



**OFFICE OF THE CITY CLERK**  
**129 North Second Street**  
**Yakima, Washington 98901**  
**Phone (509) 575-6037 • Fax (509) 576-6614**

**CITY OF YAKIMA**  
**NOTICE OF PUBLIC HEARING**  
**2023 COMPREHENSIVE PLAN MAP AMENDMENT**

**NOTICE IS HEREBY GIVEN** that the Yakima City Council will conduct an open record public hearing to consider the Yakima Planning Commission's recommendations concerning the 2023 Comprehensive Plan Amendment application. *Open Record Hearing* means the public is invited to testify on the existing Yakima Planning Commission's records or submit new information to the record.

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 2023, the City of Yakima received one request to amend the City's Future Land Use Map.

The public hearing will be held **Tuesday, October 3, 2023 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.

**CPA#001-23, RZ#001-23, SEPA#001-23** – 1111 N. 35th Avenue – Parcel number 181315-14472, Request to change the Future Land Use map designation from Mixed Residential to Commercial Mixed Use and rezone from Multi-Family Residential (R-3) to General Commercial (GC).

Anyone wishing to comment on this request is welcome to attend or call in to the public hearing (information provided on the agenda).

Rosalinda Ibarra  
City Clerk

*Mailed on or before September 13, 2023.*

**EXISTING SITE PLAN INFORMATION**

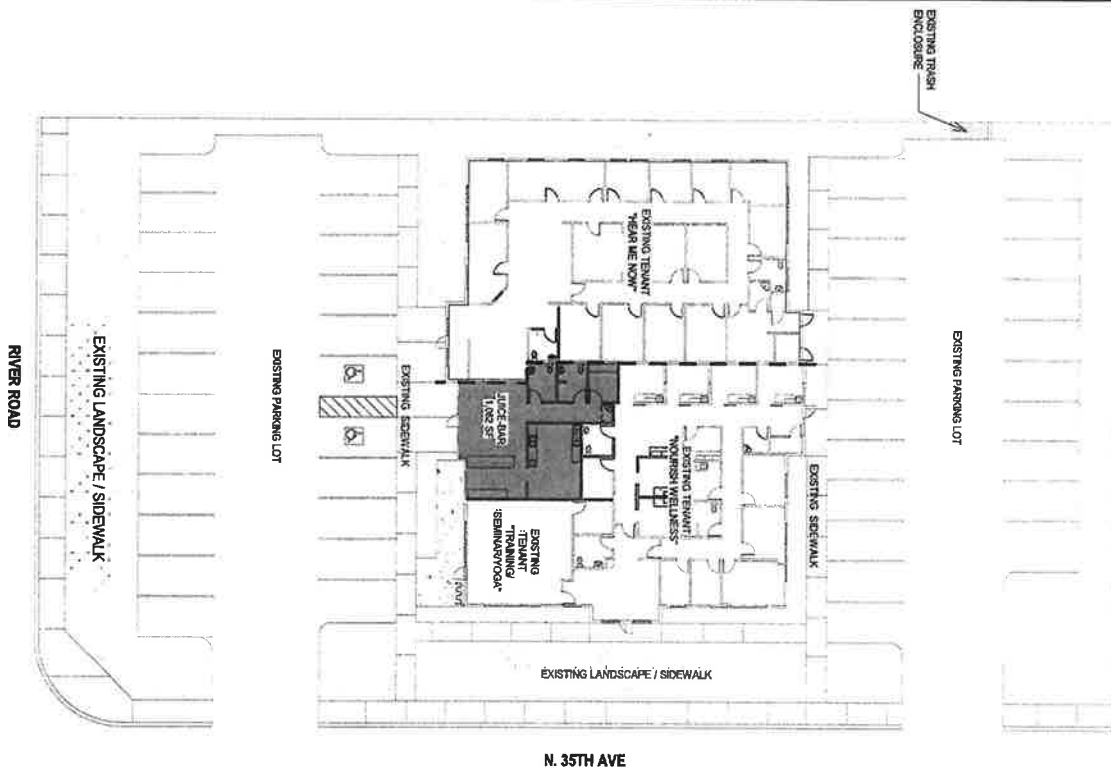
**CONTACT INFORMATION:**  
 LLOYD H. BUTLER, D.O.  
 1214 N. 24TH AVE.  
 YAKIMA, WA 98902  
 509-507-4534

**LOT INFORMATION:**  
 PARCEL NUMBER: 181315-14472  
 SITE ADDRESS: 1111 N. 35TH AVE, SUITE 110  
 YAKIMA WA 98902

**ZONING:**  
 LEGAL DESCRIPTION: SECTION 15 TOWNSHIP 13  
 RANGE 18 QUARTER NE SP  
 7207996 LOT 2

**NOTE: PREVIOUS TYPE II APPROVAL ON 12/29/2022: CL28031-22; PLAN-CL2**

**TYPE III APPROVAL ON 12/14/2017: CL3# 007-17; SEPA #015-17**



**EXISTING SITE PLAN**

SCALE: 1" = 30'-0"

- GC Commercial Mixed-Use
- R-2 Mixed Residential
- R-3 Mixed Residential / Community Mixed-Use
- M-1 Industrial

**RECEIVED**  
**FEB 27 2023**  
**CITY OF YAKIMA**  
**PLANNING DIV**



PROJECT NO: 2225  
 DATE: 02/27/2023  
 SCALE: 1" = 30'-0"

**COMPREHENSIVE PLAN AMENDMENT**  
**Tenant Improvement**  
 Yakima WA 98902

**BORArchitecture, PLLC**  
 1020 N. 15th Avenue, Suite 6  
 Yakima, Washington 98902  
 (509) 474-3699 www.borarc.com

**Project Name:** HEAR ME NOW LLC

**Site Address:** 1111 N 35TH AVE

**File Number(s):** CPA#001-23, RZ#001-23, SEPA#001-23

**Proposal:** Proposed change to the Future Land Use map designation for one parcel from Mixed Use Residential to Commercial Mixed Use and a concurrent rezone from Multifamily Residential (R-3) to General Commercial (GC).



## VICINITY MAP



Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.  
Date Created: 3/1/2023

