



**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 CLOSED RECORD PUBLIC HEARING**  
**Master Planned Development and Preliminary Plat of Champions Park Phases 2-6**

**NOTICE IS HEREBY GIVEN** that the Yakima City Council will conduct a closed record public hearing to consider the Hearing Examiner's recommendation regarding a master planned development and preliminary plat approval of Champions Park Phases 2-6, submitted by HLA Engineering & Land Surveying, on behalf of Prickly Pear Holdings LLC. The plat will subdivide approximately 85 acres into 218 residential and commercial lots, located in the vicinity of S. 38<sup>th</sup> Avenue and Sorenson Road.

*Closed Record Hearing* means the public is invited to testify on the existing records but will not be allowed to introduce any new information.

Said closed record public hearing will be held on **Tuesday, August 19, 2025, at 6:00 p.m.**, or soon thereafter, in the Council Chambers at City Hall located at 129 N. 2nd Street, Yakima, WA.

Any interested person wishing to provide testimony on this proposal is welcome to attend the public hearing in person or via Zoom (information on the agenda). The City Council agenda will be posted online at: <https://www.yakimawa.gov/council/agendas-and-minutes/>

Or contact the City Council in the following manner:

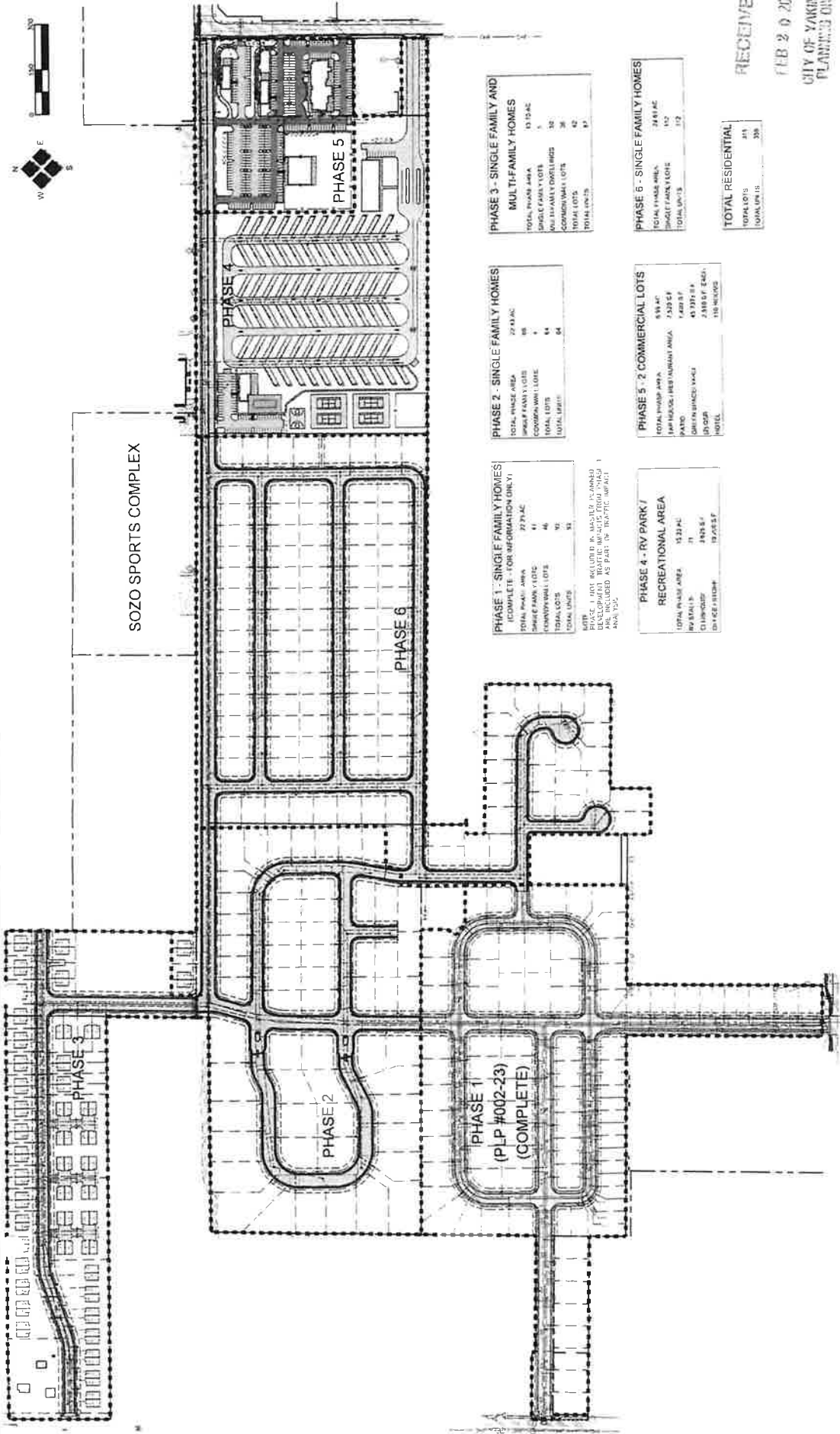
- 1) Send a letter via regular mail to "Yakima City Council, 129 N. 2<sup>nd</sup> Street, Yakima, WA 98901"; or,
- 2) E-mail your comments to [citycouncil@yakimawa.gov](mailto:citycouncil@yakimawa.gov) Include in the e-mail subject line, "Champions Park Phases 2-6 planned development and preliminary plat." Please also include your name and mailing address.

Please contact City Planning for additional information at (509) 575-6183.

Dated and published this 22<sup>nd</sup> day of July, 2025.

Rosalinda Ibarra  
City Clerk





**PHASE 3 - SINGLE FAMILY AND MULTI-FAMILY HOMES**

TOTAL PHASE AREA	13.19 AC
SINGLE FAMILY LOTS	1
MULTI-FAMILY LOTS	36
CONDOMINIUM LOTS	42
TOTAL LOTS	79

**PHASE 2 - SINGLE FAMILY HOMES**

TOTAL PHASE AREA	22.43 AC
SINGLE FAMILY LOTS	98
CONDOMINIUM LOTS	4
TOTAL LOTS	102
TOTAL UNITS	102

**PHASE 1 - SINGLE FAMILY HOMES (COMPLETE - FOR INFORMATION ONLY)**

TOTAL PHASE AREA	22.79 AC
SINGLE FAMILY LOTS	41
CONDOMINIUM LOTS	46
TOTAL LOTS	87
TOTAL UNITS	87

NOTE: PHASE 1 NOT INCLUDED IN LANDSCAPE PLANNING AREA. LANDSCAPE AREA INCLUDED AS PART OF TRAFFIC IMPACT ANALYSIS.

**PHASE 6 - SINGLE FAMILY HOMES**

TOTAL PHASE AREA	24.41 AC
SINGLE FAMILY LOTS	152
TOTAL UNITS	152

**PHASE 5 - 2 COMMERCIAL LOTS**

TOTAL PHASE AREA	6.99 AC
APPROXIMATE BUILDING AREA	2,329 SF
PARKING	1,400 SF
DRIVEWAY	45,335 SF
DRIVEWAY	2,880 SF (E&O)
TOTAL	110,000 SF

**PHASE 4 - RV PARK / RECREATIONAL AREA**

TOTAL PHASE AREA	15.32 AC
RV SITES	71
CHANGING	3,475 SF
DRIVEWAY	18,455 SF

**TOTAL RESIDENTIAL**

TOTAL LOTS	411
TOTAL UNITS	338

RECEIVED  
FEB 20 2025  
CITY OF YAKIMA  
PLANNING DIV

2803 River Road  
Yakima, WA 98902  
509 966 7000  
Fax 509 965 3800  
www.hlaclvl.com

**PRICKLY PEAR HOLDINGS**  
CHAMPIONS PARK  
YAKIMA COUNTY, WASHINGTON

OVERALL SITE LAYOUT

DATE	DATE	DATE	DATE
2/20/25	2/20/25	2/20/25	2/20/25
PREPARED BY	REVIEWED BY	DATE	DATE
2/20/25	2/20/25		