation of future expansion of the adjacent automotive accessories retail store and detail/installation shop.

- G. CPA#007-18, RZ#008-18, SEPA#010-18**, City of Yakima Wastewater Division. Located in the vicinity of S 22nd St & Hwy 24. Parcels 191329-41400, 191328-32005, 191329-41404. Proposal to change the Future Land Use map designation for three parcels from Low-density Residential to Commercial Mixed-Use and rezone a portion of three parcels from Suburban Residential (SR) to General Commercial (GC) to enable a future proposal for a low-barrier homeless shelter use.

All interested persons are invited to attend this public hearing.

Sonya Claar Tee, CMC
City Clerk

Mailed on or before October 12, 2018.



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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DEPARTMENT OF COMMUNITY DEVELOPMENT COMPREHENSIVE PLAN AMENDMENTS SUMMARY OF REQUESTS

The Department of Community Development received seven requests for amendments to the Future Land Use Map for the 2018 amendment review process. These include:

- APPLICANT:** PLSA Engineering & Surveying for Coastal Farm Real Estate Inc
- FILE NUMBERS:** CPA#001-18, RZ#002-18, SEPA#004-18
- LOCATION:** 802 E Russell Ln, 13 & 15 E Washington Ave
- PARCEL NO:** 191331-14023, 191331-14024, 191331-14025, 191331-14041
- AMENDMENT REQUEST** Change the Future Land Use map designation for three parcels from Industrial to Commercial Mixed-Use and change the zoning from Industrial (M-1) to General Commercial (GC), and change the zoning for the western portion of a fourth parcel from Industrial (M-1) to General Commercial (GC).



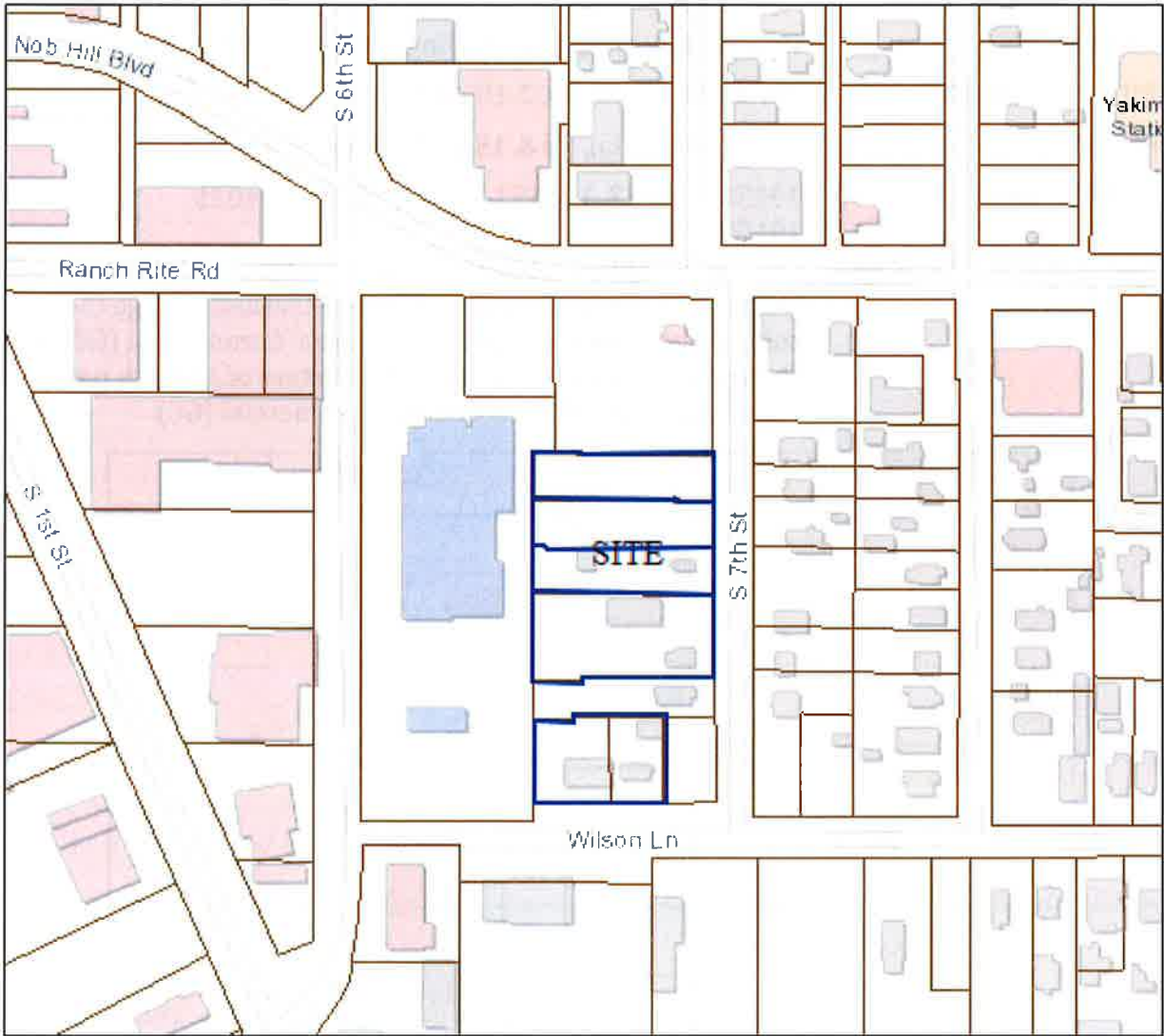
APPLICANT: Hordan Planning Services for Yakima Valley Farm Workers Clinic

FILE NUMBERS: CPA#002-18, RZ#003-18, SEPA#005-18

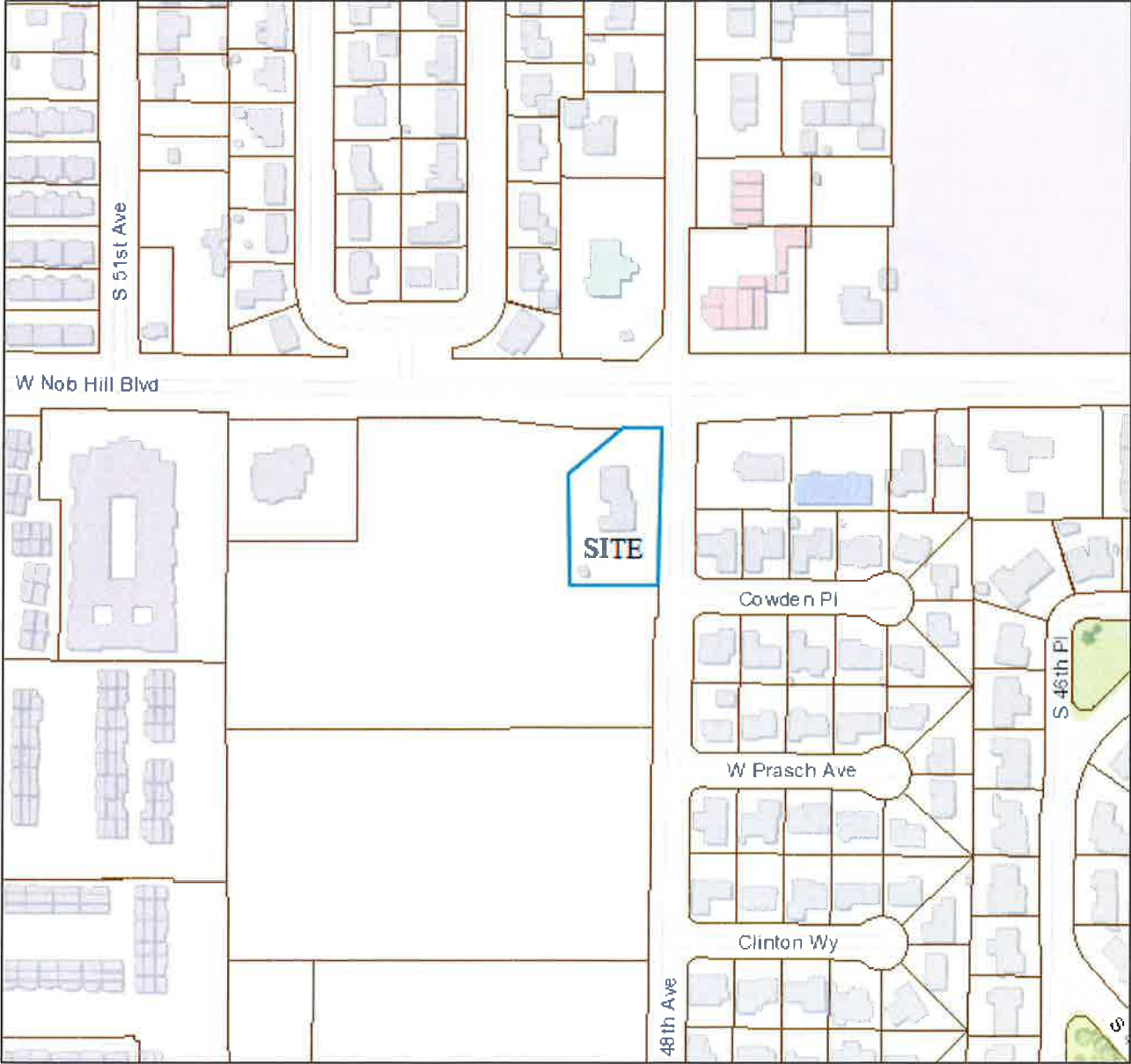
LOCATION: 600 & 611 Wilson Ln, 1410, 1412, 1414 & 1418 S 7th St

PARCEL NO: 191330-41425, 191330-41426, 191330-41427, 191330-41428, 191330-41431, 191330-41432

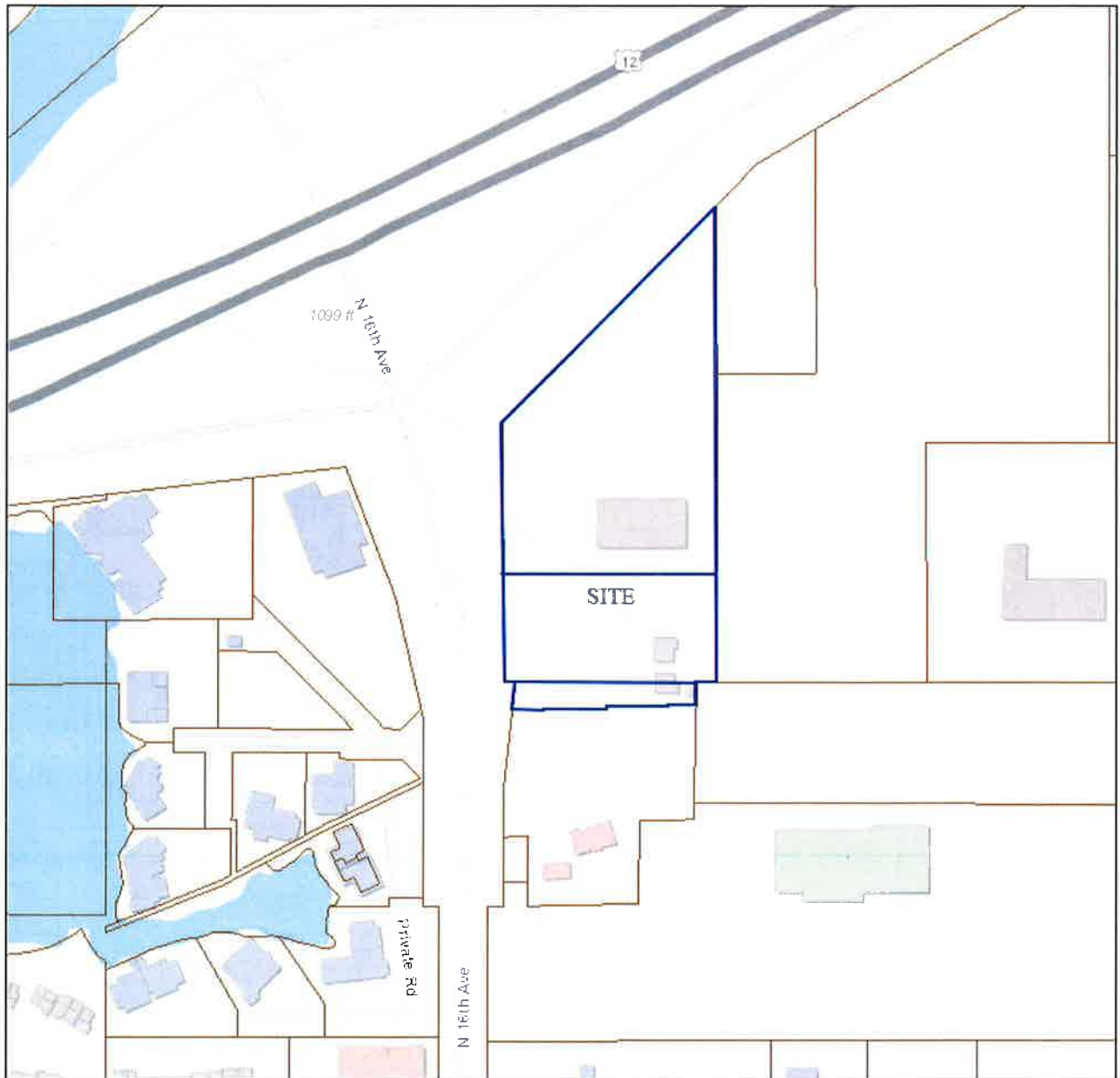
AMENDMENT REQUEST Change the Future Land Use map designation for six parcels from Mixed Residential to Commercial Mixed-Use and rezone six parcels from Two-Family Residential (R-2) to General Commercial (GC) in anticipation of future expansion of the adjacent medical clinic.



APPLICANT: Hordan Planning Services for William Almon
FILE NUMBERS: CPA#003-18, RZ#004-18, SEPA#006-18
LOCATION: 1104 S 48th Ave
PARCEL NO: 181328-41405
AMENDMENT REQUEST Change the Future Land Use map designation for one parcel from Low-density Residential to Community Mixed-Use and rezone one parcel from Single-family Residential (R-1) to Professional Business (B-1).



APPLICANT: Hordan Planning Services for Riverpointe Landing LLC & Westtowne LLC
FILE NUMBERS: CPA#004-18, RZ#005-18, SEPA#007-18
LOCATION: 1429, 1431, & 1439 N 16th Ave
PARCEL NO: 181312-33005, 181312-22002, 181312-33003
AMENDMENT REQUEST Change the Future Land Use map designation for three parcels from Regional Commercial to Industrial and rezone three parcels from Large Convenience Center (LCC) to Light Industrial (M-1).



APPLICANT: Hordan Planning Services for Israel Zaragoza
FILE NUMBERS: CPA#006-18, RZ#007-18, SEPA#009-18
LOCATION: 1317 S 7th St
PARCEL NO: 191330-14510
AMENDMENT REQUEST Change the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and rezone one parcel from Two-Family Residential (R-2) to General Commercial (GC) in anticipation of future expansion of the adjacent automotive accessories retail store and detail/installation shop.



APPLICANT: City of Yakima Wastewater Division
FILE NUMBERS: CPA#007-18, RZ#008-18, SEPA#010-18
LOCATION: Vicinity of S 22nd St & Hwy 24
PARCEL NO: 191329-41400, 191328-32005, 191329-41404
AMENDMENT REQUEST Change the Future Land Use map designation for three parcels from Low-density Residential to Commercial Mixed-Use and rezone three parcels from Suburban Residential (SR) to General Commercial (GC) to enable a future proposal for a low-barrier homeless shelter use.

