



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 2019 COMPREHENSIVE PLAN MAP AMENDMENTS and
CONCURRENT REZONE APPLICATIONS**

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 2019 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 2019, the City of Yakima received a total of five requests to amend the City's Future Land Use Map, along with concurrent rezone requests.

The following public hearings will be held **Tuesday, September 3, 2019 at 6:00 p.m.**, or soon thereafter, in the Council Chambers at City Hall, 129 N. 2nd Street, Yakima, WA, at the Council's regularly held public meeting.

- A. CPA#001-19, RZ#002-19, SEPA #011-19**, AHBL Inc for UPI Property II LLC, located at 14 & 16 E Washington Ave; 2308 S 1st St. Parcel numbers: 191331-41401, -41402, -41405 & -41406. Proposal to change the Future Land Use map designation for four parcels from Commercial Mixed-Use to Industrial and rezone four parcels from General Commercial (GC) to Light Industrial (M-1) for the purpose of changing the status of the existing auto wrecking and dismantling business at this site from legal nonconforming to conforming.
- B. CPA#002-19, RZ#003-19, SEPA#014-19**, John I Haas Inc. Located at 1900 N 1st St. Parcel number 181312-44026. Proposal to change the Future Land Use map designation for one parcel from Commercial Mixed-Use to Industrial and rezone one parcel from General Commercial (GC) to Light Industrial (M-1) in anticipation of future expansion of Haas' hop storage and processing facilities.
- C. CPA#004-19, RZ#004-19, SEPA#017-19**, City of Yakima Planning Division. Located in the vicinity of N 16th Ave & Hathaway St. Parcel numbers: 181314-14433, 41406, -41407, -41408, -41519, -41520 & -41521. Proposal to Change the Future Land Use map designation for six parcels from Industrial to Commercial Mixed-Use and a portion of one parcel from Industrial and Commercial Mixed-Use to Commercial Mixed-Use only, and rezone six parcels from Industrial (M-1) to General Commercial (GC) and one split-zoned parcel from M-1 and GC to GC only. This change will correct a mapping error that occurred during the 2006 Comprehensive Plan update.
- D. CPA#005-19, RZ#007-19, SEPA#021-19**, Forrest Emmons. Located at 618, 622, 702, 706, 710, & 714 W J St. Parcel numbers: 181313-24435, -24436, -24437, -24438, -24439 & -24440. Proposal to change the Future Land Use map designation for six parcels from Industrial to

Commercial Mixed-Use and rezone six parcels from Light Industrial (M-1) to General Commercial (GC).

- E. CPA#006-19, RZ#006-19, SEPA#02-19, Digital Design & Development c/o Leanne Liddicoat for River 16 LLC. Located at 1601, 1607, 1611, 1703 & 1725 River Rd; Parcel numbers: 181314-11411, -11412, -11413, -11414 & -11553. Proposal to Change the Future Land Use map designation for five parcels from Mixed Residential to Community Mixed Use and change the zoning from Multi-Family Residential (R-3) to Local Business (B-2).**

All interested persons are invited to attend this public hearing.

Sonya Claar Tee, CMC
City Clerk

Mailed on or before August 12, 2019.



DEPARTMENT OF COMMUNITY DEVELOPMENT
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DEPARTMENT OF COMMUNITY DEVELOPMENT COMPREHENSIVE PLAN AMENDMENTS SUMMARY OF REQUESTS

The Department of Community Development received five requests for amendments to the Future Land Use Map for the 2019 amendment review process. These include:

APPLICANT: AHBL Inc for UPI Property II LLC
FILE NUMBERS: CPA#001-19, RZ#002-19, SEPA#011-19
LOCATION: 14 & 16 E Washington Ave; 2308 S 1st St
PARCEL NO: 191331-41401, -41402, -41405 & -41406
AMENDMENT REQUEST: Change the Future Land Use map designation for four parcels from Commercial Mixed-Use to Industrial and rezone four parcels from General Commercial (GC) to Light Industrial (M-1) for the purpose of changing the status of the existing auto wrecking and dismantling business at this site from legal nonconforming to conforming.



APPLICANT: John I Haas Inc
FILE NUMBERS: CPA#002-19, RZ#003-19, SEPA#014-19
LOCATION: 1900 N 1st St
PARCEL NO: 181312-44026
AMENDMENT REQUEST: Change the Future Land Use map designation for one parcel from Commercial Mixed-Use to Industrial and rezone one parcel from General Commercial (GC) to Light Industrial (M-1) in anticipation of future expansion of Haas' hop storage and processing facilities.



APPLICANT: City of Yakima Planning Division
FILE NUMBERS: CPA#004-19, RZ#004-19, SEPA#017-19
LOCATION: Vicinity of N 16th Ave & Hathaway St
PARCEL NO: 181314-14433, 41406, -41407, -41408, -41519, -41520 & -41521
AMENDMENT REQUEST: Change the Future Land Use map designation for six parcels from Industrial to Commercial Mixed-Use and a portion of one parcel from Industrial and Commercial Mixed-Use to Commercial Mixed-Use only, and rezone six parcels from Industrial (M-1) to General Commercial (GC) and one split-zoned parcel from M-1 and GC to GC only. This change will correct a mapping error that occurred during the 2006 Comprehensive Plan update.



APPLICANT: Forrest Emmons
FILE NUMBERS: CPA#005-19, RZ#007-19, SEPA#021-19
LOCATION: 618, 622, 702, 706, 710, & 714 W J St
PARCEL NO: 181313-24435, -24436, -24437, -24438, -24439 & -24440
AMENDMENT REQUEST: Change the Future Land Use map designation for six parcels from Industrial to Commercial Mixed-Use and rezone six parcels from Light Industrial (M-1) to General Commercial (GC).



APPLICANT: Digital Design & Development c/o Leanne Liddicoat for River 16 LLC
FILE NUMBERS: CPA#006-19, RZ#006-19, SEPA#022-19
LOCATION: 1601, 1607, 1611, 1703 & 1725 River Rd
PARCEL NO: 181314-11411, -11412, -11413, -11414 & -11553
AMENDMENT REQUEST: Change the Future Land Use map designation for five parcels from Mixed Residential to Community Mixed Use and change the zoning from Multi-Family Residential (R-3) to Local Business (B-2).

