



# 2015 COMPREHENSIVE PLAN MAP AMENDMENTS

**Yakima City Council  
Open Record Public Hearings  
December 1, 2015**

**City of Yakima  
City Hall Council Chambers  
129 North Street, Yakima, WA 98901**

## TABLE OF CONTENTS

<b>CHAPTER AA</b>	<b>YAKIMA PLANNING COMMISSION'S RECOMMENDATION &amp; FINDINGS OF FACT</b>
<b>CHAPTER A</b>	<b>ELVES FAMILY INVESTMENTS CPA#001-15, RZ#001-15, SEPA#006-15 1103 S AVENUE</b>
<b>CHAPTER B</b>	<b>LARRY HULL CPA#002-15, RZ#002-15, SEPA#008-15 304 DIVISION STREET</b>
<b>CHAPTER C</b>	<b>SUPER COLD STORAGE LLC CPA#003-15, RZ#003-15, SEPA#009-15 1403 &amp; 1405 RIVER ROAD</b>
<b>CHAPTER F</b>	<b>WESTWOOD WEST CORP. CPA#006-15, RZ#006-15, SEPA#012-15 VICINITY OF AVE &amp; TIETON DRIVE</b>
<b>CHAPTER G</b>	<b>COTTONWOOD PARTNERS, LLC CPA#007-15, RZ#007-15, SEPA#013-15 2309 SOUTH AVENUE</b>
<b>CHAPTER I</b>	<b>JOHNSON FAMILY CENTURY 21, LLC CPA#009-15, RZ#009-15, SEPA#016-15 5111 SUMMITVIEW AVENUE</b>
<b>CHAPTER J</b>	<b>PUBLIC NOTICE</b>





**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

**ask.planning@yakimawa.gov • <http://www.yakimawa.gov/services/planning/>**

**YAKIMA PLANNING COMMISSION**

**RECOMMENDATIONS TO THE YAKIMA CITY COUNCIL  
FOR THE  
2015 COMPREHENSIVE PLAN MAP AMENDMENTS AND REZONES**

**November 10, 2015**

**WHEREAS**

The City of Yakima adopted the Yakima Urban Area Comprehensive Plan in December 2006 and the Yakima Urban Area Zoning Ordinance in March 2015; and

**WHEREAS**

The Washington Growth Management Act and local ordinances provide a process for the annual review of amendments to the Plan as requested by citizens, property owners and/or local government; and

**WHEREAS**

For the 2015 amendment review process, the Department of Community Development received nine applications for consideration for amendments to the Comprehensive Plan's Future Land Use Map and nine concurrent rezones to the YMC Title 15 Yakima Urban Area Zoning Ordinance; and

**WHEREAS**

Under the provisions of YMC 1.42 the Yakima Planning Commission is responsible for the review of these applications and for recommending the approval, modification or denial of each request; and

**WHEREAS**

The Yakima Planning Commission held study sessions to review the Comprehensive Plan Amendments (CPA) and Zoning map amendments on July 27, 2015, August 3, 2015, and August 17, 2015 and the open record public hearings were held on October 27, 28, and 29, 2015; and

**WHEREAS**

All required public notice of these applications was provided in accordance with the provisions of YMC 15.11.090, YMC 16.05.010 – 050 and YMC 16.10.070; and

**WHEREAS**

Each CPA was considered for Environmental Review (SEPA), with a DNS issued for four proposals on June 30, 2015, and for the remaining five proposals on July 1, 2015,

**DOC.  
INDEX  
# AA-1**



with the respective 14-day appeal periods ending on either July 14, 2015 or July 15, 2015. No appeals were received; and

**WHEREAS**

The recommendations for these nine Future Land Use Map amendments, and text amendment are based upon the criteria specified in YMC 16.10.040; and

**WHEREAS**

The recommendations for the nine concurrent rezones are based upon the criteria specified in YMC Subsection 15.23.030(E); and

**WHEREAS**

The Yakima Planning Commission concluded its consideration of eight applications on October 27, October 28, and October 29, 2015. Continued public hearing on proposal by applicant "What the Hay" (File numbers CPA#004-15 and RZ#004-15), was scheduled for November 16, 2015.

**Now therefore, the Yakima City Planning Commission presents the following findings and recommendations of APPROVAL, for 6 of 9 proposals, to the Yakima City Council:**

**FILE NUMBER: CPA # 001-15, RZ#001-15**

**APPLICANT:** Elves Family Investments, LLC  
**LOCATION:** Vicinity of South 40<sup>th</sup> Avenue & Nob Hill Boulevard  
**PARCEL NO:** 181327-31400

Based upon a view of the site, the information contained in the application, staff report, exhibits, testimony and other evidence presented at an open record public hearing held on October 27, 2015; and a review of the Yakima Urban Area Comprehensive Plan and the Yakima Urban Area Zoning Ordinance; the Planning Commission makes the following:

**FINDINGS**

The applicant requests a change the Future Land Use Map designation of one parcel from High Density Residential to Neighborhood Commercial and a concurrent rezone from Multi-Family Residential (R-3) to Local Business (B-2).

The subject property is located on the south side of Nob Hill Boulevard along the growing commercial corridor. The subject property is directly west of the O'Reilly's auto

retail shop, which is located on the southwest corner of Nob Hill Boulevard and South 40<sup>th</sup> Avenue a major intersection.

The requested change in land use designation from High Density Residential to Neighborhood Commercial is consistent with the Yakima Urban Area Comprehensive Plan by meeting many of the goals, objectives and policies of the Plan set forth in the General Development, Public Services, Land Use, Transportation, and Utilities Elements of the Comprehensive Plan.

This proposal will bring the zoning designation into conformance with adjacent property to the east and along the commercial corridor of Nob Hill Boulevard.

All required public utilities (sewer, water, irrigation, street lighting and fire hydrants) are presently available to the property.

This is a relatively minor request and does not appear to present any adverse consequences for adjacent jurisdictions or service providers. Because of the small land area involved, there are no regionally significant issues related to the request; consequently, this request will not significantly contribute to the cumulative impacts of other Comprehensive Plan amendments.

This proposal meets the County-wide Planning Policies and intent of the Growth Management Act because it will allow for better compatibility and consistency with adjacent property, and commercial corridor, directs infill within the city limits, and it fulfills a public need for additional commercial property required to support the furtherance of local economic development efforts.

#### **YAKIMA PLANNING COMMISSION'S CONCLUSIONS**

1. The amendment is minor in nature.
2. No adverse impacts have been identified by this amendment request.
3. No written comments or testimony were received in opposition to the proposed action.
4. The property is currently served by all necessary public utilities need for future industrial development.
5. Approval of this request will not affect the cumulative impacts of other Comprehensive Plan applications.
6. The request fulfills the need for additional commercially zoned property for the furtherance of local economic development efforts.

#### **MOTION**

Based upon the analysis, findings and conclusions outlined above, on October 27, 2015, it was moved and seconded that the Yakima Planning Commission recommend APPROVAL of the Comprehensive Plan Amendment request from High Density Residential to Neighborhood Commercial, and APPROVAL of the Rezone request from

Multi-Family Residential (R-3) to Local Business (B-2). The motion carried by a 6/0 vote.

**FILE NUMBER: CPA # 002-15, RZ#002-15**

**APPLICANT:** Larry Hull  
**LOCATION:** 402 Division Street  
**PARCEL NOS:** 181325-11006, -11007, 11400

Based upon a view of the site, the information contained in the application, staff report, exhibits, testimony and other evidence presented at an open record public hearing held on October 29, 2015; and a review of the Yakima Urban Area Comprehensive Plan and the Yakima Urban Area Zoning Ordinance; the Planning Commission makes the following:

**FINDINGS**

The applicant requests a change in the Future Land Use Map designation from Industrial to General Commercial and a concurrent rezone from Light Industrial (M-1) to General Commercial (GC).

The subject property consists of three parcels totaling 2.92 acres, which were merged to one parcel in May, 2015. The existing building located on this site predated the City's Zoning Ordinance. The 24,000 square foot building was originally built in 1976 to be used as office space. Although the property was zoned Industrial in 1977, the property has never been used for industrial purposes.

The property has direct access to two arterial roads, Division Street and S. 3<sup>rd</sup> Avenue, and in close proximity to S. 5<sup>th</sup> Avenue. This site is located just four blocks from the Central Business District, and in close proximity to Lions Park, Yakima Regional Medical Center and the Burlington Northern rail-line.

All utilities and services are available throughout the site. The 8- inch sewer main and 8-inch water mains surrounding the site have adequately served this office use and are adequate for future capacities. Additionally, the site is served by Yakima Police and Fire Departments.

This mapping amendment better implements applicable Comprehensive Plan policies and as stated in the staff report, because it meets ten Goals and Policies of the Comprehensive Plan.

This is a relatively minor request and does not appear to present any adverse consequences for adjacent jurisdictions or service providers. Because of the small land area involved, there are no regionally significant issues related to the request; consequently, this request will not significantly contribute to the cumulative impacts of other Comprehensive Plan amendments.

This proposal meets the County-wide Planning Policies and intent of the Growth Management Act because it will allow for better compatibility and consistency with adjacent properties. Given that the site has been historically used as an office building, and provides jobs for Yakima, its continuation as an office building is good for the public, this change provides security to the property owner, and brings certainty to the neighborhood that this property will remain in office use, and not be developed into a more intense industrial use in the future.

**YAKIMA PLANNING COMMISSION'S CONCLUSIONS**

1. The Comprehensive Plan Amendment and Rezone are minor in nature and appropriate for the area.
2. No adverse impacts have been identified by the approval of this Comprehensive Plan Amendment and Rezone request.
3. The requested Rezone better supports the current use of the property.
4. The property is currently served by all necessary public utilities.

**MOTION**

Based upon the analysis, findings and conclusions outlined above, on October 29, 2015, it was moved and seconded that the Yakima Planning Commission recommend APPROVAL of the Comprehensive Plan Amendment request from Industrial to General Commercial and APPROVAL of the Rezone request from Light Industrial (M-1) to General Commercial (GC). The motion carried by a 6/0 vote.

**FILE NUMBER: CPA # 003-15, RZ#003-15**

**APPLICANT:** Super Cold Storage, LLC  
**LOCATION:** Vicinity of North 16<sup>th</sup> Avenue & River Road  
**PARCEL NOS:** 181313-22012, -22015

Based upon a view of the site, the information contained in the application, staff report, exhibits, testimony and other evidence presented at an open record public hearing held on October 28, 2015; and a review of the Yakima Urban Area Comprehensive Plan and the Yakima Urban Area Zoning Ordinance; the Planning Commission makes the following:

**FINDINGS**

The applicant requests a change the Future Land Use Map designation of two parcels from Regional Commercial to Industrial and a concurrent rezone from Large Convenience Center (LCC) to Light Industrial (M-1).

The subject property is located south of State Highway 12, and east of North 16<sup>th</sup> Avenue. The property is near the Washington Fruit and Produce Company's existing industrial development off of River Rd. This is a growing industrial region, which is

evident in the adjacent area to the east which has successfully transitioned from Regional Commercial to Industrial, as approved during the 2012 and 2014 annual Comprehensive Plan Map Amendment cycles.

The requested change in land use designation from Regional Commercial to Industrial is consistent with the Yakima Urban Area Comprehensive Plan by meeting many of the goals, objectives and policies of the Plan set forth in the General Development, Public Services, Land Use, Transportation, and Utilities Elements of the Comprehensive Plan.

This proposal will bring the zoning designation into conformance with adjacent industrial properties.

All required public utilities (sewer, water, irrigation, street lighting and fire hydrants) are presently available to the property and at industrial capacities.

This is a relatively minor request and does not appear to present any adverse consequences for adjacent jurisdictions or service providers. Because of the small land area involved, there are no regionally significant issues related to the request; consequently, this request will not significantly contribute to the cumulative impacts of other Comprehensive Plan amendments.

This proposal meets the County-wide Planning Policies and intent of the Growth Management Act because it will allow for better compatibility and consistency with adjacent properties, directs infill within the city limits, and it fulfills a public need for additional large scale light industrial property required to support the furtherance of local economic development efforts.

#### **YAKIMA PLANNING COMMISSION'S CONCLUSIONS**

1. Notwithstanding its size, the Comprehensive Plan Amendment and Rezone are minor in nature.
2. No adverse impacts have been identified by these requests.
3. No written comments or testimony were received in opposition to the proposed applications.
4. The property is currently served by all necessary public utilities need for future industrial development.
5. Approval of these applications will not affect the cumulative impacts of other Comprehensive Plan applications.
6. The request fulfills the need for additional large scale industrially zoned property for the furtherance of local economic development efforts.

#### **MOTION**

Based upon the analysis, findings and conclusions outlined above, on October 28, 2015, it was moved and seconded that the Yakima Planning Commission recommend APPROVAL of the Comprehensive Plan Amendment Request from Regional

Commercial to Industrial and APPROVAL of the Rezone request from Large Convenience Center (LCC) to Light Industrial (M-1). The motion carried by a 6/0 vote.

**FILE NUMBER: CPA # 006-15, RZ#006-15**

**APPLICANT:** Westwood West Corporation  
**LOCATION:** Vicinity of 64<sup>th</sup> Avenue & Tieton Drive  
**PARCEL NOS:** Sixteen Parcels 181328-22428 and 181329-11427 through -11441

Based upon a view of the site, the information contained in the application, staff report, exhibits, testimony and other evidence presented at an open record public hearing held on October 28, 2015; and a review of the Yakima Urban Area Comprehensive Plan and the Yakima Urban Area Zoning Ordinance; the Planning Commission makes the following:

**FINDINGS**

The applicant requests a change the Future Land Use designation of 16 parcels from Low Density Residential to Professional Office, Regional Commercial, Medium-Density Residential, and High Density Residential, and change in zoning from Single-Family Residential (R-1) to Professional Business (B-1), Small Convenience Center (SCC), Two-Family Residential (R-2), and Multi-Family Residential (R-3).

The subject property includes sixteen parcels located in the vicinity of 64<sup>th</sup> Avenue and Tieton Drive, the parcels are currently occupied by Westwood Golf Course.

The requested changes in land use designation are consistent with the Yakima Urban Area Comprehensive Plan by meeting many of the goals, objectives and policies of the Plan set forth in the General Development, Public Services, Land Use, Transportation, and Utilities Elements of the Comprehensive Plan.

This amendment will bring infill and economic development to the neighborhood that is compatible with the surrounding uses. The amendment helps to fix the deficiency in the City's balance of land uses, specifically the availability of Multi-Family (R-3) zoning. It will provide small convenience shopping center, and other office space in the area, and economic development and jobs. The large parcels are a great opportunity for infill, as the surrounding areas are generally at build-out capacity for development.

All required public utilities (sewer, water, irrigation, street lighting and fire hydrants) are presently available to the property.

This is a complex request but does not appear to present any adverse consequences for adjacent jurisdictions or service providers. There are no identified regionally significant issues related to the request; consequently, this request will not significantly

contribute to the cumulative impacts of other Comprehensive Plan amendments. This amendment will help increase the amount of Professional Office/Professional Business (B-1), Regional Commercial/Small Convenience Center (SCC), Medium-density Residential/Two-Family Residential (R-2) and High-density Residential/Multi-family Residential (R-3), while decreasing the imbalance between available land use categories.

This amendment meets the County-wide Planning Policies and intent of the Growth Management Act because it will allow for increase in the deficient R-3 zoned property in the City of Yakima, directs infill within the city limits, and it fulfills a public need for additional commercial property required to support the furtherance of local economic development efforts.

### **YAKIMA PLANNING COMMISSION'S CONCLUSIONS**

1. The proposed Comprehensive Plan and Rezone applications are complex in nature, but appropriate for the area.
2. No adverse impacts have been identified by these requests.
3. The properties are currently served by all necessary public utilities need for future development.
4. Approval of these requests will not significantly affect the cumulative impacts of other Comprehensive Plan, and Rezone applications.
5. These requests fulfills the need for additional High Density Residential, and commercially zoned property for the furtherance of local economic development efforts.

### **MOTION**

Based upon the analysis, findings and conclusions outlined above, on October 28, 2015, it was moved and seconded that the Yakima Planning Commission recommend APPROVAL of both the Comprehensive Plan and Rezone request. The motion carried by a 6/0 vote.

**FILE NUMBER: CPA # 007-15, RZ#007-15**

**APPLICANT:** Cottonwood Partners, LLC  
**LOCATION:** Vicinity of South 64<sup>th</sup> Avenue and Occidental Rd  
**PARCEL NOS:** 181205-11001, -13009

Based upon a view of the site, the information contained in the application, staff report, exhibits, testimony and other evidence presented at an open record public hearing held on October 29, 2015; and a review of the Yakima Urban Area Comprehensive Plan and the Yakima Urban Area Zoning Ordinance; the Planning Commission makes the following:

## **FINDINGS**

The applicant requests a change in the Future Land Use designation of two parcels from Low and Medium Density Residential to High Density Residential, and change the zoning from Single and Two-Family Residential (R-1) & (R-2) to Multi-Family Residential (R-3).

The subject property includes two parcels located at 2309 S. 64<sup>th</sup> Ave., the parcels are currently occupied by a single-family home and several accessory buildings.

The requested changes in land use designation are consistent with the Yakima Urban Area Comprehensive Plan by meeting many of the goals, objectives and policies of the Plan set forth in the General Development, Public Services, Land Use, Transportation, and Utilities Elements of the Comprehensive Plan.

This amendment will provide an increased opportunity to provide affordable housing, and will address an identified deficiency in the City's Comprehensive Plan by providing an increase in the total amount of buildable Multi-Family (R-3) zoning.

All required public utilities (sewer, water, irrigation, street lighting and fire hydrants) are presently available to serve the property.

This request does not present any adverse consequences for adjacent jurisdictions or service providers. There are no identified regionally significant issues related to the request; consequently, this request will not significantly contribute to the cumulative impacts of other Comprehensive Plan amendments. This amendment will help increase the amount of High-density Residential/Multi-family Residential (R-3) zoning, while decreasing the City's need for more R-3 property to meet the Growth Management 20 year planning horizon.

This amendment meets the County-wide Planning Policies and intent of the Growth Management Act because it will allow for increase the deficient R-3 zoned property in the City of Yakima, directs infill within the city limits, and fulfills a public need for additional affordable housing.

## **YAKIMA PLANNING COMMISSION'S CONCLUSIONS**

1. The Comprehensive Plan Amendment and Rezone are minor in nature and appropriate for the area.
2. No adverse impacts have been identified by the approval of this Comprehensive Plan Amendment and Rezone request.
3. The requested Rezone better supports the current use of the property.
4. The property can be appropriately served by all necessary public utilities.

## **MOTION**

Based upon the analysis, findings and conclusions outlined above, on October 29, 2015, it was moved and seconded that the Yakima Planning Commission recommend

APPROVAL of both the Comprehensive Plan and Rezone request. The motion carried by a 6/0 vote.

**FILE NUMBER: CPA # 009-15, RZ#009-15**

**APPLICANT:** Johnson Family Century 21, LLC  
**LOCATION:** Vicinity of Summitview Avenue & North 56<sup>th</sup> Avenues  
**PARCEL NO:** 181321-13468

Based upon a view of the site, the information contained in the application, staff report, exhibits, testimony and other evidence presented at an open record public hearing held on October 28, 2015; and a review of the Yakima Urban Area Comprehensive Plan and the Yakima Urban Area Zoning Ordinance; the Planning Commission makes the following:

**FINDINGS**

The applicant requests a change the Future Land Use Map designation of a portion of one parcel from Medium Density Residential to Neighborhood Commercial and a concurrent rezone from Two-Family Residential (R-2) to Local Business (B-2).

The subject property is located on the north side of Summitview, and west of N. 56<sup>th</sup> Avenue. Its current use is an orchard; however, has been difficult to farm due to the encroachment of urban development, and increased traffic on Summitview Avenue makes moving equipment difficult and unsafe for the property owner.

The requested change in land use designation from Medium Density to Neighborhood Commercial is consistent with the Yakima Urban Area Comprehensive Plan by meeting many of the goals, objectives and policies of the Plan set forth in the General Development, Public Services, Land Use, Transportation, and Utilities Elements of the Comprehensive Plan.

All required public utilities (sewer, water, irrigation, street lighting and fire hydrants) are presently available to the property.

This is a relatively minor request and does not appear to present any adverse consequences for adjacent jurisdictions or service providers. Because of the small land area involved, 4.25 acres, there are no regionally significant issues related to the request; consequently, this request will not significantly contribute to the cumulative impacts of other Comprehensive Plan amendments.

This proposal meets the County-wide Planning Policies and intent of the Growth Management Act because it will allow for better compatibility and consistency with adjacent property, and commercial corridor, directs infill within the city limits, and it fulfills a public need for additional commercial property required to support the

furtherance of local economic development efforts, and serve the surrounding neighborhoods.

**YAKIMA PLANNING COMMISSION'S CONCLUSIONS**

1. The Comprehensive Plan and Rezone are minor in nature.
2. No adverse impacts have been identified by these amendment requests.
3. The property is currently served by all necessary public utilities need for future commercial development.
4. Approval of this request will not affect the cumulative impacts of other Comprehensive Plan and Rezone applications.
5. The request fulfills the need for additional commercially zoned property for the furtherance of local economic development efforts.

**MOTION**

Based upon the analysis, findings and conclusions outlined above, on October 28, 2015, it was moved and seconded that the Yakima Planning Commission recommend APPROVAL of the Comprehensive Plan Amendment Request from Medium Density Residential to Neighborhood Commercial and APPROVAL of the Rezone request from Two-Family Residential to Local Business (B-2) The motion carried by a 6/0 vote.

Having made the above Findings of Fact and Conclusions, and after consideration of the cumulative impact of all nine proposals, the Planning Commission hereby renders its

RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the six Comprehensive Plan Amendments (CPA#001-15, CPA #002-15, CPA#003-15, CPA#006-15, CPA#007-15, CPA#009-15) and concurrent rezones (RZ#001-15, RZ#002-15; RZ#003-15, RZ#006-15, RZ#007-15, RZ#009-15).

RECOMMENDED and signed this 10th day of November, 2015.

By:   
\_\_\_\_\_  
Scott Clark, Vice Chairman for  
the Yakima Planning Commission

# 2015 COMPREHENSIVE PLAN MAP AMENDMENTS

## City Council Public Hearing

### CHAPTER A

#### ELVES FAMILY INVESTMENTS

CPA#001-15 RZ#001-15, SEPA#006-15

EXHIBIT #	DOCUMENT	DATE
A-1	<b>Land Use Application submitted for Comprehensive Plan Map Amendment and Rezone with Narratives</b>	02/24/2015
A-2	<b>Environmental Checklist</b>	02/24/2015
A-3	<b>Submitted Maps:</b> Nob Hill Water, Sewer, Water/Storm Sewer/Sewer, Yakima County GIS Parcel Map, Yakima County GIS Parcel Map with Zoning Districts, City of Yakima GIS Aerial, City of Yakima GIS with Zoning Districts, & Subject Property Site Plan	02/24/2015
A-4	<b>City Maps:</b> Vicinity, Future Land Use, Zoning, Utilities, & Aerial	05/26/2015
A-5	<b>Determination of Application Completeness</b>	06/01/2015
A-6	<b>Notice of Application and Environmental Review</b> A-6a: Postcard Notice A-6b: Parties and Agencies Notified A-6c: Affidavit of Mailing	06/04/2015
A-7	<b>Public/Agency Comments</b> A-7a: E-mail comments Terry Wheeler (received 06/06/15) A-7b: Comment letter from Hasan M. Tahat, Yakima Regional clean Air Agency (received 06/19/15) A-7c: DST Comments from Mike Shane, Water/Irrigation Engineer (received 09/11/15)	06/02/2015
A-8	<b>Notice of Decision of Final Determination of Non Significance</b> A-8a: Parties and Agencies Notified A-8b: Affidavit of Mailing	06/30/2015
A-9	<b>Photos of Subject Property</b>	08/03/2015
A-10	<b>Letter from Department of Commerce</b>	09/30/2015
A-11	<b>Notice of YPC Public Hearing</b> A-11a: Press Release and Distribution E- mail A-11b: Parties and Agencies Notified A-11c: Legal Notice A-11d: Affidavit of Mailing	10/01/2015
A-12	<b>Land Use Action Installation Certificate</b>	10/08/2015
A-13	<b>Yakima Planning Commission Agenda &amp; Distribution List</b>	10/20/2015
A-14	<b>Staff Report</b>	10/27/2015



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

**ask.planning@yakimawa.gov • http://www.yakimawa.gov/services/planning/**

**CITY OF YAKIMA  
FINDINGS of FACT, CONCLUSIONS & RECOMMENDATION  
for  
REQUEST FOR COMPREHENSIVE PLAN AMENDMENT REVIEW**

Application # CPA#001-15

**APPLICANT:** Darryl Elves, Elves Family Investments  
**APPLICANT ADDRESS:** 17440 Nordic Cove Ln NW, Poulsbo, WA 98370  
**PROJECT LOCATION:** 1103 S. 41<sup>st</sup> Avenue; Parcel 181327-31400  
**DATE OF REQUEST:** February 25, 2015  
**DATE OF RECOMMENDATION:** October 27, 2015  
**STAFF CONTACT:** Valerie Smith, AICP, Senior Planner

**I. DESCRIPTION OF REQUEST:**

On February 25, 2015, the City of Yakima Department of Community Development received an application for a Comprehensive Plan Amendment (CPA) review for a request to change the Future Land Use designation from High Density Residential to Neighborhood Commercial and the zoning from Multifamily Residential (R-3) to Local Business (B-2), submitted by Darryl Elves, Elves Family Investments (property owner). The subject property includes one parcel located in the vicinity of S. 40<sup>th</sup> Avenue & Nob Hill Boulevard.

**II. PUBLIC NOTICE:**

<b>Mailing of Notice of Application</b>	<b>June 4, 2015</b>
<b>Public Hearing Notice Mailed and Published</b>	<b>October 1, 2015</b>
<b>Posting of Property</b>	<b>October 1, 2015</b>

**III. CURRENT ZONING AND LAND USE:**

There is a vacant single-family residence on the subject property, which is approximately .24 acres in size, and zoned Multifamily Residential (R-3). Adjacent properties to this site have the following zoning and land use characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North ( <i>across Nob Hill Blvd</i> )	B-1	Office/Clinic
South	R-3	Single-family residence
East	B-2	Auto Parts Retail Store
West	R-1	Single-family residence

**DOC.  
INDEX  
# A-14**



**IV. FACTS:**

**A. Environmental Review.**

This is a non-project application without a specific use or site plan to be considered. Environmental Review (SEPA) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on June 30, 2015. No appeals were filed.

**B. Comments Received**

Yakima Property Owner Terry Wheeler

Email letter was received June 6, 2015, and includes the following comments:  
"Since we own property next to this project we have a few concerns and questions. How high is the property being raised? Will water runoff from rain & snow drain onto our property? Will people using the parking lot be able to look into our house and backyard? I don't think a few bushes are going to give us any privacy or security. I would like to see a picture of the proposed site before the open hearing"

Since the commenter asked specific questions, staff has prepared this response: *The proposal is a non-project rezone to allow for the future expansion to be reviewed under the regulations of YMC Title 15, and the Local Business District (B-2) zoning, which includes development regulations such as, but not limited to, onsite water retention, sitedevelopment, and submittal of a site plan for compliance review. At the time of an actual development proposal, these regulations will be enforced, and any applicable mitigation will be required.*

Yakima Regional Clean Air Authority

YRCAA letter was received on June 17<sup>th</sup>, 2015, and includes the following comments:

1. Contractors doing demolition, excavation, clearing, construction, or landscaping work must file a Dust Control Plan with YRCAA, prior to the start of work.
2. A Notification of Demolition and Renovation (NODR) application must be filed with YRCAA and the appropriate fee should be paid;
3. Prior to demolishing and renovating any structures an asbestos survey must be done by a certified asbestos building inspector;
4. Any asbestos found must be removed by a licensed asbestos abatement contractor prior to demolition; and
5. This project is located within Yakima's Urban Growth Area; therefore, burning is prohibited at all times.

DST Meeting held on September 8, 2015

Mike Shane, City Development & Water/Irrigation Engineer

At time of development, the project would require Title 12 improvements, including but not limited to the following:

Per YMC Chapter 8.67 and 12.05 – New curb, gutter and sidewalk along frontage of S. 41<sup>st</sup> Avenue. Street section shall conform to standard detail R3. New sidewalks shall be constructed per standard detail R5 – 7 feet on W. Nob Hill Blvd. and 5 feet on S. 41<sup>st</sup> Avenue.

Per YMC Chapter 8.64 – Commercial driveways to be constructed per this chapter and standard detail R4. Any existing driveway that is abandoned or not used shall be replaced with standard curb and sidewalk.

**DOC.**  
**INDEX**

# A-14

Per YMC Chapter 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way. Refer to YMC Chapter 8 for requirements. Roads less than five years old can be cut, but will cost one hundred fifty percent of restoration fee with no PCI discount.

Per YMC Chapter 12.02 – Easements will need to be established.

Per YMC Section 12.06.020 – Street and right of way widths shall conform to this section unless otherwise approved. W. Nob Hill Blvd. is classified as a Principal Arterial, requiring a total of 100 feet of right of way. S. 41<sup>st</sup> Avenue is classified as Residential, requiring a total of 50 feet of right of way.

**C. Comprehensive Plan Amendment (CPA) Approval Criteria.**

The 2006 Yakima Urban Area Comprehensive Plan, Future Land Use Map designates this area as High Density Residential. In accordance with the provisions of the Yakima Municipal Code, the following criteria must be considered in the review of any proposed amendment to the Yakima Urban Area Comprehensive Plan.

16.10.040 (1): To alter the Future Land Use Map or other plan policy map, or effect a Comprehensive Plan Text Amendment, the proposed amendment must do one or more of the following:

(a) Address circumstances that have changed since the last time the relevant Comprehensive Plan map or text was considered:

*The current use of the property is single-family residence. Due to the site's proximity to W. Nob Hill Blvd., and other unknown factors, this residence has sat vacant for some time, and has slowly deteriorated. The house onsite will need to be demolished, and/or rebuilt/repared to meet City standards. The property owner is requesting this Amendment to improve and increase the marketability of the site. The intent is to restore the site for commercial uses, with proper frontage improvements, and lot improvements, i.e. landscaping, instead of leaving the site vacant. Also, further development of W. Nob Hill Blvd. as a commercial corridor over the years has been supported by the community, and the adjacent business is doing well.*

(b) Better implement applicable Comprehensive Plan policies than the current relevant Comprehensive Plan map or text:

*Staff Response: This proposal better implements the applicable plan policies because it meets the following goals and policies:*

*Goal 3.3 Preserve Existing Neighborhoods*

*Policy 3.3.2 Ensure that new development is compatible in scale, style, density, and aesthetic quality to an established neighborhood.*

*Goal 3.10 Provide wide variety of commercial retail and services that are heavily dependent on convenient vehicle access and serve sections of the urban area along major travel routes.*

*Policy 3.10.1 General Commercial uses and services that are heavily dependent on convenient vehicle access shall be located along major travel routes.*

- Policy 3.10.2 Discourage new strip commercial development. Strip commercial land uses shall only be allowed as infill of existing strip commercial areas, and will not extend the existing strip commercial areas.*
- Policy 3.10.3 Encourage "infill/new development" within existing commercial districts to share access and parking with adjacent commercial development to minimize multiple curb cuts.*
- Policy 3.10.4 Improve the appearance of existing commercial strips by encouraging better landscaping in pedestrian sidewalks and parking lots, and fewer signs and billboards.*
- Policy 3.10.5 Improve the appearance of commercial corridors by encouraging new development to place parking lots behind buildings, or along the side of the buildings.*
- Goal 3.12 Provide small scale, neighborhood convenience commercial uses and services, primarily serving residents of adjacent neighborhoods.*
- Policy 3.12.1 A Neighborhood Commercial center will provide land uses for businesses such as grocery stores, convenience stores, drug stores, restaurants and small retail services.*
- Policy 3.12.2 The typical size of a Neighborhood Commercial development is three to ten acres and serves a population of 3,000-40,000 people.*
- 3.12.3 Neighborhood Commercial use shall be located at the intersection of a principal arterial, minor arterial or collector arterial.*
- 3.12.4 Neighborhood Commercial may be allowed when water and sewer service, street improvements, traffic control devices, municipal services and other development-related improvements are in place.*
- 3.12.5 Adequate buffering shall be provided between adjacent residential land uses.*
- 3.12.6 No motor vehicle access to the commercial site shall be routed through residential neighborhoods.*
- 3.12.7 Neighborhood Commercial uses shall be located in areas that will enhance, rather than hinder, the stability of residential areas.*
- 3.12.8 The predominant uses of Neighborhood Commercial shall be small-scale business that will not have significant adverse impacts on adjacent neighborhoods.*

*The CPA and rezone are non-project, however, uses associated with the future of the adjacent O'Reilly's business, and other similarly permitted neighborhood commercial uses, meet the intent of the commercial designation because the Commercial designation is providing small scale commercial uses that serve multiple neighborhoods and residential areas in the community. These areas are typically located along a principal arterial, or selected minor arterial or at the intersection of a principal arterial and a minor arterial street. Furthermore, this Amendment will improve the appearance of the commercial corridor and the site itself. The proposal encourages infill, and convenient vehicle access without impeding on the adjacent neighborhood. The location has water and sewer service, and at time of project proposal will be required to install site improvements. Because this is a small-scale business, it will enhance both the residential, and commercial corridor areas, and future development will be mitigated to ensure there are no significant adverse impacts on the adjacent neighborhood. W. Nob Hill Blvd. and S. 40<sup>th</sup> Avenue are Principal Arterials, where Neighborhood Commercial is preferred to be located.*

**DOC.  
INDEX**

# A-14

(c) Correct an obvious mapping error:

*Staff Response: Not applicable, as an obvious mapping error did not occur.*

(d) Address an identified deficiency in the Comprehensive Plan:

*Staff Response: There is no identified deficiency in the Comprehensive Plan, and this proposal is supported by 17 goals and policies of the Comprehensive Plan (as stated above.)*

(e) Is the proposed CPA coordinated with, and take into consideration, the Comprehensive Plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100?

*Staff Response: This proposal is consistent with RCW 36.70A.100. This application is part of the annual CPA cycle for the Yakima Urban Area Comprehensive Plan which the City of Yakima coordinates with adjacent jurisdictions.*

(f) Proposed CPAs must be consistent with the Growth Management Act (GMA), Ch. 36.70A. RCW, and the Yakima County Wide Planning Policies (CWPP).

*Staff Response: This proposal is consistent with the Growth Management Act and the Yakima Countywide Planning Policies because the proposal directs urban growth to an existing urban area (within City Limits first) and encourages infill in the area where all urban level services and facilities are currently provided. The proposal reduces sprawl and is served with an adequate transportation system. This proposal also encourages economic development in the urban area and provides goods and services for the surrounding neighborhood and general Yakima Area.*

(g) Cumulative impacts of all CPAs, including those approved since the original adoption of the Comprehensive Plan, shall be considered in the evaluation of any proposed amendments.

*Staff Response: The impact should be minimal if proper mitigation is required at the time of a project proposal, because the property under consideration is adjacent to a single-family neighborhood. However, its location, and available infrastructure all support the requested change of .24 acres from High Density Residential to Neighborhood Commercial.*

(h) For Future Land Use Map changes, please provide descriptive information regarding the property, including the status of existing land use, access to sewer and water, as well as the availability of public facilities such as schools, fire and police services.

*Staff Response: The subject property consists of one parcel, .24 acres in size, which is occupied by a single-family residence that is currently vacant and in need of improvements. All utilities and services are available for extension throughout this site. The 12- inch sewer main and 8-inch water mains surrounding the site should be adequate and available to serve the proposed site at commercial capacities.*

*The property has access to W. Nob Hill Blvd., which has been designed as a commercial corridor for future growth in mind, and in close proximity to S.40<sup>th</sup> Avenue, a Principal Arterial. Additionally, the site is served by Yakima Police and Fire Departments.*

#### **D. REZONE APPROVAL CRITERIA**

In accordance with the provisions of the Yakima Municipal Code (YMC) § 15.23.030, recommendations to approve or deny proposed rezones shall include the following considerations:

**(1) Testimony at public hearing.**

A Notice of Application was mailed to all property owners within 300 feet of the subject properties on June 4, 2015, wherein they were invited to submit written and/or provide oral comments on this proposed amendment. After consideration of any public comments received during the course of the hearing it may be appropriate for the Planning Commission to modify the staff's recommendation.

**(2) The suitability of property in question for uses permitted under the proposed zoning.**

The subject property is reasonably flat, can be served with all necessary public utilities and is accessible from W. Nob Hill Blvd. If improvements are made, the property is well suited for uses listed within Table 4-1 for the Local Business (B-2) zoning district.

**(3) The recommendations from interested agencies and departments.**

No agencies or departments have registered any opposition to this rezone.

**(4) Compliance with the Comprehensive Plan.**

The Yakima Urban Area Comprehensive Plan defines the Neighborhood Commercial land use designation as providing small scale commercial uses that serve multiple neighborhoods and residential areas in the community. These areas are typically located along a principal arterial, or selected minor arterial or at the intersection of a principal arterial and a minor arterial street. This proposal meets that definition and is further supported by the 17 goals and policies identified above.

**(5) The adequacy of public facilities, such as roads, sewer, water, and other required public services.**

This property is currently capable of being served by all public utilities necessary for the support of commercial land uses.

**(6) The compatibility of the proposed zone change and associated uses with neighboring land uses.**

The proposed zone change is compatible with the existing neighboring land uses and will have frontage on the established commercial corridor of W. Nob Hill Blvd. The neighboring properties to the west and south are zoned residential, and future project mitigation measures may be required at the time of development.

**(6a) What mitigating measures are planned to address incompatibility, such as sitescreening, buffering building design, open space, traffic flow alteration, etc.?**

No mitigation is proposed as part of this non-project rezone request. The surrounding properties are currently develop as commercial or residential uses, and any needed mitigation could be required as part of regular site plan approval. These mitigation measures may include sitescreening on the south and west sides of the property to Standard C, a six-foot high view obscuring fence.

**(7) The public need for the proposed change.**

The public need is that the proposal will provide for better circulation around the intersection of S. 40<sup>th</sup> Avenue and W. Nob Hill Blvd. by providing alternative access to the corner sites which can be located further away from the intersection. Clustering and infilling new commercial development within the already established commercial corridor provides opportunity for economic development and potential jobs.

**E. CONCLUSIONS:**

1. The amendment is minor in nature and appropriate for the area.
2. No adverse impacts have been identified by the approval of this amendment and rezone request.
3. The requested rezone better supports adjacent commercial corridor land uses and economic development.
4. The property is currently served by all necessary public utilities capable of supporting commercial land uses.

**V. RECOMMENDATION**

The Community Development Department recommends APPROVAL of this amendment request from High Density Residential to Neighborhood Commercial and APPROVAL of the concurrent rezone from Multi-family Residential (R-3) to Local Business (B-2).

RECOMMENDATION made this 27th day of October, 2015,



Valerie Smith, AICP, Senior Planner  
Department of Community Development, Planning Division

**DOC.  
INDEX**

# A-14



**COMMUNITY DEVELOPMENT DEPARTMENT**

*Joan Davenport, AICP, Director*

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

***www.yakimawa.gov/services/planning***

**City of Yakima Planning Commission**

**PUBLIC HEARING**

**City Hall Council Chambers**

**Tuesday October 27, 2015**

**3:30 p.m. – 5:00 p.m.**

**YPC Members:**

**Chairman Dave Fonfara, Vice-Chair Scott Clark, Al Rose,  
Bill Cook, Patricia Byers, Ron Anderson, Carmen Méndez**

**City Planning Staff:**

**Joan Davenport (Community Development Director/Planning Manager); Jeff Peters (Supervising Planner);  
Valerie Smith (Senior Planner); Robbie Aaron and Trevor Martin (Assistant Planners); Rosalinda Ibarra  
(Administrative Assistant); and Lisa Maxey (Department Assistant)**

**Agenda**

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Audience Participation
- V. Public Hearings: 2015 Comprehensive Plan Map Amendments
  - A. ELVES FAMILY INVESTMENTS  
1103 S 41<sup>st</sup> Ave  
CPA#001-15, RZ#001-15, SEPA#006-15  
**\*Motion to Consider CPA#001-15 & RZ#001-15 and direct Planning Staff to prepare appropriate Findings.**
  - B. WHAT THE HAY LLC  
8603 Wide Hollow Rd  
CPA#004-15, RZ#004-15, SEPA#010-15  
**\*Motion to Consider CPA#004-15 & RZ#004-15 and direct Planning Staff to prepare appropriate Findings.**
  - C. WESTWOOD WEST CORP  
Vic. of 64<sup>th</sup> Ave & Tieton Dr  
CPA#006-15, RZ#006-15, SEPA#012-15  
**\*Motion to Consider CPA#006-15 & RZ#006-15 and direct Planning Staff to prepare appropriate Findings.**
- VI. Other Business
- VII. Adjourn

**Next Meeting: October 28, 2015 at 3:30 p.m. (regularly scheduled meeting)**

**Future Meeting Dates: October 29, 2015 (special meeting date for CPA public hearings)**

**DOC.  
INDEX  
# A-13**



**YPC Packet Distribution List and Parties of Record - Elves Family Investments - CPA#001-15**

**Scott Clark**  
732 Summitview Ave, #608  
Yakima WA 98902

**Dave Fonfara**  
8708 Cameo Court  
Yakima, WA 98903

**Ron Anderson**  
107 South 7<sup>th</sup> Avenue, Ste#202  
Yakima, WA 98902

**Alfred A. Rose**  
1006 Westbrook Place  
Yakima, WA 98908

**Carmen Méndez**  
10 North 9<sup>th</sup> Street  
Yakima, WA 98901

**William Cook**  
7701 Graystone Court  
Yakima, WA 98908

**Patricia Byers**  
1530 Suncrest Way  
Yakima, WA 98902

Elves Family Investments  
Darryl Elves  
17440 Nordic Cove Ln NW  
Poulsbo, WA 98370

Type of Notice: YPC Packet

File Number: CPA#001-15, BZ#001-15, SERA#006-15

Date of Mailing: 10/20/15

**DOC.**  
**INDEX**  
# A-13



CITY OF YAKIMA

LAND USE ACTION INSTALLATION CERTIFICATE

RECEIVED  
OCT 08 2015  
CITY OF YAKIMA  
PLANNING DIV.

File Number:	CPA #001-15, RZ #001-15, SEPA #006-15
Applicant/Project Name:	Elves Family Investments / O'Reilly's Parking Ext.
Site Address:	1103 - S. 41 <sup>st</sup> Ave. Yakima, WA.
Date of Posting:	September 29, 2015

Location of Installation (Check One):

Land Use Action Sign is installed per standards described in YMC §15.11.090(C).

Land Use Action Sign is installed in an alternate location on the site.

Note: this alternate location (if not pre-approved by the Planning Manager) may not be acceptable by the Planning Division and is subject to relocation (at the owner's expense) to a more visible site on the property.

The alternative location is:

The required comment period will begin when the Planning Division has received the Land Use Action Installation Certification. The date of installation certificate receipt will begin the notice period. Failure to post a Land Use Action sign and return this form signed in a timely manner will cause a delay in the application review.

I hereby testify that the sign installed fully complies with the Land Use Action sign layout specifications and installation standards, and that the sign will be maintained until a decision has been rendered.

Ross Elves  
Applicant's Signature

9-29-15  
Date

Ross Elves  
Applicant's Name (Please Print)

(509) 248-5303  
Applicant's Telephone Number

Please remit the above certification and deliver to the City of Yakima Planning Division via fax at (509) 575-6105; in person or by mail to: City of Yakima, Planning Division, 129 North 2<sup>nd</sup> Street, Yakima, WA 98901.

**Smith, Valerie**

---

**From:** Cheryl Beaudry <beaudryhorsemanship@gmail.com>  
**Sent:** Wednesday, September 30, 2015 11:36 AM  
**To:** Smith, Valerie  
**Subject:** Signs posted

Valerie. I posted the signs on the property at 1103 s.41st. On September 29 for the elves family investments/o reilys parking extention project .  
Ross Elves

LAND USE ACTION  
PROPOSED  
FOR THIS SITE

WASATA  
SEATTLE

WASATA  
SEATTLE

COMP PLAN  
AMENDMENT  
& REZONE

Contact The City Of Yakima  
509-575-6183

LAND USE ACTION  
PROPOSED  
FOR THIS SITE

COMP PLAN  
AMENDMENT  
& REZONE

Contact The City Of Yakima  
509-575-6183

O'Reilly  
AUTO PARTS

DOC. INDEX  
# A-12

LAND USE ACTION  
PROPOSED  
FOR THIS SITE

COMP PLAN  
AMENDMENT  
& REZONE

Contact The City Of Yakima  
509-575-6183



DOC. INDEX  
# A-12

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

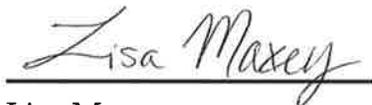
RE: CPA#001-15, RZ#001-15 & SEPA#006-15

Elves Family Investments

1103 S 41<sup>st</sup> Ave

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of YPC Public Hearing**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and all property owners of record within a radius of 300 feet of subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 1<sup>st</sup> day of October, 2015.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Lisa Maxey

Department Assistant II

**DOC.  
INDEX**

# A-11 d

# YAKIMA HERALD REPUBLIC

A daily part of your life  yakima-herald.com

## -Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below.  
Please proof read notice carefully to check spelling and run dates,  
if you need to make changes

---

---

<b>Date:</b>	09/28/15
<b>Account #:</b>	110358
<b>Company Name:</b>	CITY OF YAKIMA PLANNING
<b>Contact:</b>	ROSALINDA IBARRA
<b>Address:</b>	DEPT OF COMMERCIAL ECONOMICAL DEVELOPEME 129 N 2ND STREET YAKIMA, WA 98901-2720
<b>Telephone:</b>	(509) 575-6164

<b>Account Rep:</b>	Simon Sizer
<b>Phone #</b>	(509) 577-7740
<b>Email:</b>	ssizer@yakimaherald.com
<b>Ad ID:</b>	584834
<b>Start:</b>	10/01/15
<b>Stop:</b>	10/01/15
<b>Total Cost:</b>	\$274.95
<b>Lines:</b>	156.0
<b># of Inserts:</b>	1
<b>Ad Class:</b>	6021

<b>Run Dates:</b>	
Yakima Herald-Republic	10/01/15

DOC.  
INDEX  
# A-11 C

**CITY OF YAKIMA  
NOTICE OF YAKIMA PLANNING COMMISSION PUBLIC  
HEARINGS**

The following nine applications have been submitted for consideration during the City of Yakima's 2015 Comprehensive Plan Future Land Use Map (CPA) Amendment and Rezone (RZ) process. Three Public Hearings with the Yakima Planning Commission (YPC), will be held in the following sequence: **Tuesday October 27, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street: Applicant:** Elves Family Investments **Project Location:** Nob Hill Blvd. and South 41st Ave. **Request:** CPA = one parcel from High Density Residential to Neighborhood Commercial RZ = one parcel from Multi-Family Residential (R-3) to Local Business District (B-2) **Parcel No.** 181327-31400 **File Numbers:** CPA#001-15, RZ#001-15, SEPA#006-15 **Applicant:** What the Hay, LLC **Project Location:** 8603 Wide Hollow Rd. **Request:** CPA = one parcel from Low Density to High Density Residential RZ = one parcel from Single-Family Residential (R-1) to Multi-Family Residential (R-3) **Parcel No.** 181330-42402 **File Numbers:** CPA#004-15, RZ#004-15, SEPA#010-15 **Applicant:** Westwood West Corp **Project Location:** Vicinity of South 64th Ave. and Tieton Drive **Request:** CPA = sixteen parcels from Low Density Residential to a consortium of Professional Office, Regional Commercial, Medium Density Residential and High Density Residential RZ = sixteen parcels from Single-Family Residential to Professional Business (B-1), Small Convenience Center (SCC), Two-Family Residential (R-2), and Multifamily Residential (R-3) **Parcel Nos.** 181328-22428, 181329-11428, -11427, -11441, -11429, -11430, -11431, -11432, -11433, -11439, -11438, -11437, -11434, -11435, -11440, and -11436 **File Numbers:** CPA#006-15, RZ#006-15, SEPA#012-15; **Wednesday October 28th, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street: Applicant:** Super Cold Storage, LLC **Project Location:** Vicinity of River Rd. and North 16th Ave. **Request:** CPA = two parcels from Regional Commercial to Industrial RZ = two parcels from Large Convenience Center (LLC) to Light Industrial (M-1) **Parcel Nos.** 181313-22015 and -22012 **File Numbers:** CPA#003-15, RZ#003-15, SEPA#009-15 **Applicant:** TM Rentals **Project Location:** Vicinity of South 38th Ave. and West Logan Ave. **Request:** CPA = three parcels from Low Density Residential to Professional Office RZ = three parcels from Single-Family Residential (R-1) to Professional Business (B-1); with a 100 foot wide low density/R-1 buffer along Logan Ave. **Parcel Nos.** 181327-43493, -43492, and -43494 **File Numbers:** CPA#005-15, RZ#005-15, SEPA#011-15 **Applicant:** Johnson Family Century 21, LLC **Project Location:** Vicinity of Summitview Ave. and North 52nd Ave. **Request:** CPA = one parcel from Medium Density Residential to Neighborhood Commercial RZ = one parcel from Two-Family Residential (R-2) to Local Business (B-2) **Parcel No.** 18132113468 **File Numbers:** CPA#009-15, RZ#009-15, SEPA#016-15; **Thursday October 29th, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street: Applicant:** Larry Hull **Project Location:** Vicinity of Division Street and South 3rd Ave. **Request:** CPA = three parcels from Industrial to General Commercial. RZ = three parcels from Light Industrial (M-1) to General Commercial (GC) **Parcel Nos.** 181325-11400, -11007, -11006 **File Numbers:** CPA #002-15, RZ #002-15 & SEPA #008-15 **Applicant:** Cottonwood Partners, LLC **Project Location:** Vicinity of South 64th Ave. and Occidental Rd. **Request:** CPA = two parcels from Low Density Residential and Medium Density Residential to High Density Residential RZ = two parcels from Single-Family Residential (R-1) and Two-Family Residential (R-2) to High Density Residential (R-3) **Parcel Nos.** 181205-13009 and -11001 **File Numbers:** CPA#007-15, RZ#007-15, SEPA#013-15 **Applicant:** Chelminar Association, Inc. **Project Location:** Vicinity of South 46th Ave. and West Chestnut Ave. **Request:** CPA = two parcels from Low Density Residential to Professional Office RZ = two parcels from Single-Family Residential (R-1) to Professional Business (B-1) **Parcel Nos.** 181322-33474 and -33473 **File Numbers:** CPA#008-15, RZ#008-15, SEPA#014-15; Any person desiring to express their views on these applications is invited to attend the public hearings or to submit their written comments to: City of Yakima Planning Division, 2nd Floor City Hall, 129 N. 2nd Street, Yakima, Washington. These notices are also available for review on the City's website at <http://www.yakimawa.gov/services/planning/agenda-planning-applications/>. If you have any questions on these proposals please contact Valerie Smith, AICP, Senior Planner at (509) 575-6042 or e-mail at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

(584834) October 1, 2015

DOC.  
INDEX  
# A-11 C

Courtesy of Yakima Herald-Republic

**CITY OF YAKIMA  
NOTICE OF YAKIMA PLANNING COMMISSION PUBLIC  
HEARINGS**

The following nine applications have been submitted for consideration during the City of Yakima's 2015 Comprehensive Plan Future Land Use Map (CPA) Amendment and Rezone (RZ) process. Three Public Hearings with the Yakima Planning Commission (YPC), will be held in the following sequence: **Tuesday October 27, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street:** **Applicant:** Elves Family Investments **Project Location:** Nob Hill Blvd. and South 41st Ave. **Request:** CPA = one parcel from High Density Residential to Neighborhood Commercial RZ = one parcel from Multi-Family Residential (R-3) to Local Business District (B-2) **Parcel No.** 181327-31400 **File Numbers:** CPA#001-15, RZ#001-15, SEPA#006-15 **Applicant:** What the Hay, LLC **Project Location:** 8603 Wide Hollow Rd. **Request:** CPA = one parcel from Low Density to High Density Residential RZ = one parcel from Single-Family Residential (R-1) to Multi-Family Residential (R-3) **Parcel No.** 181330-42402 **File Numbers:** CPA#004-15, RZ#004-15, SEPA#010-15 **Applicant:** Westwood West Corp **Project Location:** Vicinity of South 64th Ave. and Tieton Drive **Request:** CPA = sixteen parcels from Low Density Residential to a consortium of Professional Office, Regional Commercial, Medium Density Residential and High Density Residential RZ = sixteen parcels from Single-Family Residential to Professional Business (B-1), Small Convenience Center (SCC), Two-Family Residential (R-2), and Multifamily Residential (R-3) **Parcel Nos.** 181328-22428, 181329-11428, -11427, -11441, -11429, -11430, -11431, -11432, -11433, -11439, -11438, -11437, -11434, -11435, -11440, and -11436 **File Numbers:** CPA#006-15, RZ#006-15, SEPA#012-15; **Wednesday October 28th, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street:** **Applicant:** Super Cold Storage, LLC **Project Location:** Vicinity of River Rd. and North 16th Ave. **Request:** CPA = two parcels from Regional Commercial to Industrial RZ = two parcels from Large Convenience Center (LLC) to Light Industrial (M-1) **Parcel Nos.** 181313-22015 and -22012 **File Numbers:** CPA#003-15, RZ#003-15, SEPA#009-15 **Applicant:** TM Rentals **Project Location:** Vicinity of South 38th Ave. and West Logan Ave. **Request:** CPA = three parcels from Low Density Residential to Professional Office RZ = three parcels from Single-Family Residential (R-1) to Professional Business (B-1); with a 100 foot wide low density/R-1 buffer along Logan Ave. **Parcel Nos.** 181327-43493, -43492, and -43494 **File Numbers:** CPA#005-15, RZ#005-15, SEPA#011-15 **Applicant:** Johnson Family Century 21, LLC **Project Location:** Vicinity of Summitview Ave. and North 52nd Ave. **Request:** CPA = one parcel from Medium Density Residential to Neighborhood Commercial RZ = one parcel from Two-Family Residential (R-2) to Local Business (B-2) **Parcel No.** 18132113468 **File Numbers:** CPA#009-15, RZ#009-15, SEPA#016-15; **Thursday October 29th, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street:** **Applicant:** Larry Hull **Project Location:** Vicinity of Division Street and South 3rd Ave. **Request:** CPA = three parcels from Industrial to General Commercial. RZ = three parcels from Light Industrial (M-1) to General Commercial (GC) **Parcel Nos.** 181325-11400, -11007, -11006 **File Numbers:** CPA #002-15, RZ #002-15 & SEPA #008-15 **Applicant:** Cottonwood Partners, LLC **Project Location:** Vicinity of South 64th Ave. and Occidental Rd. **Request:** CPA = two parcels from Low Density Residential and Medium Density Residential to High Density Residential RZ = two parcels from Single-Family Residential (R-1) and Two-Family Residential (R-2) to High Density Residential (R-3) **Parcel Nos.** 181205-13009 and -11001 **File Numbers:** CPA#007-15, RZ#007-15, SEPA#013-15 **Applicant:** Chelminar Association, Inc. **Project Location:** Vicinity of South 46th Ave. and West Chestnut Ave. **Request:** CPA = two parcels from Low Density Residential to Professional Office RZ = two parcels from Single-Family Residential (R-1) to Professional Business (B-1) **Parcel Nos.** 181322-33474 and -33473 **File Numbers:** CPA#008-15, RZ#008-15, SEPA#014-15; Any person desiring to express their views on these applications is invited to attend the public hearings or to submit their written comments to: City of Yakima Planning Division, 2nd Floor City Hall, 129 N. 2nd Street, Yakima, Washington. These notices are also available for review on the City's website at <http://www.yakimawa.gov/services/planning/agenda-planning-applications/>. If you have any questions on these proposals please contact Valerie Smith, AICP, Senior Planner at (509) 675-6042 or e-mail at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

(584834) October 1, 2015

DOC.  
INDEX  
# A-11 C

<p>18132731400 ELVES FAMILY INVESTMENTS LLC 17440 NORDIC COVE LN POULSBO, WA 98370</p>	<p>18132731457 ELVES FAMILY INVESTMENTS LLC 10415 144TH ST ARLINGTON, WA 98223</p>	<p>18132724406 KGG INVESTMENTS LTD 410 S 1ST ST SELAH, WA 989421602</p>
<p>18132724027 WEST YAKIMA MEDICAL BUILDING LLC 4725 KONNOWAC PASS WAPATO, WA 98951</p>	<p>18132731402 ALMA L ARIAS PO BOX 1244 YAKIMA, WA 989071244</p>	<p>18132731412 CHARLES A &amp; JUDITH A GILMORE 4623 SCENIC DR YAKIMA, WA 98908</p>
<p>18132731455 DANIEL CERVANTES 1102 S 41ST AVE YAKIMA, WA 98908</p>	<p>18132731413 MICHAEL &amp; BARB GOLDSMITH 1108 S 41ST AVE YAKIMA, WA 98908</p>	<p>18132731460 MICHELLE WHITAKER 207 S 74TH AVE YAKIMA, WA 98908</p>
<p>18132731403 ROBERTO SAUL &amp; DORA PATRICIA LOPEZ 9500 SUMMITVIEW AVE YAKIMA, WA 98908</p>	<p>18132731414 ROGER GAVIN LOUDON 1110 S 41ST AVE YAKIMA, WA 989083932</p>	<p>18132731401 RUSSELL &amp; TERRI WHEELER 1109 S 41ST AVE YAKIMA, WA 98908</p>
<p>18132731415 SHIRLEY KELSEY 4702 DESERT PLATEAU DR PASCO, WA 99301</p>	<p>18132731456 THELMA KAY BLIZARD 1104 S 41ST AVE YAKIMA, WA 98908</p>	<p>18132731459 THOMAS E KELLEY 1104 1/2 S 40TH AVE YAKIMA, WA 98908</p>
<p>18132731458 WILLIAM J LYNCH 5511 GLACIER WAY YAKIMA, WA 98908</p>	<p>16 Total Parcels - Elves Family Investments - CPA#001-15, RZ#001-15, SEPA#006-15</p>	<p>Darryl Elves 17440 Nordic Cove Ln NW Poulsbo, WA 98370</p>
	<p><i>Notice of <sup>SPC</sup> Public Hearing CPA#001-15, RZ#001-15 + SEPA #006-15 sent 10/1/15</i></p>	
		<p><b>DOC. INDEX # <u>A-11b</u></b></p>

Parties of Record - Elves Family Investments- CPA#001-15

Darryl Elves 17440 Nordic Cove Ln NW Poulsbo, WA 98370	Elves Family Investments 17440 Nordic Cove Ln NW Poulsbo, WA 98370	Terry Wheeler 1109 S 41 <sup>st</sup> Ave Yakima, WA 98908
Dave Fonfara <a href="mailto:dpfonfara@q.com">dpfonfara@q.com</a>	Scott Clark <a href="mailto:sclark@stelzerclark.com">sclark@stelzerclark.com</a>	Bill Cook <a href="mailto:Cook.w@charter.net">Cook.w@charter.net</a>
Al Rose <a href="mailto:aar7040@gmail.com">aar7040@gmail.com</a> <a href="mailto:silvrfx40@bmi.net">silvrfx40@bmi.net</a>	Ron Anderson <a href="mailto:ronandmaryyakima@msn.com">ronandmaryyakima@msn.com</a>	Patricia Byers <a href="mailto:Patbyers907@msn.com">Patbyers907@msn.com</a>
Carmen Mendez <a href="mailto:carmen@yakima.org">carmen@yakima.org</a> <a href="mailto:mdcmm303@gmail.com">mdcmm303@gmail.com</a>		

**In-House Distribution E-mail List**

Name	Division	E-mail Address
Debbie Cook	Engineering	<a href="mailto:Debbie.cook@yakimawa.gov">Debbie.cook@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a>
Dan Riddle	Engineering	<a href="mailto:dan.riddle@yakimawa.gov">dan.riddle@yakimawa.gov</a>
Mark Kunkler	Legal Dept	<a href="mailto:Mark.kunkler@yakimawa.gov">Mark.kunkler@yakimawa.gov</a>
Jeff Cutter	Legal Dept	<a href="mailto:jeff.cutter@yakimawa.gov">jeff.cutter@yakimawa.gov</a>
Archie Matthews	ONDS	<a href="mailto:archie.matthews@yakimawa.gov">archie.matthews@yakimawa.gov</a>
Mark Soptich	Fire Dept	<a href="mailto:mark.soptich@yakimawa.gov">mark.soptich@yakimawa.gov</a>
Chief Rizzi	Police Department	<a href="mailto:Dominic.rizzi@yakimawa.gov">Dominic.rizzi@yakimawa.gov</a>
Joe Caruso	Code Administration	<a href="mailto:Joe.caruso@yakimawa.gov">Joe.caruso@yakimawa.gov</a>
Carolyn Belles	Code Administration	<a href="mailto:carolyn.belles@yakimawa.gov">carolyn.belles@yakimawa.gov</a>
Jerry Robertson	Code Administration	<a href="mailto:jerry.robertson@yakimawa.gov">jerry.robertson@yakimawa.gov</a>
Glenn Denman	Code Administration	<a href="mailto:glenn.denman@yakimawa.gov">glenn.denman@yakimawa.gov</a>
Suzanne DeBusschere	Code Administration	<a href="mailto:Suzanne.debusschere@yakimawa.gov">Suzanne.debusschere@yakimawa.gov</a>
Dave Brown	Water/Irrigation	<a href="mailto:dave.brown@yakimawa.gov">dave.brown@yakimawa.gov</a>
Mike Shane	Engineering	<a href="mailto:mike.shane@yakimawa.gov">mike.shane@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:randy.meloy@yakimawa.gov">randy.meloy@yakimawa.gov</a>
Scott Schafer	Public Works Dept	<a href="mailto:scott.schafer@yakimawa.gov">scott.schafer@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.dean@yakimawa.gov">James.dean@yakimawa.gov</a>
James Scott	Refuse Division	<a href="mailto:James.scott@yakimawa.gov">James.scott@yakimawa.gov</a>
Kevin Futrell	Transit Division	<a href="mailto:kevin.futrell@yakimawa.gov">kevin.futrell@yakimawa.gov</a>
Joan Davenport	Planning	<a href="mailto:joan.davenport@yakimawa.gov">joan.davenport@yakimawa.gov</a>
<b>For the Record/File</b>		
<b>Binder Copy</b>		Revised 12/2014

Type of Notice: NTC of VPC Hearing

File Number: CPA#001-15, R2#001-15, SEPA #006-15

Date of Mailing: 10/01/15

DOC.  
INDEX  
# A-116

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Thursday, October 01, 2015 11:15 AM  
**To:** Belles, Carolyn; Brown, David; Caruso, Joe; Cook, Debbie; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Futrell, Kevin; Ibarra, Rosalinda; Kallevig, Dana; Kunkler, Mark; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Robertson, Jerry; Schafer, Scott; Scott, James; Shane, Mike; Soptich, Mark; Brown, Michael; Crockett, Ken; Daily Sun News - Bob Story; KAPP TV News; KBBO-KRSE Radio - manager; KCJT TV News; KDNA Radio; KEPR TV News; KIMA TV News; KIMA TV News - Crystal Bui; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KUNS-TV Univision; KVEW TV News; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; Reed C. Pell; Tu Decides - Albert Torres; Yakima Herald Republic - Craig Troianello; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic - Mark Morey; Yakima Herald Republic Newspaper; Yakima Valley Business Times; Yakima Valley Business Times - George Finch; Beehler, Randy; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); 'Carmen Mendez'; Carmen Mendez (mdcmm303@gmail.com); Dave Fonfara; Ensey, Rick; Patricia Byers; Ron Anderson; Scott Clark; William Cook (cook.w@charter.net)  
**Cc:** Smith, Valerie  
**Subject:** NOTICE OF YPC PUBLIC HEARING - Elves Family Investments - CPA#001-15, RZ#001-15, SEPA#006-15  
**Attachments:** NOTICE OF PUBLIC HEARING - Elves Family Investments - CPA.pdf

Attached is a Notice of YPC Public Hearing regarding the above-entitled project. If you have any questions about this proposal please contact assigned planner Valerie Smith at (509) 575-6042 or by e-mail at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

Thank you!

### *Lisa Maxey*

Department Assistant II

(509) 576-6669

[Lisa.Maxey@yakimawa.gov](mailto:Lisa.Maxey@yakimawa.gov)

City of Yakima Planning Division  
129 N. 2nd St. Yakima, WA 98901



**Notice of Public Hearing**

**Project Name:** ELVES FAMILY INVESTMENTS

**Location:** 1103 S 41ST AVE; **Tax Parcel No.:** 18132731400

**Proposal:** Change the Future Land Use map designation for one parcel from High Density Residential to Neighborhood Commercial and rezone one parcel from Multifamily Residential District (R-3) to Local Business District (B-2) for the parking lot expansion of the adjacent O'Reilly's business.

An open record public hearing on a land use application submitted near your property has been scheduled to go before the Yakima Planning Commission on **Tuesday October 27, 2015 at 3:30 p.m. in the City Hall Council Chambers located at 129 North 2nd Street, Yakima, WA.** To view information online go to: <http://www.yakimawa.gov/postcard> When prompted enter **CPA#001-15** in the Application ID text box. More information is available from the City of Yakima Planning Division, 129 North 2nd Street, Yakima, WA 98901 or call (509) 575-6183. Valerie Smith/575-6042/Senior Planner/valerie.smith@yakimawa.gov Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 North 2nd Street, Yakima, WA 98901. **A separate notice will be provided to parties of record for the public hearing before the Yakima City Council.**

Application Submitted: 02/25/2015    Application Complete: 05/13/2015

Si necessita informacion en espanol por favor llame al (509) 575-6183.



City of Yakima  
Planning Department  
129 N 2nd St  
Yakima, WA 98901

**PUBLIC HEARING NOTICE FOR LAND USE**



**DOC.  
INDEX  
# A-11**



RECEIVED

SEP 30 2015

CITY OF YAKIMA  
PLANNING DIV.

STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
[www.commerce.wa.gov](http://www.commerce.wa.gov)

September 30, 2015

Valerie Smith  
Senior Planner  
City of Yakima  
129 North 2nd Street  
Yakima, Washington 98901

Dear Ms. Smith:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

**City of Yakima - Proposed comprehensive plan map amendments (one ordinance for nine requests), nine concurrent rezones, and Yakima Urban Area Zoning Ordinance housekeeping text amendments. These materials were received on September 30, 2015 and processed with the Material ID # 21690.**

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than November 29, 2015. Please remember to submit the final adopted amendment to Commerce within ten (10) days of adoption.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call Dave Andersen (509) 434-4491.

Sincerely,

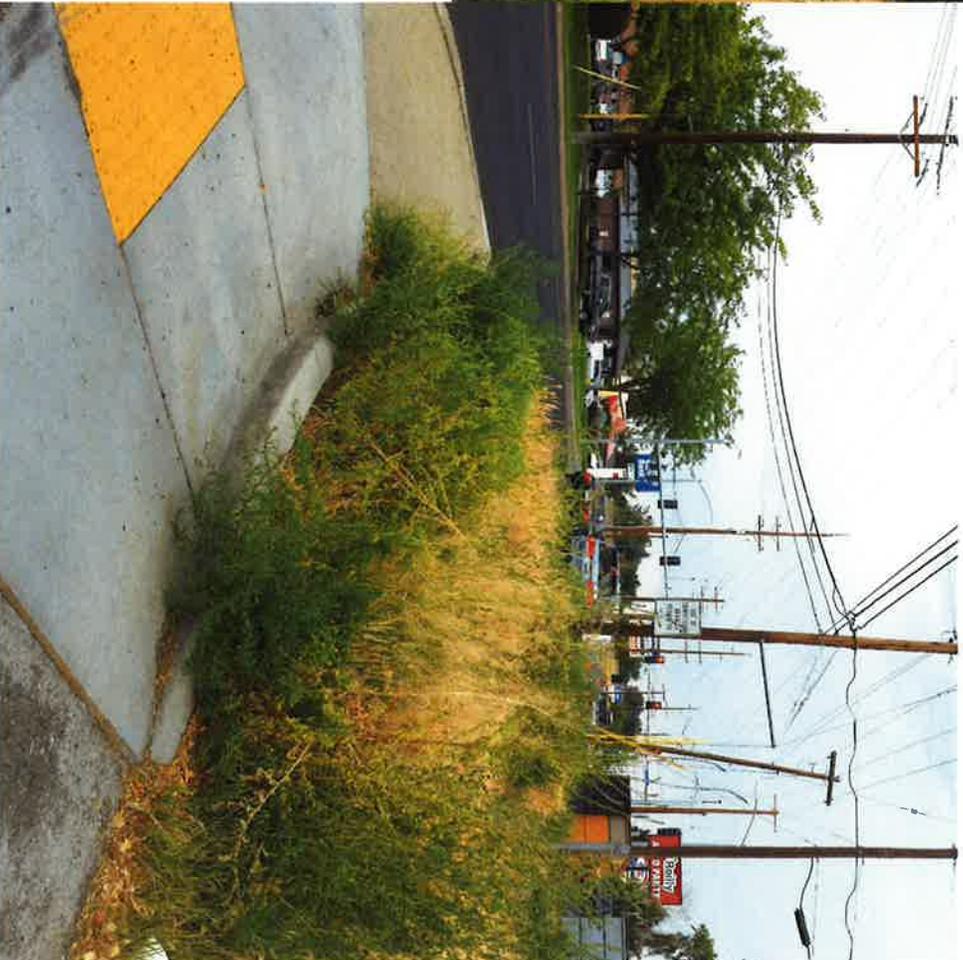
Review Team  
Growth Management Services

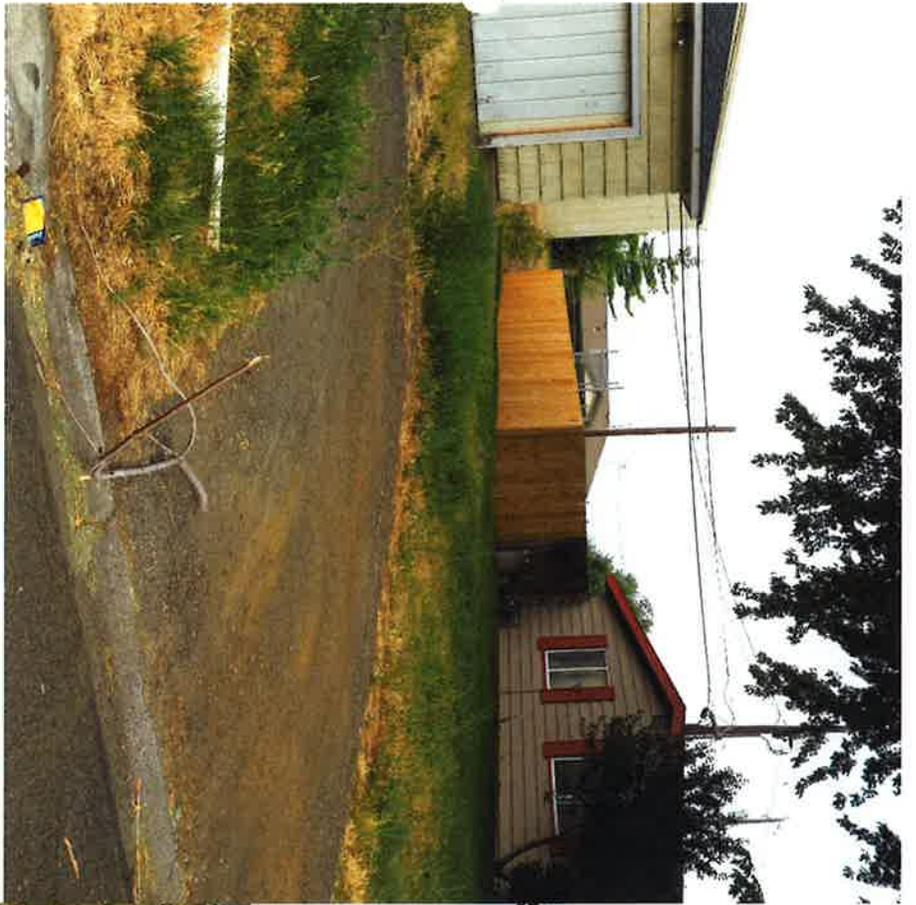
DOC.  
INDEX  
# A-10

8/3/2015

CPA # 001-15

DOC. INDEX  
# A-9





8/2/2015

CPA # 001-15

DOC. INDEX  
# A-9

8/3/2015

CPA # 001-15

DOC. INDEX  
# A-9



**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#001-15, RZ#001-15, SEPA#006-15

Elves Family Investments

1103 S 41<sup>st</sup> Ave

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of DNS**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and all parties of record, that are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on this 30<sup>th</sup> day of June, 2015.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.

  
\_\_\_\_\_  
Lisa Maxey

Department Assistant II

**DOC.**  
**INDEX**  
# A-86

Parties of Record - Elves Family Investments- CPA#001-15

Darryl Elves 17440 Nordic Cove Ln NW Poulsbo, WA 98370	Elves Family Investments 17440 Nordic Cove Ln NW Poulsbo, WA 98370	Terry Wheeler 1109 S 41 <sup>st</sup> Ave Yakima, WA 98908 teraru@aol.com
--	--	--

In-House Distribution E-mail List		
Name	Division	E-mail Address
Debbie Cook	Engineering	<a href="mailto:Debbie.cook@yakimawa.gov">Debbie.cook@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a>
Dan Riddle	Engineering	<a href="mailto:dan.riddle@yakimawa.gov">dan.riddle@yakimawa.gov</a>
Mark Kunkler	Legal Dept	<a href="mailto:Mark.kunkler@yakimawa.gov">Mark.kunkler@yakimawa.gov</a>
Jeff Cutter	Legal Dept	<a href="mailto:jeff.cutter@yakimawa.gov">jeff.cutter@yakimawa.gov</a>
Archie Matthews	ONDS	<a href="mailto:archie.matthews@yakimawa.gov">archie.matthews@yakimawa.gov</a>
Mark Soptich	Fire Dept	<a href="mailto:mark.soptich@yakimawa.gov">mark.soptich@yakimawa.gov</a>
Chief Rizzi	Police Department	<a href="mailto:Dominic.rizzi@yakimawa.gov">Dominic.rizzi@yakimawa.gov</a>
Joe Caruso	Code Administration	<a href="mailto:Joe.caruso@yakimawa.gov">Joe.caruso@yakimawa.gov</a>
Carolyn Belles	Code Administration	<a href="mailto:carolyn.belles@yakimawa.gov">carolyn.belles@yakimawa.gov</a>
Jerry Robertson	Code Administration	<a href="mailto:jerry.robertson@yakimawa.gov">jerry.robertson@yakimawa.gov</a>
Glenn Denman	Code Administration	<a href="mailto:glenn.denman@yakimawa.gov">glenn.denman@yakimawa.gov</a>
Suzanne DeBusschere	Code Administration	<a href="mailto:Suzanne.debusschere@yakimawa.gov">Suzanne.debusschere@yakimawa.gov</a>
Dave Brown	Water/Irrigation	<a href="mailto:dave.brown@yakimawa.gov">dave.brown@yakimawa.gov</a>
Mike Shane	Engineering	<a href="mailto:mike.shane@yakimawa.gov">mike.shane@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:randy.meloy@yakimawa.gov">randy.meloy@yakimawa.gov</a>
Scott Schafer	Public Works Dept	<a href="mailto:scott.schafer@yakimawa.gov">scott.schafer@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.dean@yakimawa.gov">James.dean@yakimawa.gov</a>
James Scott	Refuse Division	<a href="mailto:James.scott@yakimawa.gov">James.scott@yakimawa.gov</a>
Kevin Futrell	Transit Division	<a href="mailto:kevin.futrell@yakimawa.gov">kevin.futrell@yakimawa.gov</a>
Joan Davenport	Planning	<a href="mailto:joan.davenport@yakimawa.gov">joan.davenport@yakimawa.gov</a>
<b>For the Record/File</b>		
<b>Binder Copy</b>		Revised 12/2014

Type of Notice: NTS OF DNS

File Number: CPA #001-15, RZ #001-15, SEPA #006-15

Date of Mailing: 6/30/15

DOC.  
INDEX  
# A-8a

<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 <a href="mailto:bethb@ahtanum.net">bethb@ahtanum.net</a></p>	<p>Cascade Natural Gas Jim Robinson, Field Facilitator 701 South 1st Ave Yakima, WA 98902 <a href="mailto:Jim.robinson@cngc.com">Jim.robinson@cngc.com</a></p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 <a href="mailto:chamber@yakima.org">chamber@yakima.org</a></p>
<p>Department of Commerce Growth Management Services, P.O. Box 42525 Olympia, WA 98504-2525 <a href="mailto:reviewteam@commerce.wa.gov">reviewteam@commerce.wa.gov</a></p>	<p>Department of Ecology Annie Szvetcz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 <a href="mailto:separegister@ecy.wa.gov">separegister@ecy.wa.gov</a></p>	<p>Department of Ecology Gwen Clear 1250 West Alder Street Union Gap, WA 98903 <a href="mailto:crosepacoordinator@ecy.wa.gov">crosepacoordinator@ecy.wa.gov</a></p>
<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 <a href="mailto:Eric.Bartrand@dfw.wa.gov">Eric.Bartrand@dfw.wa.gov</a></p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 <a href="mailto:sepacenter@dnr.wa.gov">sepacenter@dnr.wa.gov</a></p>	<p>Department of Social &amp; Health Services Andrew Jenkins or Jeanne Rodriguez P.O. Box 45848 Olympia, WA 98504 <a href="mailto:andrew.jenkins@dshs.wa.gov">andrew.jenkins@dshs.wa.gov</a> <a href="mailto:Jeanne.rodriguez@dshs.wa.gov">Jeanne.rodriguez@dshs.wa.gov</a></p>
<p>Dept of Archaeology &amp; Historic Preservation Greg Griffith or Gretchen Kaehler, Deputy State Historic Preservation Officer P.O. Box 48343 Olympia, WA 98504-8343 <a href="mailto:dahp.separeview@dahp.wa.gov">dahp.separeview@dahp.wa.gov</a></p>	<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 <a href="mailto:sposner@utc.wa.gov">sposner@utc.wa.gov</a></p>	<p>Engineering Division Dana Kallevig and Debbie Cook, City Engineer 129 N 2nd Street Yakima, WA 98901 <a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a> <a href="mailto:debbie.cook@yakimawa.gov">debbie.cook@yakimawa.gov</a></p>
<p>Nob Hill Water Association Eric Rhoads, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 <a href="mailto:eric@nobhillwater.org">eric@nobhillwater.org</a></p>	<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 <a href="mailto:Martym2@orfh.org">Martym2@orfh.org</a></p>	<p>U.S. Army Corps of Engineers, Regulatory Branch Karen Urelius, Project Manager P.O. Box 3755 Seattle, WA 98124-3755 <a href="mailto:Karen.M.Urelius@usace.army.mil">Karen.M.Urelius@usace.army.mil</a></p>
<p>Wastewater Division Marc Cawley or Jeremy Hoover 2220 East Viola Ave Yakima, WA 98901 <a href="mailto:marc.cawley@yakimawa.gov">marc.cawley@yakimawa.gov</a> <a href="mailto:jeremy.hoover@yakimawa.gov">jeremy.hoover@yakimawa.gov</a></p>	<p>West Valley School District Angela Watts, Asst. Supt. Of Business &amp; Operations 8902 Zier Road Yakima, WA 98908-9299 <a href="mailto:wattsa@wvwd208.org">wattsa@wvwd208.org</a></p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 <a href="mailto:gonsetp@wsdot.gov">gonsetp@wsdot.gov</a></p>
<p>WSDOT Rick Holmstrom, Development Services 2809 Rudkin Road Union Gap, WA 98903 <a href="mailto:holmstr@wsdot.wa.gov">holmstr@wsdot.wa.gov</a></p>	<p>WSDOT, Aviation Division Carter Timmerman 7702 Terminal St SW Tumwater, WA 98501 <a href="mailto:timmerc@wsdot.wa.gov">timmerc@wsdot.wa.gov</a></p>	<p>Yakama Bureau of Indian Affairs Steve Wangemann, Deputy Superintendent for Trust Services P.O. Box 632 Toppenish, WA 98948 <a href="mailto:Steve.wangemann@bia.gov">Steve.wangemann@bia.gov</a></p>
<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 <a href="mailto:Rocco.clark@bia.gov">Rocco.clark@bia.gov</a></p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 <a href="mailto:jmarvin@yakama.com">jmarvin@yakama.com</a></p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 <a href="mailto:robert.peterson@yakimawa.gov">robert.peterson@yakimawa.gov</a></p>
<p>Yakima County Commissioners <a href="mailto:Commissioners.web@co.yakima.wa.us">Commissioners.web@co.yakima.wa.us</a></p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 <a href="mailto:yhd@co.yakima.wa.us">yhd@co.yakima.wa.us</a> <a href="mailto:ryan.ibach@co.yakima.wa.us">ryan.ibach@co.yakima.wa.us</a></p>	<p>Yakima County Public Services Lynn Deitrick, Planning Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Lynn.Deitrick@co.yakima.wa.us">Lynn.Deitrick@co.yakima.wa.us</a></p>
<p>Yakima County Public Services Vern Redifer, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Vern.redifer@co.yakima.wa.us">Vern.redifer@co.yakima.wa.us</a></p>	<p>Yakima Greenway Foundation Al Brown, Executive Director 111 South 18th Street Yakima, WA 98901 <a href="mailto:al@yakimagreenway.org">al@yakimagreenway.org</a></p>	<p>Yakima Regional Clean Air Agency Hasan Tahat, Engineering &amp; Planning Supervisor 329 North 1st Street Yakima, WA 98901 <a href="mailto:hasan@yrcaa.org">hasan@yrcaa.org</a></p>
<p>Yakima Valley Conference of Governments Shawn Conrad and Joseph Calhoun, Planner 311 North 4th Street, Ste# 202 Yakima, WA 98901 <a href="mailto:conrads@yvco.org">conrads@yvco.org</a> <a href="mailto:calhounj@yvco.org">calhounj@yvco.org</a></p>	<p>Yakima Valley Museum John A. Baule, Director 2105 Tieton Drive Yakima, WA 98902 <a href="mailto:john@yakimavalleymuseum.org">john@yakimavalleymuseum.org</a></p>	<p>Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 <a href="mailto:keithk@wasteconnections.com">keithk@wasteconnections.com</a></p>

DOG  
 INDEX  
 # A-8 a

Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902	Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap David Spurlock, Development Director P.O. Box 3008 Union Gap, WA 98903
Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504	Department of Fish & Wildlife Mark Teske 201 North Pearl Ellensburg, WA 98926	Environmental Protection Agency NEPA Review Unit 1200 6th Ave. MS 623 Seattle, WA 98101
Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Airport Planner 1601 Lind Ave SW Renton, WA 98055-4056	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902	Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
United States Postal Service Jeff McKee 205 W Washington Ave Yakima, WA 98903	WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	WA State Dept of Health, Office of Drinking Water Christine Collins 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216
Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948
Yakama Nation Environmental Management Program Kristina Proszek, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948	Yakima School District Elaine Beraza, Superintendent 104 North 4th Ave Yakima, WA 98902	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908
Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908		

\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES\_updated 06.19.15 - Form List.docx

**Type of Notice:** NTC of DNS

**File Number:** CRA #001-15, RZ #001-15, SEPA #006-15

**Date of Mailing:** \_\_\_\_\_

**DOC.  
INDEX  
# A-8a**

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Tuesday, June 30, 2015 11:52 AM  
**To:** Belles, Carolyn; Brown, David; Caruso, Joe; Cook, Debbie; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Futrell, Kevin; Ibarra, Rosalinda; Kallevig, Dana; Kunkler, Mark; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Robertson, Jerry; Schafer, Scott; Scott, James; Shane, Mike; Soptich, Mark; Ahtanum Irrigation District - Beth Ann Brulotte; Cascade Natural Gas - Jim Robinson; Cawley, Marc; Chamber of Commerce; Department of Commerce (CTED) - Review Team; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife - Eric Bertrand; Department of Natural Resources; Department of Social & Health Services - Andrew Jenkins; Department of Social & Health Services - Jeanne Rodriguez; Dept Archaeology & Historic Preservation - SEPA Review; Desgrosellier, Bob; Energy Facility Site Evaluation Council - Stephen Posner; Hoover, Jeremy; Nob Hill Water - Eric Rhoads; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; US Army Corps of Engineers - Karen M. Urelus; West Valley School District - Angela Watts; WSDOT - Carter Timmerman; WSDOT - Paul Gonseth; WSDOT - Rick Holmstrom; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Bureau of Indian Affairs - Steve Wangemann; Yakama-Klickitat Fisheries - John Marvin; Yakima County Commissioners; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Al Brown; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Joseph Calhoun; Yakima Valley Conference of Governments - Shawn Conrad; Yakima Valley Museum - John A. Baule; Yakima Waste Systems - Keith Kovalenko  
**Cc:** Smith, Valerie; Al Rose; Alfred A. Rose (silvr40@bmi.net); 'Carmen Mendez'; Carmen Mendez (mdcmm303@gmail.com); Dave Fonfara; Ensey, Rick; Patricia Byers; Ron Anderson; Scott Clark; William Cook (cook.w@charter.net)  
**Subject:** NOTICE OF DNS - Elves Family Investments - CPA#001-15, RZ#001-15, SEPA#006-15  
**Attachments:** NOTICE OF DNS - Elves Family Investments - CPA.pdf

Attached is a Notice of Determination of Non-Significance (DNS) regarding the above-entitled project. If you have any questions regarding this notice, please contact assigned planner Valerie Smith at (509) 575-6042 or by email at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

Thank you!

**Lisa Maxey**

Department Assistant II

(509) 576-6669

[Lisa.Maxey@yakimawa.gov](mailto:Lisa.Maxey@yakimawa.gov)

City of Yakima Planning Division

129 N. 2nd St. Yakima, WA 98901



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

**ask.planning@yakimawa.gov • http://www.yakimawa.gov/services/planning/**

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT  
FINAL DETERMINATION OF NONSIGNIFICANCE  
CITY OF YAKIMA, WASHINGTON**

**June 30, 2015**

**PROPOSAL:** Environmental Review of the subject properties to change the properties Future Land Use Map designation from High Density Residential to Neighborhood Commercial, and a concurrent rezone of the subject properties from Multifamily Residential District (R-3) to Local Business District (B-2).

**PROPONENT:** Elves Family Investments

**LOCATION:** Vicinity of S. 41<sup>st</sup> Ave & Nob Hill Blvd.

**PARCEL NUMBERS:** 18132731400

**LEAD AGENCY:** City of Yakima

**FILE NUMBERS:** CPA #001-15, RZ #001-15 & SEPA #006-15

**DETERMINATION:** The lead agency for this proposal has determined that the project will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The information is available to the public upon request at the City of Yakima Planning Division.

This Final DNS is issued under WAC 197-11-355. **There is no further comment period for this DNS.**

**CONTACT PERSON:** Contact Valerie Smith, AICP, Senior Planner. Call (509) 575-6042 for more information.

**SEPA RESPONSIBLE OFFICIAL:** Joan Davenport, AICP

**POSITION / TITLE:** Director of Community Development

**TELEPHONE:** (509) 575-6183

**ADDRESS:** 129 North 2nd Street, Yakima, WA 98901

**SIGNATURE:** \_\_\_\_\_ **DATE:** June 30, 2015

You may appeal this determination to: Joan Davenport, AICP, Planning Manager, at 129 N 2<sup>nd</sup> Street, Yakima, WA 98901.

No later than: **July 14, 2015**

By (method): Complete appeal application form and payment of \$580 appeal fee.

You should be prepared to make specific factual objections.

Contact the City of Yakima Planning Division to read or ask about the procedures for SEPA appeals.



**INDEX**

# A-8

**DATE:** September 11, 2015  
**TO:** Valerie Smith, Senior Planner  
**FROM:** Mike Shane, Water / Irrigation Engineer  
**RE:** CPA#001-15-- 1103 S 41ST AVE (Parcel # 18132731400) ELVES FAMILY INVESTMENTS

---

**Project Description – Change the Future Land Use map designation for one parcel from High Density Residential to Neighborhood Commercial and rezone one parcel from Multifamily Residential District (R-3) to Local Business District (B-2) for the parking lot expansion of the adjacent O'Reilly's business.**

**At time of development, the project would require Title 12 improvements, including but not limited to the following:**

**8.67 and 12.05 – New curb, gutter and sidewalk along frontage of S. 41<sup>st</sup> Ave. Street section shall conform to standard detail R3. New sidewalks shall be constructed per standard detail R5 – 7' on W. Nob Hill Blvd. and 5' on S. 41<sup>st</sup> Ave.**

**8.64 – Commercial driveways to be constructed per this chapter and standard detail R4. Any existing driveway that is abandoned or not used shall be replaced with standard curb and sidewalk.**

**8.72 – An excavation and street break permit shall be obtained for all work within the public right of way. Refer to chapter 8 for requirements. Roads less than five years old can be cut, but will cost one hundred fifty percent of restoration fee with no PCI discount.**

**12.02 – Easements will need to be established per this chapter.**

**12.06.020 – Street and right of way widths shall conform to this section unless otherwise approved. W. Nob Hill Blvd. is classified as a Principal Arterial, requiring a total of 100' of right of way. S. 41<sup>st</sup> Ave is classified as Residential, requiring a total of 50' of right of way.**

DOC.  
INDEX  
# A-7C

Mike Shane - Water/Irrigation Engineer  
(509) 576-6480 Fax (509) 575-6187  
mike.shane@yakimawa.gov



329 North First Street, Yakima WA 98901  
Phone: (509) 834-2050 Fax: (509) 834-2060  
Website: <http://www.yakimacleanair.org>

June 17, 2015

Joan Davenport, Community Development Director  
City of Yakima Planning Division  
129 North Second Street. 2<sup>nd</sup> Floor  
Yakima, WA 98901

**RE: SEPA#06-15- Rezoning for Elves Family Investments**

Dear Ms. Davenport:

Thank you for providing the Yakima Regional Clean Air Agency (YRCAA) the opportunity to review and comment on SEPA#06-15 for comprehensive plan map amendment, rezone and environmental review of the property located at the vicinity of S. 41<sup>st</sup> Ave & Nob Hill Blvd, Yakima, WA. The applicant plans on removing a house and built a parking on the adjacent property parcel.

Following review, YRCAA has the following comment:

1. Contractors doing demolition, excavation, clearing, construction, or landscaping work must file a Dust Control Plan with YRCAA, prior to the start of any work; and
2. A Notification of Demolition and Renovation (NODR) application must be filed with YRCAA and the appropriate fee should be paid;
3. Prior to demolishing and renovating any structures an asbestos survey must be done by a certified asbestos building inspector;
4. Any asbestos found must be removed by a licensed asbestos abatement contractor prior to demolition; and
5. This project is located within Yakima's Urban Growth Area; therefore, burning is prohibited at all times.

Thank you for the opportunity to connect with the county's continued support in protecting the air quality in Yakima County.

Best regards,

A handwritten signature in blue ink, appearing to read "Hasan M. Tahat".

Hasan M. Tahat, Ph.D.  
Engineering and Planning Division Supervisor

Cc: Proponent and File

DOC.  
INDEX  
# A-76

RECEIVED  
JUN 19 2015  
CITY OF YAKIMA  
PLANNING DIV.

**Maxey, Lisa**

---

**From:** City of Yakima Web [web@ci.yakima.wa.us]  
**Sent:** Saturday, June 06, 2015 7:20 PM  
**To:** Planning PostCard  
**Subject:** Comments on Land Use Application: CPA#001-15

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

---

**Comments on Land Use Application Comments on Land Use Application:  
CPA#001-15**

---

**Name:** Terry Wheeler

**Address:**  
1109 S 41st Ave Yakima, Wa

**Email:**  
[teraru@aol.com](mailto:teraru@aol.com)

**Subject:**  
Comments on Land Use Application Comments on Land Use Application: CPA#001-15

**Message:**  
Since we own the property next to this project we have a few concerns and questions. How high is the property being raised? Will water runoff from rain & snow drain onto our property? Will people using the parking lot be able to look into our house and backyard? I don't think a few bushes are going to give us any privacy or security. I would like to see a picture of the proposed site before the open hearing.  
Thank You

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

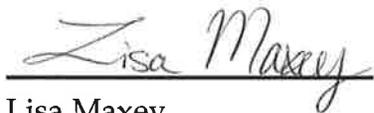
RE: CPA#001-15, RZ#001-15, SEPA#006-15

Elves Family Investments

1103 S 41<sup>st</sup> Ave

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Application and Environmental Review**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant; SEPA reviewing agencies, Yakima Planning Commission members, and all property owners of record within a radius of 300 feet of subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 4<sup>th</sup> day of June, 2015.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Lisa Maxey

Department Assistant II

DOC.  
INDEX  
# A-6C

18132731400  
ELVES FAMILY INVESTMENTS LLC  
17440 NORDIC COVE LN  
POULSBO, WA 98370

18132731457  
ELVES FAMILY INVESTMENTS LLC  
10415 144TH ST  
ARLINGTON, WA 98223

18132724406  
KGG INVESTMENTS LTD  
410 S 1ST ST  
SELAH, WA 989421602

18132724027  
WEST YAKIMA MEDICAL BUILDING LLC  
4725 KONNOWAC PASS  
WAPATO, WA 98951

18132731402  
ALMA L ARIAS  
PO BOX 1244  
YAKIMA, WA 989071244

18132731412  
CHARLES A & JUDITH A GILMORE  
4623 SCENIC DR  
YAKIMA, WA 98908

18132731455  
DANIEL CERVANTES  
1102 S 41ST AVE  
YAKIMA, WA 98908

18132731413  
MICHAEL & BARB GOLDSMITH  
1108 S 41ST AVE  
YAKIMA, WA 98908

18132731460  
MICHELLE WHITAKER  
207 S 74TH AVE  
YAKIMA, WA 98908

18132731403  
ROBERTO SAUL & DORA PATRICIA LOPEZ  
9500 SUMMITVIEW AVE  
YAKIMA, WA 98908

18132731414  
ROGER GAVIN LOUDON  
1110 S 41ST AVE  
YAKIMA, WA 989083932

18132731401  
RUSSELL & TERRI WHEELER  
1109 S 41ST AVE  
YAKIMA, WA 98908

18132731415  
SHIRLEY KELSEY  
4702 DESERT PLATEAU DR  
PASCO, WA 99301

18132731456  
THELMA KAY BLIZARD  
1104 S 41ST AVE  
YAKIMA, WA 98908

18132731459  
THOMAS E KELLEY  
1104 1/2 S 40TH AVE  
YAKIMA, WA 98908

18132731458  
WILLIAM J LYNCH  
5511 GLACIER WAY  
YAKIMA, WA 98908

16  
Total Parcels - Elves Family Investments -  
CPA#001-15, RZ#001-15, SEPA#006-15

Darryl Elves  
17440 Nordic Cove Ln NW  
Poulsbo, WA 98370

Ntc of Application + SEPA  
CPA#001-15 (RZ #001-15 + SEPA#006-15)  
Sent 6/4/15

DOC.  
INDEX  
# A-6b

Ahtanum Irrigation District  
Beth Ann Brulotte Executive Assistant  
10705-B Gilbert Road  
Yakima, WA 98903-9203  
[bethb@htanum.net](mailto:bethb@htanum.net)

Cascade Natural Gas  
Jim Robinson Field Facilitator  
701 South 1st Ave  
Yakima, WA 98902  
[jim.robinson@cngc.com](mailto:jim.robinson@cngc.com)

Chamber of Commerce  
10 North 9th Street  
Yakima, WA 98901  
[chamber@yakima.org](http://chamber@yakima.org)

Department of Commerce  
Growth Management Services  
P.O. Box 42525  
Olympia, WA 98504-2525  
[reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov)

Department of Ecology  
Annie Szvetcz SEPA Policy Lead  
P.O. Box 47703  
Olympia, WA 98504-7703  
[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)

Department of Ecology  
Gwen Clear  
15 West Yakima Ave, Ste# 200  
Yakima, WA 98902  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

Department of Fish and Wildlife  
Eric Bartrand  
1701 South 24th Ave  
Yakima, WA 98902  
[Eric.Bartrand@dfw.wa.gov](mailto:Eric.Bartrand@dfw.wa.gov)

Department of Natural Resources  
SEPA Center  
PO Box 47015  
Olympia, WA 98504  
[sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)

Department of Social & Health Services  
Andrew Jenkins Jeanne Rodriguez  
P.O. Box 45848  
Olympia, WA 98504  
[andrew.jenkins@dshs.wa.gov](mailto:andrew.jenkins@dshs.wa.gov)  
[jeanne.rodriguez@dshs.wa.gov](mailto:jeanne.rodriguez@dshs.wa.gov)

Dept of Archaeology & Historic Preservation  
Greg Griffith Deputy State Historic Preservation  
Officer  
P.O. Box 48343  
Olympia, WA 98504-8343  
[dahp.separeview@dahp.wa.gov](mailto:dahp.separeview@dahp.wa.gov)

Energy Facility Site Evaluation Council -EFSEC  
Stephen Posner SEPA Officer  
PO Box 43172  
Olympia, WA 98504-3172  
[sposner@utc.wa.gov](mailto:sposner@utc.wa.gov)

Engineering Division  
Dana Kallevig and Debbie Cook, City Engineer  
129 N 2nd Street  
Yakima, WA 98901  
[dana.kallevig@yakimawa.gov](mailto:dana.kallevig@yakimawa.gov)  
[debbie.cook@yakimawa.gov](mailto:debbie.cook@yakimawa.gov)

Nob Hill Water Association  
Eric Rhoads Engineering Technician  
6111 Tieton Drive  
Yakima, WA 98908  
[eric@nobhillwater.org](mailto:eric@nobhillwater.org)

Office of Rural and Farm Worker Housing  
Marty Miller  
1400 Summitview Ave, Ste# 203  
Yakima, WA 98902  
[Marty2@orfh.org](mailto:Marty2@orfh.org)

U.S. Army Corps of Engineers, Regulatory  
Branch  
Karen Urelius Project Manager  
P.O. Box 3755  
Seattle, WA 98124-3755  
[Karen.M.Urelius@usace.army.mil](mailto:Karen.M.Urelius@usace.army.mil)

Wastewater Division  
Shelley Willson or David Schneider  
2220 East Viola Ave  
Yakima, WA 98901  
[shelley.willson@yakimawa.gov](mailto:shelley.willson@yakimawa.gov)  
[david.schneider@yakimawa.gov](mailto:david.schneider@yakimawa.gov)

West Valley School District  
Angela Watts Asst. Supt. Of Business & Operations  
8902 Zier Road  
Yakima, WA 98908-9299  
[wattsa@wvvsd208.org](mailto:wattsa@wvvsd208.org)

WSDOT  
Paul Gonseth Planning Engineer  
2809 Rudkin Road  
Union Gap, WA 98903  
[gonsetp@wsdot.gov](mailto:gonsetp@wsdot.gov)

WSDOT  
Rick Holmstrom Development Services  
2809 Rudkin Road  
Union Gap, WA 98903  
[holmstr@wsdot.wa.gov](mailto:holmstr@wsdot.wa.gov)

Yakama Bureau of Indian Affairs  
Steve Wangemann Deputy Superintendent for Trust  
Services  
P.O. Box 632  
Toppenish, WA 98948  
[Steve.wangemann@bia.gov](mailto:Steve.wangemann@bia.gov)

Yakama Bureau of Indian Affairs  
Rocco Clark Environmental Coordinator  
P.O. Box 632  
Toppenish, WA 98948  
[Rocco.clark@bia.gov](mailto:Rocco.clark@bia.gov)

Yakima County Commissioners  
[Commissioners.web@co.yakima.wa.us](http://Commissioners.web@co.yakima.wa.us)

Yakama-Klickitat Fisheries Project  
John Marvin  
760 Pence Road  
Yakima, WA 98909  
[jmarvin@yakama.com](mailto:jmarvin@yakama.com)

Yakima Air Terminal  
Robert Peterson Airport Asst Manager  
2400 West Washington Ave  
Yakima, WA 98903  
[robert.peterson@yakimawa.gov](mailto:robert.peterson@yakimawa.gov)

Yakima County Public Services  
Vern Redifer Public Services Director  
128 North 2nd Street, 4th Floor  
Yakima, WA 98901  
[Vern.redifer@co.yakima.wa.us](mailto:Vern.redifer@co.yakima.wa.us)

Yakima County Health District  
1210 Ahtanum Ridge Dr Ste#200  
Union Gap, WA 98903  
[yhd@co.yakima.wa.us](mailto:yhd@co.yakima.wa.us)

Yakima County Public Services  
Lynn Deitrick Planning Director  
128 North 2nd Street, 4th Floor  
Yakima, WA 98901  
[lynn.deitrick@co.yakima.wa.us](mailto:lynn.deitrick@co.yakima.wa.us)

Yakima Regional Clean Air Agency  
Hasan Tahat Engineering & Planning Supervisor  
329 North 1st Street  
Yakima, WA 98901  
[hasan@yrcaa.org](http://hasan@yrcaa.org)

Yakima Greenway Foundation  
Al Brown Executive Director  
111 South 18th Street  
Yakima, WA 98901  
[al@yakimagreenway.org](mailto:al@yakimagreenway.org)

Yakima Health District  
Ryan Ibach Director of Environmental Health  
1210 Ahtanum Ridge Drive  
Union Gap, WA 98903  
[ryan.ibach@co.yakima.wa.us](mailto:ryan.ibach@co.yakima.wa.us)

Yakima Valley Museum  
John A. Baule Director  
2105 Tieton Drive  
Yakima, WA 98902  
[john@yakimavalleymuseum.org](mailto:john@yakimavalleymuseum.org)

Yakima Valley Conference of Governments  
Shawn Conrad and Joseph Calhoun Planner  
311 North 4th Street, Ste# 202  
Yakima, WA 98901  
[conrads@yvcog.org](mailto:conrads@yvcog.org) [calhounj@yvcog.org](mailto:calhounj@yvcog.org)

WSDOT, Aviation Division  
Carter Timmerman  
[timmerc@wsdot.wa.gov](mailto:timmerc@wsdot.wa.gov)

DOC.  
INDEX  
# A-66

Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902	Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap David Spurlock Development Director P.O. Box 3008 Union Gap, WA 98903
Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504	Department of Fish & Wildlife Mark Teske 201 North Pearl Ellensburg, WA 98926	Environmental Protection Agency NEPA Review Unit 1200 6th Ave. MS 623 Seattle, WA 98101
Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Federal Aviation Administration, Seattle Airports District Office Cayla Morgan Airport Planner 1601 Lind Ave SW Renton, WA 98055-4056	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902	Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
United States Postal Service Jeff McKee 205 W Washington Ave Yakima, WA 98903	WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	WA State Dept of Health, Office of Drinking Water Christine Collins 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216
WSDOT, Aviation Division Carter Timmerman 7702 Terminal St SW Tumwater, WA 98501	Yakama Indian Nation Johnson Meninick Cultural Resources Program P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Ruth Jim Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948
Yakama Nation Environmental Management Kristina Proszek Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948	Yakima School District Elaine Beraza Superintendent 104 North 4th Ave Yakima, WA 98902	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908
Yakima Waste Systems Scott Robertson 2812 Terrace Heights Dr Yakima, WA 98901	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Yakama Bureau of Indian Affairs P.O. Box 632 Toppenish, WA 98948

\\APOLLO\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES\_updated 05.29.15 - Form List.docx

Elves Family Investments  
c/o Darryl Elves  
17440 Nordic Cove Lane NW  
Poulsbo, WA 98370

Type of Notice:

NTC of Application & SEPA

File Number:

CPA #001-15 (RZ#001-15, SEPA #006-15)

Date:

6/4/15

**DOC.**  
**INDEX**  
**# A-66**

<b>In-House Distribution E-mail List</b>		
<b>Name</b>	<b>Division</b>	<b>E-mail Address</b>
Debbie Cook	Engineering	<a href="mailto:Debbie.cook@yakimawa.gov">Debbie.cook@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a>
Dan Riddle	Engineering	<a href="mailto:dan.riddle@yakimawa.gov">dan.riddle@yakimawa.gov</a>
Mark Kunkler	Legal Dept	<a href="mailto:Mark.kunkler@yakimawa.gov">Mark.kunkler@yakimawa.gov</a>
Jeff Cutter	Legal Dept	<a href="mailto:jeff.cutter@yakimawa.gov">jeff.cutter@yakimawa.gov</a>
Archie Matthews	ONDS	<a href="mailto:archie.matthews@yakimawa.gov">archie.matthews@yakimawa.gov</a>
Mark Soptich	Fire Dept	<a href="mailto:mark.soptich@yakimawa.gov">mark.soptich@yakimawa.gov</a>
Chief Rizzi	Police Department	<a href="mailto:Dominic.rizzi@yakimawa.gov">Dominic.rizzi@yakimawa.gov</a>
Joe Caruso	Code Administration	<a href="mailto:Joe.caruso@yakimawa.gov">Joe.caruso@yakimawa.gov</a>
Carolyn Belles	Code Administration	<a href="mailto:carolyn.belles@yakimawa.gov">carolyn.belles@yakimawa.gov</a>
Jerry Robertson	Code Administration	<a href="mailto:jerry.robertson@yakimawa.gov">jerry.robertson@yakimawa.gov</a>
Glenn Denman	Code Administration	<a href="mailto:glenn.denman@yakimawa.gov">glenn.denman@yakimawa.gov</a>
Suzanne DeBusschere	Code Administration	<a href="mailto:Suzanne.debusschere@yakimawa.gov">Suzanne.debusschere@yakimawa.gov</a>
Dave Brown	Water/Irrigation	<a href="mailto:dave.brown@yakimawa.gov">dave.brown@yakimawa.gov</a>
Mike Shane	Engineering	<a href="mailto:mike.shane@yakimawa.gov">mike.shane@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:randy.meloy@yakimawa.gov">randy.meloy@yakimawa.gov</a>
Scott Schafer	Public Works Dept	<a href="mailto:scott.schafer@yakimawa.gov">scott.schafer@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.dean@yakimawa.gov">James.dean@yakimawa.gov</a>
James Scott	Refuse Division	<a href="mailto:James.scott@yakimawa.gov">James.scott@yakimawa.gov</a>
Kevin Futrell	Transit Division	<a href="mailto:kevin.futrell@yakimawa.gov">kevin.futrell@yakimawa.gov</a>
Joan Davenport	Planning	<a href="mailto:joan.davenport@yakimawa.gov">joan.davenport@yakimawa.gov</a>
<b>For the Record/File</b>		
<b>Binder Copy</b>		Revised 12/2014

**Type of Notice:** Ntc of Application + SEPA

**File Number(s):** CPA #001-15, RZ #001-15, SEPA #006-15

**Date of Mailing:** 6/4/15

**DOC.  
INDEX  
# A-66**

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Thursday, June 04, 2015 9:03 AM  
**To:** Belles, Carolyn; Brown, David; Caruso, Joe; Cook, Debbie; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Futrell, Kevin; Ibarra, Rosalinda; Kallevig, Dana; Kunkler, Mark; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Robertson, Jerry; Schafer, Scott; Scott, James; Shane, Mike; Soptich, Mark; Ahtanum Irrigation District - Beth Ann Brulotte; Cascade Natural Gas - Jim Robinson; Chamber of Commerce; Department of Commerce (CTED) - Review Team; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife - Eric Bartrand; Department of Natural Resources; Department of Social & Health Services - Andrew Jenkins; Department of Social & Health Services - Jeanne Rodriguez; Dept Archaeology & Historic Preservation - SEPA Review; Desgrosellier, Bob; Energy Facility Site Evaluation Council - Stephen Posner; Nob Hill Water - Eric Rhoads; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; US Army Corps of Engineers - Karen M. Urelus; Schafer, Scott; West Valley School District - Angela Watts; WSDOT - Carter Timmerman; WSDOT - Paul Gonseth; WSDOT - Rick Holmstrom; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Bureau of Indian Affairs - Steve Wangemann; Yakama-Klickitat Fisheries - John Marvin; Yakima County Commissioners; Yakima County Health District; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Al Brown; Yakima Health District - Ryan Ibach; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Shawn Conrad; Yakima Valley Museum - John A. Baule; YVCOG - Joseph Calhoun  
**Cc:** Smith, Valerie; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); 'Carmen Mendez'; Carmen Mendez (mdcmm303@gmail.com); Dave Fonfara; Ensey, Rick; Patricia Byers; Ron Anderson; Scott Clark; William Cook (cook.w@charter.net)  
**Subject:** NOTICE OF APPLICATION & SEPA - Elves Family Investments - CPA#001-15, RZ#001-15, SEPA#006-15  
**Attachments:** NOTICE OF APPLICATION & SEPA - Elves Family Investments - CPA.pdf

Attached is a Notice of Application and Environmental Review (SEPA) regarding the above-entitled project. If you have any questions about this proposal please contact assigned planner Valerie Smith at (509) 575-6042 or by e-mail at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

Thank you!

*Lisa Maxey*

Department Assistant II

(509) 576-6669

[Lisa.Maxey@yakimawa.gov](mailto:Lisa.Maxey@yakimawa.gov)

City of Yakima Planning Division  
129 N. 2nd St. Yakima, WA 98901



City of Yakima  
 Planning Department  
 129 N 2nd St  
 Yakima, WA 98901

**PUBLIC NOTICE OF  
 LAND USE REVIEW**

Date of Notice of Application - 06/04/2015

**CPA#001-15**

Project Name: **ELVES FAMILY INVESTMENTS**

Location: **1103 S 41ST AVE**

Proposal: **Change the Future Land Use map designation for one parcel from High Density Residential to Neighborhood Commercial and rezone one parcel from Multifamily Residential District (R-3) to Local Business District (B-2) for the parking lot expansion of the adjacent O'Reilly's business.**

A land use application has been submitted near your property. This is your notice of that application. To view information on-line go to: <http://www.yakimawa.gov/postcard> When prompted enter CPA#001-15 in the Application ID text box. Click the Submit button to view the land use application information. More information is available from the City of Yakima Planning Division, 129 North 2nd Street, Yakima, WA 98901 or call (509) 575-6183. Valerie Smith/575-6042/Senior Planner/[valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov) Decisions and future notices will be sent to anyone who submits comments on this application or requests additional notice. Comments may be submitted in writing to the address above or by email to: [planning@ci.yakima.wa.us](mailto:planning@ci.yakima.wa.us) - Please include the Application ID in the email subject line. Also include your name and address in the email. Written or emailed comments must be received by 5:00pm on 06/24/2015

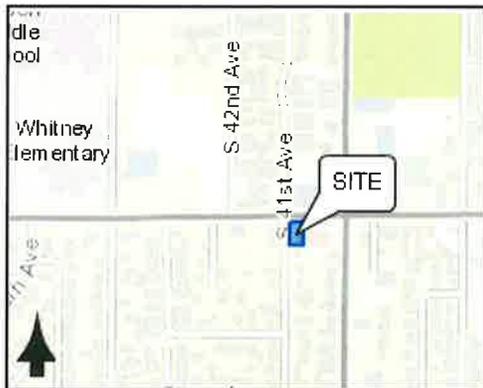
This application may include multiple land use types, including compliance with the State Environmental Policy Act (SEPA). For specific information, please contact the Planning Division. Si necesita información en español por favor llame al (509)575-6183.

Application Submitted: 02/25/2015 Application Complete: 05/13/2015



City of Yakima  
 Planning Department  
 129 N 2nd St  
 Yakima, WA 98901

**LAND USE PUBLIC NOTICE**



Location of Proposed Action

**DOC.  
 INDEX**

# A-6a



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

**ask.planning@yakimawa.gov • <http://www.yakimawa.gov/services/planning/>**

**CITY OF YAKIMA  
NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW**

**DATE:** June 4, 2015  
**TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director  
**SUBJECT:** Comprehensive Plan Map Amendment, Rezone and Environmental Review

**NOTICE OF APPLICATION**

**File Numbers:** CPA #001-15, RZ#001-15, SEPA#06-15  
**Project Applicant:** Elves Family Investments  
**Project Location:** Vicinity of S. 41<sup>st</sup> Ave & Nob Hill Blvd  
**Parcel Number(s):** 18132731400

**PROJECT DESCRIPTION**

The City of Yakima Department of Community Development has received applications from Darryl Elves for Elves Family Investments (property owner), for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of the subject property. The owner is requesting to change the Future Land Use Map designation for the property from High Density Residential to Neighborhood Commercial and to concurrently rezone from Multifamily Residential (R-3) to Local Business District (B-2). (See attached documents for further details.)

**NOTICE OF ENVIRONMENTAL REVIEW**

This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) under WAC § 197-11-926 for the review of this project.

The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) for this project, utilizing the procedures set forth in WAC § 197-11-355. This may be your only opportunity to comment on the environmental impacts of this proposal. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170.

**Required Permits:** None  
**Required Studies:** None

**DOC.  
INDEX**

# A-6



**Existing Environmental Documents:** None

**Development Regulations For Project Mitigation and Consistency Include:** State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, and the Yakima Urban Area Comprehensive Plan.

**REQUEST FOR WRITTEN COMMENTS** Agencies, tribes, and the public are encouraged to review and comment on the proposal and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by **5:00 p.m. June 24, 2015**, (regarding the SEPA Review) will be considered prior to issuing the final SEPA determination on this application.

Please send written comments to:

Joan Davenport, AICP, Community Development Director  
City of Yakima, Department of Community Development  
129 North Second Street, Yakima, WA 98901

Please reference the applicant's name or file number(s) in your correspondence:

Elves Family Investments — CPA #001-15, RZ#001-15, SEPA #006-15

**NOTICE OF DECISION** A copy of the SEPA threshold determination will be mailed to any parties of record after the end of the 20-day comment period. There will be a 14-day SEPA appeal period effective upon the date of mailing. The file containing the complete application for this proposal is available for public review at the City of Yakima Planning Division, 2<sup>nd</sup> floor City Hall, 129 North 2<sup>nd</sup> Street, Yakima, Washington.

**PUBLIC HEARING** This comprehensive plan map amendment request and concurrent rezone will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by a closed record hearing before the Yakima City Council. **A separate public notice will be provided for each hearing in accordance with YMC Title 16.** Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 North 2<sup>nd</sup> Street, Yakima, WA 98901.

If you have any questions on this proposal please call Valerie Smith, AICP, Senior Planner at (509) 575-6042 or email at: [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov)

Enclosed: Applications, SEPA Checklist, Site Plans, and Mailing Map

DOC.  
INDEX 2  
# A-6



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

**ask.planning@yakimawa.gov • <http://www.yakimawa.gov/services/planning/>**

June 1, 2015

Darryl Elves  
17440 Nordic Cove LN NW  
Poulsbo, WA 98370

**Determination of Application Completeness**

File No: CPA #001-15, RZ#001-15 & SEPA#006-15

Dear Applicant:

Your application for a Comprehensive Plan Amendment to the Future Land Use Map, and Yakima Urban Area zoning map, for property located at 1103 S. 41<sup>st</sup> Ave. (Parcel No. 18132731400) was received **February 24, 2015**. Your application was determined **complete** for processing as of April 30, 2015, and on **May 13, 2015**, your application was docketed with the Yakima Planning Commission for their 2015 CPA review cycle.

Continued processing of your request will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all property owners within 500-feet of the subject properties on June 4, 2015. This notice is followed by a 20-day public comment period that will end on June 24, 2015.
2. Upon completion of the 20-day comment period, a decision on the State Environmental Policy Act review will be issued and followed by a 14-day appeal period.
3. Following completion of environmental review, and the appeal period, a public hearing will be scheduled before the City of Yakima Planning Commission.
4. Once the City Planning Commission has rendered its recommendation on your application, the City Planning Commission will forward its Findings of Fact & Recommendation to the City Council for review and final determination.

If you have any further questions you may contact me at (509) 575-6042 or [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

Sincerely,

  
Valerie Smith, AICP  
Senior Planner

**DOC.  
INDEX**

# A-5



# Project Vicinity Map

## CPA#001-15



Related Projects: SEPA#006-15, RZ#001-15

Applicant: DARRYL ELVES

Location: 1103 S 41ST AVE

Tuesday - 05/26/2015 - 03:15:41

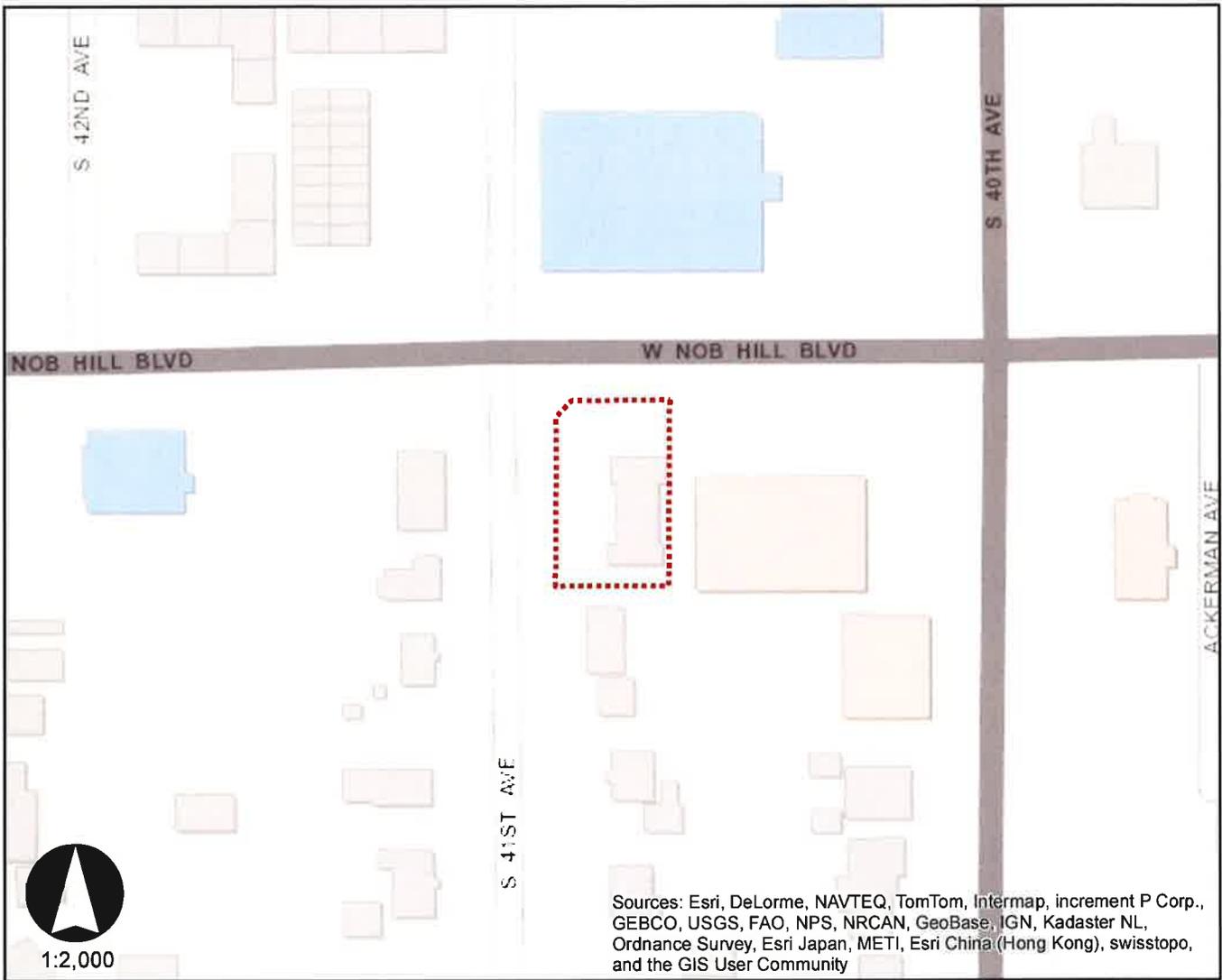
Contact City of Yakima Planning Division at 509-575-6183  
 City of Yakima - Geographic Information Services



Proposal: Change the Future Land Use map designation for one parcel from High Density Residential to Neighborhood Commercial and rezone one parcel from Multifamily Residential District (R-3) to Local Business District (B-2) for the parking lot expansion of the adjacent O'Reilly's business.

DOC.  
**INDEX**  
 # A-4

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.



**CPA#001-15**

Related Projects: SEPA#006-15, RZ#001-15

Applicant: DARRYL ELVES

Location: 1103 S 41ST AVE

Proposal: Change the Future Land Use map designation for one parcel from High Density Residential to Neighborhood Commercial and rezone one parcel from Multifamily Residential District (R-3) to Local Business District (B-2) for the parking lot expansion of the

Parcel List: 18132731400

**DOC.  
INDEX**

# A-4



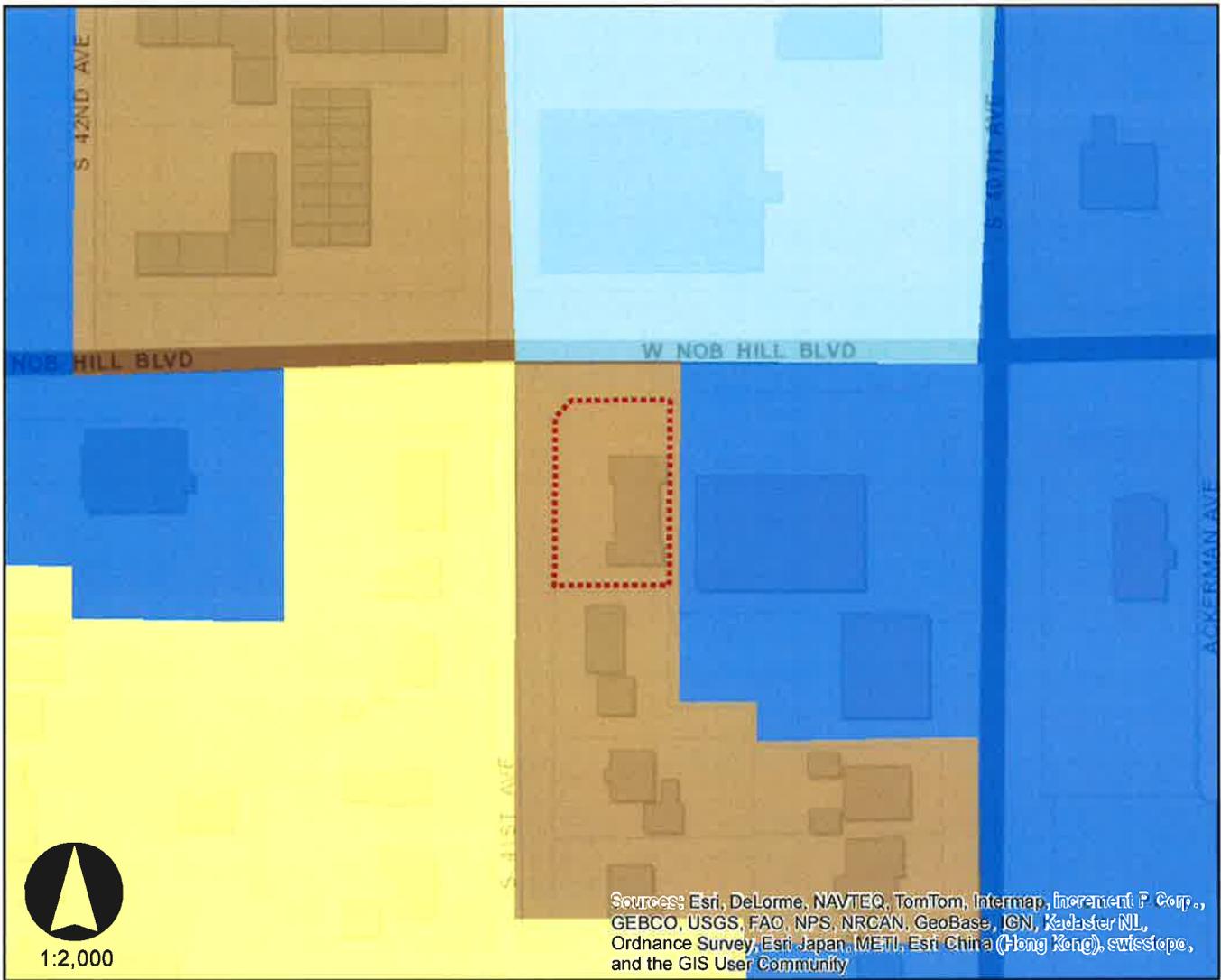
 Project Parcels

**Vicinity Map**

Tuesday - 05/26/2015 - 03:15:45

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.

Contact City of Yakima Planning Division at 509-575-6183  
City of Yakima - Geographic Information Services



**CPA#001-15**

Related Projects: SEPA#006-15, RZ#001-15  
 Applicant: DARRYL ELVES  
 Location: 1103 S 41ST AVE

Proposal: Change the Future Land Use map designation for one parcel from High Density Residential to Neighborhood Commercial and rezone one parcel from Multifamily Residential District (R-3) to Local Business District (B-2) for the parking lot expansion of the

Parcel List: 18132731400

- Low Density Residential
- Professional Office
- Large Convenience Center
- Medium Density Residential
- Regional Commercial
- Arterial Commercial
- High Density Residential
- Neighborhood Commercial
- CBD Core Commercial
- Industrial
- Project Parcels

**DOC.  
INDEX**  
# A-4

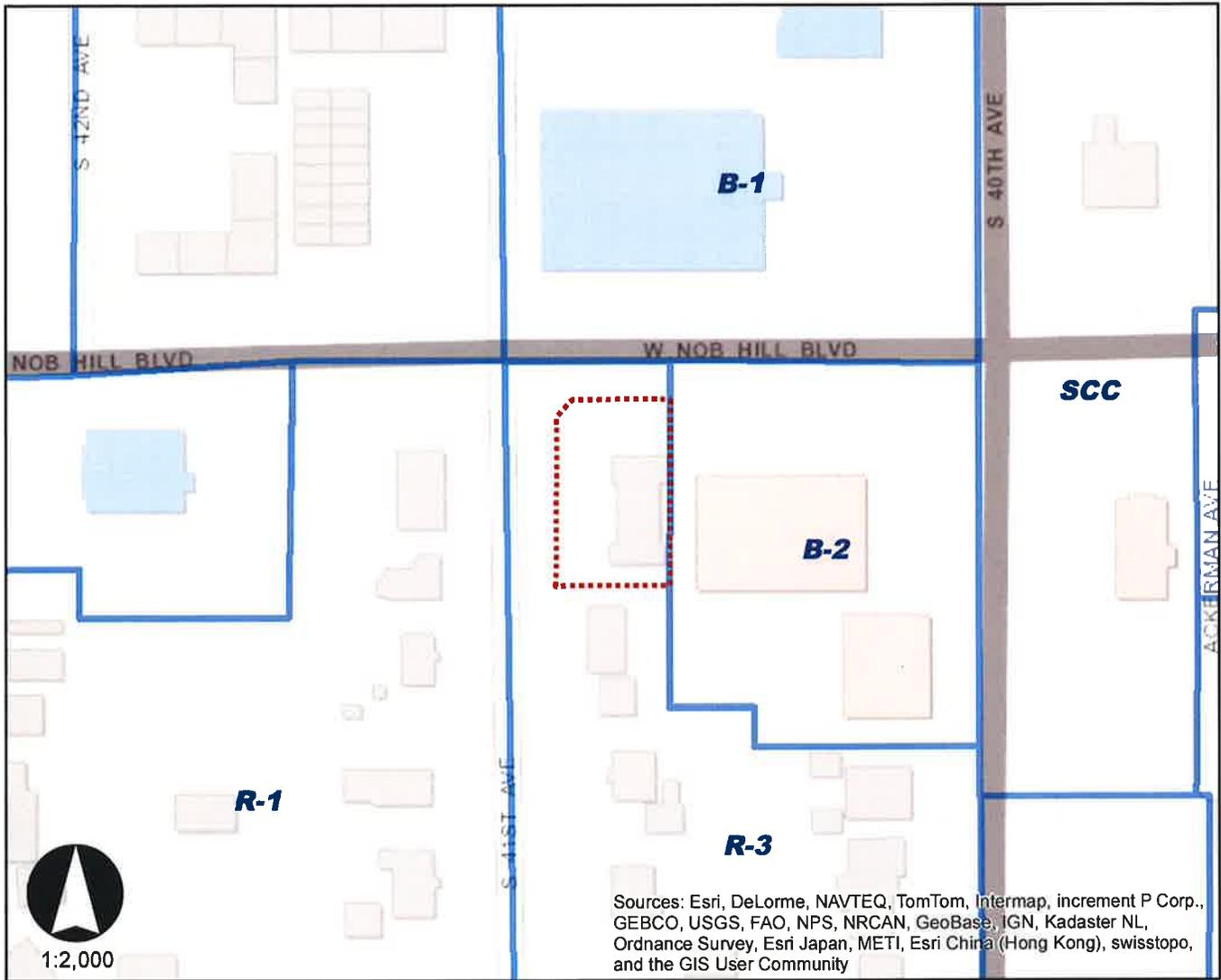


**Future Land Use Map**

Tuesday - 05/26/2015 - 03:15:45

Contact City of Yakima Planning Division at 509-575-6183  
 City of Yakima - Geographic Information Services

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.



**CPA#001-15**

Related Projects: SEPA#006-15, RZ#001-15

Applicant: DARRYL ELVES

Location: 1103 S 41ST AVE

Proposal: Change the Future Land Use map designation for one parcel from High Density Residential to Neighborhood Commercial and rezone one parcel from Multifamily Residential District (R-3) to Local Business District (B-2) for the parking lot expansion of the

Parcel List: 18132731400



-  Yakima Urban Area Zoning Outlines
-  Floodway Areas
-  Project Parcels

**Zoning Map**

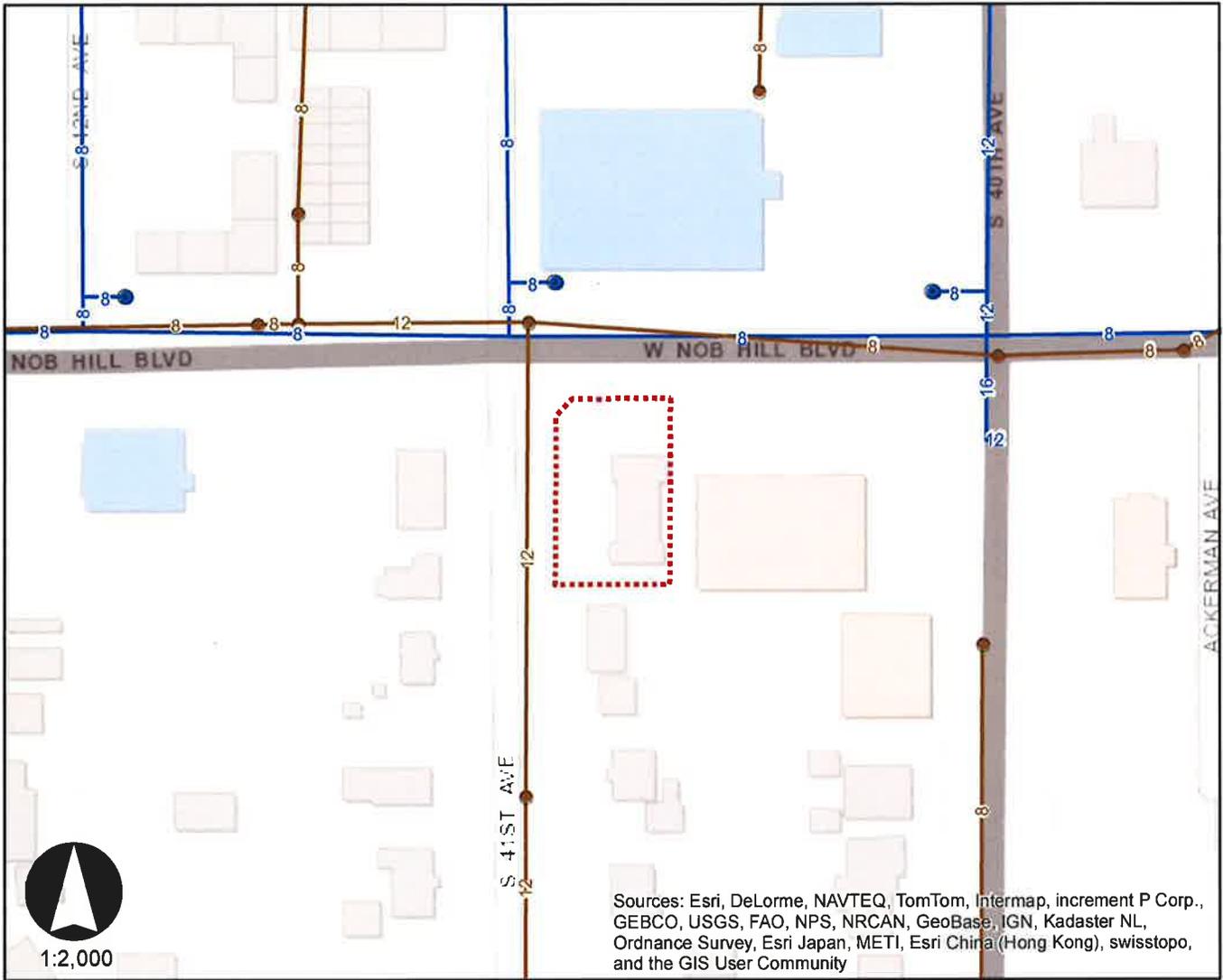
Tuesday - 05/26/2015 - 03:15:45

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.

**DOC.  
INDEX**

# A-4

Contact City of Yakima Planning Division at 509-575-6183  
City of Yakima - Geographic Information Services



**CPA#001-15**

Related Projects: SEPA#006-15, RZ#001-15

Applicant: DARRYL ELVES

Location: 1103 S 41ST AVE

Proposal: Change the Future Land Use map designation for one parcel from High Density Residential to Neighborhood Commercial and rezone one parcel from Multifamily Residential District (R-3) to Local Business District (B-2) for the parking lot expansion of the

Parcel List: 18132731400



-  Project Parcels
-  Hydrants
-  Water Pipes

**Utilities Map**

Tuesday - 05/26/2015 - 03:15:45

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.

DOC.  
INDEX  
# A-4

Contact City of Yakima Planning Division at 509-575-6183  
City of Yakima - Geographic Information Services



**CPA#001-15**

Related Projects: SEPA#006-15, RZ#001-15  
 Applicant: DARRYL ELVES  
 Location: 1103 S 41ST AVE

Proposal: Change the Future Land Use map designation for one parcel from High Density Residential to Neighborhood Commercial and rezone one parcel from Multifamily Residential District (R-3) to Local Business District (B-2) for the parking lot expansion of the

Parcel List: 18132731400

**DOC.  
 INDEX  
 # A-4**



 Project Parcels

**Aerial Photo Map**

Tuesday - 05/26/2015 - 03:15:45

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.

Contact City of Yakima Planning Division at 509-575-6183  
 City of Yakima - Geographic Information Services



RECEIVED

FEB 24 2015

CITY OF YAKIMA  
PLANNING DIV.

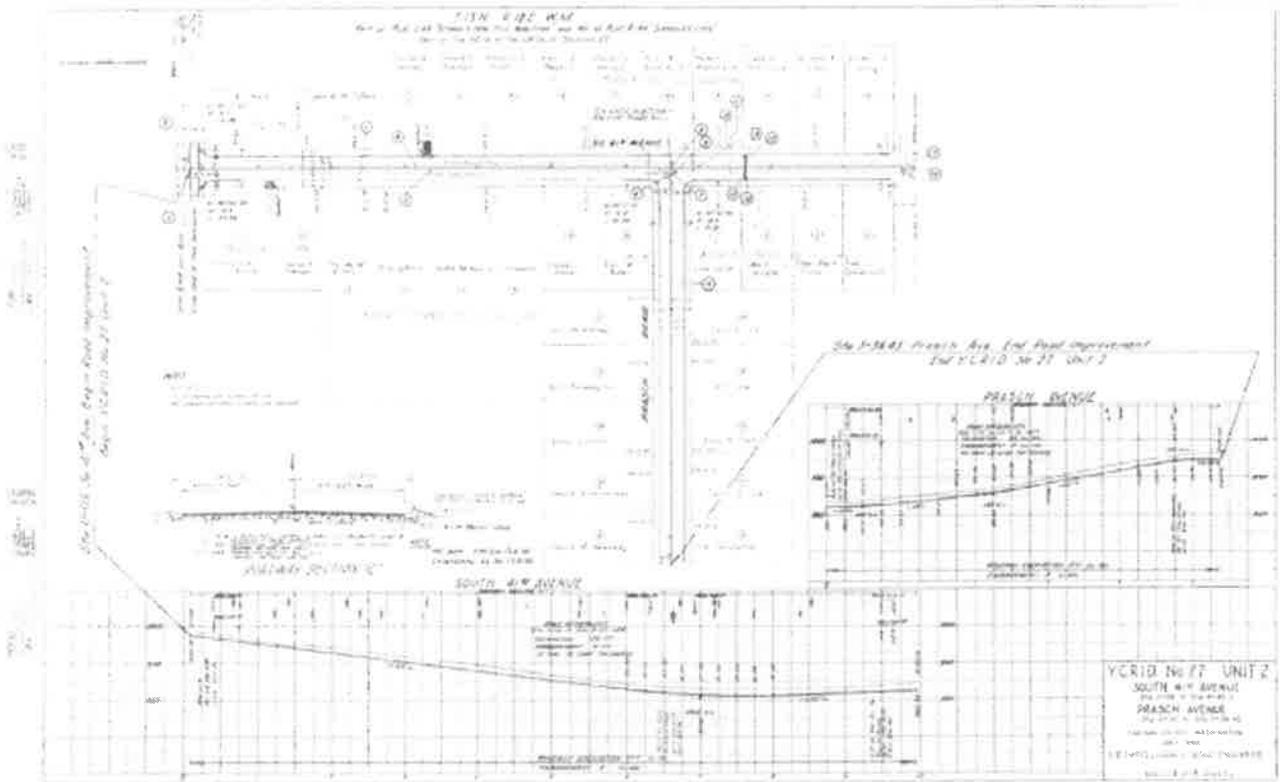
From: **Tabert, Randy** Randy.Tabert@yakimawa.gov  
Subject: Info for parcel 18132731400  
Date: February 18, 2015 at 4:18 PM  
To: elvesfamily@embarqmail.com

So far I have found no sewer stub for this parcel. Here is what sewer info I have found so far.  
Will do some more research tomorrow.

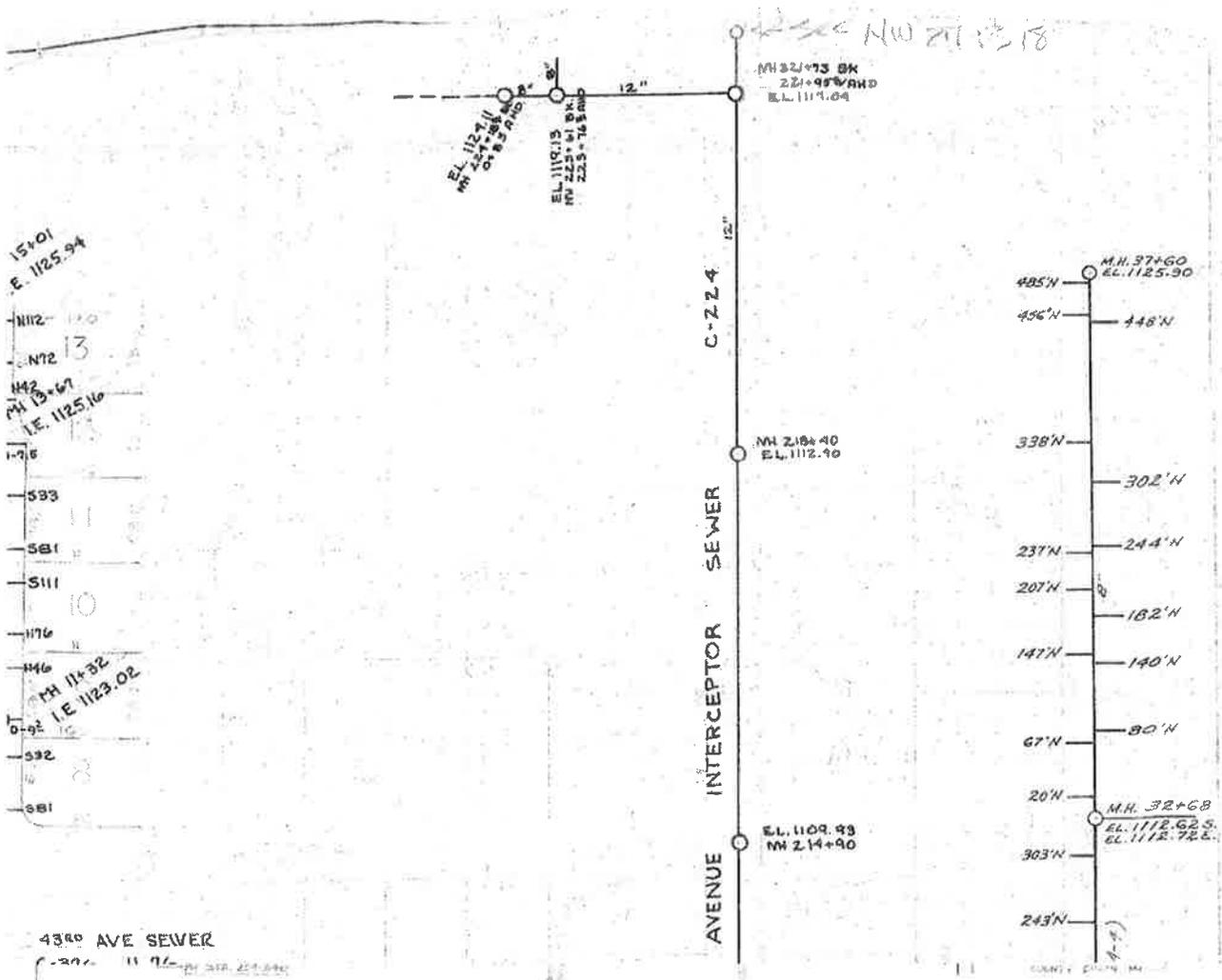
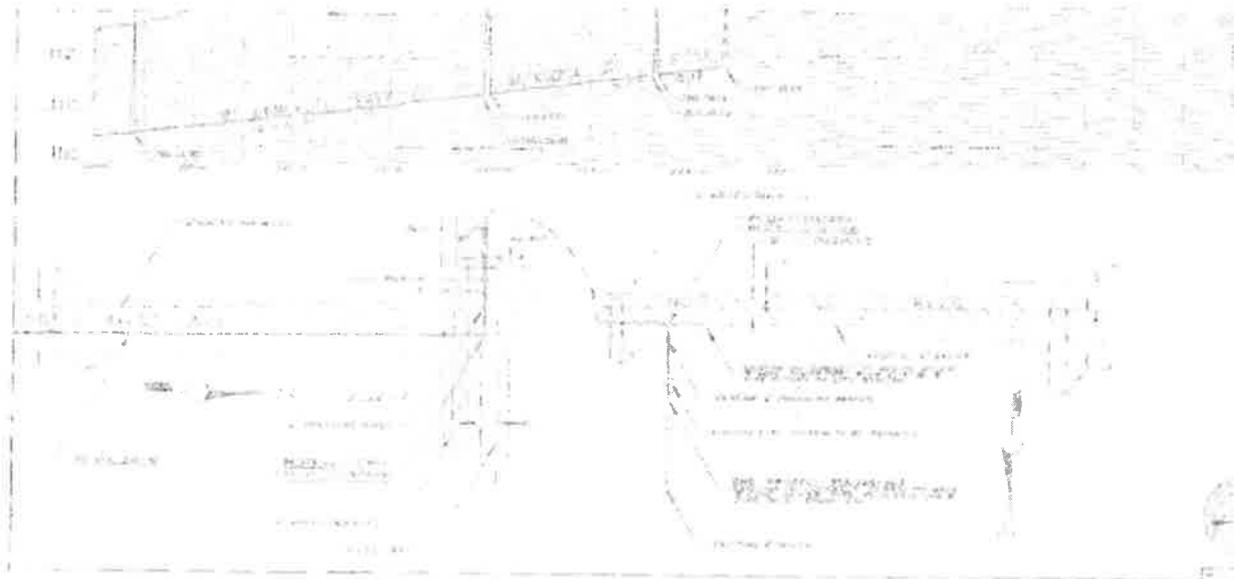
**Randy K. Tabert | Design Engineer**



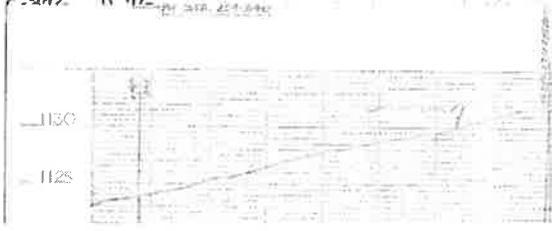
129 N. 2<sup>nd</sup> Street ♦ Yakima, WA 98908  
P. (509) 576-6579  
<http://www.yakimawa.gov/services/engineering/>



DOC.  
INDEX  
# A-3

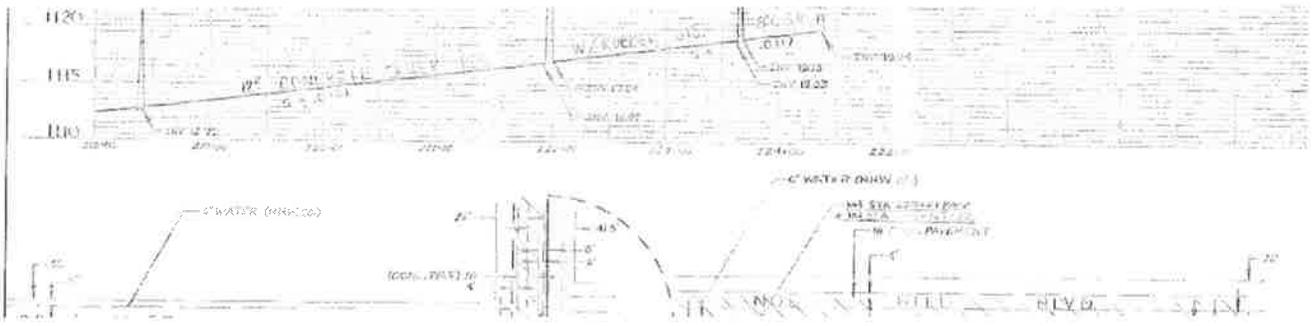


4340 AVE SEWER



DOC.  
 INDEX  
 # A-3

RECEIVED  
 FEB 24 2015  
 CITY OF YAKIMA  
 PLANNING DIV.



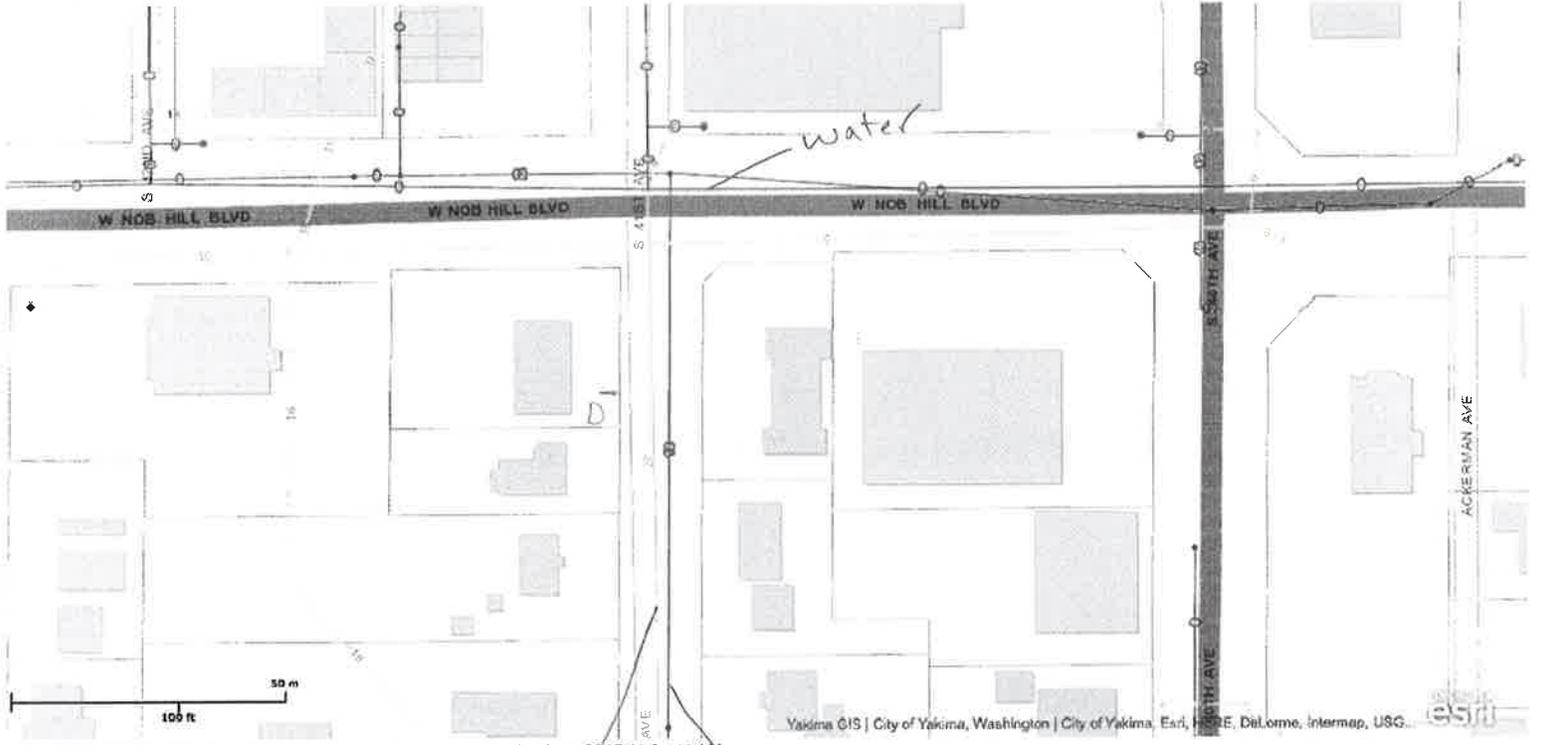
RECEIVED

FEB 24 2015

CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX

# A-3



storm  
sewer

sewer

2015/2/3

RECEIVED

FEB 24 2015

CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX  
# A-3

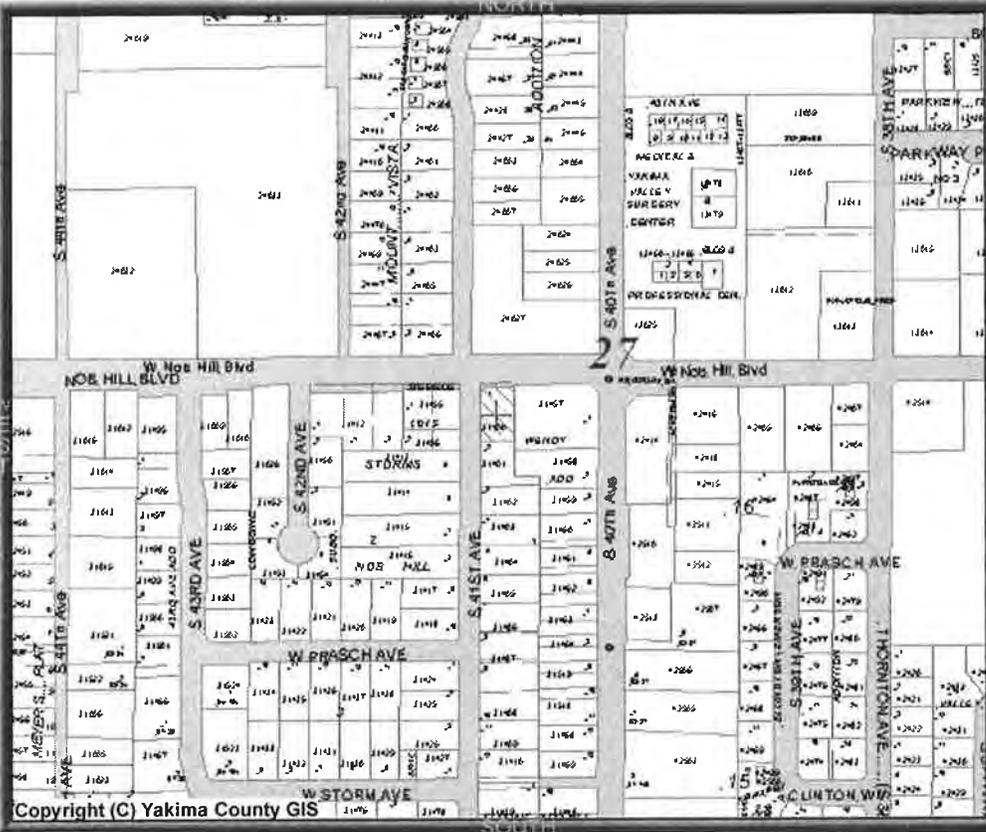
**Yakima County GIS - Washington  
Land Information Portal**

Yakima County Assessor  
Yakima County GIS  
Yakima County



**VALLEY TITLE GUARANTEE**  
www.vtgc.com  
(509) 248-4442

Assessor | Planning | Real Estate | FAQ | Help | Legend | Search | Tools | Overview



**Search By:** Parcel Number

Parcel #:

Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue.

**Search**

**MapScale:** 1 inch = 400 ft.

**Overlays:** Aerial Photography:  FEMA  Critical Areas  Contours  Utilities

**MapSize:** Small (800x600)

Maps brought to you by:

**Valley Title Guarantee**  
Title Insurance & Escrow Service  
www.vtgc.com  
(509) 248-4442

**Map** **Report**

Easting(ft) | Northing(ft)  
Longitude(E) | Latitude(N)

One Inch = 400 Feet  
Feet 200 400 600

Click Map to: **Get Information**

**RECEIVED**  
FEB 24 2015  
CITY OF YAKIMA  
PLANNING DIV



PROPERTY PHOTOS: 1/1		PROPERTY INFORMATION AS OF 2/17/2015 11:00:48 PM		PRINTING	
Parcel Address:		1103 S 41ST AVE, YAKIMA ,WA 989083933		Printer-Friendly Page	
Parcel Owner(s):		ELVES ELVES FAMILY INVESTMENTS LLC		Detailed Report	
Parcel Number:	18132731400	Parcel Size:	0.26 Acre(s)	Print Detailed MAP	
Property Use:		11 Single Unit		SECTION MAPS	
TAX AND ASSESSMENT INFORMATION					
Tax Code Area (TCA):	333	Tax Year:	2015	Section Map	
Improvement Value:	\$0	Land Value:	\$49700	1in=400ft	
CurrentUse Value:	\$0	CurrentUse Improvement:	\$0	Qtr SECTION MAPS	
New Construction:	\$0	Total Assessed Value:	\$49700	NW-Qtr 1"=200ft NE-Qtr 1"=200ft SW-Qtr 1"=200ft SE-Qtr 1"=200ft	

RESIDENTIAL INFORMATION										
Quality	Year Built	Stories	Main SqFt	Upper SqFt	Bsmt SqFt	Bedrooms	Bathrooms (full/3/4, 1/2)	Garage (bsmt/att/bltin)	Carport	
FAIR/AVERAGE	1945	1.00	1645		0/0	3	1/1/0	0/345/0		
SALE INFORMATION										
Excise	Sale Date	Sale Price	Grantor	Portion						
438648	12/17/2014	\$72000	FEDERAL NATIONAL MORTGAGE ASSOCIATION	N						
DISCLAIMER										
While the information is intended to be accurate, any manifest errors are unintentional and subject to correction. Please let us know about any errors you discover and we will correct them. To contact us call either (509) 574-1100 or (800) 572-7354, or email us.										

**DOC. INDEX # A-3**

OVERLAY INFORMATION

Zoning: <b>R-3</b>		Jurisdiction: <b>Yakima (Urban Area Zoning Ordinance)</b>	
Urban Growth Area:	<b>Yakima</b>	Future Landuse Designation:	<b>(HD) High Density Residential (Yakima Urban Area Plan)</b>
FEMA 100 Year:	<b>Not in floodplain (X)</b>	FIRM Panel Number:	<b>53077C1029E</b> <a href="#">Download Map</a>
LOCATION INFORMATION			
+ Latitude:	<b>46° 35' 06.484"</b>	+ Longitude:	<b>-120° 33' 46.714"</b>
		Range:	<b>18</b> Township: <b>13</b> Section: <b>27</b>
Narrative Description: <b>Section 27 Township 13 Range 18 Quarter SW: Plat STORMS NOB HILL ADDITION (L49): Block 1 Lot 1 EX RW TO CITY FOR STR</b>			
DISCLAIMER			
MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION			

**RECEIVED**

**FEB 24 2015**

**CITY OF YAKIMA  
PLANNING DIV.**

**DOC.  
INDEX**

**# A-3**

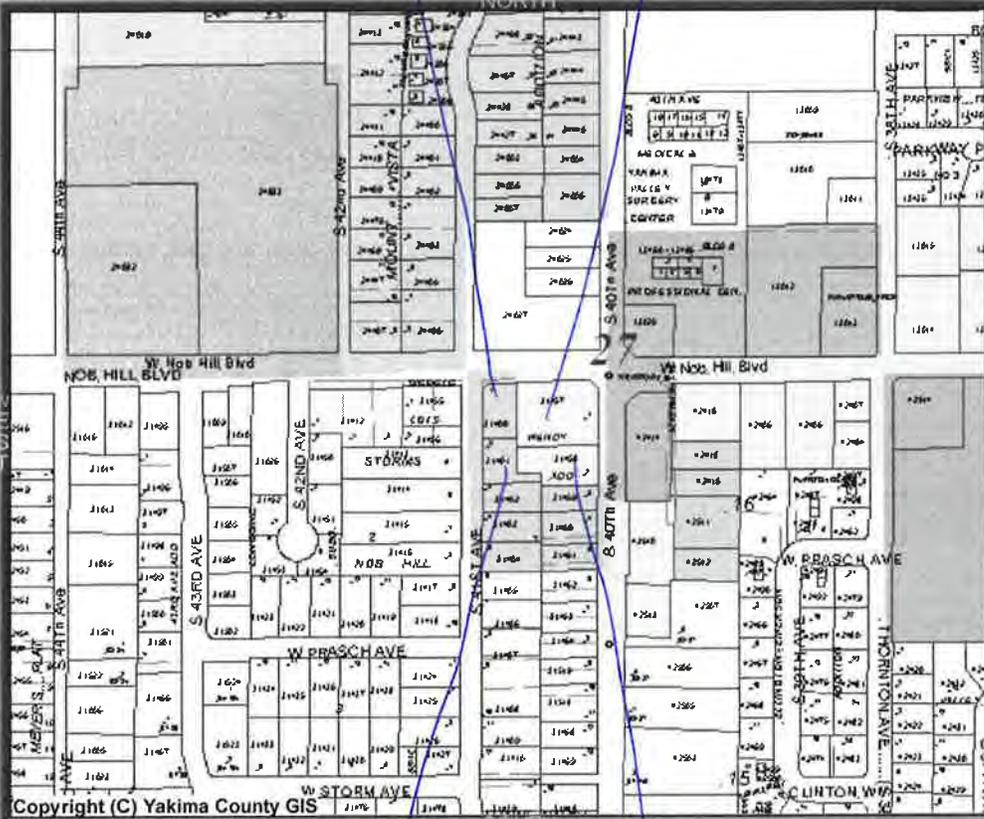
# Yakima County GIS - Washington Land Information Portal

Yakima County Assessor  
Yakima County GIS  
Yakima County



**First American Title**  
www.firstam.com  
509.248.7550

Assessor | Planning | Real Estate | FAQ | Help | Legend | Search | Tools | Overview



Search By: Parcel Number  
Parcel #:   
Enter a complete or partial PARCEL NUMBER. Parcel Numbers must be at least 8 characters. Click the Search button to continue  
**Search**

MapScale: 1 inch = 400 ft.

Overlays: Zoning  
 FEMA  Critical Areas  
 Contours  Utilities

MapSize: Small (800x600)

Maps brought to you by:  
**Valley Title Guarantee**  
Title Insurance & Escrow Service  
www.vtgc.com  
(509) 248-4442

Easting(ft) | Northing(ft)  
Longitude(E) | Latitude(N)  
Click Map to: **Recenter Map**  
One Inch = 400 Feet  
Feet 200 400 600

Map Report

R3

B2

RECEIVED

FEB 24 2015

CITY OF YAKIMA  
PLANNING DIV

DOC.  
INDEX  
# A-3



RECEIVED  
FEB 24 2015  
CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX  
# A-3

1103

RECEIVED

FEB 24 2015

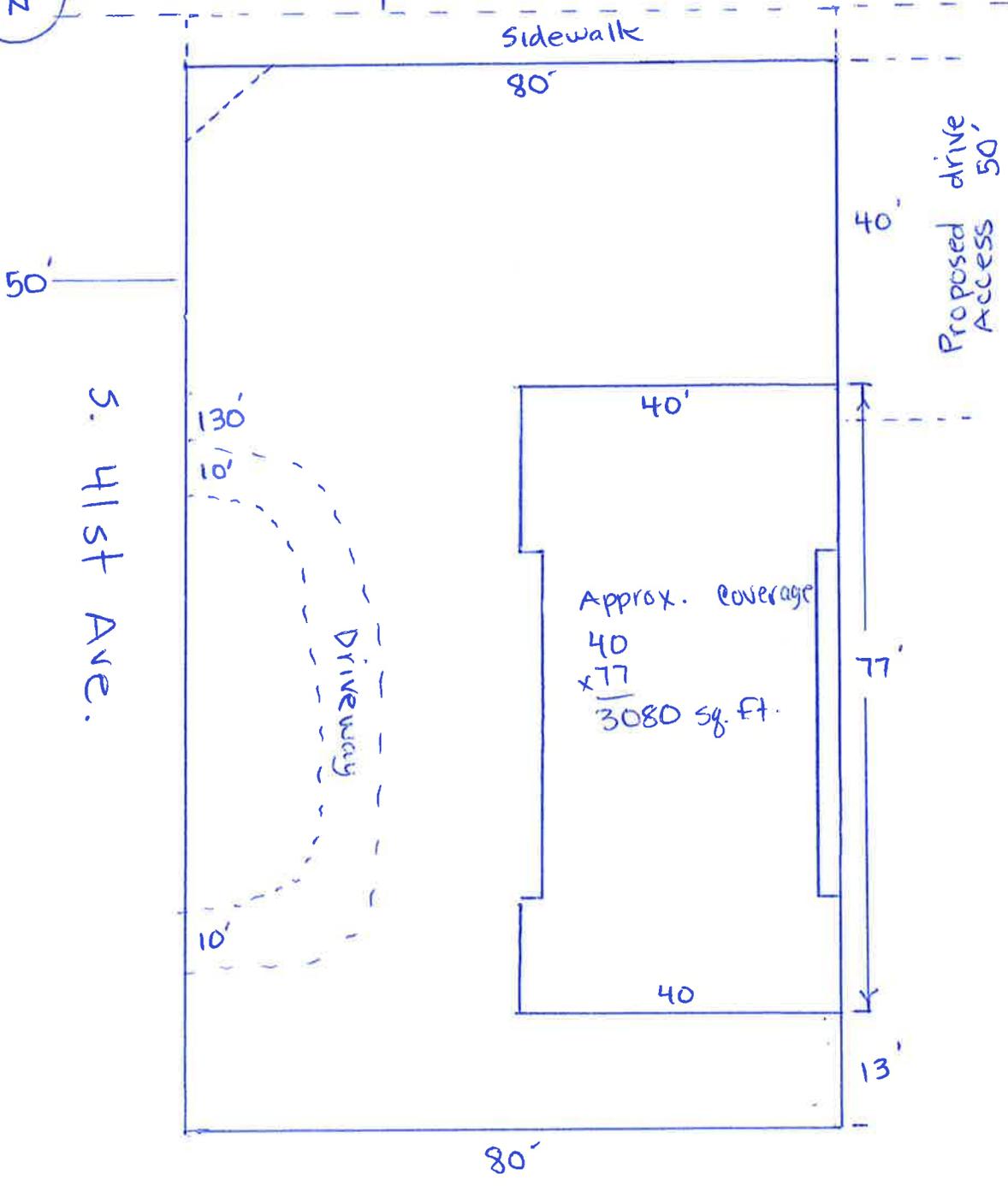
CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX  
# A-3

Site Plan 1103 S. 41st Avenue Yakima  
parcel # 18132131400 R3



W. Knob Hill Blvd.



O'Reillys  
B-2

Darryl Elves

single family  
R3

Darryl Elves  
17440 Nordic Cove Ln NW  
Poulsbo, WA 98370  
360-779-5069

RECEIVED  
FEB 24 2015  
CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX  
# A-3

1" = 20'



# ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

## PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), RCW Ch. 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

## INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## USE OF CHECKLIST FOR NONPROJECT PROPOSALS

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

## A. BACKGROUND INFORMATION (To be completed by the applicant.)

1. Name Of Proposed Project (If Applicable):

O'Reilly's parking extension

2. Applicant's Name & Phone:

Darryl Eves 360-981-3292 (360-779-5069)

3. Applicant's Address:

17440 Nordic Cove Ln NW Poulso. WA 98370

4. Contact Person & Phone:

Same

5. Agency Requesting Checklist: City of Yakima

6. Date The Checklist Was Prepared:

2-18-15

7. Proposed Timing Or Schedule (Including Phasing, If Applicable):

As soon as the rezone is accepted the removal of the abandoned house, parking design, and construction would follow in 2015.

8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

NO

RECEIVED

DOC.  
INDEX  
# A-2

FEB 24 2015  
CITY OF YAKIMA  
PLANNING DIV.

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

- NA -

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

NO

11. List any government approvals or permits that will be needed for your proposal, if known:

Demolition permit  
Parking construction permit

12. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.):

1. Rezone
2. Contract house demolition
3. Submit parking plan to the city of Yakima
4. Contract paving, landscaping and other building dept. requirements

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist:

1103 S. 41st Ave. Yakima  
Sec. 27 Twn 13 R 18 Q SW; Plat Storm's Nob Hill Addition (L49)  
Block 1 Lot 1  
(See attached maps)

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>1. Earth</p>	
<p>a. General description of the site (✓ one):</p>	
<p><input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other</p>	
<p>b. What is the steepest slope on the site (approximate percent slope)?</p> <p>1%</p>	
<p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.</p> <p>sand</p>	

RECEIVED

FEB 24 2015

CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX

# A-2

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p> <p>NO</p>	
<p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. <i>grading to match adjacent business property (O'Beillys)</i></p>	
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. <i>NO</i></p>	
<p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? <i>asphalt to city standards of coverage.</i></p>	
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: <i>None anticipated, filtration if required.</i></p>	
<p>2. Air</p>	
<p>a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. <i>House demolition - Bonded Contractor will provide dust control</i></p>	
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>NO</p>	
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any: <i>Minimal impact 1-3 days water applied if necessary</i></p>	
<p>3. Water</p>	
<p>a. Surface:</p>	
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>NO</p>	
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>NO</p>	
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>- NA -</p>	

**RECEIVED**

FEB 24 2015  
CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX  
# A-2

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. <i>minimal change from existing house roof and driveway</i>	
5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. <i>NO</i>	
6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. <i>NO</i>	
<b>b. Ground:</b>	
1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. <i>NO</i>	
2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. <i>None - Existing utilities will be capped to Yakima city standards</i>	
<b>c. Water Runoff (including stormwater):</b>	
1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. <i>We will use existing city storm sewer</i>	
2. Could waste materials enter ground or surface waters? If so, generally describe. <i>NO</i>	
3. Proposed measures to reduce, or control surface, ground, and runoff water impacts, if any: <i>Landscaping will be provided to building dept. standards</i>	
<b>4. Plants:</b>	
<b>a. Check (✓) types of vegetation found on the site:</b>	
Deciduous Tree: <input type="checkbox"/> Alder <input type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen ? <input type="checkbox"/> Other	
Evergreen Green: <input type="checkbox"/> Fir <input checked="" type="checkbox"/> Cedar <input type="checkbox"/> Pine <input type="checkbox"/> Other	
<input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture Crop Or Grain <input type="checkbox"/> Other	
Wet Soil Plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk Cabbage <input type="checkbox"/> Other	
Water Plants: <input type="checkbox"/> Milfoil <input type="checkbox"/> Eelgrass <input type="checkbox"/> Water Lily <input type="checkbox"/> Other	
Other Types Of Vegetation:	
<b>b. What kind and amount of vegetation will be removed or altered?</b> <i>Removal of shrubs and small trees on eastern border adjacent to O'Reillys and central broad leaf tree.</i>	
<b>c. List threatened or endangered species known to be on or near the site.</b> <i>None</i>	

**RECEIVED**  
 FEB 24 2015  
 CITY OF YAKIMA  
 PLANNING DIV

**DOC.**  
**INDEX**  
**# A-2**

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: <i>Our plans will include attractive native plantings and the safe guarding of as many existing plants as possible.</i></p>	
<p>5. Animals:</p>	
<p>a. Check (✓) any birds and animals which have been observed on or near the site or are known to be on or near the site:</p>	
<p>Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input type="checkbox"/> Other</p>	
<p>Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/> Other</p>	
<p>Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p>	
<p>b. List any threatened or endangered species known to be on or near the site. <i>None</i></p>	
<p>c. Is the site part of a migration route? If so, explain. <i>NO</i></p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any: <i>Open for suggestions</i></p>	
<p>6. Energy and Natural Resources</p>	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. <i>None anticipated</i></p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. <i>NO</i></p>	
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: <i>This parking would reduce unnecessary driving in search of parking</i></p>	
<p>7. Environmental Health</p>	
<p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. <i>None</i></p>	
<p>1. Describe special emergency services that might be required. <i>None</i></p>	
<p>2. Proposed measures to reduce or control environmental health hazards, if any: <i>House removal in accordance to City of Yakima standards</i></p>	
<p>b. Noise</p>	
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? <i>Demolition and construction of parking over a short period of time.</i></p>	
<p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. <i>Short term - day time impact</i></p>	

RECEIVED  
FEB 24 2015  
CITY OF YAKIMA  
PLANNING DIV

DOC.  
INDEX  
# A-2

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
3. Proposed measures to reduce or control noise impacts, if any: <i>Only accepted day time work schedule</i>	
<b>8. Land and Shoreline Use</b>	
a. What is the current use of the site and adjacent properties? <i>abandoned house - boarded up; O'Reilly to the E.</i>	
b. Has the site been used for agriculture? If so, describe. <i>NO</i>	
c. Describe any structures on the site. <i>house and metal shed</i>	
d. Will any structures be demolished? If so, what? <i>House and shed</i>	
e. What is the current zoning classification of the site? <i>R-3</i>	
f. What is the current comprehensive plan designation of the site? <i>R-3</i>	
g. If applicable, what is the current shoreline master program designation of the site? <i>NA</i>	
h. Has any part of the site been classified as an "environmentally sensitive" area? If so specify. <i>NO</i>	
i. Approximately how many people would reside or work in the completed project? <input type="radio"/>	
j. Approximately how many people would the completed project displace? <input type="radio"/>	
k. Proposed measures to avoid or reduce displacement impacts, if any. <i>-NA-</i>	
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: <i>Rezone application R3 → B-2</i> <i>All parking development to Yakima city building code</i>	
<b>9. Housing</b>	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. <i>NA</i>	
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. <i>NA (current house was unsellable)</i>	
c. Proposed measures to reduce or control housing impacts, if any: <i>NA</i>	
<b>10. Aesthetics</b>	
a. What is the tallest height of any proposed structures, not including antennas; what are the principal exterior building materials proposed? <i>Landscaping added on southern property line to provide visual barrier</i>	
b. What views in the immediate vicinity would be altered or obstructed? <i>No unintended visual blocks - only required</i>	

RECEIVED

FEB 24 2015  
 CITY OF YAKIMA  
 PLANNING DIV.

DOC.  
 INDEX  
 # A-2

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:            Attractive, native plantings will be completed</p>	
<b>11. Light and Glare</b>	
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?            No lighting, unless required</p>	
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views? If required - down projected lighting</p>	
<p>c. What existing off-site sources of light or glare may affect your proposal?            none</p>	
<p>d. Proposed measures to reduce or control light and glare impacts, if any:            Visual block will be implemented to the adjacent property to the south.</p>	
<b>12. Recreation</b>	
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? Lupita Gutiepark; Fisher Park Golf Course            Larson Park</p>	
<p>b. Would the proposed project displace any existing recreational uses? If so, describe.            NO</p>	
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:            No impact</p>	
<b>13. Historic and Cultural Preservation</b>	
<p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.            NO</p>	
<p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural important known to be on or next to the site.            None</p>	
<p>c. Proposed measures to reduce or control impacts, if any:            No impact</p>	
<b>14. Transportation</b>	
<p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. See attached maps            Nob Hill Blvd. and 41st Ave</p>	
<p>b. Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop?            Yes</p>	
<p>c. How many parking spaces would the completed project have? 30-40            How many would the project eliminate? 0</p>	

RECEIVED

FEB 24 2015  
 CITY OF YAKIMA  
 PLANNING DIV.

DOC.  
 INDEX

# A-2

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>NO</p>	
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>NO</p>	
<p>f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.</p> <p>The parking area would connect to the existing O'Reilly parking. We do not anticipate increased customer count.</p>	
<p>g. Proposed measures to reduce or control transportation impacts, if any:</p> <p>Increased customer count or impact is not anticipated.</p>	
<p><b>15. Public Services</b></p>	
<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe:</p> <p>NO - actually reduce police and fire protection with the removal of a boarded up structure.</p>	
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.</p> <p>Lighting electricity only if required. House removal, minimal grading, landscaping and asphalt placement.</p>	
<p><b>16. Utilities</b></p>	
<p>a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.</p>	
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.</p> <p>Water and power will be used from the adjacent O'Reilly property.</p>	
<p><b>C. SIGNATURE (To be completed by the applicant.)</b></p>	
<p>The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.</p>	
<p> Property Owner or Agent Signature</p>	<p>2/18/15 Date Submitted</p>
<p>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</p>	

DOC.  
INDEX  
# A-2

FEB 24 2015  
CITY OF YAKIMA  
PLANNING DIV

<b>D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (DO NOT USE THE FOLLOWING FOR PROJECT ACTIONS)</b>	<b>Space Reserved For Agency Comments</b>
<p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities that would likely result from the proposal and how it would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.</p>	
<p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?</p>	
<p>Proposed measures to avoid or reduce such increases are:</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p>	
<p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p>	
<p>3. How would the proposal be likely to deplete energy or natural resources?</p>	
<p>Proposed measures to protect or conserve energy and natural resources are:</p>	
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p>	
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p>	
<p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p>	
<p>Proposed measures to reduce or respond to such demand(s) are:</p>	
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p>	

**RECEIVED**

DOC.  
INDEX  
# A-2

FEB 24 2015  
CITY OF YAKIMA  
PLANNING DIV.



# LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98902

VOICE: (509) 575-6183 FAX: (509) 575-6105

### INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.

This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV - CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

### PART I – GENERAL INFORMATION

1. Applicant's Name, Address, And Phone Number	Name	DARRYL ELVES						
	Street	17440 NORDIC COVE LN NW						
	City	PAULSBORO	ST	WA	Zip	98370	Phone	(360)-779-5069
2. Applicant's Property Interest	Check One	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other			
3. Property Owner's Name, Address, And Phone Number (If Other Than Applicant)	Name	ELVES Family Investments						
	Street	17440 Nordic Cove Ln NW						
	City	Paulsboro	ST	WA	Zip	98370	Phone	(360)-779-5069
4. Subject Property's Assessor's Parcel Number(s):	181327 - 31400							
5. Property Address:	1103 S. 41st. Ave Yakima, WA 98908-3933							
6. Legal Description of Property. (if lengthy, please attach it on a separate document)	see attached							

### 7. Property's Existing Zoning:

SR  R-1  R-2  R-3  B-1  B-2  HB  SCC  LCC  CBD  GC  AS  RD  M-1  M-2

### 8. Type Of Application: (Check All That Apply)

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Administrative Adjustment   | <input checked="" type="checkbox"/> Environmental Checklist (SEPA) | <input type="checkbox"/> Easement Release    |
| <input type="checkbox"/> Type (2) Review             | <input type="checkbox"/> Right-of-Way Vacation                     | <input checked="" type="checkbox"/> Rezone   |
| <input type="checkbox"/> Type (3) Review             | <input type="checkbox"/> Transportation Concurrency                | <input type="checkbox"/> Shoreline           |
| <input type="checkbox"/> Short Plat                  | <input type="checkbox"/> Non-Conforming Structure/Use              | <input type="checkbox"/> Critical Areas      |
| <input type="checkbox"/> Long Plat                   | <input type="checkbox"/> Type 3 Modification                       | <input type="checkbox"/> Variance            |
| <input type="checkbox"/> Admin. Modification         | <input type="checkbox"/> Interpretation by Hearing Examiner        | <input type="checkbox"/> Amended Plat        |
| <input type="checkbox"/> Appeal                      | <input type="checkbox"/> Temporary Use Permit                      | <input type="checkbox"/> Binding Site Plan   |
| <input type="checkbox"/> Home Occupation             | <input checked="" type="checkbox"/> Comp Plan Amendment            | <input type="checkbox"/> Planned Development |
| <input type="checkbox"/> Short Plat Exemption: _____ | <input type="checkbox"/> Other: _____                              |  |

### PART II – SUPPLEMENTAL APPLICATION, PART III – REQUIRED ATTACHMENTS, & PART IV – NARRATIVE

9. SEE ATTACHED SHEETS

### PART V – CERTIFICATION

10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

*Darryl Elves*  
PROPERTY OWNERS SIGNATURE

DATE 2-18-2015

### FOR ADMINISTRATIVE USE ONLY

Notes:

FILE # CPA#001-15

Revised 02-11

DATE FEE PAID	RECEIVED BY	Amount	Receipt No.	Hearing Date
2/25/15	chaza	\$500-		

**RECEIVED**

DOC.  
INDEX  
# A-1

FEB 24 2015  
CITY OF YAKIMA  
PLANNING DIV.

## Legal Description

Lot 1, Block 1, Storm's Nob Hill Addition, According to the plat thereof, recorded in volume "L", of plats, page 49, records of Yakima County, Washington;

Except that portion along the north line conveyed to the City of Yakima for street, by deed recorded February 23, 1971, in volume 791 of official records, under auditor's file number 2242113.

RECEIVED

FEB 24 2015

CITY OF YAKIMA  
PLANNING DIV.

DOC.

INDEX

# A-1



Supplemental Application For:

# COMPREHENSIVE PLAN AMENDMENT

YAKIMA MUNICIPAL CODE, CHAPTER 16.10  
ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

## PART II - APPLICATION INFORMATION

1. TYPE OF APPLICATION:  Comprehensive Plan Text Amendment  Future Land Use Map Amendment

2. EXISTING ZONING OF SUBJECT PROPERTY:

SR  R-1  R-2  R-3  B-1  B-2  HB  SCC  LCC  CBD  GC  AS  RD  M-1  M-2

3. DESIRED ZONING OF SUBJECT PROPERTY:

SR  R-1  R-2  R-3  B-1  B-2  HB  SCC  LCC  CBD  GC  AS  RD  M-1  M-2

4. EXISTING FUTURE LAND USE DESIGNATION:

Low Density Residential  Medium Density Residential  High Density Residential  Professional Office  Neighborhood Commercial  Large Convenience Center  Arterial Commercial  CBD Core Commercial  Regional Commercial  Industrial

5. DESIRED FUTURE LAND USE DESIGNATION:

Low Density Residential  Medium Density Residential  High Density Residential  Professional Office  Neighborhood Commercial  Large Convenience Center  Arterial Commercial  CBD Core Commercial  Regional Commercial  Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

Transportation  Rights-Of-Way  Police And Fire Protection  Parks And Trails  Schools  
 Water  Sewer  Storm Drainage  Electricity  Natural Gas  Telephone  Cable TV

## PART III - REQUIRED ATTACHMENTS

7. MAPS: Maps of the subject property indicating roads, any area designated as critical areas, the future land use designation of adjacent properties, and current & proposed future land use designations. Maps are to be provided in both an 8-1/2" by 11" and 11" by 17" format and to a standard engineering scale (e.g. 1:20).

8. SUBMITTAL FOR POLICY/REGULATORY AMENDMENTS: Identification of the proposed amendment indicating the section and paragraph location for the current Comprehensive Plan provision sought to be changed, if any, and including, for text amendments, the specific text sought to be added or amended. (attach)

9. WRITTEN NARRATIVE (required. see attached): (stating the reasons for the request for the amendment and explaining how the proposed amendment meets the criteria in YMC § 16.10.040)

10. TRAFFIC CONCURRENCY (may be required):

11. ENVIRONMENTAL CHECKLIST (required):

12. SITE PLAN:

13. AUTHORIZATION:

I hereby authorize the submittal of this Comprehensive Plan Amendment Application to the City of Yakima for review.

Darryl Elues  
Property Owner Signature (required)

2-18-15  
Date

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

Revised 02-11

RECEIVED

DOC.  
INDEX  
# A-1

FEB 24 2015  
CITY OF YAKIMA  
PLANNING DIV.



Supplemental Application For:

# COMPREHENSIVE PLAN AMENDMENT

YAKIMA MUNICIPAL CODE CHAPTER 16.10

## PART IV - NARRATIVE

A. Does your proposal address circumstances that have changed since the last time the relevant comprehensive plan map or text was considered? If so, how?

Yes, our rezoning application addresses two concerns not previously relevant: The parcel to be rezoned is currently uninhabital and the property has been requested by our lessee, O'Reilly, for needed parking.

B. Does your proposal better implement applicable comprehensive plan policies than the current relevant comprehensive plan map or text? If so, how?

Our lessees report parking impact on surrounding business properties.

C. Does your proposal correct an obvious mapping error? If so, what is the error?

-NA-

D. Does your proposal address an identified deficiency in the Comprehensive Plan? If so, what is the deficiency?

The deficiency our proposal addresses is the need for additional parking.

E. Is the proposed Comprehensive Plan Amendment coordinated with, and take into consideration, the comprehensive plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100? If so, how?

The current R3 zoning of the parcel would have a greater 24 hour impact on the adjacent properties

F. Is the proposed Comprehensive Plan Amendment consistent with the Growth Management Act (GMA), RCW Ch. 36.70A, and the Yakima County-Wide Planning Policy (CWPP)? If so, how?

as the city grows parking must be provided.

G. Have the cumulative impacts of all comprehensive plan amendments been considered in the evaluation of the proposed amendment? If so, how?

Yes, additional parking will ease existing pressure on surrounding businesses and residential areas.

H. For Future Land Use Map changes, please provide descriptive information regarding the property, including the status of existing land use, access to sewer and water, as well as the availability of public facilities such as schools, fire and police services.

(See attached maps) Existing land use: abandon house  
Future use will not use sewer or water

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

Revised 02-11

RECEIVED

FEB 24 2015  
CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX  
# A-1



Supplemental Application For:

# REZONES

YAKIMA MUNICIPAL CODE CHAPTER 15.23

RECEIVED

FEB 24 2015  
CITY OF YAKIMA  
PLANNING DIV.

## PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

SR  R-1  R-2  R-3  B-1  B-2  HB  SCC  LCC  CBD  GC  AS  RD  M-1  M-2

2. DESIRED ZONING OF SUBJECT PROPERTY:

SR  R-1  R-2  R-3  B-1  B-2  HB  SCC  LCC  CBD  GC  AS  RD  M-1  M-2

3. ZONING OF ADJOINING PROPERTY (check all that apply):

SR  R-1  R-2  R-3  B-1  B-2  HB  SCC  LCC  CBD  GC  AS  RD  M-1  M-2

4. EXISTING FUTURE LAND USE DESIGNATION:

Low Density Residential     Medium Density Residential     High Density Residential     Professional Office  
 Neighborhood Commercial     Large Convenience Center     Arterial Commercial     CBD Core Commercial  
 Regional Commercial     Industrial

R-3

5. PROPOSED FUTURE LAND USE DESIGNATION:

Is there a proposed change to the Future Land Use Map?

If so what is the proposed future land use designation?

Low Density Residential     Medium Density Residential     High Density Residential     Professional Office  
 Neighborhood Commercial     Large Convenience Center     Arterial Commercial     CBD Core Commercial  
 Regional Commercial     Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE: *Parking will not need most of these services*

Transportation     Rights-Of-Way     Police And Fire Protection     Parks And Trails     Schools  
 Water     Sewer     Storm Drainage     Electricity     Natural Gas     Telephone     Cable TV

## PART III - REQUIRED ATTACHMENTS

7. WRITTEN NARRATIVE (required): (stating the reason for the request for the rezone, explaining how the proposed amendment meets the proposed rezone request)

8. ENVIRONMENTAL CHECKLIST (required):

9. TRAFFIC CONCURRENCY (may be required):

10. SITE PLAN (required if the rezone is associated with land use development):

11. AUTHORIZATION:

I hereby authorize the submittal of this Rezone or Text Amendment Application to the City of Yakima for review.

*Darryl Elves*  
Property Owner Signature (required)

2/18/15  
Date

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

Revised 02-11

DOC.  
INDEX

# A-1



Supplemental Application For:  
**REZONES**  
YAKIMA MUNICIPAL CODE CHAPTER 15.23

RECEIVED  
FEB 24 2015  
CITY OF YAKIMA  
PLANNING DIV.

**PART IV - NARRATIVE**

I. How is the subject property suitable for uses permitted under the proposed zoning?

The property is needed by the adjacent business, O'Reilly Automotive parts sales.

What is the status of existing land use?

The current status is an abandoned house with social ramifications.

J. How is the rezone request in compliance with and/or how does the request deviate from the Yakima Urban Area Comprehensive Plan?

The rezone request is in compliance due to the adjacent and nearby business zoning.

K. Are there adequate public facilities, such as traffic capacity, sewer services, potable water, stormwater drainage, schools, fire and police services, and other public services and infrastructure existing on and around the subject property?

Yes

Are the existing public facilities capable of supporting the most intensive use of the new (requested) zone? If not, what mitigating measures are going to be implemented to address any short falls in public services that may exist?

Yes

L. How is the proposed zone change compatible with the existing neighboring uses?

The adjacent property to the south is zoned R-3 and to the north across the street is zoned business as well as 1/2 block to the west is B-2

What mitigating measures are planned to address incompatibility, such as sitescreening, buffering building design, open space traffic flow alteration, etc.?

We would provide a set back to the south with a visual block with fencing or landscaping

M. What is the public need for the proposed change?

Currently our leasees have reported that their customers are using surrounding businesses and residential areas to park which has a negative impact on these areas.

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

Revised 02-11

DOC.  
INDEX  
# A-1

## 1103 S. 41<sup>st</sup> Ave. Rezone Narrative

I am requesting a rezone of parcel 181327-31400 on behalf of our leaseholder, O'Reilly Auto Parts, the auto parts store located beyond our adjacent east property line. The manager of the store informed their corporate office that the property being proposed for rezone was vacated, foreclosed, and according to a real estate agent un-mortgageable due to extensive water damage. The store manager reported the need of additional parking with the hope that we could acquire the land and expand his parking. Our plan would remove a house that is currently a health and fire risk and install a planning department directed parking project. We believe that a daytime business parking extension would have less impact on the area than an R3, 24 hour residential development. Our development would provide a visual block for our neighbor, zoned R3, to our south.

**RECEIVED**  
FEB 24 2015  
CITY OF YAKIMA  
PLANNING DIV.  
DOC.  
INDEX  
# A-1

2/18/2015

Dear Valerie,

Enclosed please find my draft of the rezone application. I would appreciate your rough draft review for any weaknesses or forgotten portions. I would just as soon start over than to submit a losing proposition. I am thinking that your and Jeff's coaching could be invaluable to the success of my proposal. I will reimburse you for any postage that you may incur. Thank you for your assistance.

Sincerely,  
Darryl Elves

17440 Nordic Cove Lane NW  
Poulsbo, WA 98370

360-779-5069 H  
360-981-3292 C

**RECEIVED**  
FEB 24 2015  
CITY OF YAKIMA  
PLANNING DEPT

DOC.  
INDEX  
# A-1

# Non-Project Rezone or Comprehensive Plan Amendment (map) SITE PLAN CHECKLIST & INSTRUCTIONS

**In Order For Application To Be Determined Complete, A Site Plan Must Be Completed And Returned.**

**A Detailed Site Plan Is Required:** On August 8, 1996, the City Council passed a resolution (No. R-96-91) adopting a requirement that all site plans submitted in conjunction with my building permit application, land use application, and environmental application shall contain certain information and be approved by the appropriate Division Manager. All information that is applicable to your proposal shall be checked off and clearly displayed on the site plan. It is in the applicant's best interest to provide a carefully drawn and scaled site plan with all required information. The decision on whether or not to grant approval of your development proposal is largely based on the information you provide. An application cannot be processed until an adequate site plan is submitted.

Please complete this checklist and include it with your site plan. The site plan must contain all pertinent information. Items not applicable to the proposed project shall be noted.

- 1) **Use Ink:** Use blue or black permanent ink. It may be helpful to draft the site plan in pencil then trace over in ink. Ink is necessary for adequate duplication.
- 2) **Use A Straight Edge:** All lines must be straight and done with the aid of a ruler or other straight edge. Use a compass when delineating circular drawings such as cul-de-sacs. Computer drafted site plans are acceptable.
- 3) **Draw To Scale:** Site plans shall be drawn to scale. The site plan template has a suggested map scale of one inch equaling twenty feet (1"=20'). Distances on the map must be as representative of reality as possible. For example, if the distance from a structure to a property line is 20 feet, the distance on the site plan will be 1 inch.
- 4) **Use Site Plan Checklist:** Use the site plan checklist and provide all applicable information on the site plan.
- 5) **Fill In Information On The Site Plan Template Available At The City Of Yakima Or Attach The Information Below To Your Site Plan:** Complete all information requested on the bottom of the site plan template. If you use a different medium, provide the requested information on the alternative paper.

**Note: You may benefit from the aid of a professional in the preparation of a site plan.**

**Check all boxes as:  Included or  - Not Applicable**

<input checked="" type="checkbox"/>	The site plan shall be legibly drawn in ink on paper of sufficient size to contain the required information, but not less than 8.5" X 11"
<input checked="" type="checkbox"/>	All site plans shall be drawn to a standard engineering scale and indicated on the site plan. The scale selected shall best fit the paper. Planning staff recommends 1"=20'.
<input checked="" type="checkbox"/>	Site address, parcel number(s) and zoning designation of subject property.
<input checked="" type="checkbox"/>	Property boundaries and dimensions.
<input checked="" type="checkbox"/>	Names and dimensions of all existing streets bounding the site.
<input checked="" type="checkbox"/>	Dimensions, location, and use of existing structures including loading docks.
<input checked="" type="checkbox"/>	North Arrow.
<input checked="" type="checkbox"/>	Lot coverage with calculations shown on site plan.
<input checked="" type="checkbox"/>	Location and size of existing and proposed side sewer and water service lines. <i>(see public works correspondence)</i>
<input checked="" type="checkbox"/>	Adjacent land uses and zoning designations.
<input checked="" type="checkbox"/>	Location and dimensions of proposed or existing driveway approaches.
<input checked="" type="checkbox"/>	Location and size of existing or proposed public sidewalks that are within 200-feet of the subject property.
<input checked="" type="checkbox"/>	Name, address, phone number, and signature of the owner or person responsible for the property.

Note: Planning Division or reviewing official may require additional information to clarify the proposal, assess its impacts, or determine compliance with the YMC and other laws and regulations.

Revised 02-11

DOC.  
INDEX

# A-1

RECEIVED

FEB 24 2015

CITY OF YAKIMA  
PLANNING DIV.



129 North Second Street, 2nd Floor  
Yakima, Washington 98901

Receipt Date: 02/25/2015      Cashier: EHAZEN      Payer/Payee Name: ELVES FAMILY INVESTMENTS LLC

Application #	Parcel	Fee Description	Original Fee Amount	Amount Paid	Fee Balance
CPA#001-15 1103 S 41ST AVE	18132731400	Comprehensive Plan Amendment	\$500.00	\$500.00	\$0.00
			Total Paid:	\$500.00	
			Tendered Amt:	\$500.00	
			Change Due:	\$0.00	

Payment Method	Reference Number	Tendered Amount
CHECK	1274	\$ 500.00
Total:		\$500.00

*Previous Payment History*

Receipt #	Receipt Date	Fee Description	Amount Paid	Application #	Parcel
-----------	--------------	-----------------	-------------	---------------	--------

**RECEIVED**

FEB 25 2015

CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX  
# A-1



Community Development Department  
Code Administration Division

Receipt Number: CR-15-036256

129 North Second Street, 2nd Floor  
Yakima, Washington 98901

Receipt Date: 02/25/2015      Cashier: EHAZEN      Payer/Payee Name: ELVES FAMILY INVESTMENTS LLC

Application #	Parcel	Fee Description	Original Fee Amount	Amount Paid	Fee Balance
RZ#001-15 1103 S 41ST AVE	18132731400	Rezone	\$560.00	\$560.00	\$0.00
			Total Paid:	\$560.00	
			Tendered Amt:	\$560.00	
			Change Due:	\$0.00	

Payment Method	Reference Number	Tendered Amount
CHECK	1275	\$ 560.00
Total:		\$560.00

*Previous Payment History*

Receipt #	Receipt Date	Fee Description	Amount Paid	Application #	Parcel
-----------	--------------	-----------------	-------------	---------------	--------

**RECEIVED**  
FEB 25 2015  
CITY OF YAKIMA  
PLANNING DIV.  
DOC. INDEX # A-1



Community Development Department  
Code Administration Division

Receipt Number: CR-15-036259

129 North Second Street, 2nd Floor  
Yakima, Washington 98901

Receipt Date: 02/25/2015      Cashier: EHAZEN      Payer/Payee Name: ELVES FAMILY INVESTMENTS LLC

Application #	Parcel	Fee Description	Original Fee Amount	Amount Paid	Fee Balance
SEPA#006-15 1103 S 41ST AVE	18132731400	SEPA Environmental Review	\$265.00	\$265.00	\$0.00
			Total Paid:	\$265.00	
			Tendered Amt:	\$265.00	
			Change Due:	\$0.00	

Payment Method	Reference Number	Tendered Amount
CHECK	1276	\$ 265.00
Total:		\$265.00

**Previous Payment History**

Receipt #	Receipt Date	Fee Description	Amount Paid	Application #	Parcel
-----------	--------------	-----------------	-------------	---------------	--------

**RECEIVED**  
FEB 25 2015  
CITY OF YAKIMA  
PLANNING DIV.  
DOC. INDEX # A-1

# 2015 COMPREHENSIVE PLAN MAP AMENDMENTS

## City Council Public Hearing

### CHAPTER B

#### LARRY HULL

CPA#002-15 RZ#002-15, SEPA#008-15

<b>EXHIBIT #</b>	<b>DOCUMENT</b>	<b>DATE</b>
<b>B-1</b>	<b>Land Use Application submitted for Comprehensive Plan Map Amendment and Rezone with Narratives</b>	<b>03/25/2015</b>
<b>B-2</b>	<b>Environmental Checklist</b>	<b>03/25/2015</b>
<b>B-3</b>	<b>Submitted Maps:</b> Subject Property Aerial Photo, 2013 Aerial Photo Map of Subject Property, Site Plan with Existing Zoning, & Photo of Subject Property	<b>03/25/2015</b>
<b>B-4</b>	<b>City Maps:</b> Vicinity, Future Land Use, Zoning, Utilities, & Aerial	<b>03/27/2015</b>
<b>B-5</b>	<b>Determination of Application Completeness</b>	<b>06/01/2015</b>
<b>B-6</b>	<b>Notice of Application and Environmental Review</b> <b>B-6a:</b> Postcard Notice <b>B-6b:</b> Parties and Agencies Notified <b>B-6c:</b> Affidavit of Mailing	<b>06/04/2015</b>
<b>B-7</b>	<b>Public/Agency Comments</b> <b>B-7a:</b> E-mail from Carolyn Belles, Permit Project Coordinator (received 08/31/15)	<b>06/22/2015</b>
<b>B-8</b>	<b>Notice of Decision of Final Determination of Non Significance</b> <b>B-8a:</b> Parties and Agencies Notified <b>B-8b:</b> Affidavit of Mailing	<b>06/30/2015</b>
<b>B-9</b>	<b>Letter from Department of Commerce</b>	<b>09/30/2015</b>
<b>B-10</b>	<b>Land Use Action Installation Certificate</b>	<b>09/30/2015</b>
<b>B-11</b>	<b>Notice of YPC Public Hearing</b> <b>B-11a:</b> Press Release and Distribution E- mail <b>B-11b:</b> Parties and Agencies Notified <b>B-11c:</b> Legal Notice <b>B-11d:</b> Affidavit of Mailing	<b>10/01/2015</b>
<b>B-12</b>	<b>Yakima Planning Commission Agenda &amp; Distribution List</b>	<b>10/20/2015</b>
<b>B-13</b>	<b>Staff Report</b>	<b>10/29/2015</b>
<b>B-14</b>	<b>Additional Comments Received</b> <b>B-14a:</b> E-mail Comments from Denise Copeland	<b>10/21/2015</b>

## Smith, Valerie

---

**From:** Denise Copeland <denisecopeland@gmail.com>  
**Sent:** Wednesday, October 21, 2015 9:26 PM  
**To:** Smith, Valerie  
**Subject:** Re: Larry Hull Project

Subject: Larry Hull Project

Can you give me more information about the project that requires a rezone for this property in the block where I live. I see it is asking to change to General Commercial. What is planned for the site?

Thank you.

Denise Copeland  
618 S 3rd Ave  
Yakima, WA 98902

[denisecopeland@gmail.com](mailto:denisecopeland@gmail.com)

[509 949 8508](tel:5099498508)

On Wed, Oct 21, 2015 at 9:25 PM, Denise Copeland <[denisecopeland@gmail.com](mailto:denisecopeland@gmail.com)> wrote:

----- Forwarded message -----

**From:** Denise Copeland <[denisecopeland@gmail.com](mailto:denisecopeland@gmail.com)>  
**Date:** Wed, Oct 21, 2015 at 9:04 PM  
**Subject:** Larry Hull Project  
**To:** Planner/[valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov)

Can you give me more information about the project that requires a rezone for this property in the block where I live. I see it is asking to change to General Commercial. What is planned for the site?

Thank you.

Denise Copeland  
618 S 3rd Ave  
Yakima, WA 98902

[denisecopeland@gmail.com](mailto:denisecopeland@gmail.com)

[509 949 8508](tel:5099498508)



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

**ask.planning@yakimawa.gov • http://www.yakimawa.gov/services/planning/**

**CITY OF YAKIMA  
FINDINGS of FACT, CONCLUSIONS & RECOMMENDATION  
for  
REQUEST FOR COMPREHENSIVE PLAN AMENDMENT REVIEW**

Application # CPA#002-15

**APPLICANT:** Larry Hull  
**APPLICANT ADDRESS:** 901 Summitview Avenue, Suite 250, Yakima, WA 98902  
**PROJECT LOCATION:** 304 Division Street; Parcels 181325-11400, -11007,-11006  
**DATE OF REQUEST:** March 25, 2015  
**DATE OF RECOMMENDATION:** October 29, 2015  
**STAFF CONTACT:** Valerie Smith, AICP, Senior Planner

**I. DESCRIPTION OF REQUEST:**

On March 25, 2015, the City of Yakima Department of Community Development received an application for a Comprehensive Plan Amendment (CPA) review for a request to change the Future Land Use designation from Industrial to General Commercial and the zoning from Light Industrial (M-1) to General Commercial (GC) submitted by Larry Hull (property owner). The subject property includes three parcels located in the vicinity of S. 3<sup>rd</sup> Avenue and Division Street.

**II. PUBLIC NOTICE:**

**Mailing of Notice of Application** June 4, 2015  
**Public Hearing Notice Mailed and Published** October 1, 2015  
**Posting of Property** September 30, 2015

**III. CURRENT ZONING AND LAND USE:**

There is an office complex on the subject property, which was built in 1976. The property is approximately 2.92 acres in size. Adjacent properties to this site have the following zoning and land use characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	M-1	Auto Body Shop/Construction equip. rentals
South	R-1/R-3	Single-family residences
East	M-1	Agricultural Storage Buildings
West	R-1/B-1	Single-family residences/office

**DOC.  
INDEX  
# B-13**



#### IV. FACTS:

##### A. Environmental Review.

This is a non-project application without a specific use or site plan to be considered. Environmental Review (SEPA) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on June 30, 2015. No appeals were filed.

##### B. Comments Received

As of the date of this staff report, there were no public comments received in writing, or public testimony received during the Yakima Planning Commission's study sessions.

##### C. Comprehensive Plan Amendment (CPA) Approval Criteria.

The 2006 Yakima Urban Area Comprehensive Plan, Future Land Use Map designates this area as Industrial. In accordance with the provisions of the Yakima Municipal Code, the following criteria must be considered in the review of any proposed amendment to the Yakima Urban Area Comprehensive Plan.

16.10.040 (1): To alter the Future Land Use Map or other plan policy map, or effect a Comprehensive Plan Text Amendment, the proposed amendment must do one or more of the following:

(a) Address circumstances that have changed since the last time the relevant Comprehensive Plan map or text was considered:

*Staff Response: The existing building located on this site predated the City's Zoning Ordinance. The 24,000 square foot building was originally built in 1976 to be used as an office complex. Although the property was zoned Industrial in 1977, the property has never been used for industrial purposes.*

(b) Better implement applicable Comprehensive Plan policies than the current relevant Comprehensive Plan map or text:

*Staff Response: This proposal better implements the applicable plan policies because it meets the following goals and policies:*

##### **Goal 3.3—PRESERVE EXISTING NEIGHBORHOODS**

###### **Policies:**

3.3.1 *Preserve the character of neighborhoods such as historical character, architecture, natural features and layout.*

3.3.2 *Ensure that new development is compatible in scale, style, density and aesthetic quality to an established neighborhood.*

##### **Goal 3.6—PROVIDE OPPORTUNITIES FOR OFFICE DEVELOPMENT TO PROMOTE ECONOMIC GROWTH AND TO MEET THE NEED FOR OFFICE SPACE IN THE YAKIMA URBAN AREA**

###### **Policies:**

3.6.1 *Encourage clustering of office development in concentrated areas.*

3.6.2 *Use offices as transitional uses between commercial and residential areas.*

3.6.3 *Promote small-scale office development that will not have significant adverse impacts on adjacent neighborhoods.*

3.6.4 *Encourage placing parking lots behind buildings, or along the side of*

buildings.

3.6.5 Low to mid-rise office buildings should be located next to commercial or industrial areas, along expressway corridors, on or around hospital areas, and in the Central Business District.

Goal 3.10—PROVIDE WIDE VARIETY OF COMMERCIAL RETAIL AND SERVICES THAT ARE HEAVILY DEPENDENT ON CONVENIENT VEHICLE ACCESS AND SERVE SECTIONS OF THE URBAN AREA ALONG MAJOR TRAVEL ROUTES.

(c) Correct an obvious mapping error:

*Staff Response: An obvious mapping error did not occur. However, when analyzing the current situation of the property it is clear that, at the time it was originally designated as Industrial, in 1977, the neighborhood may have had different characteristics. When designating land uses and assigning zoning districts, common policy is to evaluate the current uses of properties in an area, and potential future uses. In 1977, the area surrounding 304 Division Street. may have been an adequate place for future industrial development. However, over time this area grew in residential character and density, and industrial uses stayed to the east of 3<sup>rd</sup> Avenue and north of Division Street. The surrounding arterial roads act as a barrier or buffer between potentially incompatible land uses.*

(d) Address an identified deficiency in the Comprehensive Plan:

*Staff Response: The deficiency this request addresses is that this property has historically been used as an office complex, and therefore, should never have been designated industrial, and it is the intent of the land owner to correct this deficiency to continue this office use for the foreseeable future.*

(e) Is the proposed CPA coordinated with, and take into consideration, the Comprehensive Plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100?

*Staff Response: This proposal is consistent with RCW 36.70A.100. This application is part of the annual CPA cycle for the Yakima Urban Area Comprehensive Plan which the City of Yakima coordinates with adjacent jurisdictions.*

(f) Proposed CPAs must be consistent with the Growth Management Act (GMA), Ch. 36.70A. RCW, and the Yakima County Wide Planning Policies (CWPP).

*Staff Response: This proposal is consistent with the Growth Management Act and the Yakima Countywide Planning Policies because the proposal encourages infill in the area where all urban level services and facilities are currently provided. The proposal reduces sprawl and is served with an adequate transportation system. This proposal also encourages economic development in the urban area and provides jobs for the surrounding neighborhood and general Yakima Area.*

(g) Cumulative impacts of all CPAs, including those approved since the original adoption of the Comprehensive Plan, shall be considered in the evaluation of any proposed amendments.

*Staff Response: The impact should be minimal because the 2.92 acre property under consideration is already being used as an office complex. Its location, current use and available infrastructure all support the requested change to General Commercial.*

(h) For Future Land Use Map changes, please provide descriptive information regarding the

property, including the status of existing land use, access to sewer and water, as well as the availability of public facilities such as schools, fire and police services.

*Staff Response: The subject property consists of three parcels totaling 2.92 acres, which were merged to one parcel in May, 2015. The parcel has been used as an office building since 1976, with no intent to change its land use for the foreseeable future. All utilities and services are available throughout the site. The 8- inch sewer main and 8- inch water mains surrounding the site have adequately served this office use and are adequate for future capacities.*

*The property has direct access to two arterial roads, Division Street, S. 3<sup>rd</sup> Avenue, and in close proximity to S. 5<sup>th</sup> Avenue. This site is located just four blocks from the Central Business District, and in close proximity to Lions Park, Yakima Regional Medical hospital and the Burlington Northern rail-line. Additionally, the site is served by Yakima Police and Fire Departments.*

#### **D. REZONE APPROVAL CRITERIA**

In accordance with the provisions of the Yakima Municipal Code (YMC) § 15.23.030, recommendations to approve or deny proposed rezones shall include the following considerations:

**(1) Testimony at public hearing.**

A Notice of Application was mailed to all property owners within 300 feet of the subject properties on June 4, 2015, wherein they were invited to submit written and/or provide oral comments on this proposed amendment. No public comments were received, however, if during the course of the hearing, new public comments are received it may be appropriate for the Planning Commission to modify the staff's recommendation.

**(2) The suitability of property in question for uses permitted under the proposed zoning.**

The subject property is reasonably flat, can be served with all necessary public utilities and is accessible from two arterial roads. The property's current use as an office complex, and the building is well suited for uses listed within Table 4-1 – General Commercial zoning district.

**(3) The recommendations from interested agencies and departments.**

No agencies or departments have registered any opposition to this rezone.

**(4) Compliance with the Comprehensive Plan.**

The Yakima Urban Area Comprehensive Plan defines the General Commercial land use designation as a "land providing a wide variety of commercial retail and services that are heavily dependent on convenient vehicle access along major travel routes. General Commercial land uses may include those uses identified in Neighborhood Commercial or Community Commercial, not do not serve only the adjacent neighborhoods..." This proposal meets that definition and is further supported by the following goals and policies:

**Goal 3.3—PRESERVE EXISTING NEIGHBORHOODS**

**Policies:**

3.3.1 *Preserve the character of neighborhoods such as historical character, architecture, natural features and layout.*

3.3.2 *Ensure that new development is compatible in scale, style, density and aesthetic quality to an established neighborhood.*

**Goal 3.6—PROVIDE OPPORTUNITIES FOR OFFICE DEVELOPMENT TO PROMOTE ECONOMIC GROWTH AND TO MEET THE NEED FOR OFFICE SPACE IN THE YAKIMA URBAN AREA**

**Policies:**

- 3.6.1 *Encourage clustering of office development in concentrated areas.*
- 3.6.2 *Use offices as transitional uses between commercial and residential areas.*
- 3.6.3 *Promote small-scale office development that will not have significant adverse impacts on adjacent neighborhoods.*
- 3.6.4 *Encourage placing parking lots behind buildings, or along the side of buildings.*
- 3.6.5 *Low to mid-rise office buildings should be located next to commercial or industrial areas, along expressway corridors, on or around hospital areas, and in the Central Business District.*

**Goal 3.10—PROVIDE WIDE VARIETY OF COMMERCIAL RETAIL AND SERVICES THAT ARE HEAVILY DEPENDENT ON CONVENIENT VEHICLE ACCESS AND SERVE SECTIONS OF THE URBAN AREA ALONG MAJOR TRAVEL ROUTES.**

**(5) The adequacy of public facilities, such as roads, sewer, water, and other required public services.**

This property is currently being served by all public facilities.

**(6) The compatibility of the proposed zone change and associated uses with neighboring land uses.**

The proposed zone change is compatible with existing neighboring land uses and is not a “new” use. The office building is more compatible with neighboring residential uses than that of Industrial or intense retail development. The north and east property lines of this project abuts two arterial roads, which act as buffers from the industrial uses to the north and east.

**(6a) What mitigating measures are planned to address incompatibility, such as sitescreening, buffering building design, open space, traffic flow alteration, etc.?**

No mitigation is proposed as part of this non-project rezone request. The property is not changing its use, future development may require site screening or other mitigations, and any needed mitigations could be required as part of regular site plan approval.

**(7) The public need for the proposed change.**

Given that the site has been historically used as an office complex, and provides jobs for Yakima, its continuation as an office complex is good for the public, this change provides security to the property owner, and brings certainty to the neighborhood that this property will remain in office use, and not be developed into a more intense industrial use in the future.

**E. CONCLUSIONS:**

1. The amendment is minor in nature and appropriate for the area.
2. No adverse impacts have been identified by the approval of this amendment and rezone request.

3. The requested rezone better supports the current use of the property.
4. The property is currently served by all necessary public utilities.

**V. RECOMMENDATION**

The Community Development Department recommends APPROVAL of this amendment request from Industrial to General Commercial and APPROVAL of the concurrent rezone from Light Industrial (M-1) to General Commercial (GC).

RECOMMENDATION made this 29th day of October, 2015,



---

Valerie Smith, AICP, Senior Planner  
Department of Community Development, Planning Division

DOC.  
INDEX  
# B-13



**COMMUNITY DEVELOPMENT DEPARTMENT**  
*Joan Davenport, AICP, Director*

**Planning Division**  
**129 North Second Street, 2nd Floor Yakima, Washington 98901**  
**Phone (509) 575-6183 • Fax (509) 575-6105**  
**[www.yakimawa.gov/services/planning](http://www.yakimawa.gov/services/planning)**

**City of Yakima Planning Commission**  
**PUBLIC HEARING**  
**City Hall Council Chambers**  
**Thursday October 29, 2015**  
**3:30 p.m. – 5:00 p.m.**

YPC Members:

Chairman Dave Fonfara, Vice-Chair Scott Clark, Al Rose,  
Bill Cook, Patricia Byers, Ron Anderson, Carmen Méndez

City Planning Staff:

Joan Davenport (Community Development Director/Planning Manager); Jeff Peters (Supervising Planner);  
Valerie Smith (Senior Planner); Robbie Aaron and Trevor Martin (Assistant Planners); Rosalinda Ibarra  
(Administrative Assistant); and Lisa Maxey (Department Assistant)

**Agenda**

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Audience Participation
- V. Public Hearings: 2015 Comprehensive Plan Map Amendments
  - A. LARRY HULL  
304 Division St  
CPA#002-15, RZ#002-15, SEPA#008-15  
\*Motion to Consider CPA#002-15 & RZ#002-15 and direct Planning Staff to prepare appropriate Findings.
  - B. COTTONWOOD PARTNERS LLC  
2309 S 64<sup>th</sup> Ave  
CPA#007-15, RZ#007-15, SEPA#013-15  
\*Motion to Consider CPA#007-15 & RZ#007-15 and direct Planning Staff to prepare appropriate Findings.
  - C. CHELMINAR ASSOCIATION INC  
204 S 46<sup>th</sup> Ave  
CPA#008-15, RZ#008-15, SEPA#014-15  
\*Motion to Consider CPA#008-15 & RZ#008-15 and direct Planning Staff to prepare appropriate Findings.
- VI. Other Business
- VII. Adjourn

Next Meeting: November 4, 2015 at 3:30 p.m. (special meeting date – public hearing for preliminary long plat of “Summit View”  
– PLP#003-15)

DOC.  
INDEX

# B-12



YPC Packet Distribution List and Parties of Record - Larry Hull - CPA#002-15

Scott Clark  
732 Summitview Ave, #608  
Yakima WA 98902

Dave Fonfara  
8708 Cameo Court  
Yakima, WA 98903

Ron Anderson  
107 South 7<sup>th</sup> Avenue, Ste#202  
Yakima, WA 98902

Alfred A. Rose  
1006 Westbrook Place  
Yakima, WA 98908

Carmen Méndez  
10 North 9<sup>th</sup> Street  
Yakima, WA 98901

William Cook  
7701 Graystone Court  
Yakima, WA 98908

Patricia Byers  
1530 Suncrest Way  
Yakima, WA 98902

Division Street Building LLC  
901 Summitview Ave, Ste 250  
Yakima, WA 98902

Larry Hull  
901 Summitview Ave, Ste 250  
Yakima, WA 98902  
[larry@megalodonllc.net](mailto:larry@megalodonllc.net)

Type of Notice: YPC Packet

File Number: CPA #002-15, R2#002-15, SEPA #008-15

Date of Mailing: 10/20/15

DOC.  
INDEX

# B-12

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#002-15, RZ#002-15 & SEPA#008-15

Larry Hull

304 Division St

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of YPC Public Hearing**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and all property owners of record within a radius of 300 feet of subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 1<sup>st</sup> day of October, 2015.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.

*Lisa Maxey*

Lisa Maxey

Department Assistant II

DOC.  
INDEX  
# B-11d

# YAKIMA HERALD REPUBLIC

A daily part of your life  yakima-herald.com

## -Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below.  
Please proof read notice carefully to check spelling and run dates,  
if you need to make changes

<b>Date:</b>	09/28/15
<b>Account #:</b>	110358
<b>Company Name:</b>	CITY OF YAKIMA PLANNING
<b>Contact:</b>	ROSALINDA IBARRA
<b>Address:</b>	DEPT OF COMMERCIAL ECONOMICAL DEVELOPEME 129 N 2ND STREET YAKIMA, WA 98901-2720
<b>Telephone:</b>	(509) 575-6164

<b>Account Rep:</b>	Simon Sizer
<b>Phone #</b>	(509) 577-7740
<b>Email:</b>	ssizer@yakimaherald.com
<b>Ad ID:</b>	584834
<b>Start:</b>	10/01/15
<b>Stop:</b>	10/01/15
<b>Total Cost:</b>	\$274.95
<b>Lines:</b>	156.0
<b># of Inserts:</b>	1
<b>Ad Class:</b>	6021

<b>Run Dates:</b>	
Yakima Herald-Republic	10/01/15

DOC.  
INDEX  
# B-11C

**CITY OF YAKIMA  
NOTICE OF YAKIMA PLANNING COMMISSION PUBLIC  
HEARINGS**

The following nine applications have been submitted for consideration during the City of Yakima's 2015 Comprehensive Plan Future Land Use Map (CPA) Amendment and Rezone (RZ) process. Three Public Hearings with the Yakima Planning Commission (YPC), will be held in the following sequence: **Tuesday October 27, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street: Applicant:** Elves Family Investments **Project Location:** Nob Hill Blvd. and South 41st Ave. **Request:** CPA = one parcel from High Density Residential to Neighborhood Commercial RZ = one parcel from Multi-Family Residential (R-3) to Local Business District (B-2) **Parcel No.** 181327-31400 **File Numbers:** CPA#001-15, RZ#001-15, SEPA#006-15 **Applicant:** What the Hay, LLC **Project Location:** 8603 Wide Hollow Rd. **Request:** CPA = one parcel from Low Density to High Density Residential RZ = one parcel from Single-Family Residential (R-1) to Multi-Family Residential (R-3) **Parcel No.** 181330-42402 **File Numbers:** CPA#004-15, RZ#004-15, SEPA#010-15 **Applicant:** Westwood West Corp **Project Location:** Vicinity of South 64th Ave. and Tieton Drive **Request:** CPA = sixteen parcels from Low Density Residential to a consortium of Professional Office, Regional Commercial, Medium Density Residential and High Density Residential RZ = sixteen parcels from Single-Family Residential to Professional Business (B-1), Small Convenience Center (SCC), Two-Family Residential (R-2), and Multifamily Residential (R-3) **Parcel Nos.** 181328-22428, 181329-11428, -11427, -11441, -11429, -11430, -11431, -11432, -11433, -11439, -11438, -11437, -11434, -11435, -11440, and -11436 **File Numbers:** CPA#006-15, RZ#006-15, SEPA#012-15; **Wednesday October 28th, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street: Applicant:** Super Cold Storage, LLC **Project Location:** Vicinity of River Rd. and North 16th Ave. **Request:** CPA = two parcels from Regional Commercial to Industrial RZ = two parcels from Large Convenience Center (LLC) to Light Industrial (M-1) **Parcel Nos.** 181313-22015 and -22012 **File Numbers:** CPA#003-15, RZ#003-15, SEPA#009-15 **Applicant:** TM Rentals **Project Location:** Vicinity of South 38th Ave. and West Logan Ave. **Request:** CPA = three parcels from Low Density Residential to Professional Office RZ = three parcels from Single-Family Residential (R-1) to Professional Business (B-1); with a 100 foot wide low density/R-1 buffer along Logan Ave. **Parcel Nos.** 181327-43493, -43492, and -43494 **File Numbers:** CPA#005-15, RZ#005-15, SEPA#011-15 **Applicant:** Johnson Family Century 21, LLC **Project Location:** Vicinity of Summitview Ave. and North 52nd Ave. **Request:** CPA = one parcel from Medium Density Residential to Neighborhood Commercial RZ = one parcel from Two-Family Residential (R-2) to Local Business (B-2) **Parcel No.** 18132113468 **File Numbers:** CPA#009-15, RZ#009-15, SEPA#016-15; **Thursday October 29th, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street: Applicant:** Larry Hull **Project Location:** Vicinity of Division Street and South 3rd Ave. **Request:** CPA = three parcels from Industrial to General Commercial. RZ = three parcels from Light Industrial (M-1) to General Commercial (GC) **Parcel Nos.** 181325-11400, -11007, -11006 **File Numbers:** CPA #002-15, RZ #002-15 & SEPA #008-15 **Applicant:** Cottonwood Partners, LLC **Project Location:** Vicinity of South 64th Ave. and Occidental Rd. **Request:** CPA = two parcels from Low Density Residential and Medium Density Residential to High Density Residential RZ = two parcels from Single-Family Residential (R-1) and Two-Family Residential (R-2) to High Density Residential (R-3) **Parcel Nos.** 181205-13009 and -11001 **File Numbers:** CPA#007-15, RZ#007-15, SEPA#013-15 **Applicant:** Chelminar Association, Inc. **Project Location:** Vicinity of South 46th Ave. and West Chestnut Ave. **Request:** CPA = two parcels from Low Density Residential to Professional Office RZ = two parcels from Single-Family Residential (R-1) to Professional Business (B-1) **Parcel Nos.** 181322-33474 and -33473 **File Numbers:** CPA#008-15, RZ#008-15, SEPA#014-15; Any person desiring to express their views on these applications is invited to attend the public hearings or to submit their written comments to: City of Yakima Planning Division, 2nd Floor City Hall, 129 N. 2nd Street, Yakima, Washington. These notices are also available for review on the City's website at <http://www.yakimawa.gov/services/planning/agenda-planning-applications/>. If you have any questions on these proposals please contact Valerie Smith, AICP, Senior Planner at (509) 575-6042 or e-mail at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

(584834) October 1, 2015

DOC.  
INDEX  
# B-11C

Courtesy of Yakima Herald-Republic

**CITY OF YAKIMA  
NOTICE OF YAKIMA PLANNING COMMISSION PUBLIC  
HEARINGS**

The following nine applications have been submitted for consideration during the City of Yakima's 2015 Comprehensive Plan Future Land Use Map (CPA) Amendment and Rezone (RZ) process. Three Public Hearings with the Yakima Planning Commission (YPC), will be held in the following sequence: **Tuesday October 27, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street:** **Applicant:** Elves Family Investments **Project Location:** Nob Hill Blvd. and South 41st Ave. **Request:** CPA = one parcel from High Density Residential to Neighborhood Commercial RZ = one parcel from Multi-Family Residential (R-3) to Local Business District (B-2) **Parcel No.** 181327-31400 **File Numbers:** CPA#001-15, RZ#001-15, SEPA#006-15 **Applicant:** What the Hay, LLC **Project Location:** 8603 Wide Hollow Rd. **Request:** CPA = one parcel from Low Density to High Density Residential RZ = one parcel from Single-Family Residential (R-1) to Multi-Family Residential (R-3) **Parcel No.** 181330-42402 **File Numbers:** CPA#004-15, RZ#004-15, SEPA#010-15 **Applicant:** Westwood West Corp **Project Location:** Vicinity of South 64th Ave. and Tieton Drive **Request:** CPA = sixteen parcels from Low Density Residential to a consortium of Professional Office, Regional Commercial, Medium Density Residential and High Density Residential RZ = sixteen parcels from Single-Family Residential to Professional Business (B-1), Small Convenience Center (SCC), Two-Family Residential (R-2), and Multifamily Residential (R-3) **Parcel Nos.** 181328-22428, 181329-11428, -11427, -11441, -11429, -11430, -11431, -11432, -11433, -11439, -11438, -11437, -11434, -11435, -11440, and -11436 **File Numbers:** CPA#006-15, RZ#006-15, SEPA#012-15; **Wednesday October 28th, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street:** **Applicant:** Super Cold Storage, LLC **Project Location:** Vicinity of River Rd. and North 16th Ave. **Request:** CPA = two parcels from Regional Commercial to Industrial RZ = two parcels from Large Convenience Center (LLC) to Light Industrial (M-1) **Parcel Nos.** 181313-22015 and -22012 **File Numbers:** CPA#003-15, RZ#003-15, SEPA#009-15 **Applicant:** TM Rentals **Project Location:** Vicinity of South 38th Ave. and West Logan Ave. **Request:** CPA = three parcels from Low Density Residential to Professional Office RZ = three parcels from Single-Family Residential (R-1) to Professional Business (B-1); with a 100 foot wide low density/R-1 buffer along Logan Ave. **Parcel Nos.** 181327-43493, -43492, and -43494 **File Numbers:** CPA#005-15, RZ#005-15, SEPA#011-15 **Applicant:** Johnson Family Century 21, LLC **Project Location:** Vicinity of Summitview Ave. and North 52nd Ave. **Request:** CPA = one parcel from Medium Density Residential to Neighborhood Commercial RZ = one parcel from Two-Family Residential (R-2) to Local Business (B-2) **Parcel No.** 18132113468 **File Numbers:** CPA#009-15, RZ#009-15, SEPA#016-15; **Thursday October 29th, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street:** **Applicant:** Larry Hull **Project Location:** Vicinity of Division Street and South 3rd Ave. **Request:** CPA = three parcels from Industrial to General Commercial. RZ = three parcels from Light Industrial (M-1) to General Commercial (GC) **Parcel Nos.** 181325-11400, -11007, -11006 **File Numbers:** CPA #002-15, RZ #002-15 & SEPA #008-15 **Applicant:** Cottonwood Partners, LLC **Project Location:** Vicinity of South 64th Ave. and Occidental Rd. **Request:** CPA = two parcels from Low Density Residential and Medium Density Residential to High Density Residential RZ = two parcels from Single-Family Residential (R-1) and Two-Family Residential (R-2) to High Density Residential (R-3) **Parcel Nos.** 181205-13009 and -11001 **File Numbers:** CPA#007-15, RZ#007-15, SEPA#013-15 **Applicant:** Chelminar Association, Inc. **Project Location:** Vicinity of South 46th Ave. and West Chestnut Ave. **Request:** CPA = two parcels from Low Density Residential to Professional Office RZ = two parcels from Single-Family Residential (R-1) to Professional Business (B-1) **Parcel Nos.** 181322-33474 and -33473 **File Numbers:** CPA#008-15, RZ#008-15, SEPA#014-15; Any person desiring to express their views on these applications is invited to attend the public hearings or to submit their written comments to: City of Yakima Planning Division, 2nd Floor City Hall, 129 N. 2nd Street, Yakima, Washington. These notices are also available for review on the City's website at <http://www.yakimawa.gov/services/planning/agenda-planning-applications/>. If you have any questions on these proposals please contact Valerie Smith, AICP, Senior Planner at (509) 575-6042 or e-mail at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

(584834) October 1, 2015

DOC.  
INDEX  
# B-11C

19131933404 AMERIGAS PROPANE L P PO BOX 798 LOC# 5047 VALLEY FORGE, PA 194820798	18132511400 DIVISION STREET BUILDING LLC 901 SUMMITVIEW AVE STE 250 YAKIMA, WA 98902	18132511007 DIVISION STREET BUILDING LLC 901 SUMMITVIEW AVE STE 250 YAKIMA, WA 98902
<del>18132511006 DIVISION STREET BUILDING LLC 901 SUMMITVIEW AVE STE 250 YAKIMA, WA 98902</del>	19133022465 HOPUNION CRAFT BREWING SALES LLC 203 DIVISION ST YAKIMA, WA 98902	<del>19133022460 HOPUNION CRAFT BREWING SALES LLC 203 DIVISION ST YAKIMA, WA 98902</del>
<del>19133022461 HOPUNION CRAFT BREWING SALES LLC 203 DIVISION ST YAKIMA, WA 98902</del>	18132511410 Q & S PROPERTIES LLC 726 COUNTRY CLUB DR YAKIMA, WA 98901	18132511419 SHULER LIVING TRUST 703 S 6TH AVE YAKIMA, WA 98902
18132444469 SUNWEST ENTERPRISES LLC 305 DIVISION ST YAKIMA, WA 989024552	<del>18132444468 SUNWEST ENTERPRISES LLC 305 DIVISION ST YAKIMA, WA 989024552</del>	18132511408 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 989012613
18132444412 YAKIMA OIL COMPANY INC PO BOX 1346 YAKIMA, WA 98907	18132511423 ALEJANDRO ALCALA 408 S 49TH AVE YAKIMA, WA 98908	18132511413 ANTONIO SILVA 1710 MOORE RD YAKIMA, WA 98908
18132444427 DAVID C & JANNIE CONNELL 218 SANTA ROZA DR YAKIMA, WA 98901	<del>18132444425 DAVID C &amp; JANNIE CONNELL 218 SANTA ROZA DR YAKIMA, WA 98901</del>	<del>18132444426 DAVID C &amp; JANNIE CONNELL 218 SANTA ROZA DR YAKIMA, WA 98901</del>
<del>18132444454 DAVID C &amp; JANNIE CONNELL 218 SANTA ROZA DR YAKIMA, WA 98901</del>	<del>18132444430 DAVID C &amp; JANNIE CONNELL 218 SANTA ROZA DR YAKIMA, WA 98901</del>	18132511511 DAVID L GISH 702 S 3RD AVE YAKIMA, WA 98902
18132511421 DELMER W & EVELYN M BAKER 506 QUEEN ANNE BLVD YAKIMA, WA 98902	18132511411 DIANN L WALDBAUER 315 PEACH ST YAKIMA, WA 989024554	18132511404 EUGENE TREVINO 403 QUEEN ANNE BLVD YAKIMA, WA 989024557
18132511420 GARY N RHOTON 4201 S STAR LAKE RD AUBURN, WA 98001	18132511409 JAIME R RENDEROS 301 NEVEDA ST SAN FRANCISCO, CA 97110	18132511602 JOSEPH W & ELLEN DENISE COPELAND 618 S 3RD AVE YAKIMA, WA 98902
18132511603 JOSEPH W & ELLEN DENISE COPELAND 618 S 3RD AVE YAKIMA, WA 98902	18132511406 JOSHUA M & BRANDY M SPRY 613 S 4TH AVE YAKIMA, WA 98902	18132511403 LINDA HOLLIBOUGH 405 QUEEN ANNE BLVD YAKIMA, WA 98902
18132511424 LORENA MANCERA GARCIA 1303 SPOKANE ST YAKIMA, WA 98902	18132511422 MARIA MENDOZA 608 S 5TH AVE YAKIMA, WA 98902	18132511405 MARIA MOTA 401 QUEEN ANNE BLVD YAKIMA, WA 98902

DOC.  
INDEX  
# B-116

<p>18132444435 MICHAEL MOEN 609 N 65TH AVE YAKIMA, WA 98908</p>	<p>18132444467 NICOLE GRIFFITH PO BOX 2528 PORT ANGELES, WA 98362</p>	<p>18132511418 RODOLFO CEJAGUTIERREZ 172 TASHAS LN YAKIMA, WA 98901</p>
<p>18132511417 RONALD S PAINTER 732 SUMMITVIEW AVE PMB 571 YAKIMA, WA 98902</p>	<p>18132511402 SKYLER A &amp; JESSICA E KIEL 407 QUEEN ANNE BLVD YAKIMA, WA 98902</p>	<p>18132511414 STEPHAN &amp; ANGELA DELANEY PO BOX 2684 YAKIMA, WA 98907</p>
<p>18132511412 STEPHAN G &amp; CHRISTOPHER N DELANEY PO BOX 2684 YAKIMA, WA 98907</p>	<p>18132511401 STEVE R KORN 109 N 28TH AVE YAKIMA, WA 98902</p>	<p>19133022005 WILLIAM D &amp; SANDRA BOURGEOIS 621 S 3RD AVE YAKIMA, WA 98902</p>
	<p><i>NTC OF YPC Public Hearing CPA#002-15, ZZ#002-15, SEPA#008-15 Sent 10/1/15</i></p>	

**DOC.  
INDEX**  
# B-11 b

Parties of Record - Larry Hull- CPA#002-15, RZ#002-15, SEPA#008-15

Division Street Building LLC 901 Summitview Ave Ste 250 Yakima, WA 98902	Larry Hull 901 Summitview Ave Ste 250 Yakima, WA 98902 <a href="mailto:larry@megalodonllc.net">larry@megalodonllc.net</a>	Joe Walsh 3301 W Nob Hill Blvd Yakima, WA 98902
Dave Fonfara <a href="mailto:dpfonfara@q.com">dpfonfara@q.com</a>	Scott Clark <a href="mailto:sclark@stelzerclark.com">sclark@stelzerclark.com</a>	Bill Cook <a href="mailto:Cook.w@charter.net">Cook.w@charter.net</a>
Al Rose <a href="mailto:aar7040@gmail.com">aar7040@gmail.com</a> <a href="mailto:silvrfx40@bmi.net">silvrfx40@bmi.net</a>	Ron Anderson <a href="mailto:ronandmaryyakima@msn.com">ronandmaryyakima@msn.com</a>	Patricia Byers <a href="mailto:Patbyers907@msn.com">Patbyers907@msn.com</a>
Carmen Mendez <a href="mailto:carmen@yakima.org">carmen@yakima.org</a> <a href="mailto:mdcmm303@gmail.com">mdcmm303@gmail.com</a>		

<b>In-House Distribution E-mail List</b>		
<b>Name</b>	<b>Division</b>	<b>E-mail Address</b>
Debbie Cook	Engineering	<a href="mailto:Debbie.cook@yakimawa.gov">Debbie.cook@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a>
Dan Riddle	Engineering	<a href="mailto:dan.riddle@yakimawa.gov">dan.riddle@yakimawa.gov</a>
Mark Kunkler	Legal Dept	<a href="mailto:Mark.kunkler@yakimawa.gov">Mark.kunkler@yakimawa.gov</a>
Jeff Cutter	Legal Dept	<a href="mailto:jeff.cutter@yakimawa.gov">jeff.cutter@yakimawa.gov</a>
Archie Matthews	ONDS	<a href="mailto:archie.matthews@yakimawa.gov">archie.matthews@yakimawa.gov</a>
Mark Soptich	Fire Dept	<a href="mailto:mark.soptich@yakimawa.gov">mark.soptich@yakimawa.gov</a>
Chief Rizzi	Police Department	<a href="mailto:Dominic.rizzi@yakimawa.gov">Dominic.rizzi@yakimawa.gov</a>
Joe Caruso	Code Administration	<a href="mailto:Joe.caruso@yakimawa.gov">Joe.caruso@yakimawa.gov</a>
Carolyn Belles	Code Administration	<a href="mailto:carolyn.belles@yakimawa.gov">carolyn.belles@yakimawa.gov</a>
Jerry Robertson	Code Administration	<a href="mailto:jerry.robertson@yakimawa.gov">jerry.robertson@yakimawa.gov</a>
Glenn Denman	Code Administration	<a href="mailto:glenn.denman@yakimawa.gov">glenn.denman@yakimawa.gov</a>
Suzanne DeBusschere	Code Administration	<a href="mailto:Suzanne.debusschere@yakimawa.gov">Suzanne.debusschere@yakimawa.gov</a>
Dave Brown	Water/Irrigation	<a href="mailto:dave.brown@yakimawa.gov">dave.brown@yakimawa.gov</a>
Mike Shane	Engineering	<a href="mailto:mike.shane@yakimawa.gov">mike.shane@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:randy.meloy@yakimawa.gov">randy.meloy@yakimawa.gov</a>
Scott Schafer	Public Works Dept	<a href="mailto:scott.schafer@yakimawa.gov">scott.schafer@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.dean@yakimawa.gov">James.dean@yakimawa.gov</a>
James Scott	Refuse Division	<a href="mailto:James.scott@yakimawa.gov">James.scott@yakimawa.gov</a>
Kevin Futrell	Transit Division	<a href="mailto:kevin.futrell@yakimawa.gov">kevin.futrell@yakimawa.gov</a>
Joan Davenport	Planning	<a href="mailto:joan.davenport@yakimawa.gov">joan.davenport@yakimawa.gov</a>
<b>For the Record/File</b>		
<b>Binder Copy</b>		Revised 12/2014

Type of Notice: Notice of YPC Public Hearing

File Number: CPA #002-15, RZ#002-15, SEPA #008-15

Date of Mailing: 10/1/15

DOC.  
INDEX  
# B-116

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Thursday, October 01, 2015 5:07 PM  
**To:** Belles, Carolyn; Brown, David; Caruso, Joe; Cook, Debbie; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Futrell, Kevin; Ibarra, Rosalinda; Kallevig, Dana; Kunkler, Mark; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Robertson, Jerry; Schafer, Scott; Scott, James; Shane, Mike; Soptich, Mark; Brown, Michael; Crockett, Ken; Daily Sun News - Bob Story; KAPP TV News; KBBO-KRSE Radio - manager; KCJT TV News; KDNA Radio; KEPR TV News; KIMA TV News; KIMA TV News - Crystal Bui; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KUNS-TV Univision; KVEW TV News; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; Reed C. Pell; Tu Decides - Albert Torres; Yakima Herald Republic - Craig Troianello; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic - Mark Morey; Yakima Herald Republic Newspaper; Yakima Valley Business Times; Yakima Valley Business Times - George Finch; Beehler, Randy; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); 'Carmen Mendez'; Carmen Mendez (mdcmm303@gmail.com); Dave Fonfara; Ensey, Rick; Patricia Byers; Ron Anderson; Scott Clark; William Cook (cook.w@charter.net) Smith, Valerie  
**Cc:**  
**Subject:** NOTICE OF YPC PUBLIC HEARING - Larry Hull - CPA#002-15, RZ#002-15, SEPA#008-15  
**Attachments:** NOTICE OF PUBLIC HEARING - Larry Hull - CPA.pdf

Attached is a Notice of YPC Public Hearing regarding the above-entitled project. If you have any questions about this proposal please contact assigned planner Valerie Smith at (509) 575-6042 or by e-mail at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

Thank you!

### *Lisa Maxey*

Department Assistant II  
(509) 576-6669

[Lisa.Maxey@yakimawa.gov](mailto:Lisa.Maxey@yakimawa.gov)

City of Yakima Planning Division  
129 N. 2nd St. Yakima, WA 98901



**Notice of Public Hearing**

**Project Name:** LARRY HULL

**Location:** 304 DIVISION ST; Tax Parcel No.: 18132511006, 18132511400, 18132511007

**Proposal:** Change the Future Land Use map designation for three parcels from Industrial to General Commercial and rezone three parcels from Light Industrial (M-1) to General Commercial (G-C) to consolidate the existing use.

An open record public hearing on a land use application submitted near your property has been scheduled to go before the Yakima Planning Commission on **Thursday October 29, 2015 at 3:30 p.m. in the City Hall Council Chambers located at 129 North 2<sup>nd</sup> Street, Yakima, WA.** To view information online go to: <http://www.yakimawa.gov/postcard> When prompted enter **CPA#002-15** in the Application ID text box. More information is available from the City of Yakima Planning Division, 129 North 2<sup>nd</sup> Street, Yakima, WA 98901 or call (509) 575-6183. [Valerie Smith/575-6042/Senior Planner/valerie.smith@yakimawa.gov](mailto:Valerie.Smith@yakimawa.gov) Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 North 2<sup>nd</sup> Street, Yakima, WA 98901. A separate notice will be provided to parties of record for the public hearing before the Yakima City Council.

Application Submitted: 03/25/2015    Application Complete: 05/13/2015

Si necessita informacion en espanol por favor llame al (509) 575-6183.



City of Yakima  
Planning Department  
129 N 2<sup>nd</sup> St  
Yakima, WA 98901



**DOC.  
INDEX  
# B-11**



CITY OF YAKIMA

LAND USE ACTION INSTALLATION  
CERTIFICATE

File Number:	CPA #002-15 (2 signs)
Applicant/Project Name:	304 Division St. Larry Hull
Site Address:	
Date of Posting:	09/30/15

Location of Installation (Check One):

Land Use Action Sign is installed per standards described in YMC §15.11.090(C).

Land Use Action Sign is installed in an alternate location on the site.

Note: this alternate location (if not pre-approved by the Planning Manager) may not be acceptable by the Planning Division and is subject to relocation (at the owner's expense) to a more visible site on the property.

The alternative location is:

The required comment period will begin when the Planning Division has received the Land Use Action Installation Certification. The date of installation certificate receipt will begin the notice period. Failure to post a Land Use Action sign and return this form signed in a timely manner will cause a delay in the application review.

I hereby testify that the sign installed fully complies with the Land Use Action sign layout specifications and installation standards, and that the sign will be maintained until a decision has been rendered.

[Signature]  
Applicant's Signature

09/29/15  
Date

Larry Dean Hull  
Applicant's Name (Please Print)

1-509-453-8161  
Applicant's Telephone Number

Please remit the above certification and deliver to the City of Yakima Planning Division via fax at (509) 575-6105; in person or by mail to: City of Yakima, Planning Division, 129 North 2<sup>nd</sup> Street, Yakima, WA 98901.



RECEIVED

SEP 30 2015

CITY OF YAKIMA  
PLANNING DIV.

STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
www.commerce.wa.gov

September 30, 2015

Valerie Smith  
Senior Planner  
City of Yakima  
129 North 2nd Street  
Yakima, Washington 98901

Dear Ms. Smith:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

**City of Yakima - Proposed comprehensive plan map amendments (one ordinance for nine requests), nine concurrent rezones, and Yakima Urban Area Zoning Ordinance housekeeping text amendments. These materials were received on September 30, 2015 and processed with the Material ID # 21690.**

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than November 29, 2015. Please remember to submit the final adopted amendment to Commerce within ten (10) days of adoption.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call Dave Andersen (509) 434-4491.

Sincerely,

Review Team  
Growth Management Services

DOC.  
INDEX

# B-9

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#002-15, RZ#002-15, SEPA#008-15

Larry Hull

304 Division St

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of DNS**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and all parties of record, that are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on this 30<sup>th</sup> day of June, 2015.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.

  
\_\_\_\_\_  
Lisa Maxey

Department Assistant II

**DOC.  
INDEX**

# B-86

Parties of Record - Larry Hull - CPA#002-15

Division Street Building LLC 901 Summitview Ave Ste 250 Yakima, WA 98902	Larry Hull 901 Summitview Ave Ste 250 Yakima, WA 98902 <a href="mailto:larry@megalodonllc.net">larry@megalodonllc.net</a>	

In-House Distribution E-mail List		
Name	Division	E-mail Address
Debbie Cook	Engineering	<a href="mailto:Debbie.cook@yakimawa.gov">Debbie.cook@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a>
Dan Riddle	Engineering	<a href="mailto:dan.riddle@yakimawa.gov">dan.riddle@yakimawa.gov</a>
Mark Kunkler	Legal Dept	<a href="mailto:Mark.kunkler@yakimawa.gov">Mark.kunkler@yakimawa.gov</a>
Jeff Cutter	Legal Dept	<a href="mailto:jeff.cutter@yakimawa.gov">jeff.cutter@yakimawa.gov</a>
Archie Matthews	ONDS	<a href="mailto:archie.matthews@yakimawa.gov">archie.matthews@yakimawa.gov</a>
Mark Soptich	Fire Dept	<a href="mailto:mark.soptich@yakimawa.gov">mark.soptich@yakimawa.gov</a>
Chief Rizzi	Police Department	<a href="mailto:Dominic.rizzi@yakimawa.gov">Dominic.rizzi@yakimawa.gov</a>
Joe Caruso	Code Administration	<a href="mailto:Joe.caruso@yakimawa.gov">Joe.caruso@yakimawa.gov</a>
Carolyn Belles	Code Administration	<a href="mailto:carolyn.belles@yakimawa.gov">carolyn.belles@yakimawa.gov</a>
Jerry Robertson	Code Administration	<a href="mailto:jerry.robertson@yakimawa.gov">jerry.robertson@yakimawa.gov</a>
Glenn Denman	Code Administration	<a href="mailto:glenn.denman@yakimawa.gov">glenn.denman@yakimawa.gov</a>
Suzanne DeBusschere	Code Administration	<a href="mailto:Suzanne.debusschere@yakimawa.gov">Suzanne.debusschere@yakimawa.gov</a>
Dave Brown	Water/Irrigation	<a href="mailto:dave.brown@yakimawa.gov">dave.brown@yakimawa.gov</a>
Mike Shane	Engineering	<a href="mailto:mike.shane@yakimawa.gov">mike.shane@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:randy.meloy@yakimawa.gov">randy.meloy@yakimawa.gov</a>
Scott Schafer	Public Works Dept	<a href="mailto:scott.schafer@yakimawa.gov">scott.schafer@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.dean@yakimawa.gov">James.dean@yakimawa.gov</a>
James Scott	Refuse Division	<a href="mailto:James.scott@yakimawa.gov">James.scott@yakimawa.gov</a>
Kevin Futrell	Transit Division	<a href="mailto:kevin.futrell@yakimawa.gov">kevin.futrell@yakimawa.gov</a>
Joan Davenport	Planning	<a href="mailto:joan.davenport@yakimawa.gov">joan.davenport@yakimawa.gov</a>
<b>For the Record/File</b>		
<b>Binder Copy</b>		Revised 12/2014

Type of Notice: N+C of DNS

File Number: CPA#00215, RZ #00215, SEPA #008-15

Date of Mailing: 6/30/15

**DOC.**  
**INDEX**  
# B-8a

<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 <a href="mailto:bethb@ahtanum.net">bethb@ahtanum.net</a></p>	<p>Cascade Natural Gas Jim Robinson, Field Facilitator 701 South 1st Ave Yakima, WA 98902 <a href="mailto:Jim.robinson@cngc.com">Jim.robinson@cngc.com</a></p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 <a href="mailto:chamber@yakima.org">chamber@yakima.org</a></p>
<p>Department of Commerce Growth Management Services, P.O. Box 42525 Olympia, WA 98504-2525 <a href="mailto:reviewteam@commerce.wa.gov">reviewteam@commerce.wa.gov</a></p>	<p>Department of Ecology Annie Szvetecz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 <a href="mailto:separegister@ecy.wa.gov">separegister@ecy.wa.gov</a></p>	<p>Department of Ecology Gwen Clear 1250 West Alder Street Union Gap, WA 98903 <a href="mailto:crosepacoordinator@ecy.wa.gov">crosepacoordinator@ecy.wa.gov</a></p>
<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 <a href="mailto:Eric.Bartrand@dfw.wa.gov">Eric.Bartrand@dfw.wa.gov</a></p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 <a href="mailto:sepacenter@dnr.wa.gov">sepacenter@dnr.wa.gov</a></p>	<p>Department of Social &amp; Health Services Andrew Jenkins or Jeanne Rodriguez P.O. Box 45848 Olympia, WA 98504 <a href="mailto:andrew.jenkins@dshs.wa.gov">andrew.jenkins@dshs.wa.gov</a> <a href="mailto:Jeanne.rodriguez@dshs.wa.gov">Jeanne.rodriguez@dshs.wa.gov</a></p>
<p>Dept of Archaeology &amp; Historic Preservation Greg Griffith or Gretchen Kaehler, Deputy State Historic Preservation Officer P.O. Box 48343 Olympia, WA 98504-8343 <a href="mailto:dahp.separeview@dahp.wa.gov">dahp.separeview@dahp.wa.gov</a></p>	<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 <a href="mailto:sposner@utc.wa.gov">sposner@utc.wa.gov</a></p>	<p>Engineering Division Dana Kallevig and Debbie Cook, City Engineer 129 N 2nd Street Yakima, WA 98901 <a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a> <a href="mailto:debbie.cook@yakimawa.gov">debbie.cook@yakimawa.gov</a></p>
<p>Nob Hill Water Association Eric Rhoads, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 <a href="mailto:eric@nobhillwater.org">eric@nobhillwater.org</a></p>	<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 <a href="mailto:Martym2@orfh.org">Martym2@orfh.org</a></p>	<p>U.S. Army Corps of Engineers, Regulatory Branch Karen Urelius, Project Manager P.O. Box 3755 Seattle, WA 98124-3755 <a href="mailto:Karen.M.Urelius@usace.army.mil">Karen.M.Urelius@usace.army.mil</a></p>
<p>Wastewater Division Marc Cawley or Jeremy Hoover 2220 East Viola Ave Yakima, WA 98901 <a href="mailto:marc.cawley@yakimawa.gov">marc.cawley@yakimawa.gov</a> <a href="mailto:jeremy.hoover@yakimawa.gov">jeremy.hoover@yakimawa.gov</a></p>	<p>West Valley School District Angela Watts, Asst. Supt. Of Business &amp; Operations 8902 Zier Road Yakima, WA 98908-9299 <a href="mailto:wattsa@wvwsd208.org">wattsa@wvwsd208.org</a></p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 <a href="mailto:gonsetp@wsdot.gov">gonsetp@wsdot.gov</a></p>
<p>WSDOT Rick Holmstrom, Development Services 2809 Rudkin Road Union Gap, WA 98903 <a href="mailto:holmstr@wsdot.wa.gov">holmstr@wsdot.wa.gov</a></p>	<p>WSDOT, Aviation Division Carter Timmerman 7702 Terminal St SW Tumwater, WA 98501 <a href="mailto:timmerc@wsdot.wa.gov">timmerc@wsdot.wa.gov</a></p>	<p>Yakama Bureau of Indian Affairs Steve Wangemann, Deputy Superintendent for Trust Services P.O. Box 632 Toppenish, WA 98948 <a href="mailto:Steve.wangemann@bia.gov">Steve.wangemann@bia.gov</a></p>
<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 <a href="mailto:Rocco.clark@bia.gov">Rocco.clark@bia.gov</a></p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 <a href="mailto:jmarvin@yakama.com">jmarvin@yakama.com</a></p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 <a href="mailto:robert.peterson@yakimawa.gov">robert.peterson@yakimawa.gov</a></p>
<p>Yakima County Commissioners <a href="mailto:Commissioners.web@co.yakima.wa.us">Commissioners.web@co.yakima.wa.us</a></p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 <a href="mailto:yhd@co.yakima.wa.us">yhd@co.yakima.wa.us</a> <a href="mailto:ryan.ibach@co.yakima.wa.us">ryan.ibach@co.yakima.wa.us</a></p>	<p>Yakima County Public Services Lynn Deitrick, Planning Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Lynn.Deitrick@co.yakima.wa.us">Lynn.Deitrick@co.yakima.wa.us</a></p>
<p>Yakima County Public Services Vern Redifer, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Vern.redifer@co.yakima.wa.us">Vern.redifer@co.yakima.wa.us</a></p>	<p>Yakima Greenway Foundation Al Brown, Executive Director 111 South 18th Street Yakima, WA 98901 <a href="mailto:al@yakimagreenway.org">al@yakimagreenway.org</a></p>	<p>Yakima Regional Clean Air Agency Hasan Tahat, Engineering &amp; Planning Supervisor 329 North 1st Street Yakima, WA 98901 <a href="mailto:hasan@yrcaa.org">hasan@yrcaa.org</a></p>
<p>Yakima Valley Conference of Governments Shawn Conrad and Joseph Calhoun, Planner 311 North 4th Street, Ste# 202 Yakima, WA 98901 <a href="mailto:conrads@yvco.org">conrads@yvco.org</a> <a href="mailto:calhounj@yvco.org">calhounj@yvco.org</a></p>	<p>Yakima Valley Museum John A. Baule, Director 2105 Tieton Drive Yakima, WA 98902 <a href="mailto:john@yakimavalleymuseum.org">john@yakimavalleymuseum.org</a></p>	<p>Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 <a href="mailto:keithk@wasteconnections.com">keithk@wasteconnections.com</a></p>

**DOC.**  
**INDEX**  
 # R-8a

Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902	Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap David Spurlock, Development Director P.O. Box 3008 Union Gap, WA 98903
Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504	Department of Fish & Wildlife Mark Teske 201 North Pearl Ellensburg, WA 98926	Environmental Protection Agency NEPA Review Unit 1200 6th Ave. MS 623 Seattle, WA 98101
Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Airport Planner 1601 Lind Ave SW Renton, WA 98055-4056	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902	Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
United States Postal Service Jeff McKee 205 W Washington Ave Yakima, WA 98903	WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	WA State Dept of Health, Office of Drinking Water Christine Collins 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216
Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948
Yakama Nation Environmental Management Program Kristina Proszek, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948	Yakima School District Elaine Beraza, Superintendent 104 North 4th Ave Yakima, WA 98902	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908
Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908		

**Type of Notice:** Ntc of DNS

**File Number:** CPA #002-15, R2#002-15, SEPA #008-15

**Date of Mailing:** 6/30/15

**DOC.  
INDEX  
# B-8a**

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Tuesday, June 30, 2015 12:06 PM  
**To:** Belles, Carolyn; Brown, David; Caruso, Joe; Cook, Debbie; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Futrell, Kevin; Ibarra, Rosalinda; Kallevig, Dana; Kunkler, Mark; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Robertson, Jerry; Schafer, Scott; Scott, James; Shane, Mike; Soptich, Mark; Ahtanum Irrigation District - Beth Ann Brulotte; Cascade Natural Gas - Jim Robinson; Cawley, Marc; Chamber of Commerce; Department of Commerce (CTED) - Review Team; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife - Eric Bertrand; Department of Natural Resources; Department of Social & Health Services - Andrew Jenkins; Department of Social & Health Services - Jeanne Rodriguez; Dept Archaeology & Historic Preservation - SEPA Review; Desgrosellier, Bob; Energy Facility Site Evaluation Council - Stephen Posner; Hoover, Jeremy; Nob Hill Water - Eric Rhoads; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; US Army Corps of Engineers - Karen M. Urelus; West Valley School District - Angela Watts; WSDOT - Carter Timmerman; WSDOT - Paul Gonseth; WSDOT - Rick Holmstrom; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Bureau of Indian Affairs - Steve Wangemann; Yakama-Klickitat Fisheries - John Marvin; Yakima County Commissioners; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Al Brown; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Joseph Calhoun; Yakima Valley Conference of Governments - Shawn Conrad; Yakima Valley Museum - John A. Baule; Yakima Waste Systems - Keith Kovalenko  
**Cc:** Smith, Valerie; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); 'Carmen Mendez'; Carmen Mendez (mdcmm303@gmail.com); Dave Fonfara; Ensey, Rick; Patricia Byers; Ron Anderson; Scott Clark; William Cook (cook.w@charter.net)  
**Subject:** NOTICE OF DNS - Larry Hull - CPA#002-15, RZ#002-15, SEPA#008-15  
**Attachments:** NOTICE OF DNS - Larry Hull - CPA.pdf

Attached is a Notice of Determination of Non-Significance (DNS) regarding the above-entitled project. If you have any questions regarding this notice, please contact assigned planner Valerie Smith at (509) 575-6042 or by email at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

Thank you!

### *Lisa Maxey*

Department Assistant II

(509) 576-6669

[Lisa.Maxey@yakimawa.gov](mailto:Lisa.Maxey@yakimawa.gov)

City of Yakima Planning Division  
129 N. 2nd St. Yakima, WA 98901



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

**ask.planning@yakimawa.gov • http://www.yakimawa.gov/services/planning/**

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT  
FINAL DETERMINATION OF NONSIGNIFICANCE  
CITY OF YAKIMA, WASHINGTON**

**June 30, 2015**

**PROPOSAL:** Environmental Review of the subject properties to change the properties Future Land Use Map designation from Industrial to General Commercial, and a concurrent rezone of the subject properties from Light Industrial District (M-1) to General Commercial (GC).

**PROPONENT:** Larry Hull

**LOCATION:** Vicinity of Division Street and S. 3<sup>rd</sup> Ave.

**PARCEL NUMBERS:** 18132511400, 18132511007, 18132511006

**LEAD AGENCY:** City of Yakima

**FILE NUMBERS:** CPA #002-15, RZ #002-15 & SEPA #008-15

**DETERMINATION:** The lead agency for this proposal has determined that the project will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The information is available to the public upon request at the City of Yakima Planning Division.

This Final DNS is issued under WAC 197-11-355. **There is no further comment period for this DNS.**

**CONTACT PERSON:** Contact Valerie Smith, AICP, Senior Planner. Call (509) 575-6042 for more information.

**SEPA RESPONSIBLE OFFICIAL:** Joan Davenport, AICP

**POSITION / TITLE:** Director of Community Development

**TELEPHONE:** (509) 575-6183

**ADDRESS:** 129 North 2nd Street, Yakima, WA 98901

SIGNATURE: Valerie Smith DATE: June 30, 2015

You may appeal this determination to: Joan Davenport, AICP, Planning Manager, at 129 N 2<sup>nd</sup> Street, Yakima, WA 98901.

No later than: **July 14, 2015**

By (method): Complete appeal application form and payment of \$580 appeal fee.

You should be prepared to make specific factual objections.

Contact the City of Yakima Planning Division to read or ask about the procedures for SEPA appeals.



**DOC.**

**INDEX**

**# B-8**

**Smith, Valerie**

**From:** Belles, Carolyn  
**Sent:** Monday, August 31, 2015 1:42 PM  
**To:** Maxey, Lisa; Smith, Valerie  
**Subject:** Just an FYI -

Permit Tracking

Appl #	CPA#002-15	Date Issued		Applicant	HULL LARRY
Type	PLN-CPA	Expiration Date		Parcel #	18132511006
Parent #		Re-issue Date		Site Address	304 DIVISION ST

Type	Hold Code	Date Created	Created By	Begin Date	End Date
HOLD		05/06/2015	LMAXEY	05/06/2015	
Parcel #	18132511006	Application #	CPA#002-15	Web Enabled?	<input type="checkbox"/>
Link				Link File	Show File
DST COMMENTS		08/31/2015	CBELLES	08/31/2015	
Parcel #	18132511006	Application #	CPA#002-15	Web Enabled?	<input type="checkbox"/>
Link				Link File	Show File

**Text**

CPA#002-15, RZ#002-15, SEPA#008-15 -  
Change the Future Land Use map designation for three parcels from Industrial to General Commercial and remove three parcels from Light Industrial (M-).  
The subject property is and has been historically addressed as 306 Division St. (Copied from State of WA website: Yakima  
306 Division Street Yakima WA 98902

DOC. INDEX  
# B-7a

Carolyn Belles  
Permit Project Coordinator  
509-575-6261  
509-576-6576 (fax)

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#002-15, RZ#002-15, SEPA#008-15

Larry Hull

304 Division St

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Application and Environmental Review**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant; SEPA reviewing agencies, Yakima Planning Commission members, and all property owners of record within a radius of 300 feet of subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 4<sup>th</sup> day of June, 2015.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Lisa Maxey

Department Assistant II

**DOC.**  
**INDEX**  
# B-6C

19131933404 AMERIGAS PROPANE L P PO BOX 798 LOC# 5047 VALLEY FORGE, PA 194820798	18132511400 DIVISION STREET BUILDING LLC 901 SUMMITVIEW AVE STE 250 YAKIMA, WA 98902	18132511007 DIVISION STREET BUILDING LLC 901 SUMMITVIEW AVE STE 250 YAKIMA, WA 98902
<del>18132511006 DIVISION STREET BUILDING LLC 901 SUMMITVIEW AVE STE 250 YAKIMA, WA 98902</del>	19133022465 HOPUNION CRAFT BREWING SALES LLC 203 DIVISION ST YAKIMA, WA 98902	<del>19133022460 HOPUNION CRAFT BREWING SALES LLC 203 DIVISION ST YAKIMA, WA 98902</del>
<del>19133022461 HOPUNION CRAFT BREWING SALES LLC 203 DIVISION ST YAKIMA, WA 98902</del>	18132511410 Q & S PROPERTIES LLC 726 COUNTRY CLUB DR YAKIMA, WA 98901	18132511419 SHULER LIVING TRUST 703 S 6TH AVE YAKIMA, WA 98902
18132444469 SUNWEST ENTERPRISES LLC 305 DIVISION ST YAKIMA, WA 989024552	<del>18132444468 SUNWEST ENTERPRISES LLC 305 DIVISION ST YAKIMA, WA 989024552</del>	18132511408 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 989012613
18132444412 YAKIMA OIL COMPANY INC PO BOX 1346 YAKIMA, WA 98907	18132511423 ALEJANDRO ALCALA 408 S 49TH AVE YAKIMA, WA 98908	18132511413 ANTONIO SILVA 1710 MOORE RD YAKIMA, WA 98908
18132444427 DAVID C & JANNIE CONNELL 218 SANTA ROZA DR YAKIMA, WA 98901	<del>18132444425 DAVID C &amp; JANNIE CONNELL 218 SANTA ROZA DR YAKIMA, WA 98901</del>	<del>18132444426 DAVID C &amp; JANNIE CONNELL 218 SANTA ROZA DR YAKIMA, WA 98901</del>
<del>18132444454 DAVID C &amp; JANNIE CONNELL 218 SANTA ROZA DR YAKIMA, WA 98901</del>	<del>18132444430 DAVID C &amp; JANNIE CONNELL 218 SANTA ROZA DR YAKIMA, WA 98901</del>	18132511511 DAVID L GISH 702 S 3RD AVE YAKIMA, WA 98902
18132511421 DELMER W & EVELYN M BAKER 506 QUEEN ANNE BLVD YAKIMA, WA 98902	18132511411 DIANN L WALDBAUER 315 PEACH ST YAKIMA, WA 989024554	18132511404 EUGENE TREVINO 403 QUEEN ANNE BLVD YAKIMA, WA 989024557
18132511420 GARY N RHOTON 4201 S STAR LAKE RD AUBURN, WA 98001	18132511409 JAIME R RENDEROS 301 NEVEDA ST SAN FRANCISCO, CA 97110	18132511602 JOSEPH W & ELLEN DENISE COPELAND 618 S 3RD AVE YAKIMA, WA 98902
<del>18132511603 JOSEPH W &amp; ELLEN DENISE COPELAND 618 S 3RD AVE YAKIMA, WA 98902</del>	18132511406 JOSHUA M & BRANDY M SPRY 613 S 4TH AVE YAKIMA, WA 98902	18132511403 LINDA HOLLIBOUGH 405 QUEEN ANNE BLVD YAKIMA, WA 98902
18132511424 LORENA MANCERA GARCIA 1303 SPOKANE ST YAKIMA, WA 98902	18132511422 MARIA MENDOZA 608 S 5TH AVE YAKIMA, WA 98902	18132511405 MARIA MOTA 401 QUEEN ANNE BLVD YAKIMA, WA 98902

DOC.  
INDEX  
# B-66

18132444435  
MICHAEL MOEN  
609 N 65TH AVE  
YAKIMA, WA 98908

18132444467  
NICOLE GRIFFITH  
PO BOX 2528  
PORT ANGELES, WA 98362

18132511418  
RODOLFO CEJAGUTIERREZ  
172 TASHAS LN  
YAKIMA, WA 98901

18132511417  
RONALD S PAINTER  
732 SUMMITVIEW AVE PMB 571  
YAKIMA, WA 98902

18132511402  
SKYLER A & JESSICA E KIEL  
407 QUEEN ANNE BLVD  
YAKIMA, WA 98902

18132511414  
STEPHAN & ANGELA DELANEY  
PO BOX 2684  
YAKIMA, WA 98907

18132511412  
STEPHAN G & CHRISTOPHER N DELANEY  
PO BOX 2684  
YAKIMA, WA 98907

18132511401  
STEVE R KORN  
109 N 28TH AVE  
YAKIMA, WA 98902

19133022005  
WILLIAM D & SANDRA BOURGEOIS  
621 S 3RD AVE  
YAKIMA, WA 98902

Ntc of App + SEPA  
CRA #002-15, RZ #002-15, SEPA #008-15  
Sent 6/4/15

DOC.  
INDEX  
# B-6b

Ahtanum Irrigation District  
Beth Ann Brulotte Executive Assistant  
10705-B Gilbert Road  
Yakima, WA 98903-9203  
[bethb@ahatanum.net](mailto:bethb@ahatanum.net)

Cascade Natural Gas  
Jim Robinson Field Facilitator  
701 South 1st Ave  
Yakima, WA 98902  
[jim.robinson@cngc.com](mailto:jim.robinson@cngc.com)

Chamber of Commerce  
10 North 9th Street  
Yakima, WA 98901  
[chamber@yakima.org](mailto:chamber@yakima.org)

Department of Commerce  
Growth Management Services  
P.O. Box 42525  
Olympia, WA 98504-2525  
[reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov)

Department of Ecology  
Annie Szvetez SEPA Policy Lead  
P.O. Box 47703  
Olympia, WA 98504-7703  
[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)

Department of Ecology  
Gwen Clear  
15 West Yakima Ave, Ste# 200  
Yakima, WA 98902  
[crosepacordinator@ecy.wa.gov](mailto:crosepacordinator@ecy.wa.gov)

Department of Fish and Wildlife  
Eric Bartrand  
1701 South 24th Ave  
Yakima, WA 98902  
[Eric.Bartrand@dfw.wa.gov](mailto:Eric.Bartrand@dfw.wa.gov)

Department of Natural Resources  
SEPA Center  
PO Box 47015  
Olympia, WA 98504  
[sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)

Department of Social & Health Services  
Andrew Jenkins Jeanne Rodriguez  
P.O. Box 45848  
Olympia, WA 98504  
[andrew.jenkins@dshs.wa.gov](mailto:andrew.jenkins@dshs.wa.gov)  
[jeanne.rodriguez@dshs.wa.gov](mailto:jeanne.rodriguez@dshs.wa.gov)

Dept of Archaeology & Historic Preservation  
Greg Griffith Deputy State Historic Preservation  
Officer  
P.O. Box 48343  
Olympia, WA 98504-8343  
[dahp.separeview@dahp.wa.gov](mailto:dahp.separeview@dahp.wa.gov)

Energy Facility Site Evaluation Council -EFSEC  
Stephen Posner SEPA Officer  
PO Box 43172  
Olympia, WA 98504-3172  
[sposner@utc.wa.gov](mailto:sposner@utc.wa.gov)

Engineering Division  
Dana Kallevig and Debbie Cook, City Engineer  
129 N 2nd Street  
Yakima, WA 98901  
[dana.kallevig@yakimawa.gov](mailto:dana.kallevig@yakimawa.gov)  
[debbie.cook@yakimawa.gov](mailto:debbie.cook@yakimawa.gov)

Nob Hill Water Association  
Eric Rhoads Engineering Technician  
6111 Tieton Drive  
Yakima, WA 98908  
[eric@nobhillwater.org](mailto:eric@nobhillwater.org)

Office of Rural and Farm Worker Housing  
Marty Miller  
1400 Summitview Ave, Ste# 203  
Yakima, WA 98902  
[Martym2@orfh.org](mailto:Martym2@orfh.org)

U.S. Army Corps of Engineers, Regulatory  
Branch  
Karen Urelius Project Manager  
P.O. Box 3755  
Seattle, WA 98124-3755  
[Karen.M.Urelius@usace.army.mil](mailto:Karen.M.Urelius@usace.army.mil)

Wastewater Division  
Shelley Willson or David Schneider  
2220 East Viola Ave  
Yakima, WA 98901  
[shelley.willson@yakimawa.gov](mailto:shelley.willson@yakimawa.gov)  
[david.schneider@yakimawa.gov](mailto:david.schneider@yakimawa.gov)

West Valley School District  
Angela Watts Asst. Supt. Of Business & Operations  
8902 Zier Road  
Yakima, WA 98908-9299  
[watts@wvwsd208.org](mailto:watts@wvwsd208.org)

WSDOT  
Paul Gonseth Planning Engineer  
2809 Rudkin Road  
Union Gap, WA 98903  
[gonsetp@wsdot.gov](mailto:gonsetp@wsdot.gov)

WSDOT  
Rick Holmstrom Development Services  
2809 Rudkin Road  
Union Gap, WA 98903  
[holmstr@wsdot.wa.gov](mailto:holmstr@wsdot.wa.gov)

Yakama Bureau of Indian Affairs  
Steve Wangemann Deputy Superintendent for Trust  
Services  
P.O. Box 632  
Toppenish, WA 98948  
[Steve.wangemann@bia.gov](mailto:Steve.wangemann@bia.gov)

Yakama Bureau of Indian Affairs  
Rocco Clark Environmental Coordinator  
P.O. Box 632  
Toppenish, WA 98948  
[Rocco.clark@bia.gov](mailto:Rocco.clark@bia.gov)

Yakima County Commissioners  
[Commissioners.web@co.yakima.wa.us](mailto:Commissioners.web@co.yakima.wa.us)

Yakama-Klickitat Fisheries Project  
John Marvin  
760 Pence Road  
Yakima, WA 98909  
[jmarvin@yakama.com](mailto:jmarvin@yakama.com)

Yakima Air Terminal  
Robert Peterson Airport Asst Manager  
2400 West Washington Ave  
Yakima, WA 98903  
[robert.peterson@yakimawa.gov](mailto:robert.peterson@yakimawa.gov)

Yakima County Public Services  
Vern Redifer Public Services Director  
128 North 2nd Street, 4th Floor  
Yakima, WA 98901  
[Vern.redifer@co.yakima.wa.us](mailto:Vern.redifer@co.yakima.wa.us)

Yakima County Health District  
1210 Ahtanum Ridge Dr Ste#200  
Union Gap, WA 98903  
[yhd@co.yakima.wa.us](mailto:yhd@co.yakima.wa.us)

Yakima County Public Services  
Lynn Deitrick Planning Director  
128 North 2nd Street, 4th Floor  
Yakima, WA 98901  
[lynn.deitrick@co.yakima.wa.us](mailto:lynn.deitrick@co.yakima.wa.us)

Yakima Regional Clean Air Agency  
Hasan Tahat Engineering & Planning Supervisor  
329 North 1st Street  
Yakima, WA 98901  
[hasan@yrcaa.org](mailto:hasan@yrcaa.org)

Yakima Greenway Foundation  
Al Brown Executive Director  
111 South 18th Street  
Yakima, WA 98901  
[al@yakimagreenway.org](mailto:al@yakimagreenway.org)

Yakima Health District  
Ryan Ibach Director of Environmental Health  
1210 Ahtanum Ridge Drive  
Union Gap, WA 98903  
[ryan.ibach@co.yakima.wa.us](mailto:ryan.ibach@co.yakima.wa.us)

Yakima Valley Museum  
John A. Baule Director  
2105 Tieton Drive  
Yakima, WA 98902  
[john@yakimavalleymuseum.org](mailto:john@yakimavalleymuseum.org)

Yakima Valley Conference of Governments  
Shawn Conrad and Joseph Calhoun Planner  
311 North 4th Street, Ste# 202  
Yakima, WA 98901  
[conrads@yvcog.org](mailto:conrads@yvcog.org) [calhounj@yvcog.org](mailto:calhounj@yvcog.org)

WSDOT, Aviation Division  
Carter Timmerman  
[timmerc@wsdot.wa.gov](mailto:timmerc@wsdot.wa.gov)

DOC.  
INDEX  
# B-06

Century Link  
Manager  
8 South 2nd Ave, Rm#304  
Yakima, WA 98902

Charter Communications  
Kevin Chilcote  
1005 North 16th Ave  
Yakima, WA 98902

City of Union Gap  
David Spurlock Development Director  
P.O. Box 3008  
Union Gap, WA 98903

Department of Agriculture  
Kelly McLain  
P.O. Box 42560  
Olympia, WA 98504

Department of Fish & Wildlife  
Mark Teske  
201 North Pearl  
Ellensburg, WA 98926

Environmental Protection Agency  
NEPA Review Unit  
1200 6th Ave. MS 623  
Seattle, WA 98101

Federal Aviation Administration  
2200 W. Washington Ave  
Yakima, WA 98903

Federal Aviation Administration, Seattle  
Airports District Office  
Cayla Morgan Airport Planner  
1601 Lind Ave SW  
Renton, WA 98055-4056

Governor's Office of Indian Affairs  
PO Box 40909  
Olympia, WA 98504

Pacific Power  
Mike Paulson  
500 North Keys Rd  
Yakima, WA 98901

Soil Conservation District  
Ray Wondercheck  
1606 Perry Street, Ste. F  
Yakima, WA 98902

Trolleys  
Paul Edmondson  
313 North 3rd Street  
Yakima, WA 98901

United States Postal Service  
Jeff McKee  
205 W Washington Ave  
Yakima, WA 98903

WA State Attorney General's Office  
1433 Lakeside Court, Ste# 102  
Yakima, WA 98902

WA State Dept of Health, Office of Drinking  
Water  
Christine Collins  
16201 E Indiana Ave, Ste# 1500  
Spokane Valley, WA 99216

WSDOT, Aviation Division  
Carter Timmerman  
7702 Terminal St SW  
Tumwater, WA 98501

Yakama Indian Nation  
Johnson Meninick Cultural Resources Program  
P.O. Box 151  
Toppenish, WA 98948

Yakama Indian Nation  
Ruth Jim Yakima Tribal Council  
P.O. Box 151  
Toppenish, WA 98948

Yakama Nation Environmental Management  
Kristina Proszek Environmental Review  
Coordinator  
P.O. Box 151  
Toppenish, WA 98948

Yakima School District  
Elaine Beraza Superintendent  
104 North 4th Ave  
Yakima, WA 98902

Yakima Valley Canal Co  
Robert Smoot  
1640 Garretson Lane  
Yakima, WA 98908

Yakima Waste Systems  
Scott Robertson  
2812 Terrace Heights Dr  
Yakima, WA 98901

Yakima-Tieton Irrigation District  
Sandra Hull  
470 Camp 4 Rd  
Yakima, WA 98908

Yakama Bureau of Indian Affairs  
P.O. Box 632  
Toppenish, WA 98948

\\APOLLO\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES\_updated 05.29.15 - Form List.docx

Division Street Building LLC  
c/o Larry Hull  
901 Summitview Ave. Ste#250  
Yakima, WA 98902  
[larry@megalodonllc.net](mailto:larry@megalodonllc.net)

Type of Notice:

Ntc of Application + SEPA

File Number:

CPA #002-15, RZ#002-15, SEPA #008-15

Date:

6/4/15

DOC.  
INDEX  
# B-6b

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Thursday, June 04, 2015 4:22 PM  
**To:** Belles, Carolyn; Brown, David; Caruso, Joe; Cook, Debbie; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Futrell, Kevin; Ibarra, Rosalinda; Kallevig, Dana; Kunkler, Mark; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Robertson, Jerry; Schafer, Scott; Scott, James; Shane, Mike; Soptich, Mark; Ahtanum Irrigation District - Beth Ann Brulotte; Cascade Natural Gas - Jim Robinson; Chamber of Commerce; Department of Commerce (CTED) - Review Team; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife - Eric Bartrand; Department of Natural Resources; Department of Social & Health Services - Andrew Jenkins; Department of Social & Health Services - Jeanne Rodriguez; Dept Archaeology & Historic Preservation - SEPA Review; Desgrosellier, Bob; Energy Facility Site Evaluation Council - Stephen Posner; Nob Hill Water - Eric Rhoads; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; US Army Corps of Engineers - Karen M. Urelius; Schafer, Scott; West Valley School District - Angela Watts; WSDOT - Carter Timmerman; WSDOT - Paul Gonseth; WSDOT - Rick Holmstrom; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Bureau of Indian Affairs - Steve Wangemann; Yakama-Klickitat Fisheries - John Marvin; Yakima County Commissioners; Yakima County Health District; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Al Brown; Yakima Health District - Ryan Ibach; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Shawn Conrad; Yakima Valley Museum - John A. Baule; YVCOG - Joseph Calhoun  
**Cc:** Smith, Valerie; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); 'Carmen Mendez'; Carmen Mendez (mdcmm303@gmail.com); Dave Fonfara; Ensey, Rick; Patricia Byers; Ron Anderson; Scott Clark; William Cook (cook.w@charter.net)  
**Subject:** NOTICE OF APPLICATION & SEPA - Larry Hull - CPA#002-15, RZ#002-15, SEPA#008-15  
**Attachments:** NOTICE OF APPLICATION & SEPA - Larry Hull - CPA.pdf

Attached is a Notice of Application and Environmental Review (SEPA) regarding the above-entitled project. If you have any questions about this proposal please contact assigned planner Valerie Smith at (509) 575-6042 or by e-mail at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

Thank you!

*Lisa Maxey*

Department Assistant II

(509) 576-6669

[Lisa.Maxey@yakimawa.gov](mailto:Lisa.Maxey@yakimawa.gov)

City of Yakima Planning Division  
129 N. 2nd St. Yakima, WA 98901



City of Yakima  
 Planning Department  
 129 N 2nd St  
 Yakima, WA 98901

**PUBLIC NOTICE OF  
 LAND USE REVIEW**

Date of Notice of Application - 06/04/2015

**CPA#002-15**

Project Name: **LARRY HULL**

Location: **304 DIVISION ST**

Proposal: **Change the Future Land Use map designation for three parcels from Industrial to General Commercial and rezone three parcels from Light Industrial (M-1) to General Commercial (G-C) to consolidate the existing use.**

A land use application has been submitted near your property. This is your notice of that application. To view information on-line go to: <http://www.yakimawa.gov/postcard> When prompted enter CPA#002-15 in the Application ID text box. Click the Submit button to view the land use application information. More information is available from the City of Yakima Planning Division, 129 North 2nd Street, Yakima, WA 98901 or call (509) 575-6183. Valerie Smith/575-6042/Senior Planner/[valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov) Decisions and future notices will be sent to anyone who submits comments on this application or requests additional notice. Comments may be submitted in writing to the address above or by email to: [planning@ci.yakima.wa.us](mailto:planning@ci.yakima.wa.us) - Please include the Application ID in the email subject line. Also include your name and address in the email. Written or emailed comments must be received by 5:00pm on 06/24/2015

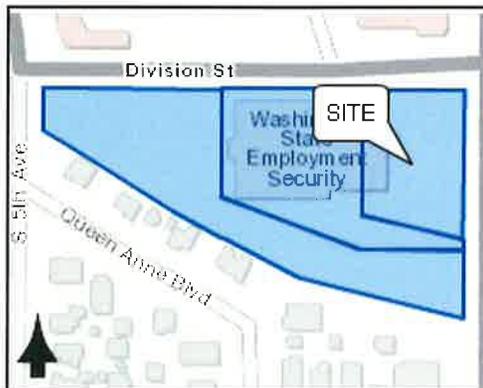
This application may include multiple land use types, including compliance with the State Environmental Policy Act (SEPA). For specific information, please contact the Planning Division. Si necesita información en español por favor llame al (509)575-6183.

Application Submitted: 03/25/2015 Application Complete: 05/13/2015



City of Yakima  
 Planning Department  
 129 N 2nd St  
 Yakima, WA 98901

**LAND USE PUBLIC NOTICE**



Location of Proposed Action

**DOC.  
 INDEX  
 # B-6a**



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

**ask.planning@yakimawa.gov • <http://www.yakimawa.gov/services/planning/>**

**CITY OF YAKIMA  
NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW**

**DATE:** June 4, 2015  
**TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director  
**SUBJECT:** Comprehensive Plan Map Amendment, Rezone and Environmental Review

**NOTICE OF APPLICATION**

**File Numbers:** CPA #002-15, RZ#002-15, SEPA#008-15  
**Project Applicant:** Larry Hull  
**Project Location:** Vicinity of Division Street and S. 3<sup>rd</sup> Ave  
**Parcel Number(s):** 18132511400, 18132511007, 18132511006

**PROJECT DESCRIPTION**

The City of Yakima Department of Community Development has received applications from Larry Hull (property owner), for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of the subject property. The owner is requesting to change the Future Land Use Map designation for the properties from Industrial to General Commercial and to concurrently rezone from Light Industrial (M-1) to General Commercial (GC). (See attached documents for further details.)

**NOTICE OF ENVIRONMENTAL REVIEW**

This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) under WAC § 197-11-926 for the review of this project.

The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) for this project, utilizing the procedures set forth in WAC § 197-11-355. This may be your only opportunity to comment on the environmental impacts of this proposal. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170.

**Required Permits:** None  
**Required Studies:** None  
**Existing Environmental Documents:** None

**DOC.  
INDEX  
# B-6**



**Development Regulations For Project Mitigation and Consistency Include:** State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, and the Yakima Urban Area Comprehensive Plan.

**REQUEST FOR WRITTEN COMMENTS** Agencies, tribes, and the public are encouraged to review and comment on the proposal and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by **5:00 p.m. June 24, 2015**, (regarding the SEPA Review) will be considered prior to issuing the final SEPA determination on this application.

Please send written comments to:

Joan Davenport, AICP, Community Development Director  
City of Yakima, Department of Community Development  
129 North Second Street, Yakima, WA 98901

Please reference the applicant's name or file number(s) in your correspondence:

Larry Hull — CPA #002-15, RZ#002-15, SEPA #008-15

**NOTICE OF DECISION** A copy of the SEPA threshold determination will be mailed to any parties of record after the end of the 20-day comment period. There will be a 14-day SEPA appeal period effective upon the date of mailing. The file containing the complete application for this proposal is available for public review at the City of Yakima Planning Division, 2<sup>nd</sup> floor City Hall, 129 North 2<sup>nd</sup> Street, Yakima, Washington.

**PUBLIC HEARING** This comprehensive plan map amendment request and concurrent rezone will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by a closed record hearing before the Yakima City Council. **A separate public notice will be provided for each hearing in accordance with YMC Title 16.** Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 North 2<sup>nd</sup> Street, Yakima, WA 98901.

If you have any questions on this proposal please call Valerie Smith, AICP, Senior Planner at (509) 575-6042 or email at: [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov)

Enclosed: Applications, SEPA Checklist, Site Plans, and Mailing Map

DOC.  
INDEX 2  
# B-6



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

**ask.planning@yakimawa.gov • <http://www.yakimawa.gov/services/planning/>**

June 1, 2015

Larry Hull  
901 Summitview Ave. Ste 250  
Yakima, WA 98902

**Determination of Application Completeness**

File No: CPA #002-15, RZ#002-15 & SEPA#008-15

Dear Applicant:

Your application for a Comprehensive Plan Amendment to the Future Land Use Map, and Yakima Urban Area zoning map for properties located at 304 Division Street (Parcel Nos. 18132511400, 18132511007, 18132511006) was received **March 25, 2015**. Your application was determined **complete** for processing as of April 20, 2015, and on **May 13, 2015**, your application was docketed with the Yakima Planning Commission for their 2015 CPA review cycle.

Continued processing of your request will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all property owners within 500-feet of the subject properties on June 4, 2015. This notice is followed by a 20-day public comment period that will end on June 24, 2015.
2. Upon completion of the 20-day comment period a decision on the State Environmental Policy Act review will be issued and followed by a 14-day appeal period.
3. Following completion of environmental review, and the appeal period, a public hearing will be scheduled before the City of Yakima Planning Commission.
4. Once the City Planning Commission has rendered its recommendation on your application, the City Planning Commission will forward its Findings of Fact & Recommendation to the City Council for review and final determination.

If you have any further questions you may contact me at (509) 575-6042 or [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

Sincerely,

  
Valerie Smith, AICP  
Senior Planner

**DOC.  
INDEX**

# B-5



# Project Vicinity Map

## CPA#002-15



Related Projects: RZ#002-15, SEPA#008-15

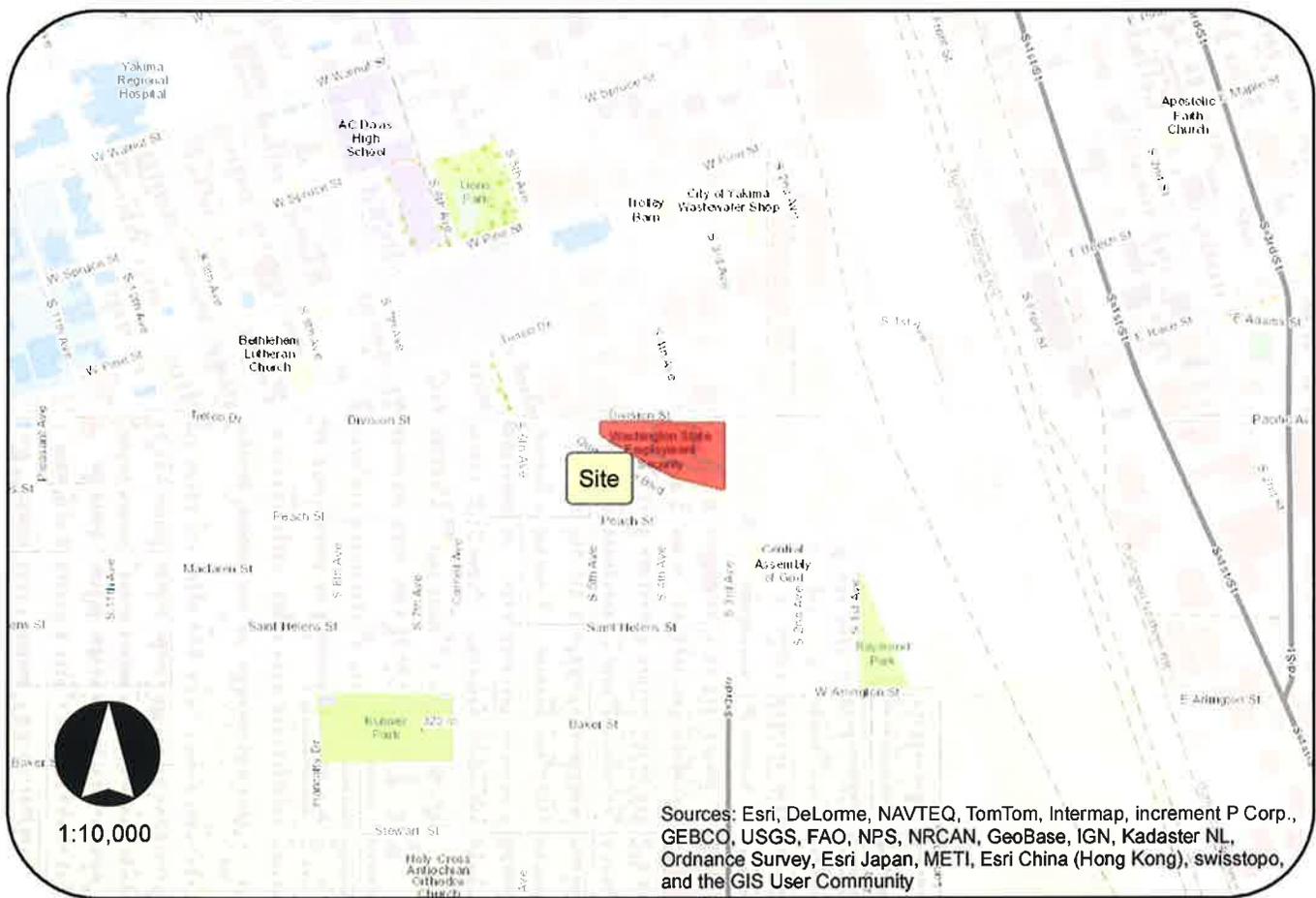
Applicant: HULL LARRY

Location: 304 DIVISION ST

Friday - 03/27/2015 - 10:42:31

Contact City of Yakima Planning Division at 509-575-6183

City of Yakima - Geographic Information Services

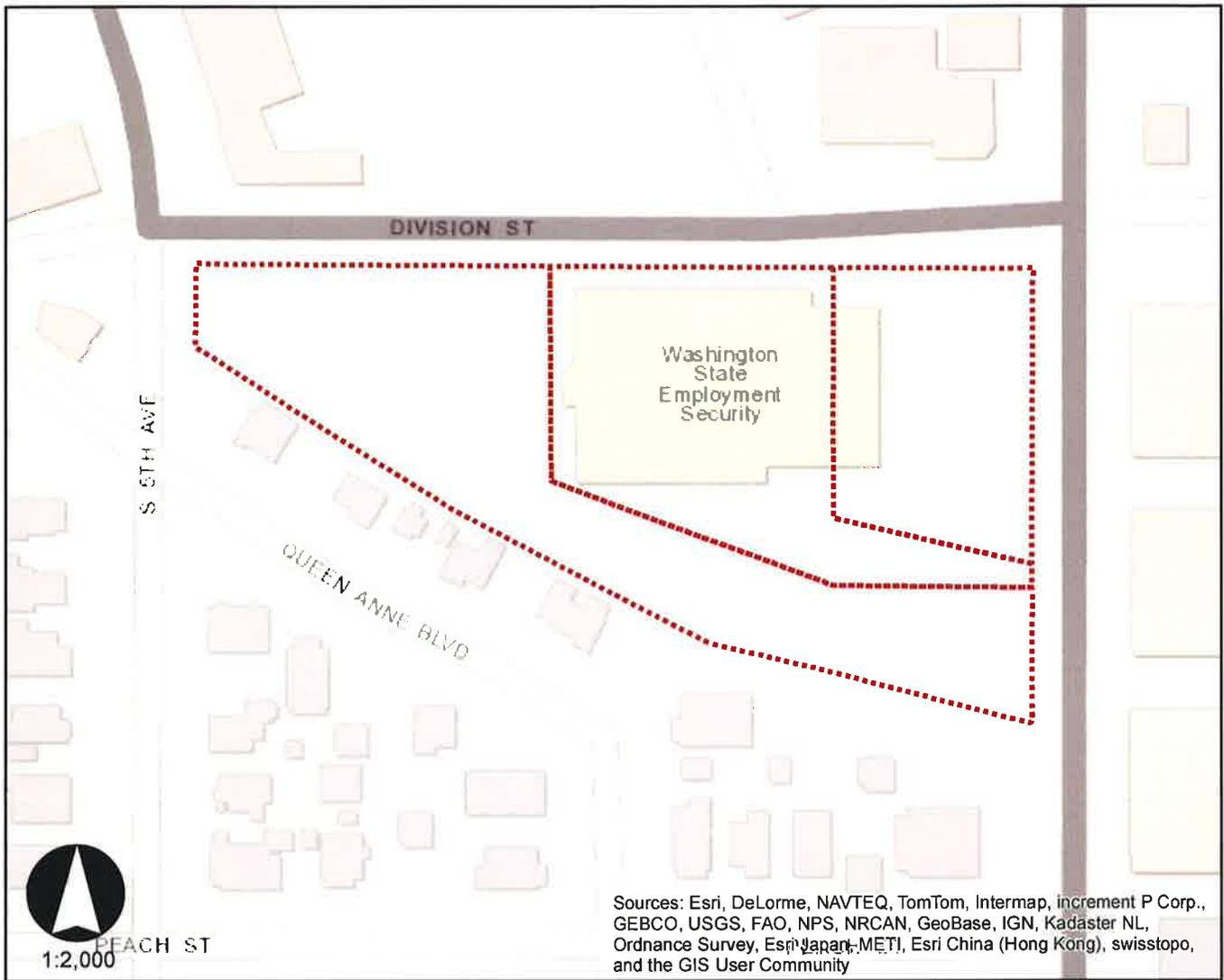


Proposal: Change the Future Land Use map designation for three parcels from Industrial to General Commercial and rezone three parcels from Light Industrial (M-1) to General Commercial (G-C) to accommodate the current use of the land as an office complex and allow for possible remodeling in the future.

**INDEX**

# B-4

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.



**CPA#002-15**

Related Projects: RZ#002-15, SEPA#008-15  
 Applicant: HULL LARRY  
 Location: 304 DIVISION ST

Proposal: Change the Future Land Use map designation for three parcels from Industrial to General Commercial and rezone three parcels from Light Industrial (M-1) to General Commercial (G-C) to accomodate to the current use of the land as an office complex

Parcel List: 18132511400, 18132511007, 18132511006

**DOC.  
INDEX**

# B-4



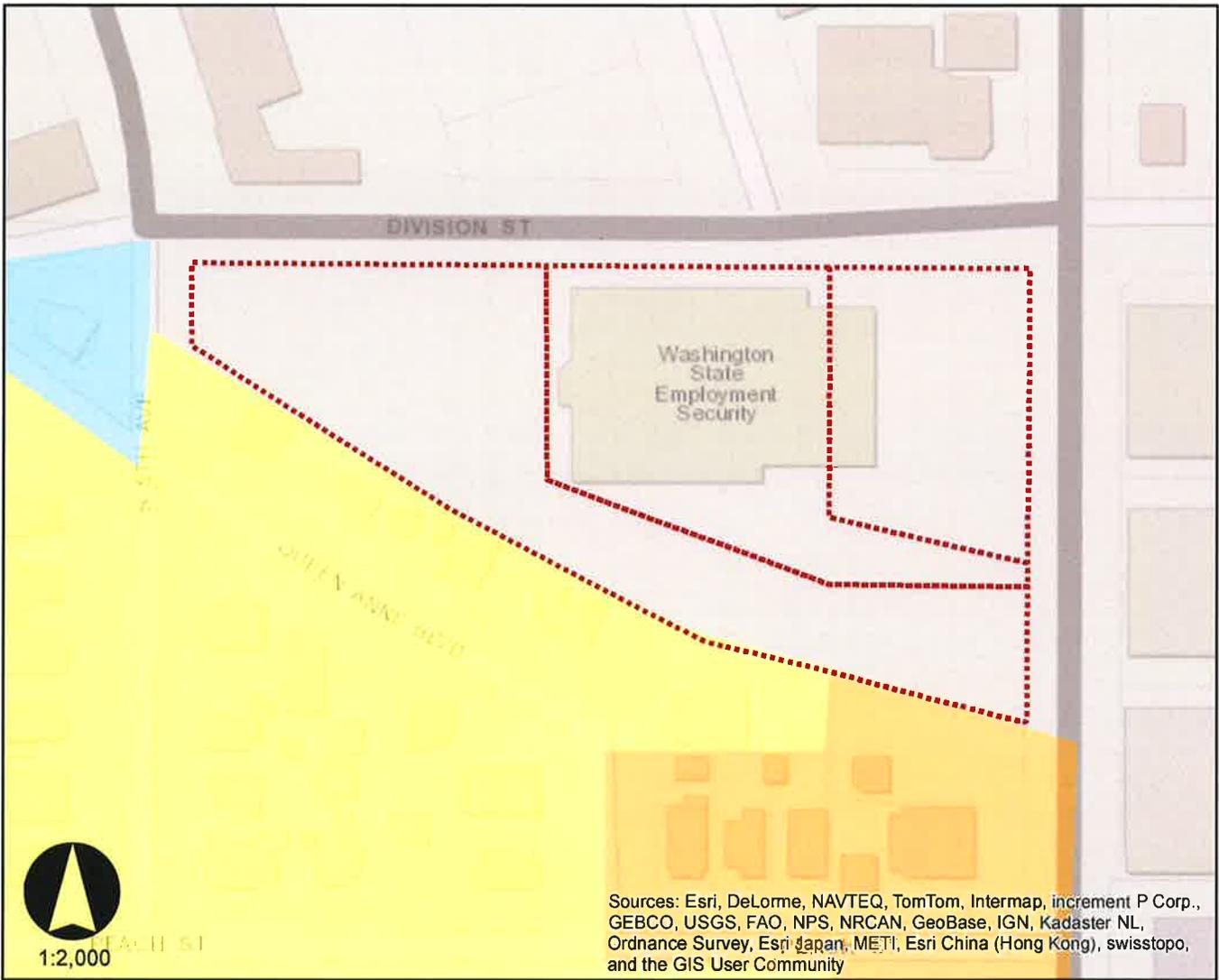
 Project Parcels

**Vicinity Map**

Friday - 03/27/2015 - 10:42:34

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.

Contact City of Yakima Planning Division at 509-575-6183  
 City of Yakima - Geographic Information Services



**CPA#002-15**

Related Projects: RZ#002-15, SEPA#008-15  
 Applicant: HULL LARRY  
 Location: 304 DIVISION ST

Proposal: Change the Future Land Use map designation for three parcels from Industrial to General Commercial and rezone three parcels from Light Industrial (M-1) to General Commercial (G-C) to accomodate to the current use of the land as an office complex

Parcel List: 18132511400, 18132511007, 18132511006

- |                            |                         |                          |
|----------------------------|-------------------------|--------------------------|
| Low Density Residential    | Professional Office     | Large Convenience Center |
| Medium Density Residential | Regional Commercial     | Arterial Commercial      |
| High Density Residential   | Neighborhood Commercial | CBD Core Commercial      |
|                            | Industrial              | Project Parcels          |

**DOC. INDEX**  
 # B-4

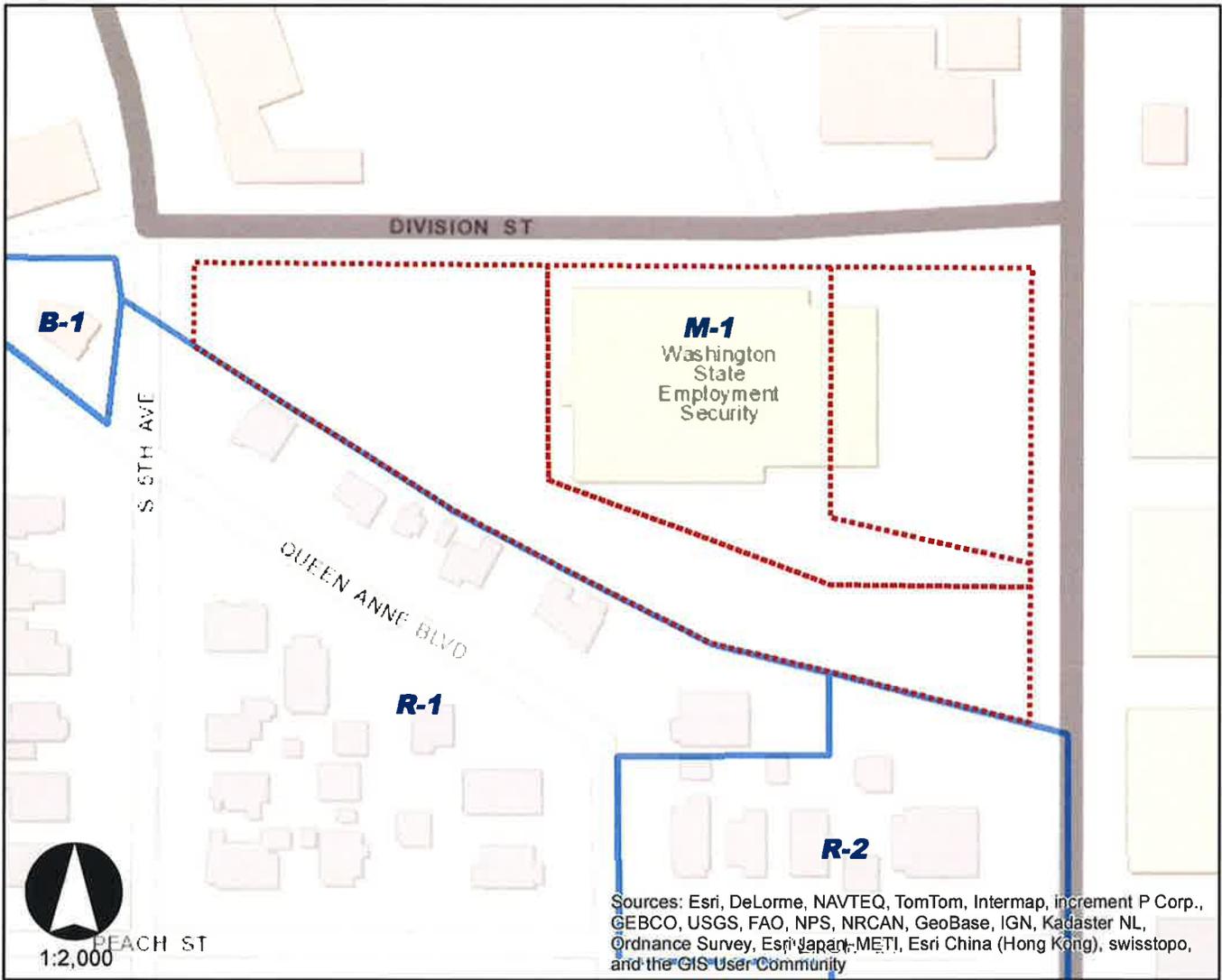


**Future Land Use Map**

Friday - 03/27/2015 - 10:42:34

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.

Contact City of Yakima Planning Division at 509-575-6183  
 City of Yakima - Geographic Information Services



**CPA#002-15**

Related Projects: RZ#002-15, SEPA#008-15  
 Applicant: HULL LARRY  
 Location: 304 DIVISION ST

Proposal: Change the Future Land Use map designation for three parcels from Industrial to General Commercial and rezone three parcels from Light Industrial (M-1) to General Commercial (G-C) to accomodate to the current use of the land as an office complex

Parcel List: 18132511400, 18132511007, 18132511006



-  Yakima Urban Area Zoning Outlines
-  Floodway Areas
-  Project Parcels

**Zoning Map**

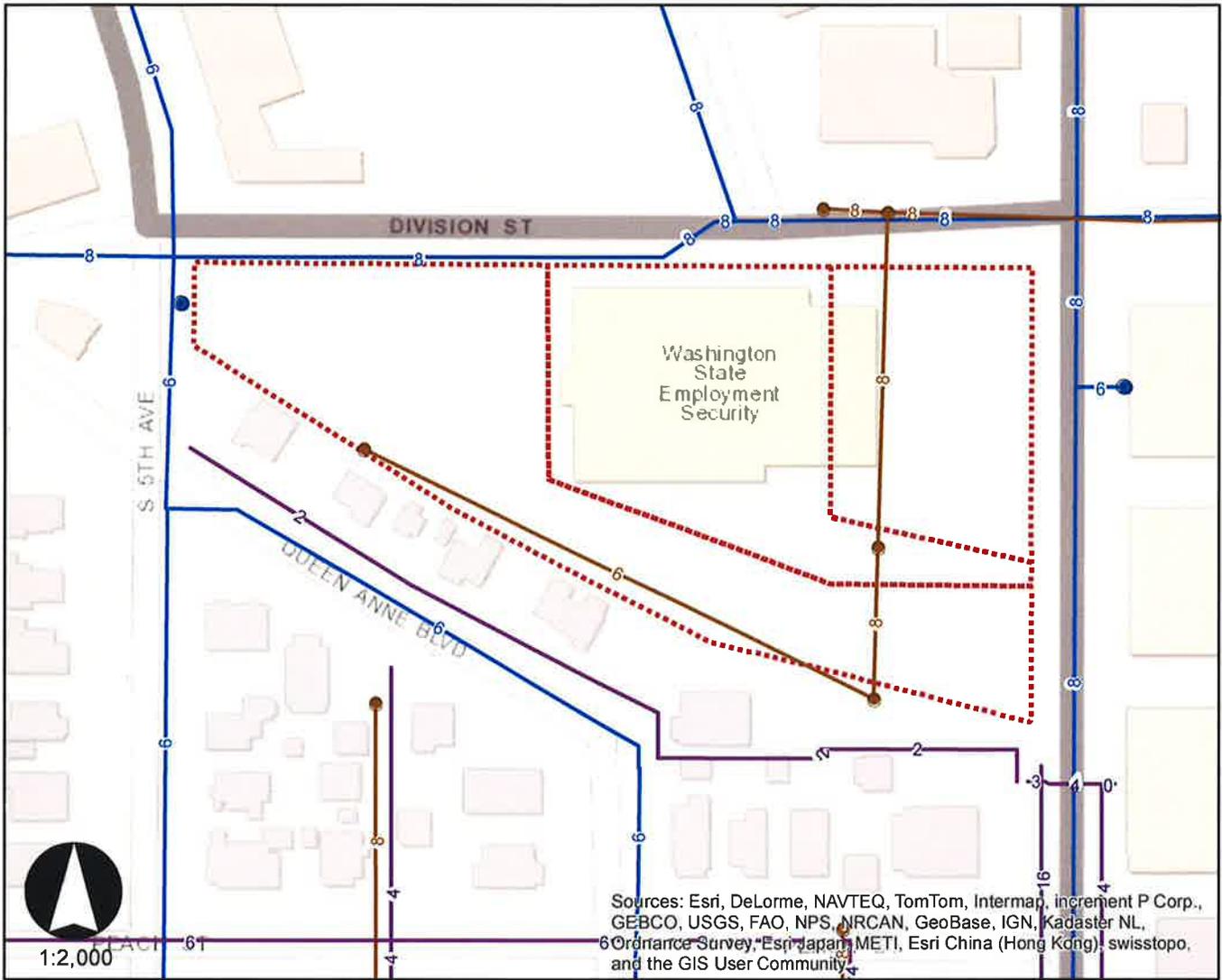
Friday - 03/27/2015 - 10:42:34

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.

**DOC.  
INDEX**

# B-4

Contact City of Yakima Planning Division at 509-575-6183  
 City of Yakima - Geographic Information Services



**CPA#002-15**

Related Projects: RZ#002-15, SEPA#008-15  
 Applicant: HULL LARRY  
 Location: 304 DIVISION ST

Proposal: Change the Future Land Use map designation for three parcels from Industrial to General Commercial and rezone three parcels from Light Industrial (M-1) to General Commercial (G-C) to accommodate to the current use of the land as an office complex

Parcel List: 18132511400, 18132511007, 18132511006

-  Project Parcels
-  Hydrants
-  Water Pipes

**DOC.  
INDEX**  
 # B-4



**Utilities Map**

Friday - 03/27/2015 - 10:42:34

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.

Contact City of Yakima Planning Division at 509-575-6183  
 City of Yakima - Geographic Information Services



**CPA#002-15**

Related Projects: RZ#002-15, SEPA#008-15  
 Applicant: HULL LARRY  
 Location: 304 DIVISION ST

Proposal: Change the Future Land Use map designation for three parcels from Industrial to General Commercial and rezone three parcels from Light Industrial (M-1) to General Commercial (G-C) to accomodate to the current use of the land as an office complex

Parcel List: 18132511400, 18132511007, 18132511006

**DOC.  
 INDEX  
 # B-4**



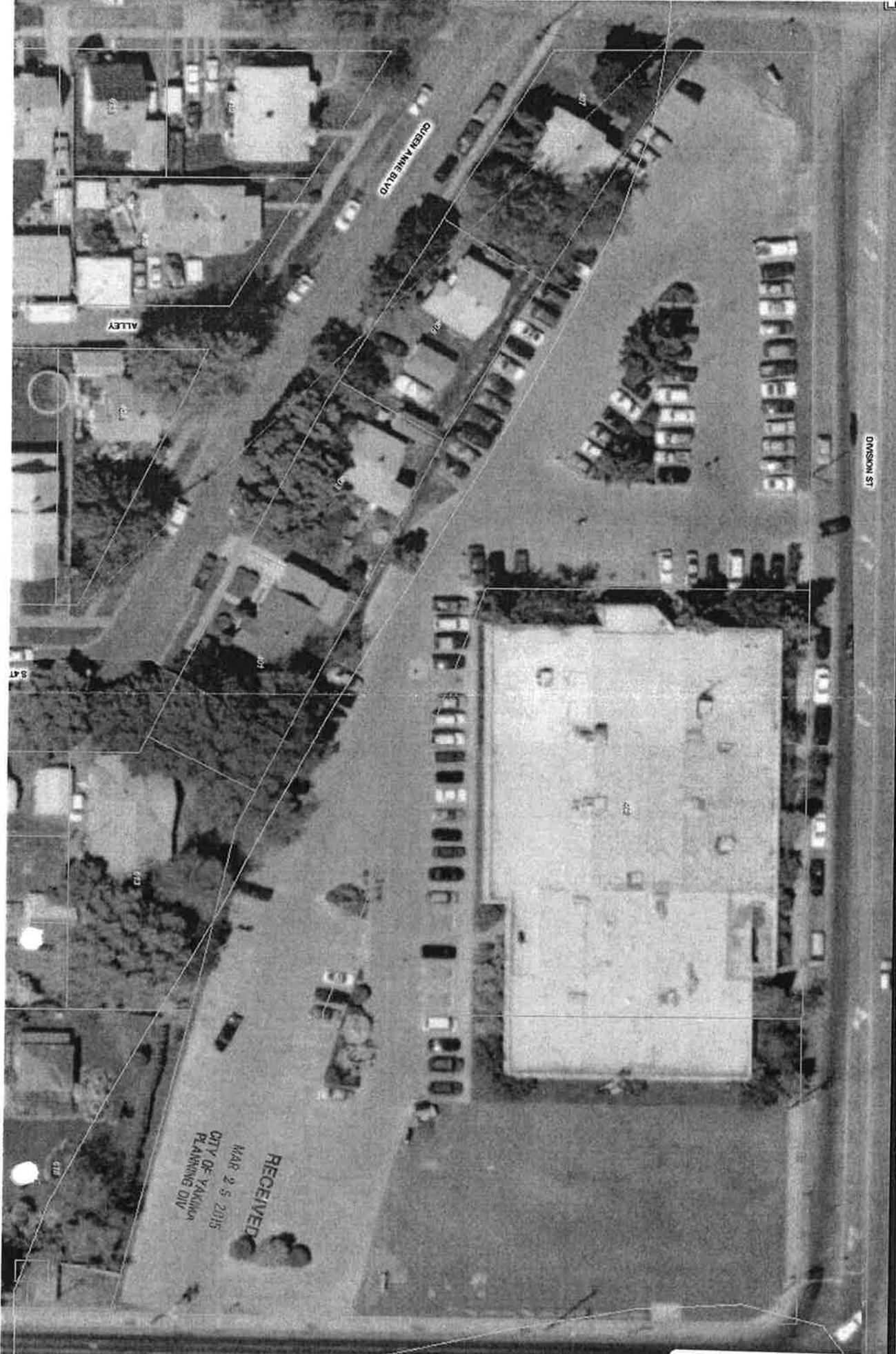
 Project Parcels

**Aerial Photo Map**

Friday - 03/27/2015 - 10:42:34

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.

Contact City of Yakima Planning Division at 509-575-6183  
 City of Yakima - Geographic Information Services



OLIVE ANNE BLVD

ALLEY

OLIVSON ST

RECEIVED  
MAR 25 2015  
CITY OF YAKIMA  
PLANNING DIV

DOC. INDEX  
# B-3

**181325-11400**  
**DIVISION ST/5TH AV**

**Owner Information:**  
**DIVISION STREET BUILDING LLC**  
**901 SUMMITVIEW AVE STE 250**  
**YAKIMA, WA 98902**

**Land Value: \$145,500.00**  
**Impr Value: \$40,400.00**

**TCA: 333 Tax Year: 2014**  
**Use Code: 46 Trans Parking**

**Zoning: M-1**  
**Future Land Use: IND**  
**In Floodplain? N**

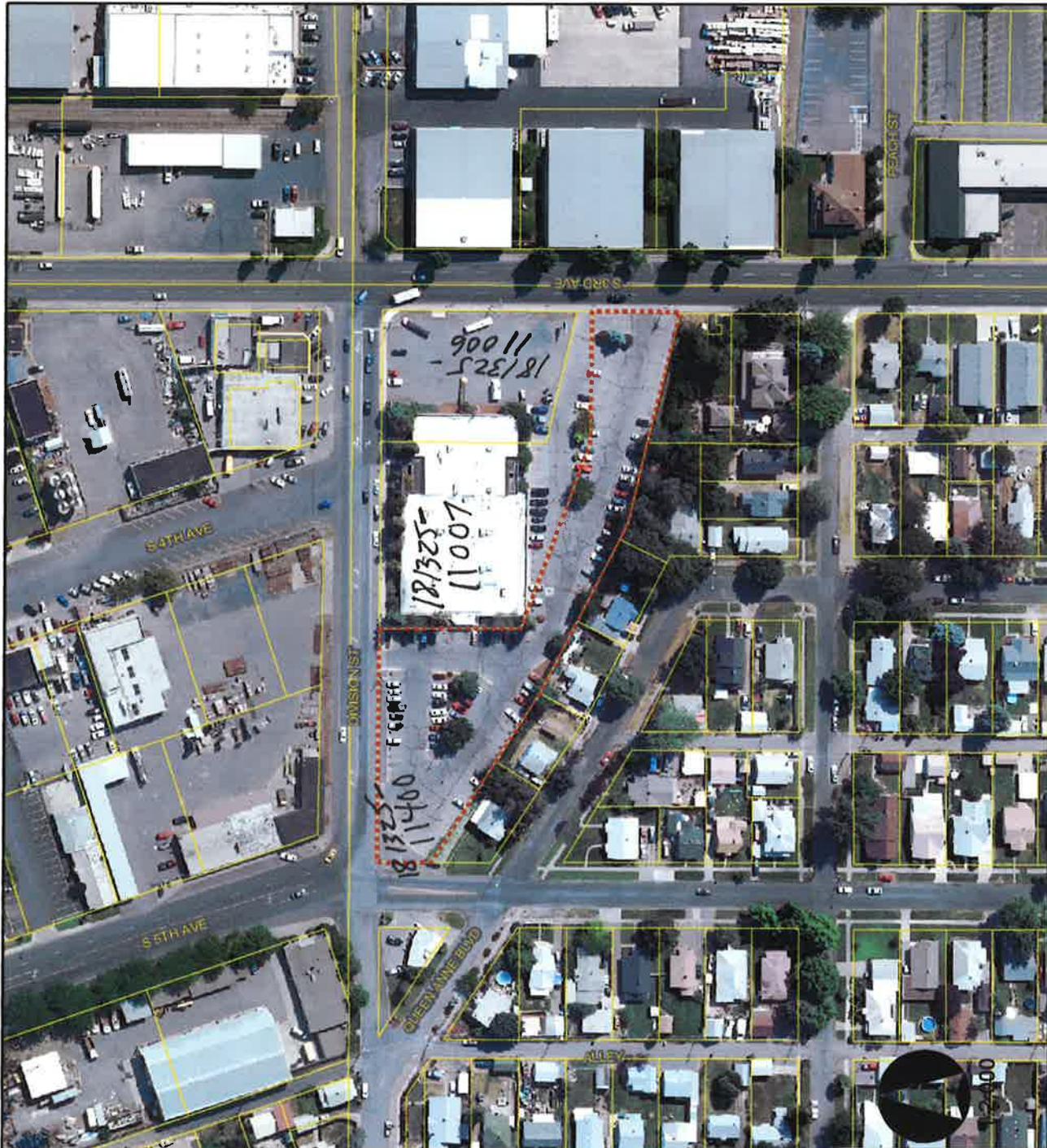
**Census Tract:000700**

**Legal Description:**  
**BOULEVARD ADD: LOTS A,B,C,& E 5.5**  
**FT LOT D AS MEAS AL N LN LOT D**

*181325-11400, 11007, 9*  
*11005*

**RECEIVED**

**MAR 25 2015**  
**CITY OF YAKIMA**  
**PLANNING DEPARTMENT**



**2013 Aerial Photo Map**

**City of Yakima - Geographic Information Services**  
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.

**Property of Interest**

**resday - 05/27/2014 - 04:22:41**

**DOC. INDEX**  
**# B-3**



# HIRED ATTACHMENT: SITE PLAN

Note: Producing the site plan from this template is preferred, however, the template can be substituted for your own medium. (computer aided is acceptable.)



Yakima Work Source Office  
402 Division Street  
Yakima, WA

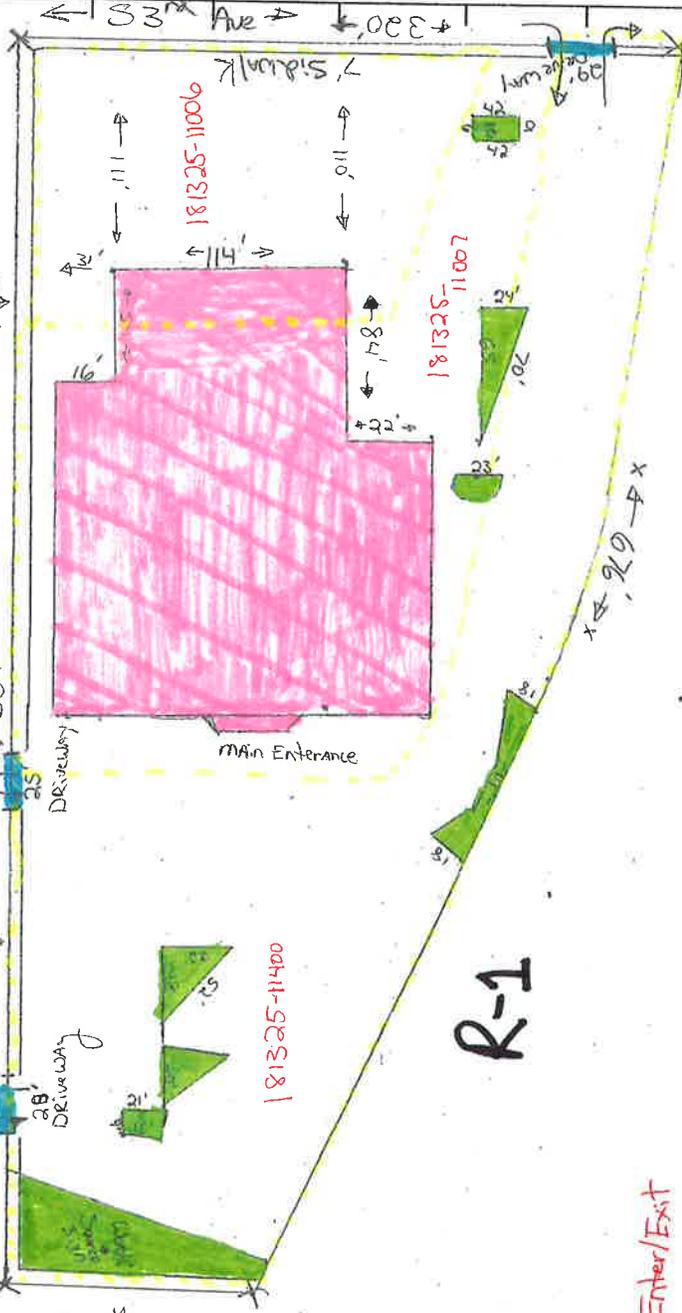
M1

Division Street

S 5th Ave

S 5th Ave

B-1



R-2

RECEIVED

APR 17 2015  
CITY OF YAKIMA  
PLANNING DIV

Prepared by: LARRY HULL  
1-509-453-8161

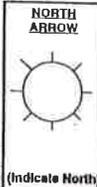
- Enter/Exit
- Landscaping
- Building
- Separate parcels

### LOT COVERAGE CALCULATION

- a) Footprint(s) of Existing Structure(s) 24,000 SQ FT
- b) Building Addition/New Structure(s) Footprint(s) N/A SQ FT
- c) Paved Area(s) (Driveways, Walkways, patios, etc.) Total 1 SQ FT
- d) Proposed Paved Area(s) 1 SQ FT
- e) Total Impervious Surface (a+b+c+d = e) 24,002 SQ FT
- f) Lot Size 2.92 Acre
- g) Lot Coverage (e/f x 100 = g) %

MAP SCALE (Please use the given scale, however, in some circumstances a different scale may work better.)  
CHECK ONE  
 Preferred Scale: 1 inch on the map = 20 feet on the ground  
 Custom Scale: 1 inch = 60 feet  
\* Template tie marks are 1 inch apart

Produced by (print) LARRY HULL  
Date: 04/16/15



### PARKING CALCULATION (Reference Table 6-1 of the Urban Area Zoning Ordinance)

- a) \_\_\_\_\_ space(s) required
- b) 150+ \_\_\_\_\_ space(s) provided

### LOT INFORMATION

Parcel #(s) 181325-11400, 11006, 11007  
Site Address 402 Division Street Yakima WA 98902  
Zoning M2  
Legal Description (brief) See A attached

### BACKGROUND INFORMATION

Applicant Name Larry Hull  
Site Address 402 Division Street Yakima WA 98902  
Mailing Address 901 Summit view Ave #250 Yakima WA 98902  
Contact Person Larry Hull Contact Phone: (509) 453-8161

Applicant Signature

DOC. INDEX  
# B-3



RECEIVED  
MAR 25 2015  
CITY OF YAKIMA  
PLANNING DIV.

DOC. INDEX  
# B-3



# ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

## PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), RCW Ch. 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

## INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## USE OF CHECKLIST FOR NONPROJECT PROPOSALS

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

### A. BACKGROUND INFORMATION (To be completed by the applicant.)

1. Name Of Proposed Project (If Applicable):

Work Source Building - Yakima WA

2. Applicant's Name & Phone:

LARRY DEAN HULL (509) 453-8161

3. Applicant's Address:

901 Summitview Ave #250 YAKIMA WA 98902

4. Contact Person & Phone:

LARRY HULL (509) 453-8161

5. Agency Requesting Checklist: City of Yakima

6. Date The Checklist Was Prepared:

03/23/15

7. Proposed Timing Or Schedule (Including Phasing, If Applicable):

NONE

8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

I need to address this problem so that I can remodel in the future

Revised 07/2014 if needed.

RECEIVED Page | 8

MAR 25 2015

CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX

# B-2

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:  
*None*

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:  
*NO*

11. List any government approvals or permits that will be needed for your proposal, if known:  
*Yakima City Planning Dept.*

12. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.):  
*Rezone property to General Commercial zoning. AS currently a 24,000 Foot office building resides on property since 1976.*

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.:  
*402 Division Street Yakima Wa. 98902.  
Parcel #'s 181525-11006, 11007 & 11400*

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>1. Earth</p> <p>a. General description of the site (✓ one):  <input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other</p> <p>b. What is the steepest slope on the site (approximate percent slope)?  <i>NO Slope</i></p> <p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.  <i>Clay/Sandy loam</i></p>	

RECEIVED

MAR 25 2015  
CITY OF YAKIMA  
PLANNING DIV

DOC.  
INDEX  
# B-2

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p> <p>NO</p>	
<p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>NONE, Existing building</p>	
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>NO.</p>	
<p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>50%</p>	
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:</p> <p>NONE</p>	
<p>2. Air</p>	
<p>a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.</p> <p>NONE</p>	
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>NONE</p>	
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>NONE</p>	
<p>3. Water</p>	
<p>a. Surface:</p>	
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>NONE</p>	
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>NO</p>	
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>NONE</p>	

RECEIVED

MAR 25 2015

CITY OF YAKIMA  
PLANNING DIV

DOC.  
INDEX

# B-2

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. <i>NONE</i>	
5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. <i>NO</i>	
6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. <i>NO. Existing buildings</i>	
<b>b. Ground:</b>	
1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. <i>NONE</i>	
2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. <i>Existing building. Normal sewer</i>	
<b>c. Water Runoff (including stormwater):</b>	
1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. <i>Existing buildings.</i>	
2. Could waste materials enter ground or surface waters? If so, generally describe. <i>NO</i>	
3. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: <i>Existing buildings</i>	
<b>4. Plants:</b>	
<b>a. Check (✓) types of vegetation found on the site:</b>	
Deciduous Tree: <input checked="" type="checkbox"/> Alder? <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input checked="" type="checkbox"/> Other	
Evergreen Green: <input type="checkbox"/> Fir <input type="checkbox"/> Cedar <input type="checkbox"/> Pine <input checked="" type="checkbox"/> Other	
<input type="checkbox"/> Shrubs <input type="checkbox"/> Grass <input type="checkbox"/> Pasture Crop Or Grain <input checked="" type="checkbox"/> Other	
Wet Soil Plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk Cabbage <input type="checkbox"/> Other	
Water Plants: <input type="checkbox"/> Milfoil <input type="checkbox"/> Eelgrass <input type="checkbox"/> Water Lily <input type="checkbox"/> Other	
Other Types Of Vegetation:	
<b>b. What kind and amount of vegetation will be removed or altered?</b>	
<i>NONE</i>	
<b>c. List threatened or endangered species known to be on or near the site.</b>	
<i>NONE</i>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: <i>Existing building, Existing landscape</i>	
5. Animals:	
a. Check (✓) any birds and animals which have been observed on or near the site or are known to be on or near the site: <i>NONE</i>	
Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input type="checkbox"/> Songbirds <input type="checkbox"/> Other	
Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/> Other	
Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other	
b. List any threatened or endangered species known to be on or near the site. <i>NONE</i>	
c. Is the site part of a migration route? If so, explain. <i>NO</i>	
d. Proposed measures to preserve or enhance wildlife, if any: <i>NONE</i>	
6. Energy and Natural Resources	
a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. <i>Existing building, Electric &amp; Natural gas</i>	
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. <i>NO</i>	
c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: <i>Existing building</i>	
7. Environmental Health	
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. <i>NONE</i>	
1. Describe special emergency services that might be required. <i>NONE</i>	
2. Proposed measures to reduce or control environmental health hazards, if any: <i>NONE</i>	
b. Noise	
1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? <i>Traffic</i>	
2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. <i>NONE - Existing buildings</i>	

*NONE*

RECEIVED

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
3. Proposed measures to reduce or control noise impacts, if any: <i>NONE</i>	
<b>8. Land and Shoreline Use</b>	
a. What is the current use of the site and adjacent properties? <i>Commercial office. Residential &amp; light Industrial</i>	
b. Has the site been used for agriculture? If so, describe. <i>UNKNOWN</i>	
c. Describe any structures on the site. <i>24000' office building</i>	
d. Will any structures be demolished? If so, what? <i>NO</i>	
e. What is the current zoning classification of the site? <i>M1</i>	
f. What is the current comprehensive plan designation of the site? <i>Industrial</i>	
g. If applicable, what is the current shoreline master program designation of the site? <i>N/A</i>	
h. Has any part of the site been classified as an "environmentally sensitive" area? If so specify. <i>NO</i>	
i. Approximately how many people would reside or work in the completed project?	<i>Existing office.</i>
j. Approximately how many people would the completed project displace?	<i>NONE</i>
k. Proposed measures to avoid or reduce displacement impacts, if any. <i>NONE</i>	
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: <i>NONE</i>	
<b>9. Housing</b>	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. <i>N/A</i>	
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. <i>N/A</i>	
c. Proposed measures to reduce or control housing impacts, if any: <i>N/A</i>	
<b>10. Aesthetics</b>	
a. What is the tallest height of any proposed structures, not including antennas; what are the principal exterior building materials proposed? <i>Existing building</i>	
b. What views in the immediate vicinity would be altered or obstructed? <i>NONE</i>	

RECEIVED

MAR 25 2015  
 CITY OF YAKIMA  
 PLANNING DIV.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
c. Proposed measures to reduce or control aesthetic impacts, if any: <i>NONE</i>	
<b>11. Light and Glare</b>	
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? <i>NONE</i>	
b. Could light or glare from the finished project be a safety hazard or interfere with views? <i>NO</i>	
c. What existing off-site sources of light or glare may affect your proposal? <i>NONE</i>	
d. Proposed measures to reduce or control light and glare impacts, if any: <i>NONE</i>	
<b>12. Recreation</b>	
a. What designated and informal recreational opportunities are in the immediate vicinity? <i>NONE</i>	
b. Would the proposed project displace any existing recreational uses? If so, describe. <i>NO</i>	
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: <i>NONE</i>	
<b>13. Historic and Cultural Preservation</b>	
a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. <i>NO</i>	
b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural important known to be on or next to the site. <i>NONE</i>	
c. Proposed measures to reduce or control impacts, if any: <i>NONE</i>	
<b>14. Transportation</b>	
a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. <i>Division Street &amp; 3rd Ave.</i>	
b. Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop? <i>Yes</i>	
c. How many parking spaces would the completed project have? <i>Existing 150 plus spaces</i> How many would the project eliminate? <i>NONE</i>	

RECEIVED

MAR 25 2015  
 CITY OF YAKIMA  
 PLANNING DIV.

DOC.  
 INDEX

# B-2

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>NO</p>	
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>NO</p>	
<p>f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.</p> <p>Existing State office building</p>	
<p>g. Proposed measures to reduce or control transportation impacts, if any:</p> <p>NONE</p>	
<b>15. Public Services</b>	
<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe:</p> <p>NO</p>	
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.</p> <p>Existing building</p>	
<b>16. Utilities</b>	
<p>a. Circle utilities currently available at the site: <u>electricity</u>, <u>natural gas</u>, <u>water</u>, <u>refuse service</u>, <u>telephone</u>, <u>sanitary sewer</u>, septic system, other.</p>	
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.</p> <p>Existing building</p>	
<b>C. SIGNATURE (To be completed by the applicant.)</b>	
<p>The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.</p>	
<p> Property Owner or Agent Signature</p>	<p>03/23/2015 Date Submitted</p>
<p><b>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</b></p>	

RECEIVED  
MAR 25 2015  
CITY OF YAKIMA  
PLANNING DIV

**DOC.  
INDEX  
# B-2**

D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (DO NOT USE THE FOLLOWING FOR PROJECT ACTIONS)	Space Reserved For Agency Comments
<p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities that would likely result from the proposal and how it would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.</p>	
<p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?</p> <p><i>NO Increase</i></p>	
<p>Proposed measures to avoid or reduce such increases are:</p> <p><i>NONE</i></p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p><i>NONE</i></p>	
<p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p> <p><i>NONE</i></p>	
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p><i>NONE</i></p>	
<p>Proposed measures to protect or conserve energy and natural resources are:</p> <p><i>NONE</i></p>	
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</p> <p><i>NO Affect</i></p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p><i>NONE</i></p>	
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p><i>NO Affect</i></p>	
<p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p><i>NONE</i></p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p><i>NO Increase</i></p>	
<p>Proposed measures to reduce or respond to such demand(s) are:</p> <p><i>NONE</i></p>	
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p><i>NO conflict</i></p>	

RECEIVED

MAR 25 2015  
CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX  
# B-2



**LAND USE APPLICATION**

**CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT**

**129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98902**

**VOICE: (509) 575-6183 FAX: (509) 575-6105**

**INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.**

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.

This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

**PART I – GENERAL INFORMATION**

1. Applicant's Information:	Name:	LARRY DEAN HULL						
	Mailing Address:	901 Summerview Ave #250						
	City:	YAKIMA	St:	WA	Zip:	98902	Phone:	(509) 453-8161
	E-Mail:	larry@megalodonllc.net						

2. Applicant's Interest in Property:	Check One:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____
--------------------------------------	------------	---	--------------------------------	------------------------------------	--------------------------------------

3. Property Owner's Information (If other than Applicant):	Name:							
	Mailing Address:							
	City:		St:		Zip:		Phone:	( )
	E-Mail:							

4. Subject Property's Assessor's Parcel Number(s): 181325-11006, 11007, & 11400

5. Legal Description of Property. (if lengthy, please attach it on a separate document)  
Please see attached legal description

6. Property Address: 402 Division Street, YAKIMA WA. 98901

7. Property's Existing Zoning:  
 SR  R-1  R-2  R-3  B-1  B-2  HB  SCC  LCC  CBD  GC  AS  RD  M-1  M-2

8. Type Of Application: (Check All That Apply)

<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Environmental Checklist (SEPA Review)	<input type="checkbox"/> Easement Release
<input type="checkbox"/> Type (1) Review	<input type="checkbox"/> Right-of-Way Vacation	<input type="checkbox"/> Rezone
<input type="checkbox"/> Type (2) Review	<input type="checkbox"/> Transportation Concurrency	<input type="checkbox"/> Shoreline
<input type="checkbox"/> Type (3) Review	<input type="checkbox"/> Non-Conforming Use/Structure	<input type="checkbox"/> Critical Areas Review
<input type="checkbox"/> Preliminary Short Plat	<input type="checkbox"/> Appeal to HE / City Council	<input type="checkbox"/> Variance
<input type="checkbox"/> Final Short Plat	<input type="checkbox"/> Interpretation by Hearing Examiner	<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Short Plat Amendment	<input type="checkbox"/> Modification	<input type="checkbox"/> Overlay District
<input type="checkbox"/> Preliminary Long Plat	<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Binding Site Plan
<input type="checkbox"/> Final Long Plat	<input checked="" type="checkbox"/> Comprehensive Plan Text or Map Amendment	<input type="checkbox"/> Planned Development
<input type="checkbox"/> Plat Alteration –Long Plat	<input type="checkbox"/> Short Plat Exemption:	<input type="checkbox"/> Other:

**PART II – SUPPLEMENTAL APPLICATION, PART III – REQUIRED ATTACHMENTS, & PART IV – NARRATIVE**

9. SEE ATTACHED SHEETS

**PART V – CERTIFICATION**

10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

	03/23/15
Property Owner's Signature	Date
	03/23/15
Applicant's Signature	Date

FILE/APPLICATION(S)# CPA#002-15, RZ#002-15, SEPA#008-15

DATE FEE PAID: 3/25/15	RECEIVED BY: [Signature]	AMOUNT PAID: 1325.00	RECEIPT NO: CR-15-05634
---------------------------	-----------------------------	-------------------------	----------------------------

**RECEIVED**

MAR 25 2015  
CITY OF YAKIMA  
PLANNING DIV.

DOC. INDEX  
# B-1



**MEGALODON LLC**  
*Property Management*  
901 Summitview Ave., Suite 250, Yakima, WA 98902  
Email: [larry@megalodonllc.net](mailto:larry@megalodonllc.net)

Telephone (509) 453-8161

Facsimile (509) 453- 8189

{Narrative}

March 23, 2015

City Of Yakima  
Planning Department  
129 North 2<sup>nd</sup> Street, 2<sup>nd</sup> Floor  
Yakima, WA 98901

RE: 402 Division

Dear Planning Department,

Attached are two applications, the first is for a Rezone request and the second is for a Comprehensive Plan Amendment change request. These applications are being submitted due to the fact that I currently own a 24,000 square foot State occupied office building located at 402 Division Street, Yakima WA.

Currently the building is located in M1 zoning. I would like to both rezone the property and change the Compressive Plan to General Commercial rather than its current M1 designation. The building was originally built in 1976 and predates our zoning ordinances. Unfortunately when the zoning ordinances were instigated in 1977 it was incorrectly zoned because its use at that time was a state occupied office building. By approving these two requests it would correct the buildings zoning to reflect its current usage and construction design.

Thank you for considering these requests.

Sincerely,

  
Larry Hull  
CEO, Megalodon LLC  
1-509-453-8161

RECEIVED  
MAR 25 2015  
CITY OF YAKIMA  
PLANNING DIV.  
DOC.  
INDEX  
# B-1



Supplemental Application For:  
**COMPREHENSIVE PLAN AMENDMENT**  
 YAKIMA MUNICIPAL CODE, CHAPTER 16.10  
 ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

**PART II - APPLICATION INFORMATION**

1. TYPE OF APPLICATION:  Comprehensive Plan Text Amendment  Future Land Use Map Amendment

2. EXISTING ZONING OF SUBJECT PROPERTY:  
 SR  R-1  R-2  R-3  B-1  B-2  HB  SCC  LCC  CBD  GC  AS  RD  M-1  M-2

3. DESIRED ZONING OF SUBJECT PROPERTY:  
 SR  R-1  R-2  R-3  B-1  B-2  HB  SCC  LCC  CBD  GC  AS  RD  M-1  M-2

4. EXISTING FUTURE LAND USE DESIGNATION:  
 Low Density Residential  Medium Density Residential  High Density Residential  Professional Office  Neighborhood Commercial  Large Convenience Center  Arterial Commercial  CBD Core Commercial  Regional Commercial  Industrial

5. DESIRED FUTURE LAND USE DESIGNATION:  
 Low Density Residential  Medium Density Residential  High Density Residential  Professional Office  Neighborhood Commercial  Large Convenience Center  Arterial Commercial  CBD Core Commercial  Regional Commercial  Industrial  
*General*

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:  
 Transportation  Rights-Of-Way  Police And Fire Protection  Parks And Trails  Schools  
 Water  Sewer  Storm Drainage  Electricity  Natural Gas  Telephone  Cable TV

**PART III - REQUIRED ATTACHMENTS**

7. MAPS: Maps of the subject property indicating roads, any area designated as critical areas, the future land use designation of adjacent properties, and current & proposed future land use designations. Maps are to be provided in both an 8-1/2" by 11" and 11" by 17" format and to a standard engineering scale (e.g. 1:20).

8. SUBMITTAL FOR POLICY/REGULATORY AMENDMENTS: Identification of the proposed amendment indicating the section and paragraph location for the current Comprehensive Plan provision sought to be changed, if any, and including, for text amendments, the specific text sought to be added or amended. (attach)

9. WRITTEN NARRATIVE (required. see attached): (stating the reasons for the request for the amendment and explaining how the proposed amendment meets the criteria in YMC § 16.10.040)

10. TRAFFIC CONCURRENCY (may be required): *N/A*

11. ENVIRONMENTAL CHECKLIST (required): *Completed*

12. SITE PLAN: *Please See Attached*

13. AUTHORIZATION:  
 I hereby authorize the submittal of this Comprehensive Plan Amendment Application to the City of Yakima for review.

*[Signature]*  
 Property Owner Signature (required)

*03/25/15*  
 Date

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

**RECEIVED**  
 MAR 25 2015  
 CITY OF YAKIMA  
 PLANNING DIV

**DOC. INDEX**  
 # B-1



Supplemental Application For:  
**COMPREHENSIVE PLAN AMENDMENT**  
 YAKIMA MUNICIPAL CODE CHAPTER 16.10

**PART IV - NARRATIVE**

A. Does your proposal address circumstances that have changed since the last time the relevant comprehensive plan map or text was considered? If so, how?

NO

B. Does your proposal better implement applicable comprehensive plan policies than the current relevant comprehensive plan map or text? If so, how?

Yes, bring PARCIAL into correct zoning based on current use etc

C. Does your proposal correct an obvious mapping error? If so, what is the error?

NO

D. Does your proposal address an identified deficiency in the Comprehensive Plan? If so, what is the deficiency?

Yes. Subject property should have been zoned Commercial

E. Is the proposed Comprehensive Plan Amendment coordinated with, and take into consideration, the comprehensive plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100? If so, how?

Yes

F. Is the proposed Comprehensive Plan Amendment consistent with the Growth Management Act (GMA), RCW Ch. 36.70A, and the Yakima County-Wide Planning Policy (CWPP)? If so, how?

Yes

G. Have the cumulative impacts of all comprehensive plan amendments been considered in the evaluation of the proposed amendment? If so, how?

Yes

H. For Future Land Use Map changes please provide descriptive information regarding the property, including the status of existing land use, access to sewer and water, as well as the availability of public facilities such as schools, fire and police services.

Currently Commercial State office building, All utilities connected

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

RECEIVED

MAR 25 2015  
 CITY OF YAKIMA  
 PLANNING DIV.

DOC.  
 INDEX  
 # B-1



**Supplemental Application For:**  
**REZONES**  
**YAKIMA MUNICIPAL CODE CHAPTER 15.23**

**PART II - APPLICATION INFORMATION**

1. EXISTING ZONING OF SUBJECT PROPERTY:

SR  R-1  R-2  R-3  B-1  B-2  HB  SCC  LCC  CBD  GC  AS  RD  M-1  M-2

2. DESIRED ZONING OF SUBJECT PROPERTY:

SR  R-1  R-2  R-3  B-1  B-2  HB  SCC  LCC  CBD  GC  AS  RD  M-1  M-2

3. ZONING OF ADJOINING PROPERTY (check all that apply):

SR  R-1  R-2  R-3  B-1  B-2  HB  SCC  LCC  CBD  GC  AS  RD  M-1  M-2

4. EXISTING FUTURE LAND USE DESIGNATION:

Low Density Residential       Medium Density Residential       High Density Residential       Professional Office  
 Neighborhood Commercial       Large Convenience Center       Arterial Commercial       CBD Core Commercial  
 Regional Commercial       Industrial

5. PROPOSED FUTURE LAND USE DESIGNATION:

Is there a proposed change to the Future Land Use Map?

If so what is the proposed future land use designation?

Low Density Residential       Medium Density Residential       High Density Residential       Professional Office  
 Neighborhood Commercial       Large Convenience Center       Arterial Commercial       CBD Core Commercial  
 Regional Commercial       Industrial  
*General*

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

Transportation       Rights-Of-Way       Police And Fire Protection       Parks And Trails       Schools  
 Water       Sewer       Storm Drainage       Electricity       Natural Gas       Telephone       Cable TV

**PART III - REQUIRED ATTACHMENTS**

7. WRITTEN NARRATIVE (required): (stating the reason for the request for the rezone, explaining how the proposed amendment meets the proposed rezone request)

8. ENVIRONMENTAL CHECKLIST (required): *see attached*

9. TRAFFIC CONCURRENCY (may be required): *N/A*

10. SITE PLAN (required if the rezone is associated with land use development): *see attached*

11. AUTHORIZATION:

I hereby authorize the submittal of this Rezone or Text Amendment Application to the City of Yakima for review.

*Jay Dec Hull*  
 Property Owner Signature (required)

*03/23/15*  
 Date

**RECEIVED**

MAR 25 2015  
 CITY OF YAKIMA  
 PLANNING DIV

**DOC. INDEX**  
 # *B-1*

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183



Supplemental Application For:  
**REZONES**  
YAKIMA MUNICIPAL CODE CHAPTER 15.23

**PART IV - NARRATIVE**

I. How is the subject property suitable for uses permitted under the proposed zoning?

Existing office complex

What is the status of existing land use?

office complex & parking

J. How is the rezone request in compliance with and/or how does the request deviate from the Yakima Urban Area Comprehensive Plan?

Has been used AS A office complex since 1976

K. Are there adequate public facilities, such as traffic capacity, sewer services, potable water, stormwater drainage, schools, fire and police services, and other public services and infrastructure existing on and around the subject property?

yes

Are the existing public facilities capable of supporting the most intensive use of the new (requested) zone? If not, what mitigating measures are going to be implemented to address any short falls in public services that may exist?

yes

L. How is the proposed zone change compatible with the existing neighboring uses?

proposed change is compatible AS it has always been A office complex.

What mitigating measures are planned to address incompatibility, such as sitescreening, buffering building design, open space traffic flow alteration, etc.?

NONE

M. What is the public need for the proposed change?

To correct maps AS currently being used.

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

RECEIVED

MAR 25 2015  
CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX  
# B-1

Legal description  
& proof of ownership of LLC.



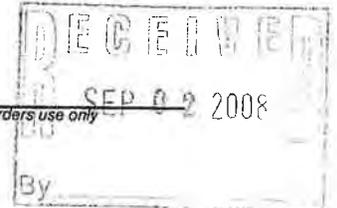
FILE# 7623331  
YAKIMA COUNTY, WA  
08/13/2008 11:32:02AM

AFTER RECORDING MAIL TO:

Larry Dean Hull  
901 Summitview, Suite 250  
Yakima, WA 98902

REAL ESTATE EXCISE TAX	
PAID	
AMT	None
DATE	AUG 13 2008
AFF	403710
BY	<i>[Signature]</i>
ILENE THOMSON, TREASURER	

DEED  
PAGES: 3  
Recording Fee: 44.00  
VALUED CUSTOMER  
LARRY DEAN HULL



Filed for Record at Request of:  
First American Title Insurance Company

### STATUTORY WARRANTY DEED

File No:

Date: **August 12, 2008**

Grantor(s): **Larry Dean Hull and Pia Pardi Hull**  
Grantee(s): **Division Street Building LLC**  
Abbreviated Legal: **PARCEL A:**

**LOTS A, B, C, & PTN LOT D, BOULEVARD ADDITION TO NORTH YAKIMA, VOL. B, P. 30, YAKIMA COUNTY**

**PARCEL B AND C:**

**PTN SEC 25 TWP 13N RGE 18E NE QTR NE QTR, YAKIMA COUNTY**

Additional Legal on page:

Assessor's Tax Parcel No(s): **181325-11400 and 181325-11007 and 181325-11006**

**THE GRANTOR(S) Larry Dean Hull and Pia Pardi Hull, husband and wife** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Division Street Building LLC, a Washington limited liability company**, the following described real estate, situated in the County of **Yakima**, State of **Washington**.

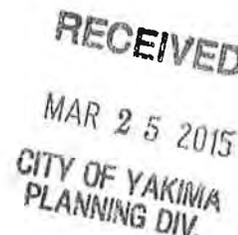
**PARCEL A:**

**LOTS A, B, C, AND THE EAST 5.5 FEET AS MEASURED ALONG THE NORTH LINE OF LOT D, BOULEVARD ADDITION TO NORTH YAKIMA, (NOW YAKIMA), AS RECORDED IN VOLUME B OF PLATS, PAGE 30;**

**PARCEL B:**

**THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 13 NORTH, RANGE 18, E.W.M., LYING NORTH AND EAST OF THE PLAT OF SAID BOULEVARD ADDITION TO NORTH YAKIMA,**

**EXCEPT THE FOLLOWING FOR ROAD;**



- continued

**BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 25;  
 THENCE SOUTH ALONG THE EAST LINE THEREOF 354.24 FEET;  
 THENCE WEST 30.00 FEET; THENCE NORTH 262.24 FEET TO A POINT WHICH IS 90.00  
 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 25; THENCE ALONG THE ARC OF A  
 CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF  
 90°00' TO A POINT WHICH IS 40.00 FEET SOUTH OF THE NORTH LINE OF 80.00 FEET  
 WEST OF THE EAST LINE OF SAID SECTION 25; THENCE WEST PARALLEL WITH THE  
 NORTH LINE OF SAID SECTION 25, A DISTANCE OF 520.32 FEET TO A POINT WHICH IS  
 55.00 FEET EAST OF THE NORTHERLY EXTENSION OF THE CENTERLINE OF SOUTH FIFTH  
 AVENUE AS MONUMENTED AND SHOWN ON THE SAID PLAT OF BOULEVARD ADDITION  
 TO NORTH YAKIMA;  
 THENCE SOUTH 45°00' WEST 28.28 FEET TO A POINT WHICH IS 35.00 FEET EAST OF  
 SAID CENTERLINE OF SAID SOUTH FIFTH AVENUE AND 60.00 FEET SOUTH OF THE  
 NORTH LINE OF SAID SECTION 25; THENCE NORTH PARALLEL WITH THE SAID  
 NORTHERLY EXTENSION OF SAID SOUTH FIFTH AVENUE 60.00 FEET TO THE NORTH  
 LINE OF SAID SECTION 25; THENCE EAST 620.32 FEET TO THE POINT OF BEGINNING;**

**ALSO EXCEPT THE FOLLOWING DESCRIBED PROPERTY;**

**BEGINNING AT A POINT 130 FEET WEST AND 40 FEET SOUTH OF THE NORTHEAST  
 CORNER OF SAID SECTION 25; THENCE SOUTH PARALLEL WITH THE EAST LINE OF  
 SAID SECTION 174 FEET;  
 THENCE SOUTH 76°01'30" EAST TO A POINT IN A LINE PARALLEL WITH AND DISTANCE  
 30 FEET WEST OF THE EAST LINE OF SAID SECTION 25; THENCE NORTH PARALLEL  
 WITH THE EAST LINE OF SAID SECTION TO A POINT WHICH IS 90 FEET SOUTH OF THE  
 NORTH LINE OF SAID SECTION; THENCE ALONG THE ARC OF A CURVE TO THE LEFT,  
 HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 90°00' TO A POINT  
 WHICH IS 40 FEET SOUTH OF THE NORTH LINE AND 80 FEET WEST OF THE EAST LINE  
 OF SAID SECTION; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION  
 50 FEET TO THE TRUE POINT OF BEGINNING.**

**PARCEL C:**

**THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION  
 25, TOWNSHIP 13 NORTH, RANGE 18, E.W.M., LYING NORTH AND EAST OF THE PLAT  
 OF BOULEVARD ADDITION TO NORTH YAKIMA (NOW YAKIMA), AS RECORDED IN  
 VOLUME "B" OF PLATS, PAGE 30, RECORDS OF YAKIMA COUNTY, WASHINGTON,  
 DESCRIBED AS FOLLOWS:**

**RECEIVED**  
 MAR 25 2015  
 CITY OF YAKIMA  
 PLANNING DIV.

**DOC.  
INDEX**

**B-1**

**BEGINNING AT A POINT 130 FEET WEST AND 40 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SECTION 174 FEET; THENCE SOUTH 76°0'V30" EAST TO A POINT IN A LINE PARALLEL WITH AND DISTANCE 30 FEET WEST OF THE EAST LINE OF SAID SECTION 25; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION TO A POINT WHICH IS 90 FEET SOUTH OF THE NORTH LINE OF SAID SECTION; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 90°00' TO A POINT WHICH IS 40 FEET SOUTH OF THE NORTH LINE AND 80 FEET WEST OF THE EAST LINE OF SAID SECTION; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION A DISTANCE OF 50 FEET TO THE TRUE POINT OF BEGINNING.**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

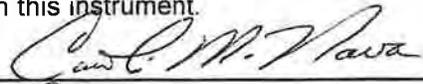
  
By: Larry Dean Hull

  
By: Pia Pardi Hull

STATE OF Washington )  
 )-ss  
COUNTY OF Yakima )

I certify that I know or have satisfactory evidence that **Larry Dean Hull and Pia Pardi Hull, husband and wife**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as their free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/12/2008

  
Caroline M. Nava  
Notary Public in and for the State of Washington  
Residing at: Yakima County  
My appointment expires: 09/09/2010



RECEIVED  
MAR 25 2015  
CITY OF YAKIMA  
PLANNING DIV.  
DOC. INDEX # B-1



Community Development Department  
Code Administration Division

129 North Second Street, 2nd Floor  
Yakima, Washington 98901

Receipt Number: CR-15-055634

Receipt Date: 03/25/2015      Cashier: EHAZEN      Payer/Payee Name: HULL LARRY RENTALS

Application #	Parcel	Fee Description	Original Fee Amount	Amount Paid	Fee Balance
CPA#002-15 3RD AV S/DIVISION S	18132511006	Comprehensive Plan Amendment	\$500.00	\$500.00	\$0.00
RZ#002-15 3RD AV S/DIVISION S	18132511006	Rezone	\$560.00	\$560.00	\$0.00
SEPA#008-15 3RD AV S/DIVISION S	18132511006	SEPA Environmental Review	\$265.00	\$265.00	\$0.00
			<b>Total Paid:</b>	<b>\$1,325.00</b>	
			<b>Tendered Amt:</b>	<b>\$1,325.00</b>	
			<b>Change Due:</b>	<b>\$0.00</b>	

Payment Method	Reference Number	Tendered Amount
CHECK	8484	\$ 1,325.00
<b>Total:</b>		<b>\$1,325.00</b>

<i>Previous Payment History</i>					
Receipt #	Receipt Date	Fee Description	Amount Paid	Application #	Parcel

**RECEIVED**  
MAR 25 2015  
CITY OF YAKIMA  
PLANNING DIV.

**DOC. INDEX**  
# B-1

# 2015 COMPREHENSIVE PLAN MAP AMENDMENTS

## City Council Public Hearing

### CHAPTER C

#### SUPER COLD STORAGE LLC

CPA#003-15 RZ#003-15, SEPA#009-15

<b>EXHIBIT #</b>	<b>DOCUMENT</b>	<b>DATE</b>
<b>C-1</b>	<b>Land Use Application submitted for Comprehensive Plan Map Amendment and Rezone with Narratives</b>	<b>04/29/2015</b>
<b>C-2</b>	<b>Environmental Checklist</b>	<b>04/29/2015</b>
<b>C-3</b>	<b>Submitted Maps:</b> Subject Property, Existing and Proposed Zoning, Existing and Proposed Future Land Use, Critical Areas	<b>04/29/2015</b>
<b>C-4</b>	<b>City Maps:</b> Vicinity, Future Land Use, Zoning, Utilities, & Aerial	<b>05/05/2015</b>
<b>C-5</b>	<b>Determination of Application Completeness</b>	<b>06/01/2015</b>
<b>C-6</b>	<b>Notice of Application and Environmental Review</b> <b>C-6a:</b> Postcard Notice <b>C-6b:</b> Parties and Agencies Notified <b>C-6c:</b> Affidavit of Mailing	<b>06/04/2015</b>
<b>C-7</b>	<b>Public/Agency Comments</b> <b>C-7a:</b> Comment letter from Paul Gonseth, Department of Transportation (received 06/22/15)	<b>06/22/2015</b>
<b>C-8</b>	<b>Notice of Decision of Final Determination of Non Significance</b> <b>C-8a:</b> Parties and Agencies Notified <b>C-8b:</b> Affidavit of Mailing	<b>07/01/2015</b>
<b>C-9</b>	<b>GIS Map printed by Staff</b>	<b>07/27/2015</b>
<b>C-10</b>	<b>Letter from Department of Commerce</b>	<b>09/30/2015</b>
<b>C-11</b>	<b>Notice of YPC Public Hearing</b> <b>C-11a:</b> Press Release and Distribution E- mail <b>C-11b:</b> Parties and Agencies Notified <b>C-11c:</b> Legal Notice <b>C-11d:</b> Affidavit of Mailing	<b>10/01/2015</b>
<b>C-12</b>	<b>Land Use Action Installation Certificate</b>	<b>10/01/2015</b>
<b>C-13</b>	<b>Yakima Planning Commission Agenda &amp; Distribution List</b>	<b>10/20/2015</b>
<b>C-14</b>	<b>Staff Report</b>	<b>10/28/2015</b>



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

**ask.planning@yakimawa.gov • http://www.yakimawa.gov/services/planning/**

**CITY OF YAKIMA  
FINDINGS of FACT, CONCLUSIONS & RECOMMENDATION  
for  
REQUEST FOR COMPREHENSIVE PLAN AMENDMENT REVIEW**

Application # CPA#003-15

**APPLICANT:** Bill Hordan, Hordan Planning Services  
**PROPERTY OWNER:** Super Cold Storage, LLC  
**APPLICANT ADDRESS:** 410 N. 2<sup>nd</sup> Street, Yakima, WA 98901  
**PROJECT LOCATION:** 1403 & 1405 River Road; Parcels 181313-22012, -22015  
**DATE OF REQUEST:** April 29, 2015  
**DATE OF RECOMMENDATION:** October 28, 2015  
**STAFF CONTACT:** Valerie Smith, AICP, Senior Planner

**I. DESCRIPTION OF REQUEST:**

On April 29, 2015, the City of Yakima Department of Community Development received an application for a Comprehensive Plan Amendment (CPA) review for a request to change the Future Land Use designation from Regional Commercial to Industrial and the zoning from Large Convenience Center (LCC) to Light Industrial (M-1), submitted by Bill Hordan, Hordan Planning Services (applicant) on behalf of Super Cold Storage, LLC (property owner). The subject property includes three parcels located in the vicinity of N. 16<sup>th</sup> Avenue and River Road.

**II. PUBLIC NOTICE:**

<b>Mailing of Notice of Application</b>	<b>June 4, 2015</b>
<b>Public Hearing Notice Mailed and Published</b>	<b>October 1, 2015</b>
<b>Posting of Property</b>	<b>October 1, 2015</b>

**III. CURRENT ZONING AND LAND USE:**

The subject properties are approximately 7.22 acres total in size and zoned Large Convenience Center (LCC). Adjacent properties to this site have the following zoning and land use characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	LCC	Offices/Movie Theater
South	M-1	Commercial/Industrial
East	M-1	Industrial (Fruit Packing Plant)
West	LCC	Small-scale Offices

DOC.  
INDEX  
# C-14



**IV. FACTS:**

**A. Environmental Review.**

This is a non-project application without a specific use or site plan to be considered. Environmental Review (SEPA) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on July 1, 2015. No appeals were filed.

**B. Comments Received**

Washington State Department of Transportation

The WSDOT supports the City's Comprehensive Plan Map Amendment and current rezone and looks forward to working with the City in response to future development proposals for this property. The WSDOT system most impacted by this rezone is the US 12/16<sup>th</sup> Avenue interchange. The US 12/16<sup>th</sup> Avenue interchange is a fully-controlled limited access facility which today functions within acceptable safety and operational standards. The cumulative impact of developments to this interchange will eventually require improvements. It is to the benefit of the City, the State, and future developers to preserve this interchange efficiency.

As developments are proposed they will be subject to review for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s).

**C. Comprehensive Plan Amendment (CPA) Approval Criteria.**

The 2006 Yakima Urban Area Comprehensive Plan, Future Land Use Map designates this area as Regional Commercial. In accordance with the provisions of the Yakima Municipal Code, the following criteria must be considered in the review of any proposed amendment to the Yakima Urban Area Comprehensive Plan.

16.10.040 (1): To alter the Future Land Use Map or other plan policy map, or effect a Comprehensive Plan Text Amendment, the proposed amendment must do one or more of the following:

(a) Address circumstances that have changed since the last time the relevant Comprehensive Plan map or text was considered:

*Staff Response: Subsequent to the adoption of the City of Yakima's current Comprehensive Plan, Washington Fruit and Produce Company developed its fruit packing and associated storage facilities on their adjacent property which is approximately 75 acres that has successfully transitioned from Regional Commercial to Industrial, as approved during the 2012 and 2014 annual Comprehensive Plan Map Amendment cycles.*

*Prior to the 2012 CPA, this land had been designated as Industrial, however, this designation was changed to Regional Commercial for the development of the River Pointe Landing Shopping Mall. The Mall's development was the victim of a poor economic climate, and as a consequence, part of that land was sold to Washington Fruit and Produce Company. Therefore, the need for additional property to expand Washington Fruit's existing business constitutes the necessary change in circumstance.*

(b) Better implement applicable Comprehensive Plan policies than the current relevant Comprehensive Plan map or text:

*Staff Response: This proposal better implements the applicable plan policies because it meets the following goals and policies:*

*Goal 3.13—Provide sufficient and suitable land for industrial uses to help create job opportunities and to promote economic growth.*

*Policy 3.13.1—Locate industries in areas where public utilities are available and have adequate transportation access.*

*Policy 3.13.2—New industrial development should be located in areas that take advantage of access to I-82, Highway 12, SR-24, and existing rail and airport facilities.*

*Policy 3.13.3—Encourage infill and promote efficient utilization of vacant land within areas that are designated for industrial uses.*

*Policy 3.13.4—Encourage development of compact, small-scale high quality industrial parks through Industrial Planned Development (Industrial PD).*

*Policy 3.13.6—New storage, warehousing, and light industrial development shall be located in clusters with existing development.*

*The CPA and rezone are non-project, however, uses associated with agricultural production, facilities for processing and packing of fruit and other agricultural products, and other similarly permitted industrial uses meet the intent of the industrial designation because the Industrial designation is proposed as a **“range of activities, including construction business, manufacturing, transportation, communication, utilities, and wholesale and warehouse activities, which may include some accessory office and retail use.”***

(c) Correct an obvious mapping error:

*Staff Response: This is not applicable, as an obvious mapping error has not occurred.*

(d) Address an identified deficiency in the Comprehensive Plan:

*Staff Response: The deficiency this request addresses is that Yakima currently has a very limited supply of industrially zoned property available for large scale industrial uses, making it difficult to meet Policy 3.13.3 (infill new industrial development in existing industrial areas) and Policy 3.13.6 (to cluster new industrial with existing development).*

(e) Is the proposed CPA coordinated with, and take into consideration, the Comprehensive Plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100?

*Staff Response: This proposal is consistent with RCW 36.70A.100. This application is part of the annual CPA cycle for the Yakima Urban Area Comprehensive Plan which the City of Yakima coordinates with adjacent jurisdictions.*

(f) Proposed CPAs must be consistent with the Growth Management Act (GMA), Ch. 36.70A. RCW, and the Yakima County Wide Planning Policies (CWPP).

*Staff Response: This proposal is consistent with the Growth Management Act and the Yakima Countywide Planning Policies because the proposal directs urban growth to an existing urban area (within City Limits first) and encourages infill in the area where all urban level services and facilities are currently provided. The proposal reduces sprawl and is served with an adequate transportation system. This proposal also encourages economic development in the urban area and provides goods and services for the surrounding neighborhood and general Yakima Area.*

DOC.

INDEX

# C-14

(g) Cumulative impacts of all CPAs, including those approved since the original adoption of the Comprehensive Plan, shall be considered in the evaluation of any proposed amendments.

*Staff Response: The impact should be minimal because the property under consideration is well suited for the large scale industrial use. Its location, large size and available infrastructure all support the requested change.*

(h) For Future Land Use Map changes, please provide descriptive information regarding the property, including the status of existing land use, access to sewer and water, as well as the availability of public facilities such as schools, fire and police services.

*Staff Response: The subject property consists of two vacant parcels of land which are approximately 7 acres in size. All utilities and services are available for extension throughout this site. The 27- inch sewer main and 16-inch water mains surrounding the site should be adequate and available to serve the proposed site at industrial capacities.*

*The property has access to River Road, which has been designed with industrial growth in mind, and direct access to Major Urban Arterials as well as Highway 12 to the north. Additionally, the site is served by Yakima Police and Fire Departments.*

**D. CONCLUSIONS:**

- a) The amendment is minor in nature.
- b) No adverse impacts have been identified by approving this amendment request.
- c) A DNS was issued for this proposal on July 1, 2015, and the 14-day appeal period ended on July 15, 2015. No appeals were received.
- d) No public comments were received in opposition to this proposed amendment.

**E. REZONE APPROVAL CRITERIA**

In accordance with the provisions of the Yakima Municipal Code (YMC) § 15.23.030, recommendations to approve or deny proposed rezones shall include the following considerations:

**(1) Testimony at public hearing.**

A Notice of Application was mailed to all property owners within 300 feet of the subject properties on June 4, 2015, wherein they were invited to submit written and/or provide oral comments on this proposed amendment. After consideration of any public comments received during the course of the hearing it may be appropriate for the Planning Commission to modify the staff's recommendation.

**(2) The suitability of property in question for uses permitted under the proposed zoning.**

The subject property is reasonably flat, can be served with all necessary public utilities and is accessible from River Road. If considered as a whole the property is well suited for uses listed within Table 4-1 for the Light Industrial zoning district.

**(3) The recommendations from interested agencies and departments.**

No agencies or departments have registered any opposition to this rezone.

**(4) Compliance with the Comprehensive Plan.**

The Yakima Urban Area Comprehensive Plan defines the Industrial land use designation as a "range of activities, including construction businesses, manufacturing, transportation, communication, utilities, and wholesale and warehouse activities, which may include some accessory office and retail use." This

DOC.  
INDEX  
# C-14

proposal meets that definition and is further supported by the following goals and policies:

**Goal 3.13. 3 PROVIDE SUFFICIENT AND SUITABLE LAND FOR INDUSTRIAL USES TO HELP CREATE JOB OPPORTUNITIES AND TO PROMOTE ECONOMIC GROWTH**

*Policy 3.13.1—Locate industries in areas where public utilities are available and have adequate transportation access.*

*Policy 3.13.2—New industrial development should be located in areas that take advantage of access to I-82, Highway 12, SR-24, and existing rail and airport facilities.*

*Policy 3.13.3—Encourage infill and promote efficient utilization of vacant land within areas that are designated for industrial uses.*

*Policy 3.13.4—Encourage development of compact, small-scale high quality industrial parks through Industrial Planned Development (Industrial PD).*

*Policy 3.13.6—New storage, warehousing, and light industrial development shall be located in clusters with existing development.*

**(5) The adequacy of public facilities, such as roads, sewer, water, and other required public services.**

This property is currently capable of being served by all public utilities necessary for the support of industrial land uses. This will include the use of the industrial waste sewer line which is being built to serve the industrial needs of this area.

**(6) The compatibility of the proposed zone change and associated uses with neighboring land uses.**

The proposed zone change is compatible with existing neighboring land uses because surrounding properties that lie directly to the east are currently zoned Light Industrial (M-1). The south property line abuts River Road, which is an Arterial road and acts as a buffer. The property to the north is zoned Large Convenience Center (LCC), and is a large theater use with an expansive parking lot buffering the two uses. Properties which lie to the west are zoned LCC, and currently undeveloped and vacant, or in office use. Proposed future development may require site screening to the east and north. The required standard sitescreening type depends on the proposed use of the subject property.

**(6a) What mitigating measures are planned to address incompatibility, such as sitescreening, buffering building design, open space, traffic flow alteration, etc.?**

No mitigation is proposed as part of this non-project rezone request. The surrounding properties are currently in commercial or industrial use and any needed mitigations could be required as part of regular site plan approval.

**(7) The public need for the proposed change.**

Given the region's economic dependence upon agriculture the creation of additional land for agricultural/industrial storage fulfills the requirements of making a finding that there is a public need being address by this change. Clustering and infilling new industrial development within the already established industrial area is opportunity for economic development and potential jobs.

**F. CONCLUSIONS:**

1. The amendment is minor in nature and appropriate for the area.
2. No adverse impacts have been identified by the approval of this amendment and rezone request.
3. The requested rezone better supports adjacent industrial land uses and economic development.
4. The property is currently served by all necessary public utilities capable of supporting light industrial land uses.

**V. RECOMMENDATION**

The Community Development Department recommends APPROVAL of this amendment request from Regional Commercial to Industrial and APPROVAL of the concurrent rezone from Large Convenience Center (LCC) to Light Industrial (M-1).

RECOMMENDATION made this 28th day of October, 2015,



---

Valerie Smith, AICP, Senior Planner  
Department of Community Development, Planning Division



**COMMUNITY DEVELOPMENT DEPARTMENT**  
*Joan Davenport, AICP, Director*

*Planning Division*  
*129 North Second Street, 2nd Floor Yakima, Washington 98901*  
*Phone (509) 575-6183 • Fax (509) 575-6105*  
*www.yakimawa.gov/services/planning*

**City of Yakima Planning Commission**  
**PUBLIC HEARING**  
City Hall Council Chambers  
Wednesday October 28, 2015  
3:30 p.m. - 5:00 p.m.

YPC Members:

Chairman Dave Fonfara, Vice-Chair Scott Clark, Al Rose,  
Bill Cook, Patricia Byers, Ron Anderson, Carmen Méndez

City Planning Staff:

Joan Davenport (Community Development Director/Planning Manager); Jeff Peters (Supervising Planner);  
Valerie Smith (Senior Planner); Robbie Aaron and Trevor Martin (Assistant Planners); Rosalinda Ibarra  
(Administrative Assistant); and Lisa Maxey (Department Assistant)

Agenda

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Audience Participation
- V. Public Hearings: 2015 Comprehensive Plan Map Amendments
  - A. SUPER COLD STORAGE LLC  
1403 & 1405 River Rd  
CPA#003-15, RZ#003-15, SEPA#009-15  
\*Motion to Consider CPA#003-15 & RZ#003-15 and direct Planning Staff to prepare appropriate Findings.
  - B. TM RENTALS  
Vic. of S 38<sup>th</sup> Ave & W Logan Ave  
CPA#005-15, RZ#005-15, SEPA#011-15  
\*Motion to Consider CPA#005-15 & RZ#005-15 and direct Planning Staff to prepare appropriate Findings.
  - C. JOHNSON FAMILY CENTURY 21 LLC  
5109 Summitview Ave  
CPA#009-15, RZ#009-15, SEPA#016-15  
\*Motion to Consider CPA#009-15 & RZ#009-15 and direct Planning Staff to prepare appropriate Findings.
- VI. Other Business
- VII. Adjourn

DOC.  
INDEX  
# C-13

Next Meeting: October 29, 2015 at 3:30 p.m. (special meeting date for CPA public hearings)

Future Meeting Dates: November 4, 2015 (special meeting date - public hearing for preliminary long plat of "Summit View" - PLP#003-15)



**YPC Packet Distribution List and Parties of Record - Super Cold Storage LLC - CPA#003-15**

**Scott Clark**  
732 Summitview Ave, #608  
Yakima WA 98902

**Dave Fonfara**  
8708 Cameo Court  
Yakima, WA 98903

**Ron Anderson**  
107 South 7<sup>th</sup> Avenue, Ste#202  
Yakima, WA 98902

**Alfred A. Rose**  
1006 Westbrook Place  
Yakima, WA 98908

**Carmen Méndez**  
10 North 9<sup>th</sup> Street  
Yakima, WA 98901

**William Cook**  
7701 Graystone Court  
Yakima, WA 98908

**Patricia Byers**  
1530 Suncrest Way  
Yakima, WA 98902

Bill Hordan  
Hordan Planning Services  
410 N 2<sup>nd</sup> St  
Yakima, WA 98901  
[Hps410@qwestoffice.net](mailto:Hps410@qwestoffice.net)

Super Cold Storage LLC  
151 Low Rd  
Yakima, WA 98908

Type of Notice: YPC Packet

File Number: CPA#003-15, RZ#00315, SEPA#009-15

Date of Mailing: 10/20/15

**DOC.**  
**INDEX**  
# C-13



**CITY OF YAKIMA  
LAND USE ACTION INSTALLATION  
CERTIFICATE**

File Number:	CPA # 003-15 (2 signs)
Applicant/Project Name:	Super Cold Storage, LLC
Site Address:	1400 Block River Rd.
Date of Posting:	10-1-15

Location of Installation (Check One):

Land Use Action Sign is installed per standards described in YMC §15.11.090(C).

Land Use Action Sign is installed in an alternate location on the site.

Note: this alternate location (if not pre-approved by the Planning Manager) may not be acceptable by the Planning Division and is subject to relocation (at the owner's expense) to a more visible site on the property.

The alternative location is:

The required comment period will begin when the Planning Division has received the Land Use Action Installation Certification. The date of installation certificate receipt will begin the notice period. Failure to post a Land Use Action sign and return this form signed in a timely manner will cause a delay in the application review.

I hereby testify that the sign installed fully complies with the Land Use Action sign layout specifications and installation standards, and that the sign will be maintained until a decision has been rendered.

Bill Hoeman  
Applicant's Signature

10-1-15  
Date

Bill Hoeman  
Applicant's Name (Please Print)

249-1919  
Applicant's Telephone Number

Please remit the above certification and deliver to the City of Yakima Planning Division via fax at (509) 575-6105; in person or by mail to: City of Yakima, Planning Division, 129 North 2<sup>nd</sup> Street, Yakima, WA 98901.

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#003-15, RZ#003-15 & SEPA#009-15  
Super Cold Storage LLC  
1403 & 1405 River Rd

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of YPC Public Hearing**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and all property owners of record within a radius of 300 feet of subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 1<sup>st</sup> day of October, 2015.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Lisa Maxey

Department Assistant II

DOC.  
INDEX  
# C-11d

## -Ad Proof-

**This is the proof of your ad scheduled to run on the dates indicated below.  
Please proof read notice carefully to check spelling and run dates,  
if you need to make changes**

<b>Date:</b>	09/28/15
<b>Account #:</b>	110358
<b>Company Name:</b>	CITY OF YAKIMA PLANNING
<b>Contact:</b>	ROSALINDA IBARRA
<b>Address:</b>	DEPT OF COMMERCIAL ECONOMICAL DEVELOPEME 129 N 2ND STREET YAKIMA, WA 98901-2720
<b>Telephone:</b>	(509) 575-6164

<b>Account Rep:</b>	Simon Sizer
<b>Phone #</b>	(509) 577-7740
<b>Email:</b>	ssizer@yakimaherald.com
<b>Ad ID:</b>	584834
<b>Start:</b>	10/01/15
<b>Stop:</b>	10/01/15
<b>Total Cost:</b>	\$274.95
<b>Lines:</b>	156.0
<b># of Inserts:</b>	1
<b>Ad Class:</b>	6021

<b>Run Dates:</b>	
Yakima Herald-Republic	10/01/15

**DOC.  
INDEX  
# C-11C**

**CITY OF YAKIMA  
NOTICE OF YAKIMA PLANNING COMMISSION PUBLIC  
HEARINGS**

The following nine applications have been submitted for consideration during the City of Yakima's 2015 Comprehensive Plan Future Land Use Map (CPA) Amendment and Rezone (RZ) process. Three Public Hearings with the Yakima Planning Commission (YPC), will be held in the following sequence: **Tuesday October 27, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street: Applicant:** Elves Family Investments **Project Location:** Nob Hill Blvd. and South 41st Ave. **Request:** CPA = one parcel from High Density Residential to Neighborhood Commercial RZ = one parcel from Multi-Family Residential (R-3) to Local Business District (B-2) **Parcel No.** 181327-31400 **File Numbers:** CPA#001-15, RZ#001-15, SEPA#006-15 **Applicant:** What the Hay, LLC **Project Location:** 8603 Wide Hollow Rd. **Request:** CPA = one parcel from Low Density to High Density Residential RZ = one parcel from Single-Family Residential (R-1) to Multi-Family Residential (R-3) **Parcel No.** 181330-42402 **File Numbers:** CPA#004-15, RZ#004-15, SEPA#010-15 **Applicant:** Westwood West Corp **Project Location:** Vicinity of South 64th Ave. and Tieton Drive **Request:** CPA = sixteen parcels from Low Density Residential to a consortium of Professional Office, Regional Commercial, Medium Density Residential and High Density Residential RZ = sixteen parcels from Single-Family Residential to Professional Business (B-1), Small Convenience Center (SCC), Two-Family Residential (R-2), and Multifamily Residential (R-3) **Parcel Nos.** 181328-22428, 181329-11428, -11427, -11441, -11429, -11430, -11431, -11432, -11433, -11439, -11438, -11437, -11434, -11435, -11440, and -11436 **File Numbers:** CPA#006-15, RZ#006-15, SEPA#012-15; **Wednesday October 28th, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street: Applicant:** Super Cold Storage, LLC **Project Location:** Vicinity of River Rd. and North 16th Ave. **Request:** CPA = two parcels from Regional Commercial to Industrial RZ = two parcels from Large Convenience Center (LLC) to Light Industrial (M-1) **Parcel Nos.** 181313-22015 and -22012 **File Numbers:** CPA#003-15, RZ#003-15, SEPA#009-15 **Applicant:** TM Rentals **Project Location:** Vicinity of South 38th Ave. and West Logan Ave. **Request:** CPA = three parcels from Low Density Residential to Professional Office RZ = three parcels from Single-Family Residential (R-1) to Professional Business (B-1); with a 100 foot wide low density/R-1 buffer along Logan Ave. **Parcel Nos.** 181327-43493, -43492, and -43494 **File Numbers:** CPA#005-15, RZ#005-15, SEPA#011-15 **Applicant:** Johnson Family Century 21, LLC **Project Location:** Vicinity of Summitview Ave. and North 52nd Ave. **Request:** CPA = one parcel from Medium Density Residential to Neighborhood Commercial RZ = one parcel from Two-Family Residential (R-2) to Local Business (B-2) **Parcel No.** 18132113468 **File Numbers:** CPA#009-15, RZ#009-15, SEPA#016-15; **Thursday October 29th, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street: Applicant:** Larry Hull **Project Location:** Vicinity of Division Street and South 3rd Ave. **Request:** CPA = three parcels from Industrial to General Commercial. RZ = three parcels from Light Industrial (M-1) to General Commercial (GC) **Parcel Nos.** 181325-11400, -11007, -11006 **File Numbers:** CPA #002-15, RZ #002-15 & SEPA #008-15 **Applicant:** Cottonwood Partners, LLC **Project Location:** Vicinity of South 64th Ave. and Occidental Rd. **Request:** CPA = two parcels from Low Density Residential and Medium Density Residential to High Density Residential RZ = two parcels from Single-Family Residential (R-1) and Two-Family Residential (R-2) to High Density Residential (R-3) **Parcel Nos.** 181205-13009 and -11001 **File Numbers:** CPA#007-15, RZ#007-15, SEPA#013-15 **Applicant:** Chelminar Association, Inc. **Project Location:** Vicinity of South 46th Ave. and West Chestnut Ave. **Request:** CPA = two parcels from Low Density Residential to Professional Office RZ = two parcels from Single-Family Residential (R-1) to Professional Business (B-1) **Parcel Nos.** 181322-33474 and -33473 **File Numbers:** CPA#008-15, RZ#008-15, SEPA#014-15; Any person desiring to express their views on these applications is invited to attend the public hearings or to submit their written comments to: City of Yakima Planning Division, 2nd Floor City Hall, 129 N. 2nd Street, Yakima, Washington. These notices are also available for review on the City's website at <http://www.yakimawa.gov/services/planning/agenda-planning-applications/>. If you have any questions on these proposals please contact Valerie Smith, AICP, Senior Planner at (509) 575-6042 or e-mail at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

(584834) October 1, 2015

DOC.  
INDEX  
# C-11 C

Courtesy of Yakima Herald-Republic

**CITY OF YAKIMA  
NOTICE OF YAKIMA PLANNING COMMISSION PUBLIC  
HEARINGS**

The following nine applications have been submitted for consideration during the City of Yakima's 2015 Comprehensive Plan Future Land Use Map (CPA) Amendment and Rezone (RZ) process. Three Public Hearings with the Yakima Planning Commission (YPC), will be held in the following sequence: **Tuesday October 27, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street:** **Applicant:** Elves Family Investments **Project Location:** Nob Hill Blvd. and South 41st Ave. **Request:** CPA = one parcel from High Density Residential to Neighborhood Commercial RZ = one parcel from Multi-Family Residential (R-3) to Local Business District (B-2) **Parcel No.** 181327-31400 **File Numbers:** CPA#001-15, RZ#001-15, SEPA#006-15 **Applicant:** What the Hay, LLC **Project Location:** 8603 Wide Hollow Rd. **Request:** CPA = one parcel from Low Density to High Density Residential RZ = one parcel from Single-Family Residential (R-1) to Multi-Family Residential (R-3) **Parcel No.** 181330-42402 **File Numbers:** CPA#004-15, RZ#004-15, SEPA#010-15 **Applicant:** Westwood West Corp **Project Location:** Vicinity of South 64th Ave. and Tieton Drive **Request:** CPA = sixteen parcels from Low Density Residential to a consortium of Professional Office, Regional Commercial, Medium Density Residential and High Density Residential RZ = sixteen parcels from Single-Family Residential to Professional Business (B-1), Small Convenience Center (SCC), Two-Family Residential (R-2), and Multifamily Residential (R-3) **Parcel Nos.** 181328-22428, 181329-11428, -11427, -11441, -11429, -11430, -11431, -11432, -11433, -11439, -11438, -11437, -11434, -11435, -11440, and -11436 **File Numbers:** CPA#006-15, RZ#006-15, SEPA#012-15; **Wednesday October 28th, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street:** **Applicant:** Super Cold Storage, LLC **Project Location:** Vicinity of River Rd. and North 16th Ave. **Request:** CPA = two parcels from Regional Commercial to Industrial RZ = two parcels from Large Convenience Center (LLC) to Light Industrial (M-1) **Parcel Nos.** 181313-22015 and -22012 **File Numbers:** CPA#003-15, RZ#003-15, SEPA#009-15 **Applicant:** TM Rentals **Project Location:** Vicinity of South 38th Ave. and West Logan Ave. **Request:** CPA = three parcels from Low Density Residential to Professional Office RZ = three parcels from Single-Family Residential (R-1) to Professional Business (B-1); with a 100 foot wide low density/R-1 buffer along Logan Ave. **Parcel Nos.** 181327-43493, -43492, and -43494 **File Numbers:** CPA#005-15, RZ#005-15, SEPA#011-15 **Applicant:** Johnson Family Century 21, LLC **Project Location:** Vicinity of Summitview Ave. and North 52nd Ave. **Request:** CPA = one parcel from Medium Density Residential to Neighborhood Commercial RZ = one parcel from Two-Family Residential (R-2) to Local Business (B-2) **Parcel No.** 18132113468 **File Numbers:** CPA#009-15, RZ#009-15, SEPA#016-15; **Thursday October 29th, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street:** **Applicant:** Larry Hull **Project Location:** Vicinity of Division Street and South 3rd Ave. **Request:** CPA = three parcels from Industrial to General Commercial. RZ = three parcels from Light Industrial (M-1) to General Commercial (GC) **Parcel Nos.** 181325-11400, -11007, -11006 **File Numbers:** CPA #002-15, RZ #002-15 & SEPA #008-15 **Applicant:** Cottonwood Partners, LLC **Project Location:** Vicinity of South 64th Ave. and Occidental Rd. **Request:** CPA = two parcels from Low Density Residential and Medium Density Residential to High Density Residential RZ = two parcels from Single-Family Residential (R-1) and Two-Family Residential (R-2) to High Density Residential (R-3) **Parcel Nos.** 181205-13009 and -11001 **File Numbers:** CPA#007-15, RZ#007-15, SEPA#013-15 **Applicant:** Chelminar Association, Inc. **Project Location:** Vicinity of South 46th Ave. and West Chestnut Ave. **Request:** CPA = two parcels from Low Density Residential to Professional Office RZ = two parcels from Single-Family Residential (R-1) to Professional Business (B-1) **Parcel Nos.** 181322-33474 and -33473 **File Numbers:** CPA#008-15, RZ#008-15, SEPA#014-15; Any person desiring to express their views on these applications is invited to attend the public hearings or to submit their written comments to: City of Yakima Planning Division, 2nd Floor City Hall, 129 N. 2nd Street, Yakima, Washington. These notices are also available for review on the City's website at <http://www.yakimawa.gov/services/planning/agenda-planning-applications/>. If you have any questions on these proposals please contact Valerie Smith, AICP, Senior Planner at (509) 575-6042 or e-mail at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

(584834) October 1, 2015

**DOC.  
INDEX**

# C-11 C

<p>18131322407 CALCOE FEDERAL CREDIT UNION 1209 N 16TH AVE YAKIMA, WA 98902</p>	<p>18131322010 CASCADE SELF STORAGE LLC 108 W MEAD AVE YAKIMA, WA 98902</p>	<p>18131322401 CWI LP PO BOX 2775 PASCO, WA 993022775</p>
<p>18131322007 LAB INVESTING CORP 17926 W DENTON AVE LITCH FIELD PARK, AZ 85340</p>	<p>18131322016 OSPREY LAND MANAGEMENT LLC 307 S 11TH AVE YAKIMA, WA 989023213</p>	<p>18131322001 PLYMOUTH RANCH LLC PO BOX 1588 YAKIMA, WA 98907</p>
<p>18131322015 SUPER COLD STORAGE LLC 151 LOW RD YAKIMA, WA 98908</p>	<p><del>18131322012 SUPER COLD STORAGE LLC 151 LOW RD YAKIMA, WA 98908</del></p>	<p>18131321406 WASHINGTON FRUIT &amp; PRODUCE CO PO BOX 1588 YAKIMA, WA 989071588</p>
<p>18131322406 YAKIMA THEATRES INC PO BOX 50 YAKIMA, WA 98907</p>	<p>18131322405 YAKIMA VALLEY MEMORIAL HOSPITAL 2811 TIETON DR YAKIMA, WA 98902</p>	<p>18131323426 ARLENE &amp; ERIC LIEN LIEN PO BOX 444 YAKIMA, WA 989070444</p>
<p>18131324421 DOUGLAS F BETTAREL 1121 POMONA RD YAKIMA, WA 98901</p>	<p>18131323432 JAMES A L FOWLER 3514 SUNSET BEACH DR NW OLYMPIA, WA 98502</p>	<p>18131322408 WILLIAM A HAMBELTON 615 S 32ND AVE YAKIMA, WA 989024019</p>
<p>15 Total Parcels - Super Cold Storage LLC - CPA#003-15, RZ#003-15, SEPA#009-15</p>	<p>Hordan Planning Services c/o Bill Hordan 410 N 2nd St Yakima, WA 98901</p>	
	<p><i>N/C of YPC Public Hearing CPA #003-15, RZ #003-15, SEPA #009-15 Sent 10/1/15</i></p>	

**DOC.  
INDEX  
# C-11 b**

Parties of Record - Super Cold Storage LLC - CPA#003-15, RZ#003-15, SEPA#009-15

Bill Hordan 410 N 2 <sup>nd</sup> St Yakima, WA 98901 <a href="mailto:Hps410@gwestoffice.net">Hps410@gwestoffice.net</a>	Super Cold Storage Co 151 Low Rd Yakima, WA 98908	Paul Gonseth, P.E. 2809 Rudkin Rd Union Gap, WA 98903
Dave Fonfara <a href="mailto:dpfonfara@q.com">dpfonfara@q.com</a>	Scott Clark <a href="mailto:sclark@stelzerclark.com">sclark@stelzerclark.com</a>	Bill Cook <a href="mailto:Cook.w@charter.net">Cook.w@charter.net</a>
Al Rose <a href="mailto:aar7040@gmail.com">aar7040@gmail.com</a> <a href="mailto:silvrfx40@bmi.net">silvrfx40@bmi.net</a>	Ron Anderson <a href="mailto:ronandmaryyakima@msn.com">ronandmaryyakima@msn.com</a>	Patricia Byers <a href="mailto:Patbyers907@msn.com">Patbyers907@msn.com</a>
Carmen Mendez <a href="mailto:carmen@yakima.org">carmen@yakima.org</a> <a href="mailto:mdecmm303@gmail.com">mdecmm303@gmail.com</a>		

In-House Distribution E-mail List		
Name	Division	E-mail Address
Debbie Cook	Engineering	<a href="mailto:Debbie.cook@yakimawa.gov">Debbie.cook@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a>
Dan Riddle	Engineering	<a href="mailto:dan.riddle@yakimawa.gov">dan.riddle@yakimawa.gov</a>
Mark Kunkler	Legal Dept	<a href="mailto:Mark.kunkler@yakimawa.gov">Mark.kunkler@yakimawa.gov</a>
Jeff Cutter	Legal Dept	<a href="mailto:jeff.cutter@yakimawa.gov">jeff.cutter@yakimawa.gov</a>
Archie Matthews	ONDS	<a href="mailto:archie.matthews@yakimawa.gov">archie.matthews@yakimawa.gov</a>
Mark Soptich	Fire Dept	<a href="mailto:mark.soptich@yakimawa.gov">mark.soptich@yakimawa.gov</a>
Chief Rizzi	Police Department	<a href="mailto:Dominic.rizzi@yakimawa.gov">Dominic.rizzi@yakimawa.gov</a>
Joe Caruso	Code Administration	<a href="mailto:Joe.caruso@yakimawa.gov">Joe.caruso@yakimawa.gov</a>
Carolyn Belles	Code Administration	<a href="mailto:carolyn.belles@yakimawa.gov">carolyn.belles@yakimawa.gov</a>
Jerry Robertson	Code Administration	<a href="mailto:jerry.robertson@yakimawa.gov">jerry.robertson@yakimawa.gov</a>
Glenn Denman	Code Administration	<a href="mailto:glenn.denman@yakimawa.gov">glenn.denman@yakimawa.gov</a>
Suzanne DeBusschere	Code Administration	<a href="mailto:Suzanne.debusschere@yakimawa.gov">Suzanne.debusschere@yakimawa.gov</a>
Dave Brown	Water/Irrigation	<a href="mailto:dave.brown@yakimawa.gov">dave.brown@yakimawa.gov</a>
Mike Shane	Engineering	<a href="mailto:mike.shane@yakimawa.gov">mike.shane@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:randy.meloy@yakimawa.gov">randy.meloy@yakimawa.gov</a>
Scott Schafer	Public Works Dept	<a href="mailto:scott.schafer@yakimawa.gov">scott.schafer@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.dean@yakimawa.gov">James.dean@yakimawa.gov</a>
James Scott	Refuse Division	<a href="mailto:James.scott@yakimawa.gov">James.scott@yakimawa.gov</a>
Kevin Futrell	Transit Division	<a href="mailto:kevin.futrell@yakimawa.gov">kevin.futrell@yakimawa.gov</a>
Joan Davenport	Planning	<a href="mailto:joan.davenport@yakimawa.gov">joan.davenport@yakimawa.gov</a>
<b>For the Record/File</b>		
<b>Binder Copy</b>		Revised 12/2014

Type of Notice: NTC of YPC Public Hearing

File Number: CPA #003-15, RZ#003-15, SEPA#009-15

Date of Mailing: 10/1/15

DOC.  
INDEX  
# C-116

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Thursday, October 01, 2015 5:39 PM  
**To:** Belles, Carolyn; Brown, David; Caruso, Joe; Cook, Debbie; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Futrell, Kevin; Ibarra, Rosalinda; Kallevig, Dana; Kunkler, Mark; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Robertson, Jerry; Schafer, Scott; Scott, James; Shane, Mike; Soptich, Mark; Brown, Michael; Crockett, Ken; Daily Sun News - Bob Story; KAPP TV News; KBBO-KRSE Radio - manager; KCJT TV News; KDNA Radio; KEPR TV News; KIMA TV News; KIMA TV News - Crystal Bui; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KUNS-TV Univision; KVEW TV News; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; Reed C. Pell; Tu Decides - Albert Torres; Yakima Herald Republic - Craig Troianello; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic - Mark Morey; Yakima Herald Republic Newspaper; Yakima Valley Business Times; Yakima Valley Business Times - George Finch; Beehler, Randy; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); 'Carmen Mendez'; Carmen Mendez (mdcmm303@gmail.com); Dave Fonfara; Ensey, Rick; Patricia Byers; Ron Anderson; Scott Clark; William Cook (cook.w@charter.net)  
**Cc:** Smith, Valerie  
**Subject:** NOTICE OF YPC PUBLIC HEARING - Super Cold Storage LLC - CPA#003-15, RZ#003-15, SEPA#009-15  
**Attachments:** Ntc of Public Hearing Postcard\_CPA\_003-15.pdf

Attached is a Notice of YPC Public Hearing regarding the above-entitled project. If you have any questions about this proposal please contact assigned planner Valerie Smith at (509) 575-6042 or by e-mail at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

Thank you!

**Lisa Maxey**

Department Assistant II

(509) 576-6669

[Lisa.Maxey@yakimawa.gov](mailto:Lisa.Maxey@yakimawa.gov)

City of Yakima Planning Division  
129 N. 2nd St. Yakima, WA 98901



Notice of Public Hearing

Project Name: SUPER COLD STORAGE LLC

Location: 1403 & 1405 RIVER RD; Tax Parcel No.: 18131322012, 18131322015

Proposal: Change the Future Land Use map designation for two parcels from Regional Commercial to Industrial and change the zoning from Large Convenience Center (LCC) to Light Industrial (M-1).

An open record public hearing on a land use application submitted near your property has been scheduled to go before the Yakima Planning Commission on Wednesday October 28, 2015 at 3:30 p.m. in the City Hall Council Chambers located at 129 North 2nd Street, Yakima, WA. To view information online go to: http://www.yakimawa.gov/postcard When prompted enter CPA#003-15 in the Application ID text box. More information is available from the City of Yakima Planning Division, 129 North 2nd Street, Yakima, WA 98901 or call (509) 575-6183. Valerie Smith/575-6042/Senior Planner/valerie.smith@yakimawa.gov Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 North 2nd Street, Yakima, WA 98901. A separate notice will be provided to parties of record for the public hearing before the Yakima City Council.

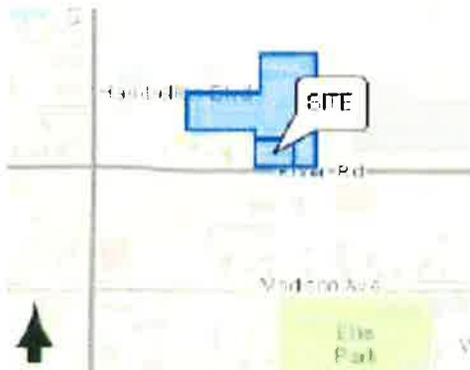
Application Submitted: 04/29/2015 Application Complete: 05/13/2015

Si necessita informacion en espanol por favor llame al (509) 575-6183.



City of Yakima
Planning Department
129 N 2nd St
Yakima, WA 98901

PUBLIC HEARING NOTICE FOR LAND USE



DOC. INDEX # C-11



RECEIVED

SEP 30 2015

CITY OF YAKIMA  
PLANNING DIV.

STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
www.commerce.wa.gov

September 30, 2015

Valerie Smith  
Senior Planner  
City of Yakima  
129 North 2nd Street  
Yakima, Washington 98901

Dear Ms. Smith:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

**City of Yakima - Proposed comprehensive plan map amendments (one ordinance for nine requests), nine concurrent rezones, and Yakima Urban Area Zoning Ordinance housekeeping text amendments. These materials were received on September 30, 2015 and processed with the Material ID # 21690.**

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

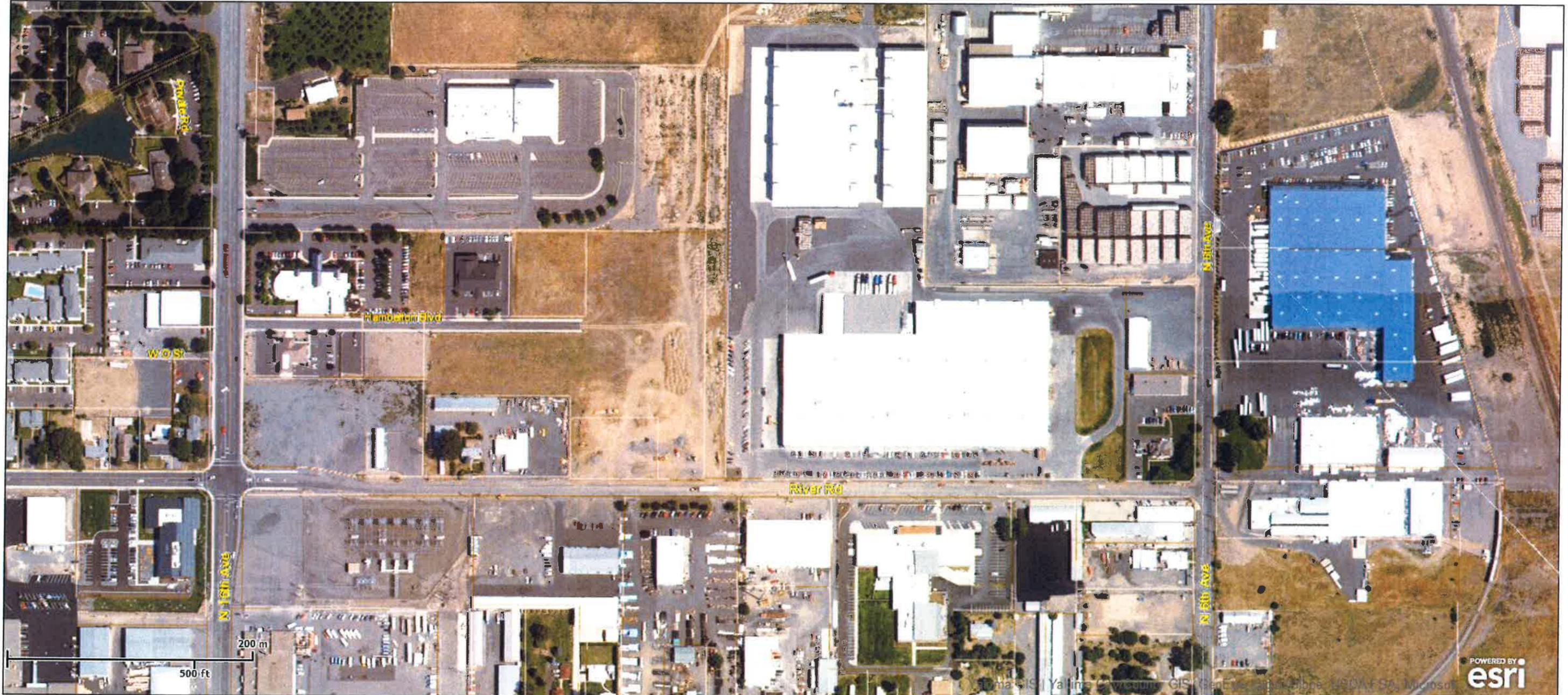
If you have submitted this material as a draft amendment, then final adoption may occur no earlier than November 29, 2015. Please remember to submit the final adopted amendment to Commerce within ten (10) days of adoption.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call Dave Andersen (509) 434-4491.

Sincerely,

Review Team  
Growth Management Services

DOC.  
INDEX  
# C-10



Copyright 2013 City of Yakima, Washington. All rights reserved.  
Created: Monday, Jul. 27, 2015 at 5:42 PM

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.

DOC.  
INDEX  
# C-9

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#003-15, RZ#003-15, SEPA#009-15

Super Cold Storage LLC

1403 & 1405 River Rd

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of DNS**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and all parties of record, that are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on this 1<sup>st</sup> day of July, 2015.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Lisa Maxey

Department Assistant II

**DOC.**  
**INDEX**  
**# C-86**

Parties of Record - Super Cold Storage LLC - CPA#003-15

Hordan Planning Services Bill Hordan 410 N 2 <sup>nd</sup> St Yakima, WA 98901 <a href="mailto:Hps410@qwestoffice.net">Hps410@qwestoffice.net</a>	Super Cold Storage Co 151 Low Rd Yakima, WA 98908	WA State Dept of Transportation Paul Gonseth, P.E. South Central Region 2809 Rudkin Rd Union Gap, WA 98903
---	---	--

<b>In-House Distribution E-mail List</b>		
<b>Name</b>	<b>Division</b>	<b>E-mail Address</b>
Debbie Cook	Engineering	<a href="mailto:Debbie.cook@yakimawa.gov">Debbie.cook@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a>
Dan Riddle	Engineering	<a href="mailto:dan.riddle@yakimawa.gov">dan.riddle@yakimawa.gov</a>
Mark Kunkler	Legal Dept	<a href="mailto:Mark.kunkler@yakimawa.gov">Mark.kunkler@yakimawa.gov</a>
Jeff Cutter	Legal Dept	<a href="mailto:jeff.cutter@yakimawa.gov">jeff.cutter@yakimawa.gov</a>
Archie Matthews	ONDS	<a href="mailto:archie.matthews@yakimawa.gov">archie.matthews@yakimawa.gov</a>
Mark Soptich	Fire Dept	<a href="mailto:mark.soptich@yakimawa.gov">mark.soptich@yakimawa.gov</a>
Chief Rizzi	Police Department	<a href="mailto:Dominic.rizzi@yakimawa.gov">Dominic.rizzi@yakimawa.gov</a>
Joe Caruso	Code Administration	<a href="mailto:Joe.caruso@yakimawa.gov">Joe.caruso@yakimawa.gov</a>
Carolyn Belles	Code Administration	<a href="mailto:carolyn.belles@yakimawa.gov">carolyn.belles@yakimawa.gov</a>
Jerry Robertson	Code Administration	<a href="mailto:jerry.robertson@yakimawa.gov">jerry.robertson@yakimawa.gov</a>
Glenn Denman	Code Administration	<a href="mailto:glenn.denman@yakimawa.gov">glenn.denman@yakimawa.gov</a>
Suzanne DeBusschere	Code Administration	<a href="mailto:Suzanne.debusschere@yakimawa.gov">Suzanne.debusschere@yakimawa.gov</a>
Dave Brown	Water/Irrigation	<a href="mailto:dave.brown@yakimawa.gov">dave.brown@yakimawa.gov</a>
Mike Shane	Engineering	<a href="mailto:mike.shane@yakimawa.gov">mike.shane@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:randy.meloy@yakimawa.gov">randy.meloy@yakimawa.gov</a>
Scott Schafer	Public Works Dept	<a href="mailto:scott.schafer@yakimawa.gov">scott.schafer@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.dean@yakimawa.gov">James.dean@yakimawa.gov</a>
James Scott	Refuse Division	<a href="mailto:James.scott@yakimawa.gov">James.scott@yakimawa.gov</a>
Kevin Futrell	Transit Division	<a href="mailto:kevin.futrell@yakimawa.gov">kevin.futrell@yakimawa.gov</a>
Joan Davenport	Planning	<a href="mailto:joan.davenport@yakimawa.gov">joan.davenport@yakimawa.gov</a>
<b>For the Record/File</b>		
<b>Binder Copy</b>		Revised 12/2014

Type of Notice: NTC of DNS

File Number: CPA #003-15, RZ#003-15, SEPA#009-15

Date of Mailing: 7/1/15

DOC.  
INDEX  
# C-8a

<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 <a href="mailto:bethb@ahtanum.net">bethb@ahtanum.net</a></p>	<p>Cascade Natural Gas Jim Robinson, Field Facilitator 701 South 1st Ave Yakima, WA 98902 <a href="mailto:Jim.robinson@cngc.com">Jim.robinson@cngc.com</a></p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 <a href="mailto:chamber@yakima.org">chamber@yakima.org</a></p>
<p>Department of Commerce Growth Management Services, P.O. Box 42525 Olympia, WA 98504-2525 <a href="mailto:reviewteam@commerce.wa.gov">reviewteam@commerce.wa.gov</a></p>	<p>Department of Ecology Annie Szvetecz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 <a href="mailto:separegister@ecy.wa.gov">separegister@ecy.wa.gov</a></p>	<p>Department of Ecology Gwen Clear 1250 West Alder Street Union Gap, WA 98903 <a href="mailto:crosepacoordinator@ecy.wa.gov">crosepacoordinator@ecy.wa.gov</a></p>
<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 <a href="mailto:Eric.Bartrand@dfw.wa.gov">Eric.Bartrand@dfw.wa.gov</a></p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 <a href="mailto:sepacenter@dnr.wa.gov">sepacenter@dnr.wa.gov</a></p>	<p>Department of Social &amp; Health Services Andrew Jenkins or Jeanne Rodriguez P.O. Box 45848 Olympia, WA 98504 <a href="mailto:andrew.jenkins@dshs.wa.gov">andrew.jenkins@dshs.wa.gov</a> <a href="mailto:Jeanne.rodriquez@dshs.wa.gov">Jeanne.rodriquez@dshs.wa.gov</a></p>
<p>Dept of Archaeology &amp; Historic Preservation Greg Griffith or Gretchen Kaehler, Deputy State Historic Preservation Officer P.O. Box 48343 Olympia, WA 98504-8343 <a href="mailto:dahp.separeview@dahp.wa.gov">dahp.separeview@dahp.wa.gov</a></p>	<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 <a href="mailto:sposner@utc.wa.gov">sposner@utc.wa.gov</a></p>	<p>Engineering Division Dana Kallevig and Debbie Cook, City Engineer 129 N 2nd Street Yakima, WA 98901 <a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a> <a href="mailto:debbie.cook@yakimawa.gov">debbie.cook@yakimawa.gov</a></p>
<p>Nob Hill Water Association Eric Rhoads, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 <a href="mailto:eric@nobhillwater.org">eric@nobhillwater.org</a></p>	<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 <a href="mailto:Martym2@orfh.org">Martym2@orfh.org</a></p>	<p>U.S. Army Corps of Engineers, Regulatory Branch Karen Urelius, Project Manager P.O. Box 3755 Seattle, WA 98124-3755 <a href="mailto:Karen.M.Urelius@usace.army.mil">Karen.M.Urelius@usace.army.mil</a></p>
<p>Wastewater Division Marc Cawley or Jeremy Hoover 2220 East Viola Ave Yakima, WA 98901 <a href="mailto:marc.cawley@yakimawa.gov">marc.cawley@yakimawa.gov</a> <a href="mailto:jeremy.hoover@yakimawa.gov">jeremy.hoover@yakimawa.gov</a></p>	<p>West Valley School District Angela Watts, Asst. Supt. Of Business &amp; Operations 8902 Zier Road Yakima, WA 98908-9299 <a href="mailto:wattsa@wvwd208.org">wattsa@wvwd208.org</a></p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 <a href="mailto:gonsetp@wsdot.gov">gonsetp@wsdot.gov</a></p>
<p>WSDOT Rick Holmstrom, Development Services 2809 Rudkin Road Union Gap, WA 98903 <a href="mailto:holmstr@wsdot.wa.gov">holmstr@wsdot.wa.gov</a></p>	<p>WSDOT, Aviation Division Carter Timmerman 7702 Terminal St SW Tumwater, WA 98501 <a href="mailto:timmerc@wsdot.wa.gov">timmerc@wsdot.wa.gov</a></p>	<p>Yakama Bureau of Indian Affairs Steve Wangemann, Deputy Superintendent for Trust Services P.O. Box 632 Toppenish, WA 98948 <a href="mailto:Steve.wangemann@bia.gov">Steve.wangemann@bia.gov</a></p>
<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 <a href="mailto:Rocco.clark@bia.gov">Rocco.clark@bia.gov</a></p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 <a href="mailto:jmarvin@yakama.com">jmarvin@yakama.com</a></p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 <a href="mailto:robert.peterson@yakimawa.gov">robert.peterson@yakimawa.gov</a></p>
<p>Yakima County Commissioners <a href="mailto:Commissioners.web@co.yakima.wa.us">Commissioners.web@co.yakima.wa.us</a></p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 <a href="mailto:yhd@co.yakima.wa.us">yhd@co.yakima.wa.us</a> <a href="mailto:ryan.ibach@co.yakima.wa.us">ryan.ibach@co.yakima.wa.us</a></p>	<p>Yakima County Public Services Lynn Deitrick, Planning Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Lynn.Deitrick@co.yakima.wa.us">Lynn.Deitrick@co.yakima.wa.us</a></p>
<p>Yakima County Public Services Vern Redifer, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Vern.redifer@co.yakima.wa.us">Vern.redifer@co.yakima.wa.us</a></p>	<p>Yakima Greenway Foundation Al Brown, Executive Director 111 South 18th Street Yakima, WA 98901 <a href="mailto:al@yakimagreenway.org">al@yakimagreenway.org</a></p>	<p>Yakima Regional Clean Air Agency Hasan Tahat, Engineering &amp; Planning Supervisor 329 North 1st Street Yakima, WA 98901 <a href="mailto:hasan@yrcaa.org">hasan@yrcaa.org</a></p>
<p>Yakima Valley Conference of Governments Shawn Conrad and Joseph Calhoun, Planner 311 North 4th Street, Ste# 202 Yakima, WA 98901 <a href="mailto:conrads@yvcog.org">conrads@yvcog.org</a> <a href="mailto:calhounj@yvcog.org">calhounj@yvcog.org</a></p>	<p>Yakima Valley Museum John A. Baule, Director 2105 Tieton Drive Yakima, WA 98902 <a href="mailto:john@yakimavalleymuseum.org">john@yakimavalleymuseum.org</a></p>	<p>Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 <a href="mailto:keithk@wasteconnections.com">keithk@wasteconnections.com</a></p>

DOG.  
INDEX  
# C-8a

Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902	Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap David Spurlock, Development Director P.O. Box 3008 Union Gap, WA 98903
Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504	Department of Fish & Wildlife Mark Teske 201 North Pearl Ellensburg, WA 98926	Environmental Protection Agency NEPA Review Unit 1200 6th Ave. MS 623 Seattle, WA 98101
Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Airport Planner 1601 Lind Ave SW Renton, WA 98055-4056	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902	Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
United States Postal Service Jeff McKee 205 W Washington Ave Yakima, WA 98903	WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	WA State Dept of Health, Office of Drinking Water Christine Collins 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216
Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948
Yakama Nation Environmental Management Program Kristina Proszek, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948	Yakima School District Elaine Beraza, Superintendent 104 North 4th Ave Yakima, WA 98902	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908
Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908		

**Type of Notice:** NTC of DNS

**File Number:** CPA#003-15, RZ#003-15, SEPA#009-15

**Date of Mailing:** 7/1/15

**DOC. INDEX**  
# C-8a

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Wednesday, July 01, 2015 8:25 AM  
**To:** Belles, Carolyn; Brown, David; Caruso, Joe; Cook, Debbie; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Futrell, Kevin; Ibarra, Rosalinda; Kallevig, Dana; Kunkler, Mark; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Robertson, Jerry; Schafer, Scott; Scott, James; Shane, Mike; Soptich, Mark; Ahtanum Irrigation District - Beth Ann Brulotte; Cascade Natural Gas - Jim Robinson; Cawley, Marc; Chamber of Commerce; Department of Commerce (CTED) - Review Team; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife - Eric Bartrand; Department of Natural Resources; Department of Social & Health Services - Andrew Jenkins; Department of Social & Health Services - Jeanne Rodriguez; Dept Archaeology & Historic Preservation - SEPA Review; Desgrosellier, Bob; Energy Facility Site Evaluation Council - Stephen Posner; Hoover, Jeremy; Nob Hill Water - Eric Rhoads; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; US Army Corps of Engineers - Karen M. Urelus; West Valley School District - Angela Watts; WSDOT - Carter Timmerman; WSDOT - Paul Gonseth; WSDOT - Rick Holmstrom; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Bureau of Indian Affairs - Steve Wangemann; Yakama-Klickitat Fisheries - John Marvin; Yakima County Commissioners; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Al Brown; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Joseph Calhoun; Yakima Valley Conference of Governments - Shawn Conrad; Yakima Valley Museum - John A. Baule; Yakima Waste Systems - Keith Kovalenko  
**Cc:** Smith, Valerie; Al Rose; Alfred A. Rose (silvrx40@bmi.net); 'Carmen Mendez'; Carmen Mendez (mdcmm303@gmail.com); Dave Fonfara; Ensey, Rick; Patricia Byers; Ron Anderson; Scott Clark; William Cook (cook.w@charter.net)  
**Subject:** NOTICE OF DNS - Super Cold Storage LLC - CPA#003-15, RZ#003-15, SEPA#009-15  
**Attachments:** NOTICE OF DNS - Super Cold Storage LLC - CPA.pdf

Attached is a Notice of Determination of Non-Significance (DNS) regarding the above-entitled project. If you have any questions regarding this notice, please contact assigned planner Valerie Smith at (509) 575-6042 or by email at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

Thank you!

*Lisa Maxey*

Department Assistant II

(509) 576-6669

[Lisa.Maxey@yakimawa.gov](mailto:Lisa.Maxey@yakimawa.gov)

City of Yakima Planning Division  
129 N. 2nd St. Yakima, WA 98901



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

**ask.planning@yakimawa.gov • http://www.yakimawa.gov/services/planning/**

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT  
FINAL DETERMINATION OF NONSIGNIFICANCE  
CITY OF YAKIMA, WASHINGTON**

**July 1, 2015**

**PROPOSAL:** Environmental Review of the subject properties to change the properties Future Land Use Map designation from Regional Commercial to Industrial, and a concurrent rezone of the subject properties from Large Convenience Center (LLC) to Light Industrial District (M-1).

**PROPONENT:** Super Cold Storage, LLC

**LOCATION:** Vicinity of River Rd and N. 16<sup>th</sup> Ave.

**PARCEL NUMBERS:** 18131322015, 18131322012

**LEAD AGENCY:** City of Yakima

**FILE NUMBERS:** CPA #003-15, RZ #003-15 & SEPA #009-15

**DETERMINATION:** The lead agency for this proposal has determined that the project will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The information is available to the public upon request at the City of Yakima Planning Division.

This Final DNS is issued under WAC 197-11-355. **There is no further comment period for this DNS.**

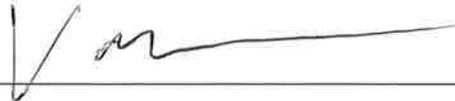
**CONTACT PERSON:** Contact Valerie Smith, AICP, Senior Planner. Call (509) 575-6042 for more information.

**SEPA RESPONSIBLE OFFICIAL:** Joan Davenport, AICP

**POSITION / TITLE:** Director of Community Development

**TELEPHONE:** (509) 575-6183

**ADDRESS:** 129 North 2nd Street, Yakima, WA 98901

SIGNATURE:  DATE: July 1, 2015

You may appeal this determination to: Joan Davenport, AICP, Planning Manager, at 129 N 2<sup>nd</sup> Street, Yakima, WA 98901.

No later than: **July 15, 2015**

By (method): Complete appeal application form and payment of \$580 appeal fee.

You should be prepared to make specific factual objections.

Contact the City of Yakima Planning Division to read or ask about the procedures for SEPA appeals.

**DOC.  
INDEX  
# C-8**





**Washington State  
Department of Transportation**

**Lynn Peterson**  
Secretary of Transportation

**South Central Region**  
2809 Rudkin Road  
Union Gap, WA 98903-1648

(509) 577-1600 / FAX: (509) 577-1603  
TTY: 1-800-833-6388  
www.wsdot.wa.gov

June 17, 2015

City of Yakima  
Department of Community Development  
129 North 2<sup>nd</sup> Street.  
Yakima, WA 98901

Attention: Joan Davenport, AICP, Community Development Director

Subject: CPA#003-15, RZ#003-15, & SEPA#009-15, Super Cold Storage, LLC  
US 12, MP 202 vicinity

The WSDOT supports the City's comprehensive plan map amendment and concurrent rezone and looks forward to working with the City in response to future development proposals for this property. The WSDOT system most impacted by this rezone is the US 12/16<sup>th</sup> Avenue interchange. The US 12/16<sup>th</sup> Avenue interchange is a fully-controlled limited access facility which today functions within acceptable safety and operational standards. The cumulative impact of developments to this interchange will eventually require improvements. It is to the benefit of the City, the State, and future developers to preserve this interchange efficiency.

As developments are proposed they will be subject to review for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s).

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact Rick Holmstrom at (509) 577-1633.

Sincerely,

Paul Gonseth, P.E.  
Planning Engineer

PG: rh/wa

cc: File #2, US 12  
Les Turnley, Area 2 Maintenance Superintendent  
p:\planning\devrev\YakCity\_Super Cold Storage-LLC.docx

RECEIVED  
JUN 22 2015  
CITY OF YAKIMA  
PLANNING DIV.  
DOC.  
INDEX  
# C-7a

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

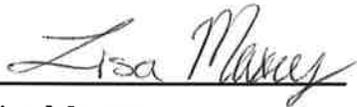
RE: CPA#003-15, RZ#003-15, SEPA#009-15

Super Cold Storage LLC

1403 & 1405 River Rd

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Application and Environmental Review**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant; SEPA reviewing agencies, Yakima Planning Commission members, and all property owners of record within a radius of **300** feet of subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the **4<sup>th</sup>** day of **June, 2015**.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Lisa Maxey

Department Assistant II

**DOC.  
INDEX**

# C-6c

<p>18131322407 CALCOE FEDERAL CREDIT UNION 1209 N 16TH AVE YAKIMA, WA 98902</p>	<p>18131322010 CASCADE SELF STORAGE LLC 108 W MEAD AVE YAKIMA, WA 98902</p>	<p>18131322401 CWI LP PO BOX 2775 PASCO, WA 993022775</p>
<p>18131322007 LAB INVESTING CORP 17926 W DENTON AVE LITCH FIELD PARK, AZ 85340</p>	<p>18131322016 OSPREY LAND MANAGEMENT LLC 307 S 11TH AVE YAKIMA, WA 989023213</p>	<p>18131322001 PLYMOUTH RANCH LLC PO BOX 1588 YAKIMA, WA 98907</p>
<p>18131322015 SUPER COLD STORAGE LLC 151 LOW RD YAKIMA, WA 98908</p>	<p><del>18131322012 SUPER COLD STORAGE LLC 151 LOW RD YAKIMA, WA 98908</del></p>	<p>18131321406 WASHINGTON FRUIT &amp; PRODUCE CO PO BOX 1588 YAKIMA, WA 989071588</p>
<p>18131322406 YAKIMA THEATRES INC PO BOX 50 YAKIMA, WA 98907</p>	<p>18131322405 YAKIMA VALLEY MEMORIAL HOSPITAL 2811 TIETON DR YAKIMA, WA 98902</p>	<p>18131323426 ARLENE &amp; ERIC LIEN LIEN PO BOX 444 YAKIMA, WA 989070444</p>
<p>18131324421 DOUGLAS F BETTAREL 1121 POMONA RD YAKIMA, WA 98901</p>	<p>18131323432 JAMES A L FOWLER 3514 SUNSET BEACH DR NW OLYMPIA, WA 98502</p>	<p>18131322408 WILLIAM A HAMBELTON 615 S 32ND AVE YAKIMA, WA 989024019</p>
<p>15 Total Parcels - Super Cold Storage LLC - CPA#003-15, RZ#003-15, SEPA#009-15</p>	<p>Hordan Planning Services c/o Bill Hordan 410 N 2nd St Yakima, WA 98901</p>	
	<p>Ntc of App + SEPA CPA #003-15, RZ #003-15, SEPA #009-15 Sent 6/4/15</p>	

**DOC.**  
**INDEX**  
**# C-6b**

Ahtanum Irrigation District  
Beth Ann Brulotte Executive Assistant  
10705-B Gilbert Road  
Yakima, WA 98903-9203  
[bethb@ahatanum.net](mailto:bethb@ahatanum.net)

Cascade Natural Gas  
Jim Robinson Field Facilitator  
701 South 1st Ave  
Yakima, WA 98902  
[jim.robinson@cngc.com](mailto:jim.robinson@cngc.com)

Chamber of Commerce  
10 North 9th Street  
Yakima, WA 98901  
[chamber@yakima.org](http://chamber@yakima.org)

Department of Commerce  
Growth Management Services  
P.O. Box 42525  
Olympia, WA 98504-2525  
[reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov)

Department of Ecology  
Annie Szvetecz SEPA Policy Lead  
P.O. Box 47703  
Olympia, WA 98504-7703  
[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)

Department of Ecology  
Gwen Clear  
15 West Yakima Ave, Ste# 200  
Yakima, WA 98902  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

Department of Fish and Wildlife  
Eric Bartrand  
1701 South 24th Ave  
Yakima, WA 98902  
[Eric.Bartrand@dfw.wa.gov](mailto:Eric.Bartrand@dfw.wa.gov)

Department of Natural Resources  
SEPA Center  
PO Box 47015  
Olympia, WA 98504  
[sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)

Department of Social & Health Services  
Andrew Jenkins Jeanne Rodriguez  
P.O. Box 45848  
Olympia, WA 98504  
[andrew.jenkins@dshs.wa.gov](mailto:andrew.jenkins@dshs.wa.gov)  
[jeanne.rodriguez@dshs.wa.gov](mailto:jeanne.rodriguez@dshs.wa.gov)

Dept of Archaeology & Historic Preservation  
Greg Griffith Deputy State Historic Preservation  
Officer  
P.O. Box 48343  
Olympia, WA 98504-8343  
[dahp.separeview@dahp.wa.gov](mailto:dahp.separeview@dahp.wa.gov)

Energy Facility Site Evaluation Council -EFSEC  
Stephen Posner SEPA Officer  
PO Box 43172  
Olympia, WA 98504-3172  
[sposner@utc.wa.gov](mailto:sposner@utc.wa.gov)

Engineering Division  
Dana Kallevig and Debbie Cook, City Engineer  
129 N 2nd Street  
Yakima, WA 98901  
[dana.kallevig@yakimawa.gov](mailto:dana.kallevig@yakimawa.gov)  
[debbie.cook@yakimawa.gov](mailto:debbie.cook@yakimawa.gov)

Nob Hill Water Association  
Eric Rhoads Engineering Technician  
6111 Tieton Drive  
Yakima, WA 98908  
[eric@nobhillwater.org](mailto:eric@nobhillwater.org)

Office of Rural and Farm Worker Housing  
Marty Miller  
1400 Summitview Ave, Ste# 203  
Yakima, WA 98902  
[Martym2@orfh.org](mailto:Martym2@orfh.org)

U.S. Army Corps of Engineers, Regulatory  
Branch  
Karen Urelius Project Manager  
P.O. Box 3755  
Seattle, WA 98124-3755  
[Karen.M.Urelius@usace.army.mil](mailto:Karen.M.Urelius@usace.army.mil)

Wastewater Division  
Shelley Willson or David Schneider  
2220 East Viola Ave  
Yakima, WA 98901  
[shelley.willson@yakimawa.gov](mailto:shelley.willson@yakimawa.gov)  
[david.schneider@yakimawa.gov](mailto:david.schneider@yakimawa.gov)

West Valley School District  
Angela Watts Asst. Supt. Of Business & Operations  
8902 Zier Road  
Yakima, WA 98908-9299  
[watts@wvwsd208.org](mailto:watts@wvwsd208.org)

WSDOT  
Paul Gonseth Planning Engineer  
2809 Rudkin Road  
Union Gap, WA 98903  
[gonsetp@wsdot.gov](mailto:gonsetp@wsdot.gov)

WSDOT  
Rick Holmstrom Development Services  
2809 Rudkin Road  
Union Gap, WA 98903  
[holmstr@wsdot.wa.gov](mailto:holmstr@wsdot.wa.gov)

Yakama Bureau of Indian Affairs  
Steve Wangemann Deputy Superintendent for Trust  
Services  
P.O. Box 632  
Toppenish, WA 98948  
[Steve.wangemann@bia.gov](mailto:Steve.wangemann@bia.gov)

Yakama Bureau of Indian Affairs  
Rocco Clark Environmental Coordinator  
P.O. Box 632  
Toppenish, WA 98948  
[Rocco.clark@bia.gov](mailto:Rocco.clark@bia.gov)

Yakima County Commissioners  
[Commissioners.web@co.yakima.wa.us](mailto:Commissioners.web@co.yakima.wa.us)

Yakama-Klickitat Fisheries Project  
John Marvin  
760 Pence Road  
Yakima, WA 98909  
[jmarvin@yakama.com](mailto:jmarvin@yakama.com)

Yakima Air Terminal  
Robert Peterson Airport Asst Manager  
2400 West Washington Ave  
Yakima, WA 98903  
[robert.peterson@yakimawa.gov](mailto:robert.peterson@yakimawa.gov)

Yakima County Public Services  
Vern Redifer Public Services Director  
128 North 2nd Street, 4th Floor  
Yakima, WA 98901  
[Vern.redifer@co.yakima.wa.us](mailto:Vern.redifer@co.yakima.wa.us)

Yakima County Health District  
1210 Ahtanum Ridge Dr Ste#200  
Union Gap, WA 98903  
[yhd@co.yakima.wa.us](mailto:yhd@co.yakima.wa.us)

Yakima County Public Services  
Lynn Deitrick Planning Director  
128 North 2nd Street, 4th Floor  
Yakima, WA 98901  
[lynn.deitrick@co.yakima.wa.us](mailto:lynn.deitrick@co.yakima.wa.us)

Yakima Regional Clean Air Agency  
Hasan Tahat Engineering & Planning Supervisor  
329 North 1st Street  
Yakima, WA 98901  
[hasan@yrcaa.org](mailto:hasan@yrcaa.org)

Yakima Greenway Foundation  
Al Brown Executive Director  
111 South 18th Street  
Yakima, WA 98901  
[al@yakimagreenway.org](mailto:al@yakimagreenway.org)

Yakima Health District  
Ryan Ibach Director of Environmental Health  
1210 Ahtanum Ridge Drive  
Union Gap, WA 98903  
[ryan.ibach@co.yakima.wa.us](mailto:ryan.ibach@co.yakima.wa.us)

Yakima Valley Museum  
John A. Baule Director  
2105 Tieton Drive  
Yakima, WA 98902  
[john@yakimavalleymuseum.org](mailto:john@yakimavalleymuseum.org)

Yakima Valley Conference of Governments  
Shawn Conrad and Joseph Calhoun Planner  
311 North 4th Street, Ste# 202  
Yakima, WA 98901  
[conrads@yvcog.org](mailto:conrads@yvcog.org) [calhounj@yvcog.org](mailto:calhounj@yvcog.org)

WSDOT, Aviation Division  
Carter Timmerman  
[timmerc@wsdot.wa.gov](mailto:timmerc@wsdot.wa.gov)

DOC.  
INDEX  
# C-666

Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902	Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap David Spurlock Development Director P.O. Box 3008 Union Gap, WA 98903
Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504	Department of Fish & Wildlife Mark Teske 201 North Pearl Ellensburg, WA 98926	Environmental Protection Agency NEPA Review Unit 1200 6th Ave. MS 623 Seattle, WA 98101
Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Federal Aviation Administration, Seattle Airports District Office Cayla Morgan Airport Planner 1601 Lind Ave SW Renton, WA 98055-4056	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902	Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
United States Postal Service Jeff McKee 205 W Washington Ave Yakima, WA 98903	WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	WA State Dept of Health, Office of Drinking Water Christine Collins 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216
WSDOT, Aviation Division Carter Timmerman 7702 Terminal St SW Tumwater, WA 98501	Yakama Indian Nation Johnson Meninick Cultural Resources Program P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Ruth Jim Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948
Yakama Nation Environmental Management Kristina Proszek Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948	Yakima School District Elaine Beraza Superintendent 104 North 4th Ave Yakima, WA 98902	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908
Yakima Waste Systems Scott Robertson 2812 Terrace Heights Dr Yakima, WA 98901	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Yakama Bureau of Indian Affairs P.O. Box 632 Toppenish, WA 98948

\\APOLO\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES \_updated 05.29.15 - Form List.docx

Hordan Planning Services  
c/o Bill Hordan  
410 North 2<sup>nd</sup> Street  
Yakima, WA 98901  
[Hps410@qwestoffice.net](mailto:Hps410@qwestoffice.net)

Type of Notice:

Ntc of Application + SEPA

File Number:

CPA #003-15, RZ#003-15, SEPA #009-15

Date:

6/4/15

Super Cold Storage Company  
151 Low Road  
Yakima, WA 98908

**DOC.  
INDEX**

# C-6b

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Thursday, June 04, 2015 4:15 PM  
**To:** Belles, Carolyn; Brown, David; Caruso, Joe; Cook, Debbie; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Futrell, Kevin; Ibarra, Rosalinda; Kallevig, Dana; Kunkler, Mark; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Robertson, Jerry; Schafer, Scott; Scott, James; Shane, Mike; Soptich, Mark; Ahtanum Irrigation District - Beth Ann Brulotte; Cascade Natural Gas - Jim Robinson; Chamber of Commerce; Department of Commerce (CTED) - Review Team; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife - Eric Bertrand; Department of Natural Resources; Department of Social & Health Services - Andrew Jenkins; Department of Social & Health Services - Jeanne Rodriguez; Dept Archaeology & Historic Preservation - SEPA Review; Desgrosellier, Bob; Energy Facility Site Evaluation Council - Stephen Posner; Nob Hill Water - Eric Rhoads; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; US Army Corps of Engineers - Karen M. Urelius; Schafer, Scott; West Valley School District - Angela Watts; WSDOT - Carter Timmerman; WSDOT - Paul Gonseth; WSDOT - Rick Holmstrom; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Bureau of Indian Affairs - Steve Wangemann; Yakama-Klickitat Fisheries - John Marvin; Yakima County Commissioners; Yakima County Health District; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Al Brown; Yakima Health District - Ryan Ibach; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Shawn Conrad; Yakima Valley Museum - John A. Baule; YVCOG - Joseph Calhoun  
**Cc:** Al Rose; Alfred A. Rose (silvrfx40@bmi.net); 'Carmen Mendez'; Carmen Mendez (mdcmm303@gmail.com); Dave Fonfara; Ensey, Rick; Patricia Byers; Ron Anderson; Scott Clark; William Cook (cook.w@charter.net)  
**Subject:** NOTICE OF APPLICATION & SEPA - Super Cold Storage LLC - CPA#003-15, RZ#003-15, SEPA#009-15  
**Attachments:** NOTICE OF APPLICATION & SEPA - Super Cold Storage LLC - CPA.pdf

Attached is a Notice of Application and Environmental Review (SEPA) regarding the above-entitled project. If you have any questions about this proposal please contact assigned planner Valerie Smith at (509) 575-6042 or by e-mail at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

Thank you!

***Lisa Maxey***

Department Assistant II

(509) 576-6669

[Lisa.Maxey@yakimawa.gov](mailto:Lisa.Maxey@yakimawa.gov)

City of Yakima Planning Division

129 N. 2nd St. Yakima, WA 98901



City of Yakima  
 Planning Department  
 129 N 2nd St  
 Yakima, WA 98901

**PUBLIC NOTICE OF  
 LAND USE REVIEW**

Date of Notice of Application - 06/04/2015

**CPA#003-15**

Project Name: **SUPER COLD STORAGE LLC**

Location: **1403 & 1405 RIVER RD**

Proposal: **Change the Future Land Use map designation for two parcels from Regional Commercial to Industrial and change the zoning from Large Convenience Center (LCC) to Light Industrial (M-1).**

A land use application has been submitted near your property. This is your notice of that application. To view information on-line go to: <http://www.yakimawa.gov/postcard> When prompted enter CPA#003-15 in the Application ID text box. Click the Submit button to view the land use application information. More information is available from the City of Yakima Planning Division, 129 North 2nd Street, Yakima, WA 98901 or call (509) 575-6183. Valerie Smith/575-6042/Senior Planner/[valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov) Decisions and future notices will be sent to anyone who submits comments on this application or requests additional notice. Comments may be submitted in writing to the address above or by email to: [planning@ci.yakima.wa.us](mailto:planning@ci.yakima.wa.us) - Please include the Application ID in the email subject line. Also include your name and address in the email. Written or emailed comments must be received by 5:00pm on 06/24/2015

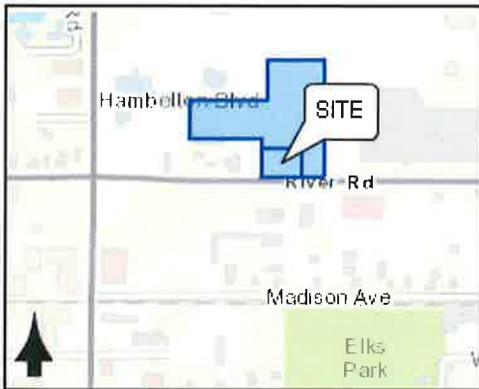
This application may include multiple land use types, including compliance with the State Environmental Policy Act (SEPA). For specific information, please contact the Planning Division. Si necesita información en español por favor llame al (509)575-6183.

Application Submitted: 04/29/2015 Application Complete: 05/13/2015



City of Yakima  
 Planning Department  
 129 N 2nd St  
 Yakima, WA 98901

**LAND USE PUBLIC NOTICE**



Location of Proposed Action

**DOC.  
 INDEX**

# C-6a



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

**ask.planning@yakimawa.gov • <http://www.yakimawa.gov/services/planning/>**

**CITY OF YAKIMA  
NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW**

**DATE:** June 4, 2015  
**TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director  
**SUBJECT:** Comprehensive Plan Map Amendment, Rezone and Environmental Review

**NOTICE OF APPLICATION**

**File Numbers:** CPA #003-15, RZ#003-15, SEPA#009-15  
**Project Applicant:** Super Cold Storage, LLC  
**Project Location:** Vicinity of River Rd and N. 16<sup>th</sup> Avenue  
**Parcel Number(s):** 18131322015, 18131322012

**PROJECT DESCRIPTION**

The City of Yakima Department of Community Development has received applications from Bill Hordan, Hordan Planning Services (applicant) on behalf of Super Cold Storage, LLC (property owner), for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of the subject property. The owner is requesting to change the Future Land Use Map designation for the properties from Regional Commercial to Industrial and to concurrently rezone from Large Convenience Center (LCC) to Light Industrial (M-1). (See attached documents for further details.)

**NOTICE OF ENVIRONMENTAL REVIEW**

This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) under WAC § 197-11-926 for the review of this project.

The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) for this project, utilizing the procedures set forth in WAC § 197-11-355. This may be your only opportunity to comment on the environmental impacts of this proposal. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170.

**Required Permits:** None  
**Required Studies:** None

**DOC.  
INDEX**

# C-6



**Existing Environmental Documents:** None

**Development Regulations For Project Mitigation and Consistency Include:** State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, and the Yakima Urban Area Comprehensive Plan.

**REQUEST FOR WRITTEN COMMENTS** Agencies, tribes, and the public are encouraged to review and comment on the proposal and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by **5:00 p.m. June 24, 2015**, (regarding the SEPA Review) will be considered prior to issuing the final SEPA determination on this application.

Please send written comments to:

Joan Davenport, AICP, Community Development Director  
City of Yakima, Department of Community Development  
129 North Second Street, Yakima, WA 98901

Please reference the applicant's name or file number(s) in your correspondence:

Super Cold Storage, LLC — CPA #003-15, RZ#003-15, SEPA #009-15

**NOTICE OF DECISION** A copy of the SEPA threshold determination will be mailed to any parties of record after the end of the 20-day comment period. There will be a 14-day SEPA appeal period effective upon the date of mailing. The file containing the complete application for this proposal is available for public review at the City of Yakima Planning Division, 2<sup>nd</sup> floor City Hall, 129 North 2<sup>nd</sup> Street, Yakima, Washington.

**PUBLIC HEARING** This comprehensive plan map amendment request and concurrent rezone will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by a closed record hearing before the Yakima City Council. **A separate public notice will be provided for each hearing in accordance with YMC Title 16.** Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 North 2<sup>nd</sup> Street, Yakima, WA 98901.

If you have any questions on this proposal please call Valerie Smith, AICP, Senior Planner at (509) 575-6042 or email at: [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov)

Enclosed: Applications, SEPA Checklist, Site Plans, and Mailing Map

DOC.  
INDEX  
# C-6



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

**ask.planning@yakimawa.gov • <http://www.yakimawa.gov/services/planning/>**

June 1, 2015

Bill Hordan for Super Cold Storage, LLC

410 N. 2<sup>nd</sup> Street

Yakima, WA 98901

**Determination of Application Completeness**

File No: CPA #003-15, RZ#003-15 & SEPA#009-15

Dear Applicant:

Your application for a Comprehensive Plan Amendment to the Future Land Use Map, and Yakima Urban Area zoning map, for property located at 1403 & 1405 River Rd (Parcel No. 18131322105, 18131322012) was received **April 29, 2015**. Your application was determined **complete** for processing as of April 30, 2015, and on **May 13, 2015**, your application was docketed with the Yakima Planning Commission for their 2015 CPA review cycle.

Continued processing of your request will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all property owners within 500-feet of the subject properties on June 4, 2015. This notice is followed by a 20-day public comment period that will end on June 24, 2015.
2. Upon completion of the 20-day comment period, a decision on the State Environmental Policy Act review will be issued and followed by a 14-day appeal period.
3. Following completion of environmental review, and the appeal period, a public hearing will be scheduled before the City of Yakima Planning Commission.
4. Once the City Planning Commission has rendered its recommendation on your application, the City Planning Commission will forward its Findings of Fact & Recommendation to the City Council for review and final determination.

If you have any further questions you may contact me at (509) 575-6042 or [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

Sincerely,

  
Valerie Smith, AICP  
Senior Planner



DOC. 003-15

INDEX

# C-5

# Project Vicinity Map

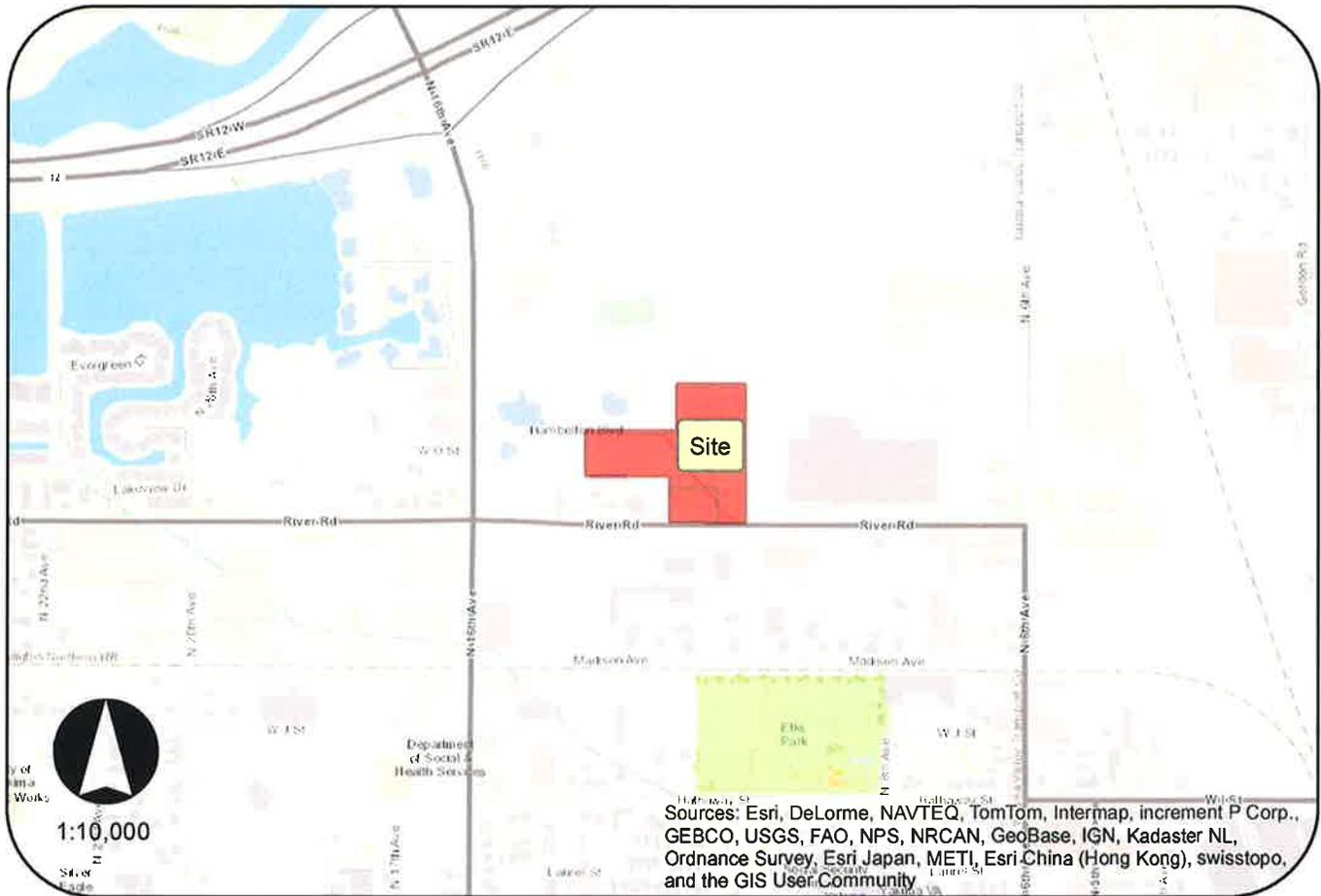
## CPA#003-15



Related Projects: RZ#003-15, SEPA#009-15  
 Applicant: HORDAN PLANNING SERVICES  
 Location: 1403 & 1405 RIVER RD

Tuesday - 05/05/2015 - 11:56:31

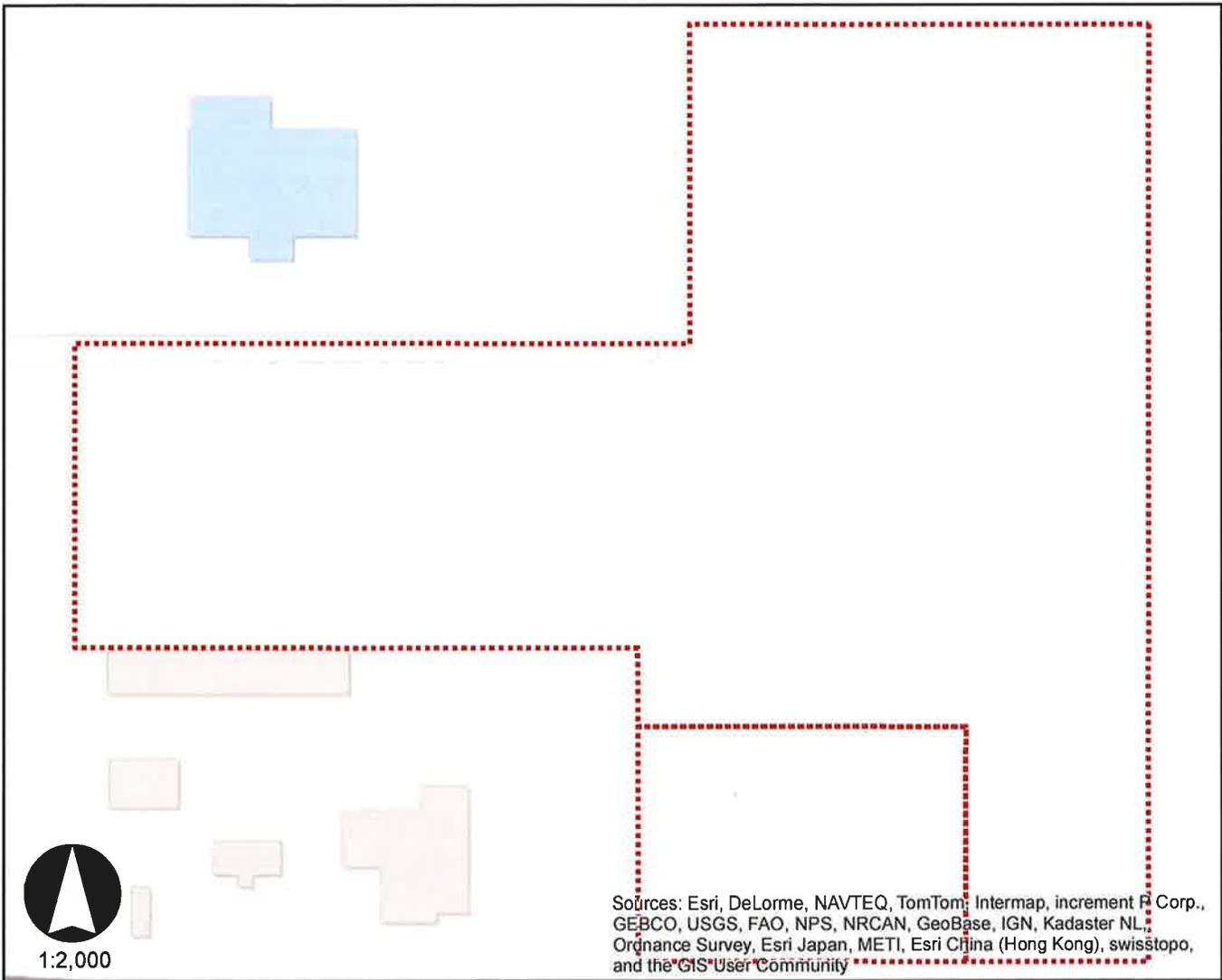
Contact City of Yakima Planning Division at 509-575-6183  
 City of Yakima - Geographic Information Services



Proposal: Change the Future Land Use map for two parcels from Regional Commercial to Industrial and change the zoning from Large Convenience Center (LCC) to Light Industrial (M-1).

**DOC.**  
**INDEX**  
 # C-4

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.



**CPA#003-15**

Related Projects: RZ#003-15, SEPA#009-15  
 Applicant: HORDAN PLANNING SERVICES  
 Location: 1403 & 1405 RIVER RD

Proposal: Change the Future Land Use map for two parcels from Regional Commercial to Industrial and change the zoning from Large Convenience Center (LCC) to Light Industrial (M-1).

Parcel List: 18131322015, 18131322012

**DOC.  
 INDEX  
 # C-4**



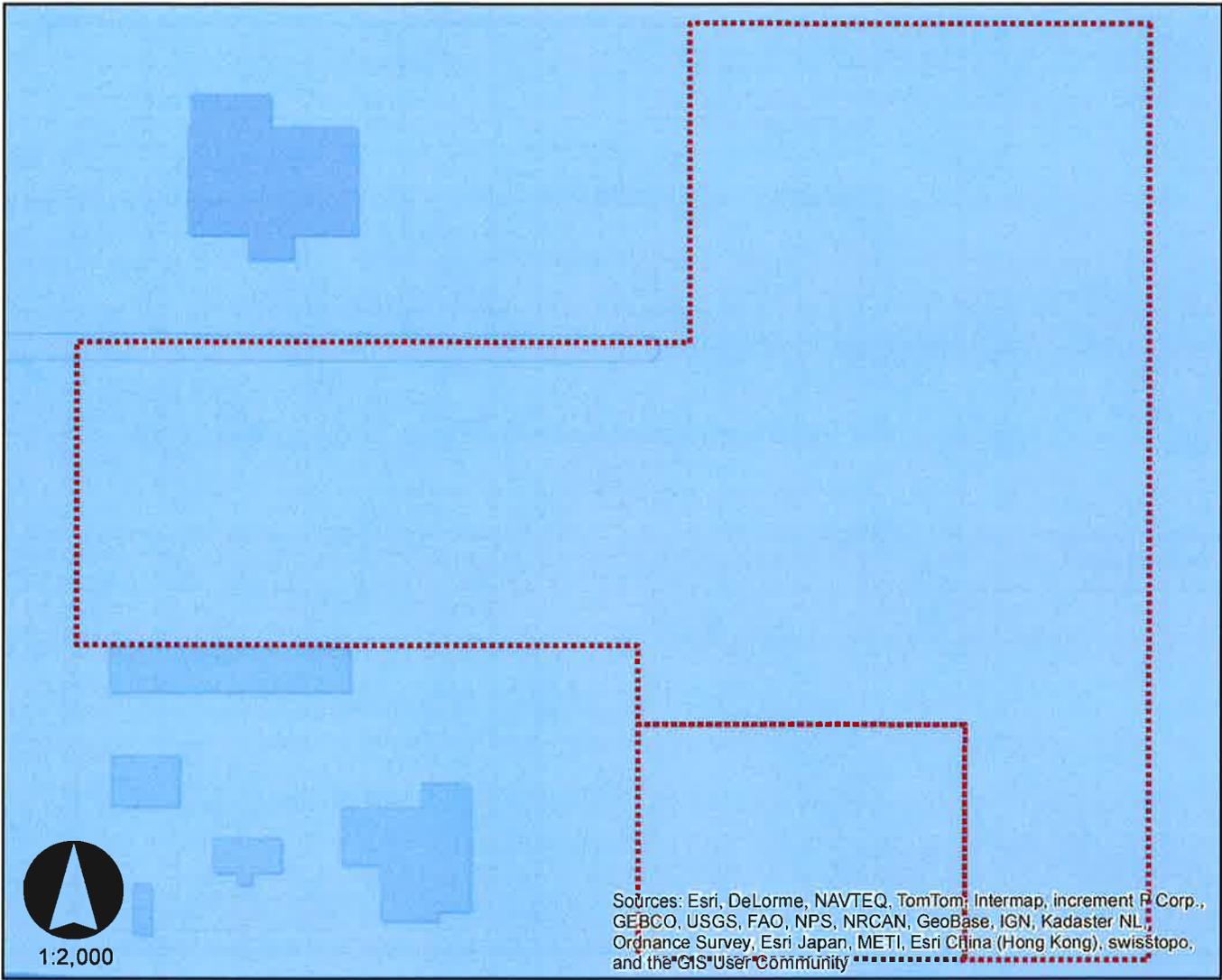
 Project Parcels

**Vicinity Map**

Tuesday - 05/05/2015 - 11:56:33

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.

Contact City of Yakima Planning Division at 509-575-6183  
 City of Yakima - Geographic Information Services



**CPA#003-15**

Related Projects: RZ#003-15, SEPA#009-15  
 Applicant: HORDAN PLANNING SERVICES  
 Location: 1403 & 1405 RIVER RD

Proposal: Change the Future Land Use map for two parcels from Regional Commercial to Industrial and change the zoning from Large Convenience Center (LCC) to Light Industrial (M-1).

Parcel List: 18131322015, 18131322012

- Low Density Residential
- Professional Office
- Large Convenience Center
- Medium Density Residential
- Regional Commercial
- Arterial Commercial
- High Density Residential
- Neighborhood Commercial
- CBD Core Commercial
- Industrial
- Project Parcels

**DOC. INDEX**  
 # C-4

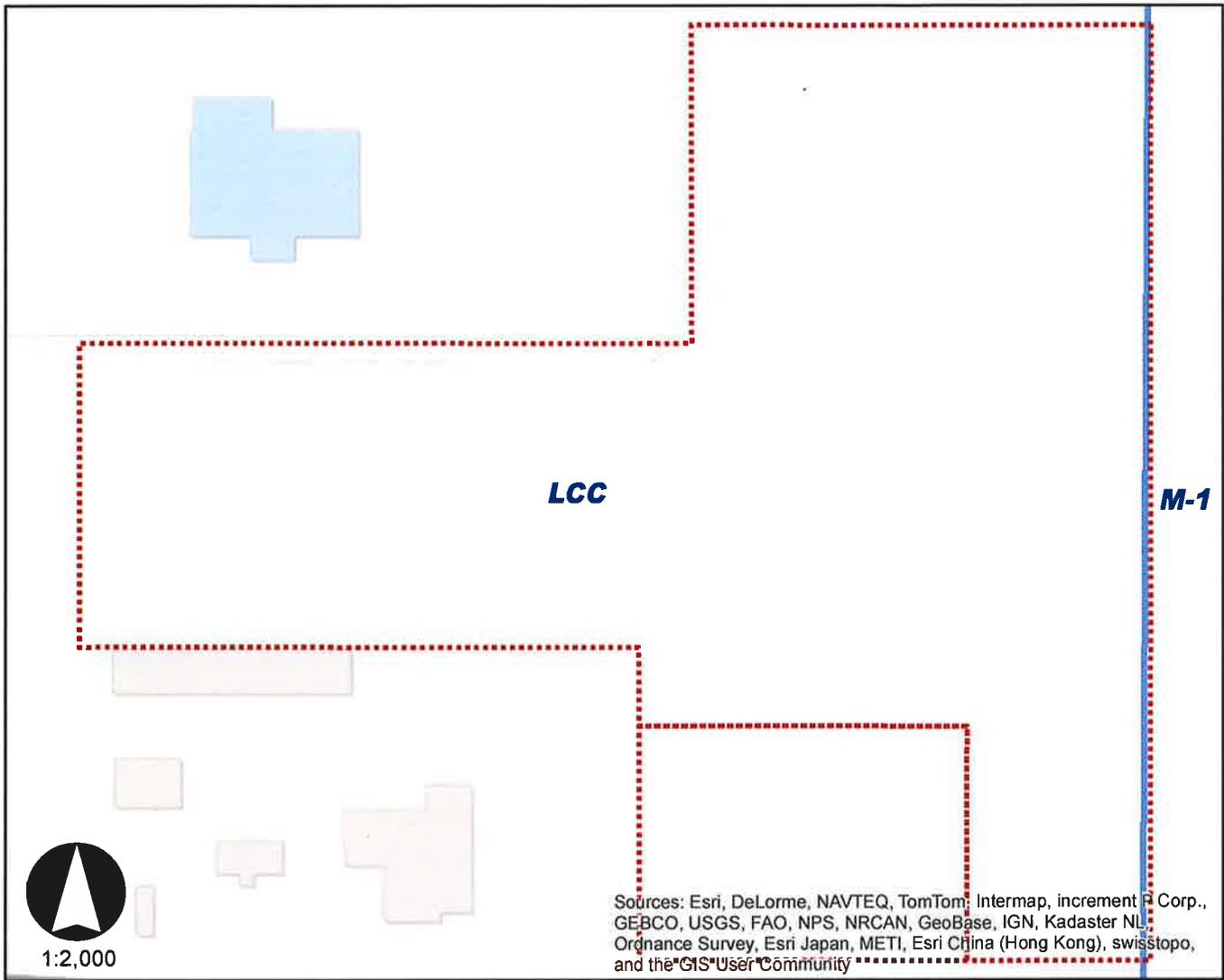


**Future Land Use Map**

Tuesday - 05/05/2015 - 11:56:33

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.

Contact City of Yakima Planning Division at 509-575-6183  
 City of Yakima - Geographic Information Services



**CPA#003-15**

Related Projects: RZ#003-15, SEPA#009-15  
 Applicant: HORDAN PLANNING SERVICES  
 Location: 1403 & 1405 RIVER RD

Proposal: Change the Future Land Use map for two parcels from Regional Commercial to Industrial and change the zoning from Large Convenience Center (LCC) to Light Industrial (M-1).

Parcel List: 18131322015, 18131322012



-  Yakima Urban Area Zoning Outlines
-  Floodway Areas
-  Project Parcels

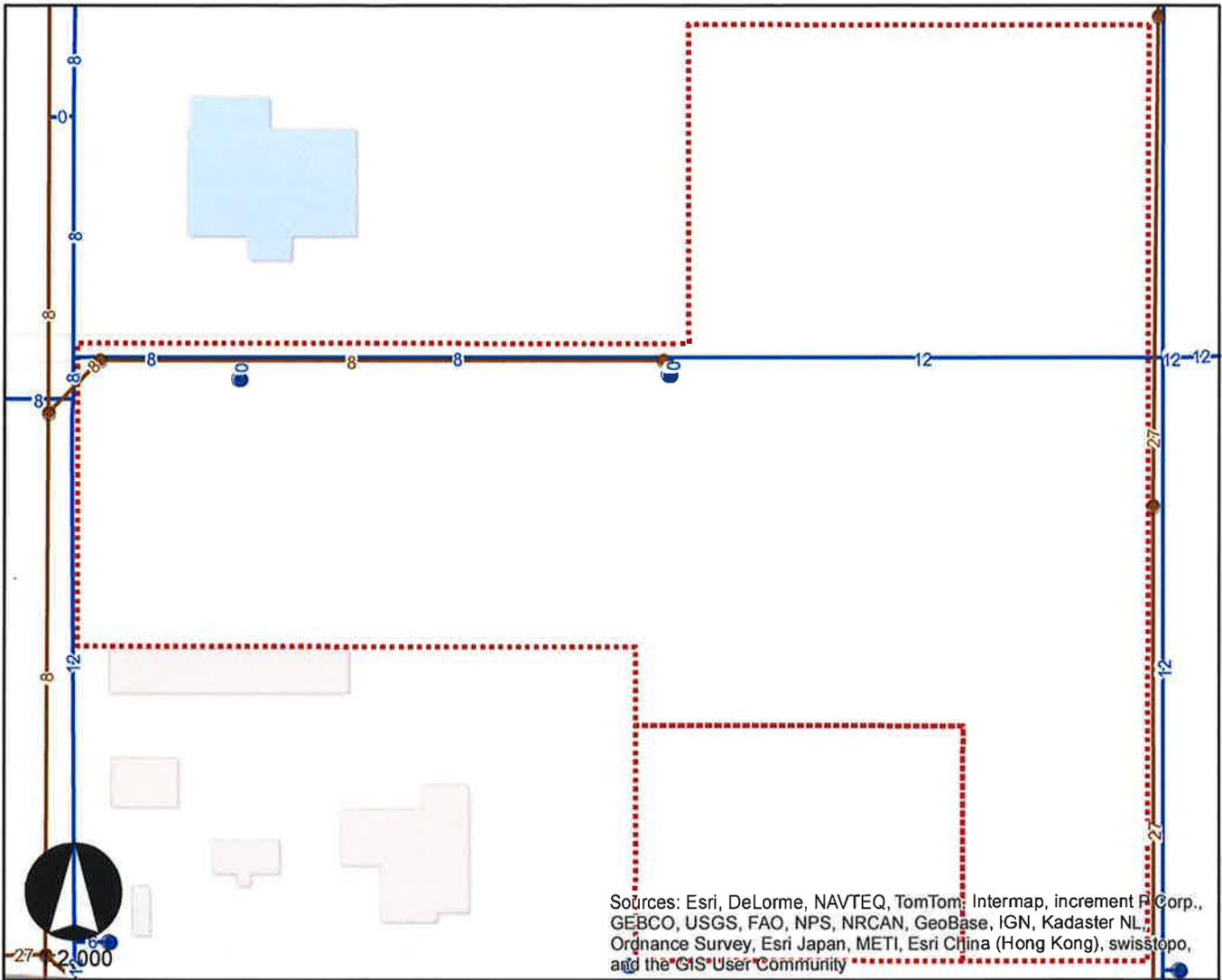
**Zoning Map**

Tuesday - 05/05/2015 - 11:56:33

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.

**DOC.**  
**INDEX**  
 # C-4

Contact City of Yakima Planning Division at 509-575-6183  
 City of Yakima - Geographic Information Services



**CPA#003-15**

Related Projects: RZ#003-15, SEPA#009-15  
 Applicant: HORDAN PLANNING SERVICES  
 Location: 1403 & 1405 RIVER RD

Proposal: Change the Future Land Use map for two parcels from Regional Commercial to Industrial and change the zoning from Large Convenience Center (LCC) to Light Industrial (M-1).

Parcel List: 18131322015, 18131322012

**DOC.  
 INDEX  
 # C-4**

-  Project Parcels
-  Hydrants
-  Water Pipes



**Utilities Map**

Tuesday - 05/05/2015 - 11:56:33

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.

Contact City of Yakima Planning Division at 509-575-6183  
 City of Yakima - Geographic Information Services



**CPA#003-15**

Related Projects: RZ#003-15, SEPA#009-15  
 Applicant: HORDAN PLANNING SERVICES  
 Location: 1403 & 1405 RIVER RD

Proposal: Change the Future Land Use map for two parcels from Regional Commercial to Industrial and change the zoning from Large Convenience Center (LCC) to Light Industrial (M-1).

Parcel List: 18131322015, 18131322012

DOC.  
 INDEX  
 # C-4



 Project Parcels

**Aerial Photo Map**

Tuesday - 05/05/2015 - 11:56:33

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.

Contact City of Yakima Planning Division at 509-575-6183  
 City of Yakima - Geographic Information Services

**Subject Property**  
**Super Cold Storage**



RECEIVED  
APR 29 2015  
CITY OF YAKIMA  
PLANNING DIV.

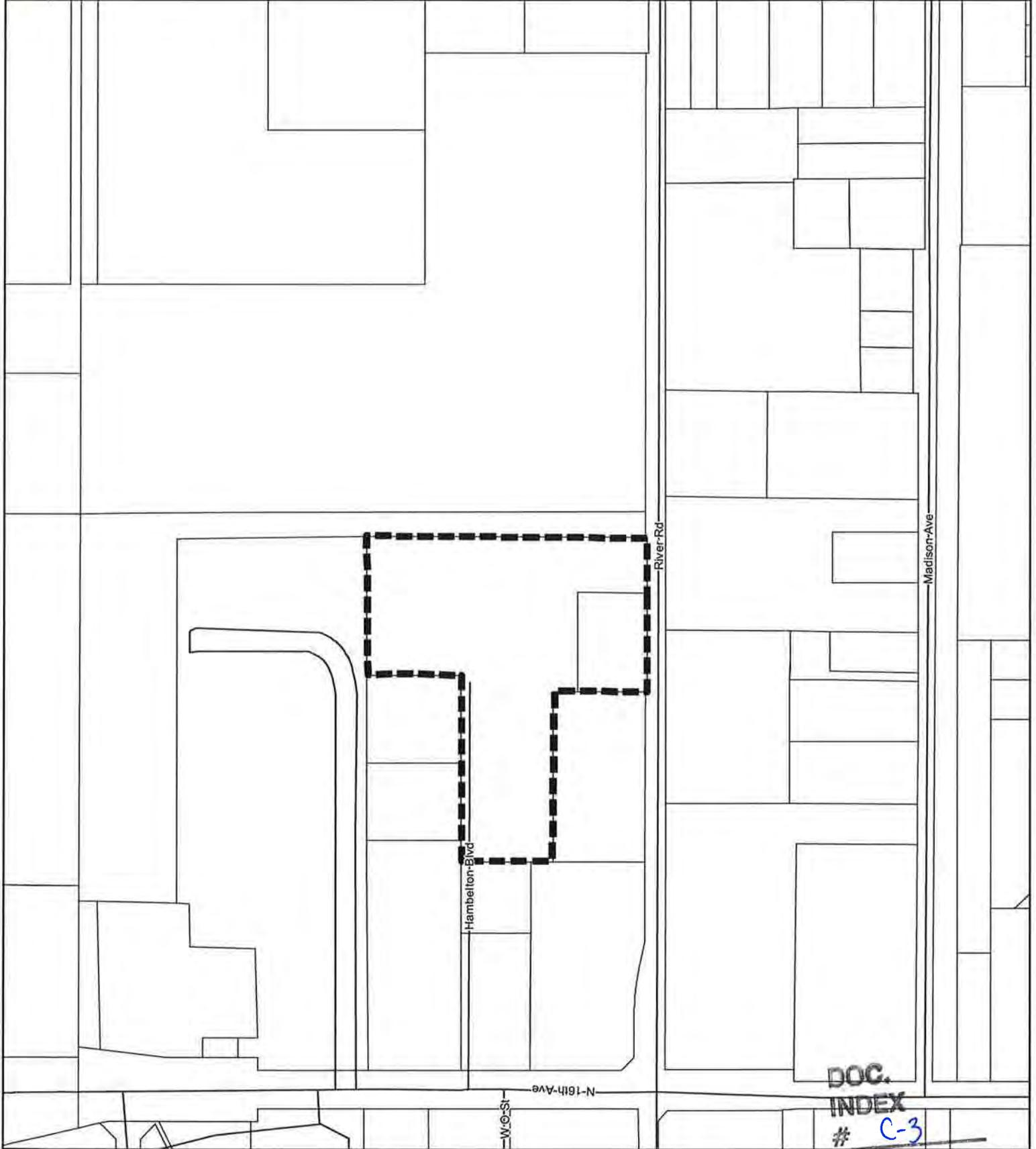
Parcel Lot lines are for visual display only. Do not use for legal purposes.

1 inch = 300 feet



Yakimap.com

Copyright (C) 2014 Yakima County. This map was derived from several databases. The County cannot accept responsibility for any errors. Therefore, there are no warranties for this product. Date: 4/21/2015



DOC.  
INDEX  
# C-3

# Existing Zoning

## Super Cold Storage

- Subject Properties**  
City of Yakima Zoning
- SR Suburban Residential
  - R-1 Single Family
  - R-2 Two Family
  - R-3 Multi-Family
  - B-1 Professional Business
  - B-2 Local Business
  - HB Historical Business
  - SCC Small Convenience Center
  - LCC Large Convenience Center
  - CBD Central Business District
  - CBD Support
  - GC General Commercial
  - M-1 Light Industrial
  - M-2 Heavy Industrial
  - RD Regional Development
  - AS Airport Support
  - Parcels
  - All Roads

**RECEIVED**  
APR 29 2015  
CITY OF YAKIMA  
PLANNING DIV.

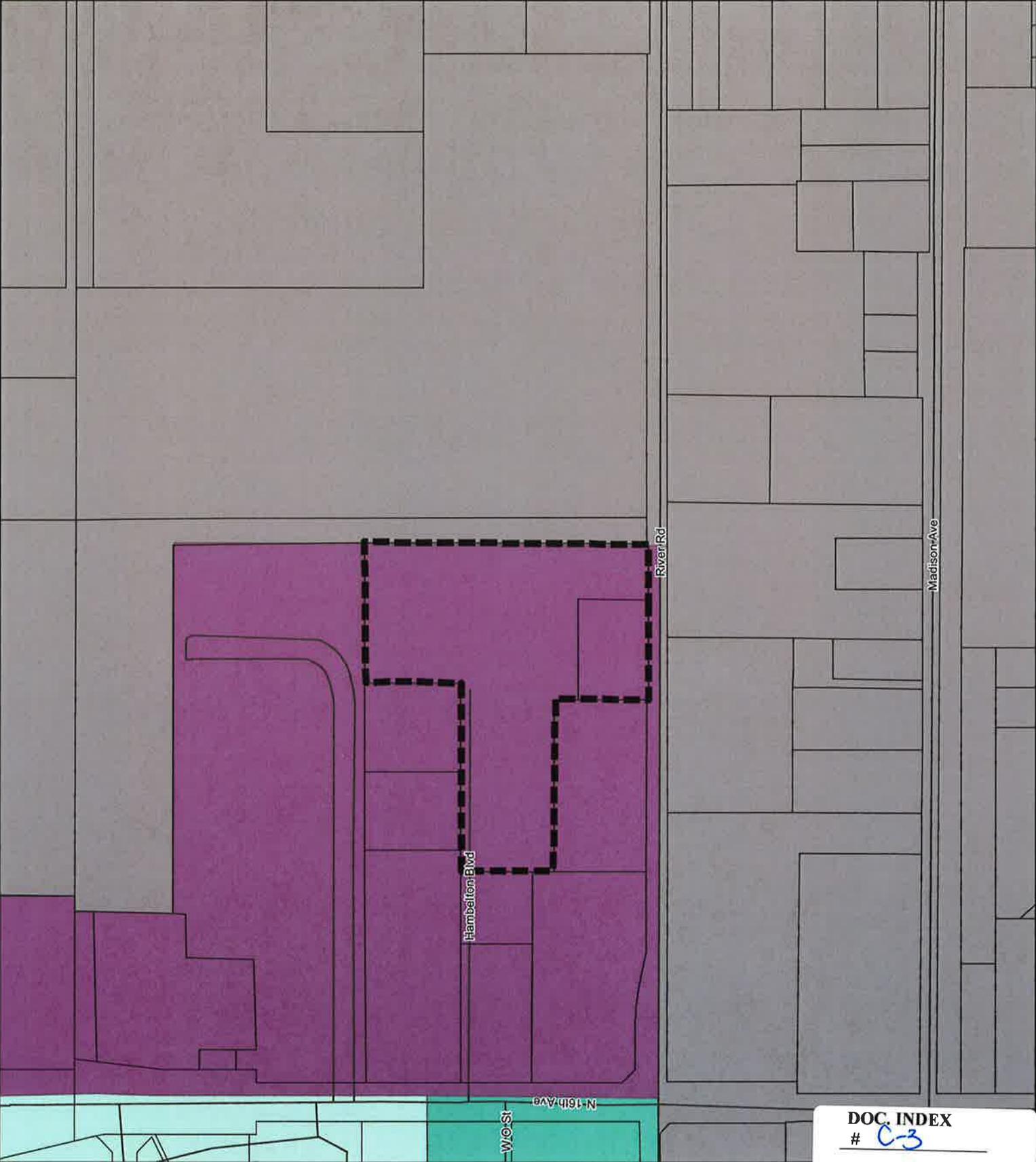
Parcel Lot lines are for visual display only. Do not use for legal purposes.

1 inch = 300 feet



[Yakimap.com](http://Yakimap.com)

Copyright (C) 2014 Yakima County  
This map was created from aerial photographs. The  
County cannot accept responsibility for any errors.  
Therefore, there are no warranties for this product.  
Date: 4/21/2015



DOC. INDEX  
# C-3

# Proposed Zoning

## Super Cold Storage



Subject Properties

City of Yakima Zoning

- SR Suburban Residential
- R-1 Single Family
- R-2 Two Family
- R-3 Multi-Family
- B-1 Professional Business
- B-2 Local Business
- HB Historical Business
- SOC Small Convenience Center
- LCC Large Convenience Center
- CBD Central Business District
- CBD Support
- GC General Commercial
- M-1 Light Industrial
- M-2 Heavy Industrial
- RD Regional Development
- AS Airport Support
- Parcels
- All Roads

RECEIVED

APR 29 2015

CITY OF YAKIMA  
PLANNING DIV.

Parcel Lot lines are for visual display only. Do not use for legal purposes.

1 inch = 300 feet



Yakimap.com

Copyright (C) 2014 Yakima County. This map was derived from several sources. The County cannot accept responsibility for any errors. Therefore, there are no warranties for this product. Date: 4/2/2015



DOC. INDEX # C-3

# Site and Adjacent Existing Future Land Use

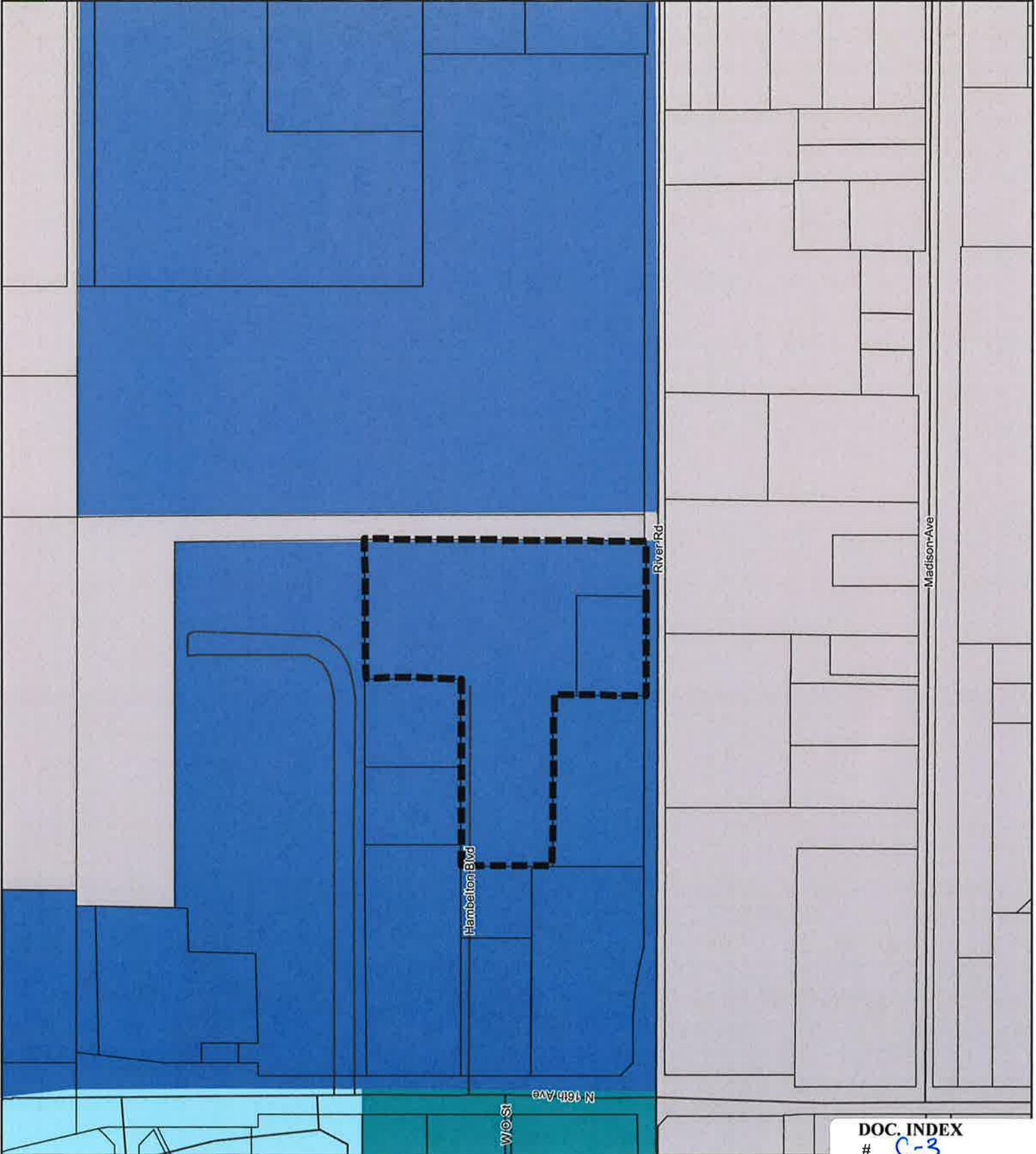
## Super Cold Storage



Subject Properties

City of Yakima Future Land Use

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Professional Office
- Regional Commercial
- Neighborhood Commercial
- Large Convenience Center
- General Commercial
- CBD Core Commercial
- Industrial
- Parcels
- All Roads



RECEIVED  
 APR 29 2015  
 CITY OF YAKIMA  
 PLANNING DIV.

Parcel Lot lines are for visual display only. Do not use for legal purposes.

1 inch = 300 feet



Yakimap.com

Copyright (C) 2014 Yakima County. This map was prepared from aerial photography. The County does not accept any liability for errors. Therefore, there are no warranties for this product.

Date: 4/21/2015

# Proposed Future Land Use

## Super Cold Storage

- Subject Properties**  
City of Yakima Future Land Use
- Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Professional Office
  - Regional Commercial
  - Neighborhood Commercial
  - Large Convenience Center
  - General Commercial
  - CBD Core Commercial
  - Industrial
  - Parcels
  - All Roads

RECEIVED  
APR 29 2015  
CITY OF YAKIMA  
PLANNING DIV.

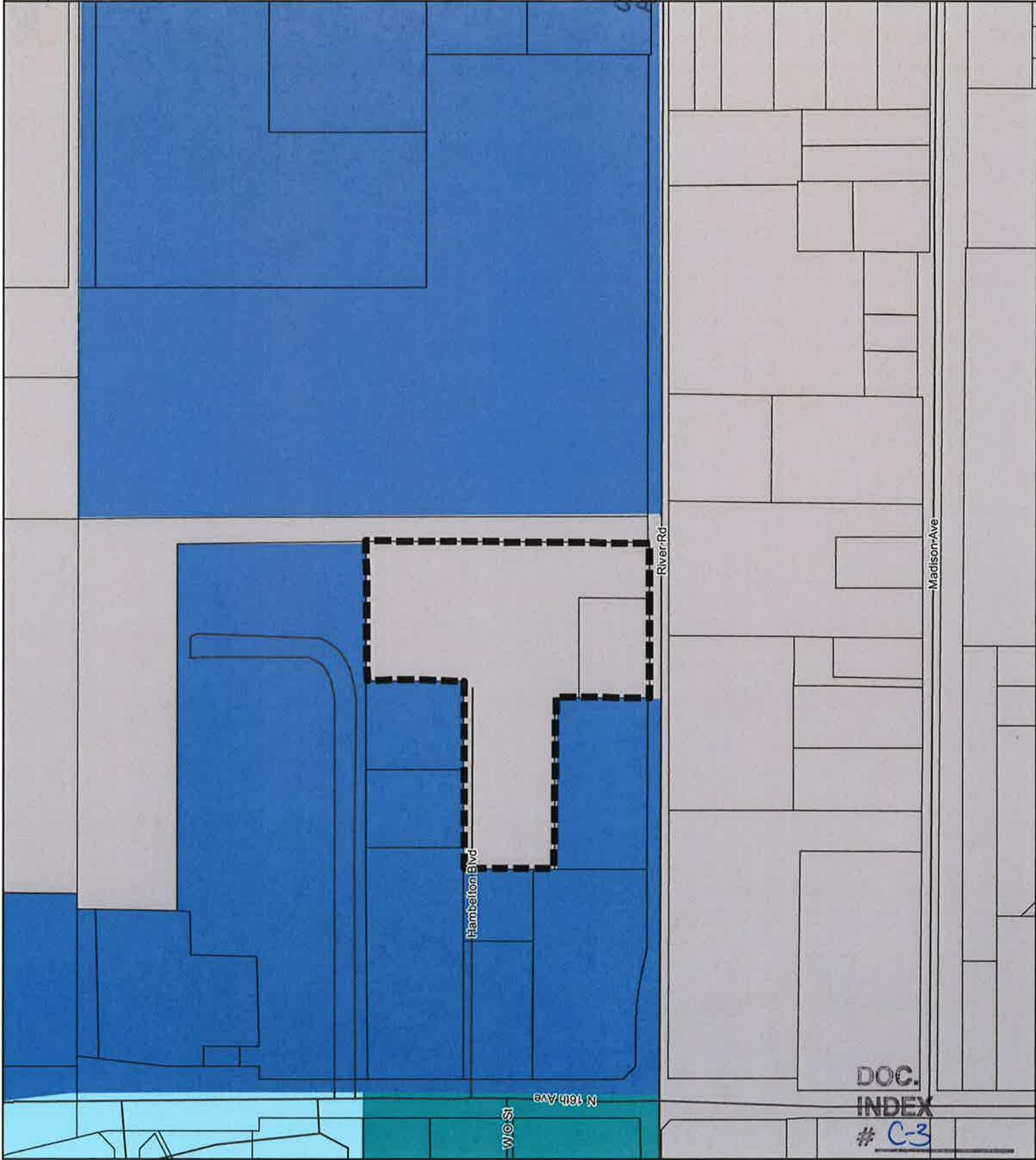
Parcel/Lot lines are for visual display  
only. Do not use for legal purposes.

1 inch = 300 feet



Yakimap.com

Copyright (C) 2014 Yakima County  
This map was derived from several databases. The  
County cannot accept responsibility for any errors.  
Therefore, there are no warranties for this product.  
Date: 4/21/2015



DOC.  
INDEX  
# C-3

# Critical Areas

## Super Cold Storage

 Subject Properties  
Stream Type - 2006 CAO

- 1 (Blue line)
- 2 (Light blue line)
- 3 (Dark blue line)
- 4 (Dashed black line)
- 5 (Dotted black line)

**Man Made**

- Undetermined (Red line)

**SMP Lakes Environment Conservancy**

- Natural (Light blue)
- Rural (Orange)
- Urban (Yellow)

**Urban Conservancy**

- Urban Conservancy (Pink)

**FEMA 100 Year Floodway**

- FEMA 100 Year Floodway (Cross-hatched)

**FEMA 100 Year Floodplain**

- Zone A (Light orange)
- Zone AE (Dark orange)

**Potential Wetlands**

- Potential Wetlands (Light green)

**Lakes/Ponds**

- Lakes/Ponds (Blue)

**Floodway/CMZ**

- Floodway/CMZ (Light blue)

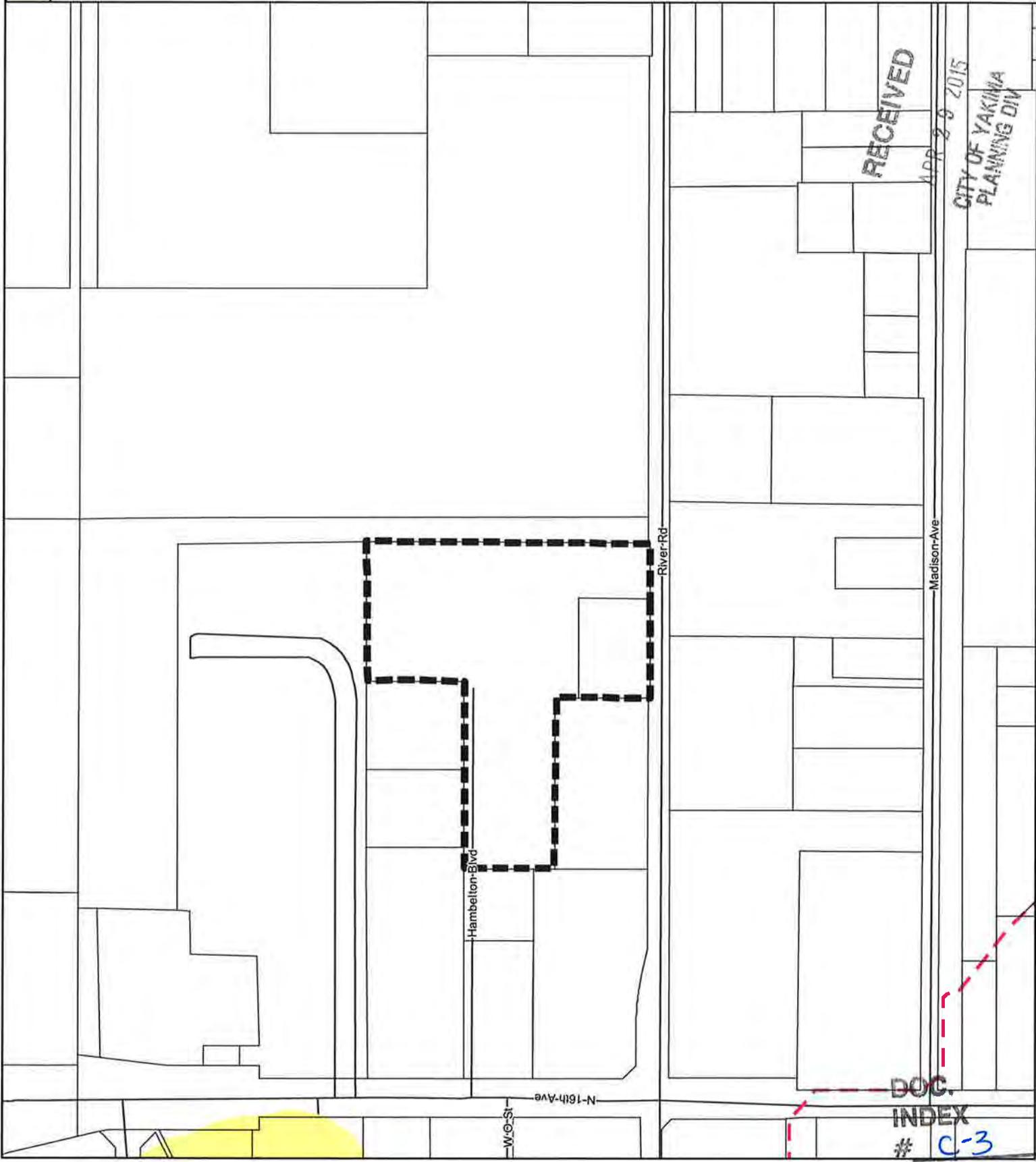
**Parcels**

- Parcels (Black outline)

**All Roads**

- All Roads (Black outline)

Parcel Lot lines are for visual display only. Do not use for legal purposes.



RECEIVED  
APR 29 2015

CITY OF YAKIMA  
PLANNING DIV

DOC.  
INDEX  
# C-3



# ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

## PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), RCW Ch. 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

## INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## USE OF CHECKLIST FOR NONPROJECT PROPOSALS

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

### A. BACKGROUND INFORMATION (To be completed by the applicant.)

1. **Name Of Proposed Project (If Applicable):** Not applicable
2. **Applicant's Name & Phone:** Bill Hordan, Hordan Planning Services – (509) 249-1919.
3. **Applicant's Address:** 410 North 2<sup>nd</sup> Street, Yakima, WA 98901
4. **Contact Person & Phone:** Same as applicant.
5. **Agency Requesting Checklist:** City of Yakima
6. **Date The Checklist Was Prepared:** April 20, 2015
7. **Proposed Timing Or Schedule (Including Phasing, If Applicable):** Not applicable, no land use action is proposed at this time.
8. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:** Yes, upon a successful change in the Future Land Use Designation and Rezone of the property, industrial development will occur on the property. No specific plan exists at this time, but the property is expected to be used for the construction of controlled atmosphere buildings for the storage of fruit.

DOC.  
INDEX  
# C2

RECEIVED  
APR 29 2015  
CITY OF YAKIMA  
PLANNING DIV.

**9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:**

The property is part of a larger "binding site plan" which was processed through the City of Yakima. It is likely that environmental review was processed through that application.

**10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:**

No other applications are currently pending.

**11. List any government approvals or permits that will be needed for your proposal, if known:**

Comprehensive Plan Land Use change to the Future Land Use Map and Rezone.

**12. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.):**

The proposal is to change the Comprehensive Plan Future Land Use Map designation and zoning on 2 parcels totaling approximately 7 acres in size. The comprehensive plan land use change consists of changing the Future Land Use Map from Regional Commercial to Industrial and the zoning from Large Convenience Center to Light Industrial.

**13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist:**

The properties lie on north side of River Road approximately 1,000 feet east of North 16<sup>th</sup> Avenue, within the City Limits of Yakima, Washington. The property is vacant and the address of the properties is 1403 and 1405 River Road. The Yakima County Assessor's Parcel Numbers for the property is 181313-22012 & 22015.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p><b>1. Earth</b></p> <p>a. <b>General description of the site (✓ one):</b>  <input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other</p> <p>b. <b>What is the steepest slope on the site (approximate percent slope)?</b>             Approximately 1-2 percent.</p> <p>c. <b>What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.</b>             According to the Soil Survey of Yakima County Area Washington, the general soil types on the property are Yakima silt loam and Ashue loam. Both soils are classified as prime farmland.</p>	<p style="text-align: right; font-size: 2em; opacity: 0.5;">RECEIVED</p> <p style="text-align: right; font-size: 1.2em; opacity: 0.5;">APR 29 2015</p> <p style="text-align: right; font-size: 1.2em; opacity: 0.5;">CITY OF YAKIMA PLANNING DIV.</p>

DOC.  
INDEX

# C-2

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p> <p>No.</p>	
<p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>No fill or grading is required as part of this application.</p>	
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Not as part of this application.</p>	
<p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>The property is currently vacant. Therefore, there is no impervious surface at this time. No project is proposed as part of this application.</p>	
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:</p> <p>None needed, none proposed.</p>	
<b>2. Air</b>	
<p>a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.</p> <p>None as part of this land use change and rezone application.</p>	
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>None known by property owner.</p>	
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>None needed, none proposed.</p>	
<b>3. Water</b>	
a. Surface:	
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>The Naches River lies approximately 3,000 feet north of the subject property and Lake Aspen lies approximately 2,000 feet northwest of the subject property.</p>	
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>Not applicable, there is no project proposed on the property.</p>	
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>Not applicable.</p>	

RECEIVED

APR 29 2015

CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX  
# C-2

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p>		
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No.</p>		
<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>No.</p>		
<p>b. Ground:</p>		
<p>1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p>		
<p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>Not applicable, this is a non-project land use change and rezone request.</p>		
<p>c. Water Runoff (including stormwater):</p>		
<p>1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Not applicable, there is no project.</p>		
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>Not applicable.</p>		
<p>3. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>None needed, none proposed.</p>		
<p>4. Plants:</p>		
<p>a. Check (✓) types of vegetation found on the site:</p>		
<p>Deciduous Tree:    <input type="checkbox"/> Alder    <input type="checkbox"/> Maple    <input type="checkbox"/> Aspen    <input type="checkbox"/> Other</p>		
<p>Evergreen Green:    <input type="checkbox"/> Fir    <input type="checkbox"/> Cedar    <input type="checkbox"/> Pine    <input type="checkbox"/> Other</p>		
<p>                          <input type="checkbox"/> Shrubs    <input type="checkbox"/> Grass    <input type="checkbox"/> Pasture Crop Or Grain    <input type="checkbox"/> Other</p>		
<p>Wet Soil Plants:    <input type="checkbox"/> Cattail    <input type="checkbox"/> Buttercup    <input type="checkbox"/> Bullrush    <input type="checkbox"/> Skunk Cabbage    <input type="checkbox"/> Other</p>		
<p>Water Plants:    <input type="checkbox"/> Milfoil    <input type="checkbox"/> Eelgrass    <input type="checkbox"/> Water Lily    <input type="checkbox"/> Other</p>		
<p>Other Types Of Vegetation: <b>WEEDS</b></p>		
<p>b. What kind and amount of vegetation will be removed or altered?</p>		
<p>No vegetation will be removed or altered as part of this application.</p>		
<p>c. List threatened or endangered species known to be on or near the site.</p>		
<p>None known by the property owner.</p>		

**RECEIVED**  
 APR 29 2015  
 CITY OF YAKIMA  
 PLANNING DIV.

DOC.  
 INDEX  
 # C-2

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>d. <b>Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</b></p> <p>None needed, none proposed.</p>	
<p><b>5. Animals:</b></p>	
<p>a. <b>Check (✓) any birds and animals which have been observed on or near the site or are known to be on or near the site:</b></p>	
<p>Birds:    <input type="checkbox"/> Hawk        <input type="checkbox"/> Heron        <input type="checkbox"/> Eagle        <input checked="" type="checkbox"/> Songbirds    <input checked="" type="checkbox"/> Other - Quail</p>	
<p>Mammals: <input type="checkbox"/> Deer        <input type="checkbox"/> Bear        <input type="checkbox"/> Elk        <input type="checkbox"/> Beaver        <input type="checkbox"/> Other</p>	
<p>Fish:        <input type="checkbox"/> Bass        <input type="checkbox"/> Salmon    <input type="checkbox"/> Trout        <input type="checkbox"/> Herring    <input type="checkbox"/> Shellfish    <input type="checkbox"/> Other</p>	
<p>b. <b>List any threatened or endangered species known to be on or near the site.</b></p> <p>None known by the property owner.</p>	
<p>c. <b>Is the site part of a migration route? If so, explain.</b></p> <p>No.</p>	
<p>d. <b>Proposed measures to preserve or enhance wildlife, if any:</b></p> <p>None needed, none proposed.</p>	
<p><b>6. Energy and Natural Resources</b></p>	
<p>a. <b>What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</b></p> <p>No energy is needed as part of this application.</p>	
<p>b. <b>Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</b></p> <p>No.</p>	
<p>c. <b>What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:</b></p> <p>None needed as there is no proposal.</p>	
<p><b>7. Environmental Health</b></p>	
<p>a. <b>Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.</b></p> <p>No.</p>	
<p>1. <b>Describe special emergency services that might be required.</b></p> <p>No special emergency services are required for this application.</p>	
<p>2. <b>Proposed measures to reduce or control environmental health hazards, if any:</b></p> <p>None needed, none proposed.</p>	
<p>b. <b>Noise</b></p>	
<p>1. <b>What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?</b></p> <p>No known noise exists in the area which would affect this application.</p>	
<p>2. <b>What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</b></p> <p>The land use change and rezone will not create any noise.</p>	

DOC.  
INDEX

# C-2

RECEIVED

APR 29 2015

CITY OF YAKIMA  
PLANNING DIV.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>None needed, none proposed.</p>	
<p>8. Land and Shoreline Use</p>	
<p>a. What is the current use of the site and adjacent properties?</p> <p>The subject site is vacant. Property to the east and northeast contains an existing fruit processing and storage facility. To the south/southwest are generally small industrial-type retail, service and storage facilities. To the west/southwest are vacant land and a commercial fueling facility. To the north is vacant land, a medical facility and Mercy Theatres.</p>	
<p>b. Has the site been used for agriculture? If so, describe.</p> <p>The property owner is not aware of any agricultural uses of the property in the past. Research back to 1985 does not show any agricultural uses on the property.</p>	
<p>c. Describe any structures on the site.</p> <p>The site is currently vacant.</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>No structures will be demolished as part of this application.</p>	
<p>e. What is the current zoning classification of the site?</p> <p>Large Convenience Center</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Regional Commercial</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable.</p>	
<p>h. Has any part of the site been classified as an "environmentally sensitive" area? If so specify.</p> <p>No.</p>	
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Not applicable, there is no project.</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>Not applicable, there is no project.</p>	
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>None needed, none proposed.</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>Compliance with Yakima Urban Area Comprehensive Plan and Zoning Ordinance, as applicable to this application.</p>	

DOC.  
INDEX  
# C-2

RECEIVED  
APR 29 2015  
CITY OF YAKIMA  
PLANNING DIV.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p><b>9. Housing</b></p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>Not applicable, no housing is being provided.</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>Not applicable.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Not applicable.</p> <p><b>10. Aesthetics</b></p> <p>a. What is the tallest height of any proposed structures, not including antennas; what are the principal exterior building materials proposed?</p> <p>Not applicable, no structures are proposed.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No known views in the immediate area will be altered or obstructed as part of this application.</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>None needed, none proposed.</p> <p><b>11. Light and Glare</b></p> <p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>No light or glare will be produced as part of this application.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>Not applicable.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>There are no known sources of off-site light or glare which would affect this proposal.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>None needed, none proposed.</p> <p><b>12. Recreation</b></p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>The Yakima Greenway is located approximately 2,500 feet northerly of the subject property and a trail is also located along the west side of North 6<sup>th</sup> Avenue, which lies to the east. These trails are used for walking, biking and jogging purposes. Elks Park is located approximately 500 feet south of the subject property.</p> <p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> <p>No recreational opportunities will be displaced.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>None needed, none proposed.</p>	<p style="text-align: right;">RECEIVED APR 29 2015 CITY OF YAKIMA PLANNING DIV.</p>

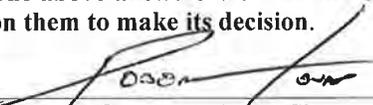
DOC.  
INDEX

# C-2

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<b>13. Historic and Cultural Preservation</b>	
<p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.</p> <p>None known by the property owner.</p>	
<p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural important known to be on or next to the site.</p> <p>None known by the property owner.</p>	
<p>c. Proposed measures to reduce or control impacts, if any:</p> <p>None needed, none proposed.</p>	
<b>14. Transportation</b>	
<p>a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The site is currently served by River Road which connects to other urban arterials and eventually the state highway system.</p>	
<p>b. Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop?</p> <p>Yes, the nearest known transit stops are along River Road.</p>	
<p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>Not applicable, there is no project.</p>	
<p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>No, there is no project at this time.</p>	
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>No.</p>	
<p>f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.</p> <p>Not applicable, there is no project.</p>	
<p>g. Proposed measures to reduce or control transportation impacts, if any:</p> <p>None needed, none proposed.</p>	

DOC.  
INDEX  
# C-2

RECEIVED  
APR 29 2015  
CITY OF YAKIMA  
PLANNING DIV.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p><b>15. Public Services</b></p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe:</p> <p>No.</p> <p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.</p> <p>No utilities are proposed to be extended to the property at this time.</p>	
<p><b>16. Utilities</b></p> <p>a. Circle utilities currently available at the site: <u>electricity</u>, <u>natural gas</u>, <u>water</u>, <u>refuse service</u>, <u>telephone</u>, <u>sanitary sewer</u>, septic system, other. <u>INDUSTRIAL WASTE WATER</u></p> <p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.</p> <p>Not applicable, as there is no project at this time.</p>	
<p><b>C. SIGNATURE (To be completed by the applicant.)</b></p>	
<p>The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.</p>	
 Property Owner or Agent Signature	<p>4/23/15</p> Date Submitted
<p align="center"><b>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</b></p>	

**RECEIVED**  
APR 29 2015  
CITY OF YAKIMA  
PLANNING DIV.

**DOC. INDEX**  
# C-2

<b>D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (DO NOT USE THE FOLLOWING FOR PROJECT ACTIONS)</b>	<b>Space Reserved For Agency Comments</b>
<p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities that would likely result from the proposal and how it would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.</p>	
<p><b>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?</b></p>	
<p>No increased discharge to water, emissions to air or toxic/or hazardous substances are proposed. No increase in noise levels are anticipated by a change to the Comprehensive Plan or Rezone.</p>	
<p><b>Proposed measures to avoid or reduce such increases are:</b></p> <p>If applicable, complete an additional SEPA Checklist once a project has been proposed.</p>	
<p><b>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</b></p>	
<p>This proposal will have no effect to plants, animals, fish or marine life.</p> <p><b>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</b></p>	
<p>Conservation of these issues would be reviewed through additional SEPA review and implementation of rules and regulations of the Critical Areas Ordinance, if determined necessary.</p>	
<p><b>3. How would the proposal be likely to deplete energy or natural resources?</b></p>	
<p>Not applicable, no natural resources are being exploited through this application.</p> <p><b>Proposed measures to protect or conserve energy and natural resources are:</b></p>	
<p>None needed, none proposed.</p>	
<p><b>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</b></p>	
<p>The proposal does not affect environmentally sensitive areas.</p> <p><b>Proposed measures to protect such resources or to avoid or reduce impacts are:</b></p>	
<p>Compliance with local, state and federal environmental ordinances will ensure protection occurs.</p>	
<p><b>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</b></p>	
<p>This proposal will not affect shorelines, as there are none affected. Future land use development of the property will be dictated by local, state and federal ordinances.</p> <p><b>Proposed measures to avoid or reduce shoreline and land use impacts are:</b></p>	
<p>Compliance with local, state and federal shoreline and land ordinances will ensure protection occurs.</p>	
<p><b>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</b></p>	
<p>New development would likely increase traffic on local and state highways. A minor demand in public services and utilities would likely occur as the property is developed.</p> <p><b>Proposed measures to reduce or respond to such demand(s) are:</b></p>	
<p>All new development would be required to meet transportation concurrency requirements prior to development occurring.</p>	

DOC.  
INDEX  
# C-2

RECEIVED  
APR 29 2015  
CITY OF YAKIMA  
PLANNING DIV.

D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (DO NOT USE THE FOLLOWING FOR PROJECT ACTIONS)	Space Reserved For Agency Comments
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.  No conflicts are anticipated.	

DOC.  
INDEX

# C-2

RECEIVED  
APR 29 2015  
CITY OF YAKIMA  
PLANNING DIV.



LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT
129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98902

VOICE: (509) 575-6183 FAX: (509) 575-6105

RECEIVED

APR 29 2015

CITY OF YAKIMA PLANNING DIV.

INSTRUCTIONS - PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable. This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV - CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I - GENERAL INFORMATION

1. Applicant's Information: Name: HORDAN PLANNING SERVICES, Mailing Address: 410 N. 2ND ST., City: YAKIMA, St: WA, Zip: 98901, Phone: ( ) 249-1919

2. Applicant's Interest in Property: Check One: [ ] Owner [ ] Agent [ ] Purchaser [X] Other PLANNER

3. Property Owner's Information (If other than Applicant): Name: SUPER COLD STORAGE, LLC, Mailing Address: 151 LOW RD, City: YAKIMA, St: WA, Zip: 98908, Phone: ( ) 966-5230

4. Subject Property's Assessor's Parcel Number(s): 181313-22012 & 22015

5. Legal Description of Property. (if lengthy, please attach it on a separate document) SEE ATTACHED

6. Property Address: 1403 & 1405 RIVER ROAD

7. Property's Existing Zoning: [ ] SR [ ] R-1 [ ] R-2 [ ] R-3 [ ] B-1 [ ] B-2 [ ] HB [ ] SCC [X] LCC [ ] CBD [ ] GC [ ] AS [ ] RD [ ] M-1 [ ] M-2

8. Type Of Application: (Check All That Apply) [ ] Administrative Adjustment [X] Environmental Checklist (SEPA Review) [ ] Easement Release [ ] Type (1) Review [ ] Right-of-Way Vacation [X] Rezone [ ] Type (2) Review [ ] Transportation Concurrency [ ] Shoreline [ ] Type (3) Review [ ] Non-Conforming Use/Structure [ ] Critical Areas Review [ ] Preliminary Short Plat [ ] Appeal to HE / City Council [ ] Variance [ ] Final Short Plat [ ] Interpretation by Hearing Examiner [ ] Temporary Use Permit [ ] Short Plat Amendment [ ] Modification [ ] Overlay District [ ] Preliminary Long Plat [ ] Home Occupation [ ] Binding Site Plan [ ] Final Long Plat [X] Comprehensive Plan Text or Map Amendment [ ] Planned Development [ ] Plat Alteration -Long Plat [ ] Short Plat Exemption: [ ] Other:

PART II - SUPPLEMENTAL APPLICATION, PART III - REQUIRED ATTACHMENTS, & PART IV - NARRATIVE

9. SEE ATTACHED SHEETS

PART V - CERTIFICATION

10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge. Property Owner's Signature: [Signature], Date: 4/23/15, Applicant's Signature: [Signature], Date: 4-23-15

FILE/APPLICATION(S)# CPA#003-15 SCPA#009-15 RZ#003-15

DATE FEE PAID: 4/29/15 RECEIVED BY: [Signature] AMOUNT PAID: 1555.00 RECEIPT NO: CR-15-077429

DOC. INDEX # C-1

**SUMMARY OF REQUEST**

The request is for a non-project change to the Future Land Use Map and rezone for two adjoining properties under the same ownership totaling approximately 7 acres. The specific request is to change the Future Land Use Designation on Parcels 181313-22012 & 22015 from Regional Commercial to Industrial and the zoning on the two parcels from Large Convenience Center to Light Industrial.

DOC.  
INDEX  
# C-1

RECEIVED

APR 29 2015

CITY OF YAKIMA  
PLANNING DIV.

## LEGAL DESCRIPTION

**181313-22012 & 22015** -- Lot 1 and 2 of Binding Site Plan No. 4-99 (as Amended) situate in the Northwest quarter of the Northwest quarter of Section 13, Township 13 North, Range 18, E.W.M., more particularly delineated on the face of second record of Survey recorded May 20, 2008, under Auditor's File No. 7612392, records of Yakima County, Washington, EXCEPT the North 224.72 feet of the West 50 feet of said Lot 2.

Situated in the County of Yakima, State of Washington.

DOC.  
INDEX  
# C-1

RECEIVED  
APR 29 2015  
CITY OF YAKIMA  
PLANNING DIV.



Supplemental Application For:
**COMPREHENSIVE PLAN AMENDMENT**

YAKIMA MUNICIPAL CODE, CHAPTER 16.10
ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

PART II - APPLICATION INFORMATION

1. TYPE OF APPLICATION: [ ] Comprehensive Plan Text Amendment [X] Future Land Use Map Amendment

2. EXISTING ZONING OF SUBJECT PROPERTY:
[ ] SR [ ] R-1 [ ] R-2 [ ] R-3 [ ] B-1 [ ] B-2 [ ] HB [ ] SCC [X] LCC [ ] CBD [ ] GC [ ] AS [ ] RD [ ] M-1 [ ] M-2

3. DESIRED ZONING OF SUBJECT PROPERTY:
[ ] SR [ ] R-1 [ ] R-2 [ ] R-3 [ ] B-1 [ ] B-2 [ ] HB [ ] SCC [ ] LCC [ ] CBD [ ] GC [ ] AS [ ] RD [X] M-1 [ ] M-2

4. EXISTING FUTURE LAND USE DESIGNATION:
[ ] Low Density Residential [ ] Medium Density Residential [ ] High Density Residential [ ] Professional Office [ ] Neighborhood Commercial [ ] Large Convenience Center [ ] Arterial Commercial [ ] CBD Core Commercial [X] Regional Commercial [ ] Industrial

5. DESIRED FUTURE LAND USE DESIGNATION:
[ ] Low Density Residential [ ] Medium Density Residential [ ] High Density Residential [ ] Professional Office [ ] Neighborhood Commercial [ ] Large Convenience Center [ ] Arterial Commercial [ ] CBD Core Commercial [ ] Regional Commercial [X] Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:
[X] Transportation [X] Rights-Of-Way [X] Police And Fire Protection [X] Parks And Trails [X] Schools
[X] Water [X] Sewer [X] Storm Drainage [X] Electricity [X] Natural Gas [X] Telephone [X] Cable TV

PART III - REQUIRED ATTACHMENTS

7. MAPS: Maps of the subject property indicating roads, any area designated as critical areas, the future land use designation of adjacent properties, and current & proposed future land use designations. Maps are to be provided in both an 8-1/2" by 11" and 11" by 17" format and to a standard engineering scale (e.g. 1:20).

8. SUBMITTAL FOR POLICY/REGULATORY AMENDMENTS: Identification of the proposed amendment indicating the section and paragraph location for the current Comprehensive Plan provision sought to be changed, if any, and including, for text amendments, the specific text sought to be added or amended. (attach)

9. WRITTEN NARRATIVE (required, see attached): (stating the reasons for the request for the amendment and explaining how the proposed amendment meets the criteria in YMC § 16.10.040) SEE ATTACHED

10. TRAFFIC CONCURRENCY (may be required): NA / No Project Proposed

11. ENVIRONMENTAL CHECKLIST (required): SEE ATTACHED

12. SITE PLAN: NA / No Project Proposed

13. AUTHORIZATION: I hereby authorize the submittal of this Comprehensive Plan Amendment Application to the City of Yakima for review.

[Signature]
Property Owner Signature (required)

4/20/15
Date

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

RECEIVED

Page | 4
APR 29 2015
DOC. INDEX # C-1
CITY OF YAKIMA PLANNING DIV.



Supplemental Application For:  
**COMPREHENSIVE PLAN AMENDMENT**  
 YAKIMA MUNICIPAL CODE CHAPTER 16.10

**PART IV - NARRATIVE**

A. Does your proposal address circumstances that have changed since the last time the relevant comprehensive plan map or text was considered? If so, how?

*SEE ATTACHED NARRATIVE FOR ANSWER TO ALL QUESTIONS THIS PAGE.*

B. Does your proposal better implement applicable comprehensive plan policies than the current relevant comprehensive plan map or text? If so, how?

C. Does your proposal correct an obvious mapping error? If so, what is the error?

D. Does your proposal address an identified deficiency in the Comprehensive Plan? If so, what is the deficiency?

E. Is the proposed Comprehensive Plan Amendment coordinated with, and take into consideration, the comprehensive plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100? If so, how?

F. Is the proposed Comprehensive Plan Amendment consistent with the Growth Management Act (GMA), RCW Ch. 36.70A, and the Yakima County-Wide Planning Policy (CWPP)? If so, how?

G. Have the cumulative impacts of all comprehensive plan amendments been considered in the evaluation of the proposed amendment? If so, how?

H. For Future Land Use Map changes please provide descriptive information regarding the property, including the status of existing land use, access to sewer and water, as well as the availability of public facilities such as schools, fire and police services.

**Note:** if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

**RECEIVED**

APR 29 2015  
 CITY OF YAKIMA  
 PLANNING DIV.

**DOC.  
 INDEX**

# C-1

## PART IV – COMPREHENSIVE PLAN NARRATIVE

**A. Does your proposal address circumstances that have changed since the last time the relevant comprehensive plan or text was considered? If so, how?**

Yes, this proposal addresses circumstances which have changed since the original comprehensive plan was adopted and the most relevant comprehensive plan update. Since the time of the original and updated comprehensive plan adoption, Super Cold Storage, LLC has developed approximately 8 acres of property at the southwest corner of North 20<sup>th</sup> Avenue and River Road. The existing complex located at North 20<sup>th</sup> Avenue and River Road is approximately one-half mile west of this subject property. That expansion has been the construction of a series of controlled atmosphere buildings. The approximate 8 acre site is completely built out and there is no longer room for expansion at this site. Additionally, the subject property abuts Washington Fruit and Cold Storage on the east, which over the last 3 years has successfully changed the Future Land Use Map and zoning district in this area on over 75 acres. The Washington Fruit and Cold Storage and its subsidiary companies currently control approximately 100 acres of property, which is slated to be their agricultural campus. Construction of fruit packing lines, storage facilities and a new office has been an ongoing process at the Washington Fruit and Cold Storage Company facility and is expected to continue for some time. Washington Fruit and Cold Storage Company have taken an enormous amount of Light-industrial property out of the market, especially at this general location. This is a substantial change in circumstances in the overall area that has acted like a magnet for other companies to locate in this area.

Due to growth in the fruit industry and the build out of their current location, the property owner has had to look at expansion plans. The only available property in the immediate area that will compliment their existing facility at North 20<sup>th</sup> Avenue/River Road is the subject property. Since the property abuts an existing agricultural facility, it only made sense that this would be a logical location for an expansion site. Therefore, the property owner had the foresight to purchase the property for future expansion.

The subject property was once of portion of property that was slated for construction of a Regional Mall referred to as River Pointe Landing. However, due to the poor economy and other factors the mall was never constructed and the property has been sold off in pieces over the last couple of years. A change in the zoning of the Mill Site Property (aka Boise Cascade Property) from industrial use to commercial use has further eroded the potential for industrial users to locate on large industrial properties.

Other changes in circumstances include the introduction of the dedicated industrial wastewater sewer line in this area and the widening of River Road as it serves this property between North 6<sup>th</sup> Avenue and North 16<sup>th</sup> Avenue from a two-lane rural roadway section road to a three-lane urban section roadway. The lanes of North 16<sup>th</sup> Avenue, north of River Road to State Route 12, were recently increased in width to provide a continuous left-turn pocket which keeps traffic free flowing along this section of roadway, thus making the traffic flow excellent for semi-truck traffic. These changes

DOC.  
INDEX

#

C-1

RECEIVED

APR 29 2015

CITY OF YAKIMA  
PLANNING DIV.

in circumstances have made the subject property and surrounding area desirable for industrial development.

Based on the above findings, there have been substantial changes in circumstances which warrant a change in the comprehensive land use and zoning of the property to accommodate future industrial growth.

**B. Does your proposal better implement applicable comprehensive plan policies than the current relevant comprehensive plan map or text? If so, how?**

Yes, this proposal better implements applicable comprehensive plan policies than the current relevant comprehensive plan map because the change will permit an existing business to expand its existing storage facilities within the same geographic area as its other storage facilities. These controlled atmosphere buildings are temporary storage facilities which feed the larger fruit processing plants located in the immediate area and along State Route 12. This proposal better implements the comprehensive plan policies because it retains industrial uses in a particular geographic area that is well served with all necessary infrastructure such as adequate water, industrial waste water lines, transportation facilities and neighboring fruit processing facilities.

The proposal better implements the applicable plan policies because it meets the following goals and policies:

**Goal 3.13 – Provide sufficient and suitable land for industrial uses to help create job opportunities and to promote economic growth.**

Policy 3.13.1 – Locate industries in areas where public facilities are available and have adequate transportation access.

Policy 3.13.6 – New storage, warehousing, and light industrial; development shall be located in clusters with existing development.

**C. Does your proposal correct an obvious mapping error? If so, how?**

No, it does not appear that an obvious mapping error occurred. This is a voluntary request on behalf of the property owner, which complies with the comprehensive plan and promotes economic development.

**D. Does your proposal address an identified deficiency in the Comprehensive Plan? If so, what is the deficiency?**

This proposal does involve an identified deficiency in the comprehensive plan. The deficiency deals with the fact that there is a need for areas of expansion for established uses. Specifically, many industrial areas are located in existing clusters that do not

DOC.  
INDEX  
# C-1

RECEIVED  
APR 29 2015  
CITY OF YAKIMA  
PLANNING DIV.

permit expansion beyond their current borders because the cluster is fully developed. It is therefore, necessary to expand into other zones provided it is in conjunction with expansion of existing land use in the area. Currently, the City of Yakima has no industrial zoned property in this area which permits the expansion of existing uses at this specific location, as property in the area is either controlled by others in the agricultural industry or too small to develop any meaningful facility. The subject property is vacant and no uses are being displaced. This request fulfills that deficiency by providing additional lands for future industrial growth that can be accommodated with adequate and appropriate infrastructure and also supports existing nearby facilities which can only be permitted in the Light Industrial Zoning District.

**E. Is the proposed Comprehensive Plan Amendment coordinated with, and take into consideration, the comprehensive plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100? If so, how?**

Yes, this proposal is consistent with RCW 36.70A.100. This application is part of the annual comprehensive plan update for the Yakima Urban Area Comprehensive Plan. The City of Yakima coordinates this update with Yakima County for consistency between the jurisdictions.

**F. Is the proposed Comprehensive Plan Amendment consistent with the Growth Management Act (GMA), RCW Ch.36.70A, and the Yakima County-wide Planning Policy (CWPP)? If so, how?**

Yes, this proposal is consistent with the Growth Management Act and the Yakima County-wide Planning Policy because the proposal directs urban growth to an existing urban area (within City Limits first) and encourages infill in an area where all urban level services and facilities are currently provided or can easily be extended. The proposal reduces sprawl and is served with an adequate transportation system. This proposal also encourages economic development in the urban area and provides jobs and goods and services for the surrounding neighborhood and the general Yakima Area.

**G. Have the cumulative impacts of all comprehensive plan amendments been considered in the evaluation of the proposed amendment? If so, how?**

The cumulative impacts of all comprehensive plan amendments are determined by the jurisdiction processing the proposed amendment. In this situation, the impact will result in a shift away from commercial uses to industrial uses. However, the impact should be minimal because the property under consideration is well suited for the intended use, as it provides property large enough for industrial uses and is served with all necessary infrastructures to support the requested change. Additionally, the anticipated development potential of the Mill Site Property (aka Boise Cascade property) will more than compensate for the loss of this property's change from commercial zoning to industrial zoning.

RECEIVED

APR 29 2015

CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX  
# C-1

**H. For Future Land Use Map changes, please provide descriptive information regarding the property, including the status of existing land use, access to sewer and water, as well as the availability of public facilities such as schools, fire and police services.**

The subject property is currently vacant. All urban services and facilities are available to the property, or can easily be extended to the property, as needed. The site is currently served with water, sanitary sewer, easy access to the local transportation network and Interstate system. Thus, the property is well suited for the intended industrial development.

RECEIVED

APR 29 2015

CITY OF YAKIMA  
PLANNING DIV.

DOC.

INDEX

# C-1



Supplemental Application For:  
**REZONES**  
 YAKIMA MUNICIPAL CODE CHAPTER 15.23

RECEIVED  
 APR 29 2015  
 CITY OF YAKIMA  
 PLANNING DIV

**PART II - APPLICATION INFORMATION**

1. EXISTING ZONING OF SUBJECT PROPERTY:

SR  R-1  R-2  R-3  B-1  B-2  HB  SCC  LCC  CBD  GC  AS  RD  M-1  M-2

2. DESIRED ZONING OF SUBJECT PROPERTY:

SR  R-1  R-2  R-3  B-1  B-2  HB  SCC  LCC  CBD  GC  AS  RD  M-1  M-2

3. ZONING OF ADJOINING PROPERTY (check all that apply):

SR  R-1  R-2  R-3  B-1  B-2  HB  SCC  LCC  CBD  GC  AS  RD  M-1  M-2

4. EXISTING FUTURE LAND USE DESIGNATION:

Low Density Residential     Medium Density Residential     High Density Residential     Professional Office  
 Neighborhood Commercial     Large Convenience Center     Arterial Commercial     CBD Core Commercial  
 Regional Commercial     Industrial

5. PROPOSED FUTURE LAND USE DESIGNATION:

Is there a proposed change to the Future Land Use Map?

If so what is the proposed future land use designation?

Low Density Residential     Medium Density Residential     High Density Residential     Professional Office  
 Neighborhood Commercial     Large Convenience Center     Arterial Commercial     CBD Core Commercial  
 Regional Commercial     Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

Transportation     Rights-Of-Way     Police And Fire Protection     Parks And Trails     Schools  
 Water     Sewer     Storm Drainage     Electricity     Natural Gas     Telephone     Cable TV

**PART III - REQUIRED ATTACHMENTS**

7. WRITTEN NARRATIVE (required): (stating the reason for the request for the rezone, explaining how the proposed amendment meets the proposed rezone request) *SEE ATTACHED NARRATIVE*

8. ENVIRONMENTAL CHECKLIST (required): *SEE ATTACHED*

9. TRAFFIC CONCURRENCY (may be required): *NA - NO PROJECT PROPOSED*

10. SITE PLAN (required if the rezone is associated with land use development): *NA - NO PROJECT PROPOSED*

11. AUTHORIZATION:

I hereby authorize the submittal of this Rezone or Text Amendment Application to the City of Yakima for review.

*[Handwritten Signature]*

Property Owner Signature (required)

*4/23/15*

Date

DOC.  
 INDEX  
 # C-1

**Note:** if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183



Supplemental Application For:  
**REZONES**  
YAKIMA MUNICIPAL CODE CHAPTER 15.23

**PART IV - NARRATIVE**

I. How is the subject property suitable for uses permitted under the proposed zoning?

*SEE ATTACHED NARRATIVE FOR ANSWER TO ALL QUESTIONS THIS PAGE.*

What is the status of existing land use?

J. How is the rezone request in compliance with and/or how does the request deviate from the Yakima Urban Area Comprehensive Plan?

K. Are there adequate public facilities, such as traffic capacity, sewer services, potable water, stormwater drainage, schools, fire and police services, and other public services and infrastructure existing on and around the subject property?

Are the existing public facilities capable of supporting the most intensive use of the new (requested) zone? If not, what mitigating measures are going to be implemented to address any short falls in public services that may exist?

L. How is the proposed zone change compatible with the existing neighboring uses?

What mitigating measures are planned to address incompatibility, such as sitescreening, buffering building design, open space traffic flow alteration, etc.?

M. What is the public need for the proposed change?

**Note:** if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

**RECEIVED**  
Page | 7  
APR 29 2015  
CITY OF YAKIMA  
PLANNING DIV.  
DOC.  
INDEX  
# C-1

## PART IV – REZONE NARRATIVE

### **I. How is the subject property suitable for uses permitted under the proposed zoning?**

The property is well suited for all Light Industrial uses permitted under the proposed zoning. The property is flat and is currently served with all necessary infrastructure, transportation facilities and public services. The property has direct access to River Road on the south and has the 27-inch industrial waste water line located on the south and east sides of the property. Access to the state and federal highway system is located at the north end of North 16<sup>th</sup> Avenue approximately 2,500 feet to the northwest. The general area currently has industrial uses located within the neighborhood. Adjoining property to the east/north east is currently owned and being developed with Washington Fruit and Produce Company's fruit processing facility and associated storage buildings. The intent behind this rezone is for the purpose of similar type agricultural storage facilities (i.e. controlled atmosphere buildings), if the rezone is approved. The proposed rezone is to benefit and compliment an existing storage facility which is located approximately one-half mile to the west. This provides that business the opportunity to have their storage facilities all located in a single area, which helps them coordinate their business in an efficient manner. The project also benefits the City of Yakima by concentrating industrial uses in a single location, or general area, which use and need the industrial-type infrastructure, services and facilities that the City provides. Industrial uses also provide well paying jobs, which are also desirable for the community.

### **What is the status of the existing land use?**

The subject property consists of approximately 7 acres, in 2 parcels. The property is currently vacant and has no structures located on it. All urban services and facilities are available to the property, or can easily be extended to the property, as needed.

### **J. How is the rezone request in compliance with and/or how does the request deviate from the Yakima Urban Area Comprehensive Plan?**

The rezone request is in compliance with the Yakima Urban Area Comprehensive Plan because it meets the intent behind the text of the plan as it deals with the Industrial definition. Specifically, as defined by the comprehensive plan, this proposal and general area meets the intent of the industrial designation because the Industrial designation is a *"range of activities, including construction businesses, manufacturing, transportation, communication, utilities, and wholesale and warehouse activities, which may include some accessory office and retail use."*

DOC.  
INDEX  
# C-1

RECEIVED  
APR 29 2015  
CITY OF YAKIMA  
PLANNING DIV.

This proposal meets that definition and is further supported by the following goals and policies:

**Goal 3.13 – Provide sufficient and suitable land for industrial uses to help create job opportunities and to promote economic growth.**

Policy 3.13.1 – Locate industries in areas where public facilities are available and have adequate transportation access.

Policy 3.13.6 – New storage, warehousing, and light industrial; development shall be located in clusters with existing development.

**K. Are there adequate public facilities, such as traffic capacity, sewer services, potable water, stormwater drainage, schools, fire and police services, and other public services and infrastructure existing on the and around the subject property?**

Yes, there are adequate public facilities to serve this proposal. The property lies north of River Road, a 3-lane hard surfaced collector/arterial. The roadway has adequate capacity for future industrial growth and has been designed with this growth in mind. Access to the site is exceptional and can gain access to major urban arterials and the highway system with ease. The property is served with all other infrastructure including domestic water, sanitary sewer, industrial waste water, electricity, telephone and any other needed utilities. Utilities not adjacent to the site can easily be extended to serve these properties. Additionally, the site is protected by the Yakima Police and Fire Departments.

**Are the existing public facilities capable of supporting the most intensive use of the new (requested) zone? If not, what mitigating measures are going to be implemented to address any short falls in public services that may exist?**

Yes, this property can be served with the existing facilities capable of supporting the most intensive uses, as the site is served by a 27-inch industrial waste water main and 16-inch water main. Other smaller (8-inch & 12-inch) water lines are also located in the immediate area, which ensures adequate fire protection. If any service or facility deficiency exists in the delivery of services, necessary mitigation will take place by the developer to ensure adequate public services and facilities are in place at his/her/their expense through future SEPA and land use concurrency requirements, upon the development of the property.

**L. How is the proposed zone change compatible with the existing neighboring uses?**

The proposed zone change is compatible with existing neighboring land uses because surrounding properties that lie directly to the east and south are currently zoned Light Industrial and consist of fruit processing facilities/storage and light industrial type retail sales, retail storage and service establishments. All other property lines adjoin

DOC.  
INDEX  
# CA

RECEIVED  
APR 29 2015  
CITY OF YAKIMA  
PLANNING DIV.

professional businesses, storage facilities or vacant land. There are two professional business properties to the north which are separated from this property by a local access road. This roadway provides a buffer between the subject property and the professional business properties. One of the properties is developed with a medical facility and the other property is vacant. Vacant property is located to the west and a small storage facility is located to the south/southwest. The storage business is an indoor and outdoor mini-storage facility with a small automotive service business and two dwelling units located on it. The two dwellings appear to be used as caretaker units for the businesses located on them. Because the overall facility is multi-use and has a light industrial flair to it, the uses on that property would be compatible with any other industrial uses existing and/or proposed in the immediate area.

Based on these factors, the property owner believes that the proposed zone change is compatible with existing neighboring uses. Because the intended use is similar to many surrounding uses, there is a consistency between the existing and proposed uses and compatibility can be maintained through project permitting and additional site specific plan review. This will ensure compatibility between existing uses and future uses which can be expected to be constructed on the surrounding properties within the adjacent zoning districts.

**What mitigating measures are planned to address incompatibility, such as sitescreening, buffering building design, open space, traffic flow alteration, etc.?**

No mitigation is proposed as part of the rezone request. However, appropriate mitigation is built into the SEPA and zoning codes through regular site plan approval, which would be required as part of any construction on this property. Required mitigation would be implemented at that time.

**M. What is the public need for the proposed change?**

The public need arises from the fact that expansion within some clusters of existing zoning districts does not exist. This means existing businesses and industries have nowhere to expand, once they have completely built-out a zoning district cluster. The clusters cannot expand without a necessary change to the comprehensive plan and rezone of the property. The lack of clusters large enough for expansion has resulted in some businesses having to relocate or construct outside the City Limits of Yakima.

In this instance, the proposed comprehensive plan change and rezone will provide an area for this business to expand within the same general locale as their other storage facility. This provides them with efficiency and ease of management, as the two facilities would only be about one-half mile apart. Most importantly, this proposed change keeps the industrial users in an industrial corridor, along River Road, where the City has provided the necessary infrastructure for this specific type of development (i.e. major arterial

DOC.  
INDEX  
# CA

RECEIVED  
APR 29 2015  
CITY OF YAKIMA  
PLANNING DIV.

roadways, easy access to state highways, adequate water and industrial waste water lines). The public expects successful businesses to expand and remain in Yakima. This rezone meets that public need and perspective, while using the infrastructure provided for it to locate at this location and providing necessary jobs for citizens of the valley.

DOC.  
INDEX  
# C-1

RECEIVED  
APR 29 2015  
CITY OF YAKIMA  
PLANNING DIV.



**Community Development Department  
Code Administration Division**

Receipt Number: CR-15-077429

129 North Second Street, 2nd Floor  
Yakima, Washington 98901

**Receipt Date: 04/29/2015      Cashier: JCRUZ      Payer/Payee Name: SUPER COLD STORAGE LLC**

Application #	Parcel	Fee Description	Original Fee Amount	Amount Paid	Fee Balance
CPA#003-15 1403 & 1405 RIVER RD	18131322012	Comprehensive Plan Amendment	\$500.00	\$500.00	\$0.00
SEPA#009-15 1403 & 1405 RIVER RD	18131322012	SEPA Environmental Review	\$265.00	\$265.00	\$0.00
RZ#003-15 1403 & 1405 RIVER RD	18131322012	Rezone	\$790.00	\$790.00	\$0.00
			<b>Total Paid:</b>	<b>\$1,555.00</b>	
			<b>Tendered Amt:</b>	<b>\$1,555.00</b>	
			<b>Change Due:</b>	<b>\$0.00</b>	

Payment Method	Reference Number	Tendered Amount
CHECK	8649	\$ 1,555.00
<b>Total:</b>		<b>\$1,555.00</b>

<i>Previous Payment History</i>					
Receipt #	Receipt Date	Fee Description	Amount Paid	Application #	Parcel

**DOC.  
INDEX**  
\* C-1

# 2015 COMPREHENSIVE PLAN MAP AMENDMENTS

## City Council Public Hearing

### CHAPTER F

#### WESTWOOD WEST CORP

CPA#006-15, RZ#006-15, SEPA#012-15

EXHIBIT #	DOCUMENT	DATE
F-1	<b>Land Use Application submitted for Comprehensive Plan Map Amendment and Rezone with Narratives</b>	04/29/2015
F-2	<b>Environmental Checklist</b>	04/29/2015
F-3	<b>Submitted Maps:</b> Subject Property, Existing and Proposed Zoning, Existing and Proposed Future Land Use, Critical Areas	04/29/2015
F-4	<b>City Maps:</b> Vicinity, Future Land Use, Zoning, Utilities, & Aerial	04/30/2015
F-5	<b>Determination of Application Completeness</b>	06/01/2015
F-6	<b>Notice of Application and Environmental Review</b> F-6a: Postcard Notice F-6b: Parties and Agencies Notified F-6c: Affidavit of Mailing	06/04/2015
F-7	<b>Public/Agency Comments</b> F-7a: E-mail comments from Gary Wetch (received 06/09/15) F-7b: E-mail comments from Robert & Beverly Valdez (received 06/12/15) F-7c: E-mail comments from Annette Garcia (received 06/17/15) F-7d: Comment letter from Robert Smoot, Yakima Valley Canal Co. (received 06/17/15) F-7e: E-mail comments from Mary Vetter (received 06/18/15) F-7f: Comment letter from Gwen Clear, Department of Ecology (received 06/19/15) F-7g: E-mail comments from Arthur Busch (received 06/23/15) F-7h: E-mail comments from Karen & Joe Zook (received 06/23/15) F-7i: E-mail comments from Steven Branch (received 06/24/15) F-7j: E-mail comments from Nancy Morter (received 06/24/15) F-7k: Comment letter from "Concerned Yakima Citizens" (received 06/24/15) F-7l: E-mail comments from Carl Zarembo (received 08/07/15) F-7m: DST Comments from Mike Shane, Water/Irrigation Engineer F-7n: Comment letter from Janet Stohr (received 10/03/15)	06/09/2015
F-8	<b>Notice of Decision of Final Determination of Non Significance</b> F-8a: Parties and Agencies Notified F-8b: Affidavit of Mailing	07/01/2015
F-9	<b>Letter from Department of Commerce</b>	09/30/2015
F-10	<b>Land Use Action Installation Certificate</b>	10/01/2015
F-11	<b>Notice of YPC Public Hearing</b> F-11a: Press Release and Distribution E- mail F-11b: Parties and Agencies Notified F-11c: Legal Notice F-11d: Affidavit of Mailing	10/01/2015
F-12	<b>Yakima Planning Commission Agenda &amp; Distribution List</b>	10/20/2015
F-13	<b>Staff Report</b>	10/27/2015
F-14	<b>Exhibits Submitted at October 28<sup>th</sup> Public Hearing</b> F-14a: Proposed Zoning Map	10/28/2015

**Proposed Zoning**  
**Westwood West**

- City of Yakima Zoning**
- SR Suburban Residential
  - R-1 Single Family
  - R-2 Two Family
  - R-3 Multi-Family
  - B-1 Professional Business
  - B-2 Local Business
  - HB Historical Business
  - SCC Small Convenience Center
  - LCC Large Convenience Center
  - CBD Central Business District
  - CBD Support
  - GC General Commercial
  - M-1 Light Industrial
  - M-2 Heavy Industrial
  - RD Regional Development
  - AS Airport Support

- Parcels
- All Roads

**RECEIVED**

OCT 28 2015

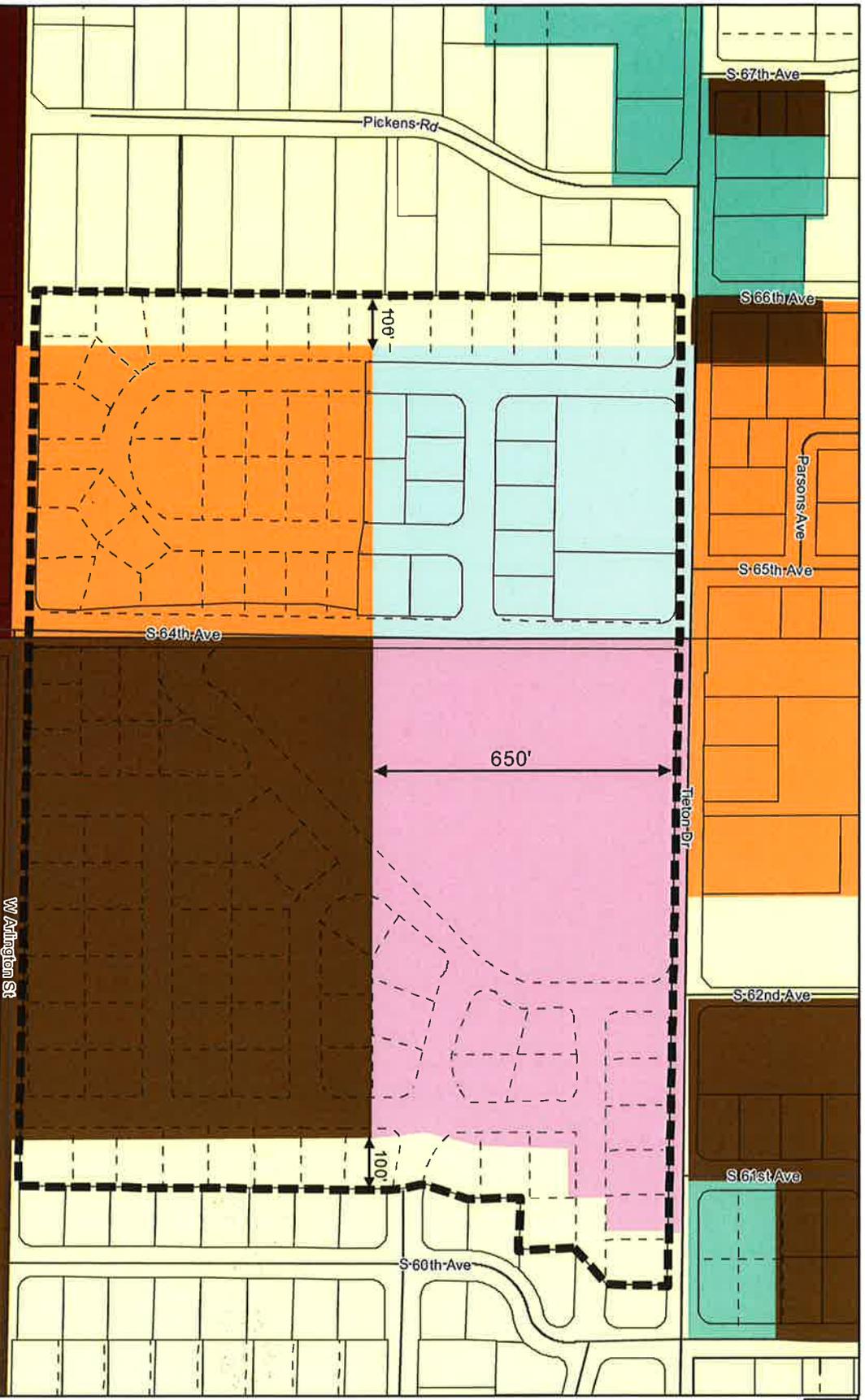
**CITY OF YAKIMA**  
**PLANNING DIV.**

Parcel lot lines are for visual display only. Do not use for legal purposes.

1 inch = 300 feet



Copyright (C) 2014 Yakima County  
 derived from several databases. The  
 accept responsibility for any errors,  
 are no warranties for this product.  
 Date: 4/27/2015



Submitted:  
10/28/15

**DOC. INDEX**  
# F-14a



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

**ask.planning@yakimawa.gov • http://www.yakimawa.gov/services/planning/**

**CITY OF YAKIMA  
FINDINGS of FACT, CONCLUSIONS & RECOMMENDATION  
for  
REQUEST FOR COMPREHENSIVE PLAN AMENDMENT REVIEW**

Application # CPA#006-15

**APPLICANT:** Bill Hordan, Hordan Planning Services  
**PROPERTY OWNER:** Westwood West Corp.  
**APPLICANT ADDRESS:** 410 North 2<sup>nd</sup> St, Yakima, WA 98901  
**PROJECT LOCATION:** 181328-22428, 181329-11428, -11427, -11441, -11429, -11430, -11431, -11432, -11433, -11439, -11438, -11437, -11434, -11435, -11440, and -11436  
**DATE OF REQUEST:** April 29, 2015  
**DATE OF RECOMMENDATION:** October 27, 2015  
**STAFF CONTACT:** Valerie Smith, AICP, Senior Planner

**I. DESCRIPTION OF REQUEST:**

On April 29, 2015, the City of Yakima Department of Community Development received an application for a Comprehensive Plan Amendment (CPA) review for a request to change the Future Land Use designation of 16 parcels from Low Density Residential to Professional Office, Regional Commercial, Medium-density Residential, and High Density Residential, and change the zoning from Single-Family Residential (R-1) to Professional Business (B-1), Small Convenience Center (SCC), Two-Family Residential (R-2), and Multi-Family Residential (R-3). The subject property includes sixteen parcels located in the vicinity of 64<sup>th</sup> Avenue and Tieton Drive, the parcels are currently occupied by Westwood Golf Course.

Summary of Request

The proposal is to change about 45 acres of an approximate 50 acre site. The proposal is as follows: change the future land use designation of eight acres from Low-density Residential to Professional Office and the zoning from Single-Family Residential (R-1) to Professional Business (B-1); change the future land use designation of 15 acres from Low-density Residential to Community Commercial and the zoning from Single-Family Residential (R-1) to Small Convenience Center (SCC); change the future land use designation of 13 acres from Low-density Residential to High-density Residential and the zoning from Single-Family Residential (R-1) to Multi-Family Residential (R-3). Change the future land use designation of nine acres from Low-density Residential to Medium-density Residential and the zoning from Single-Family Residential (R-1) to Two-Family Residential (R-2). Additionally, the Applicant has

DOC  
**INDEX**  
# F-13



proposed two 100-foot buffer areas, approximately five acres total, to remain in Single-Family Residential (R-1) on both the east and west boundaries of the site.

**II. PUBLIC NOTICE:**

<b>Mailing of Notice of Application</b>	<b>June 4, 2015</b>
<b>Public Hearing Notice Mailed and Published</b>	<b>October 1, 2015</b>
<b>Posting of Property</b>	<b>October 1, 2015</b>

**III. CURRENT ZONING AND LAND USE:**

The proposal includes a large 50 acre site, of which 45 acres would be subject site proposed for future land use designation and zoning changes. The remaining five acres will retain the Low-density Residential future land use and Single-Family Residential (R-1) zoning to act as a buffer for the existing adjacent neighborhoods. Adjacent properties to this site have the following zoning and land use characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North <i>(across Tieton Dr.)</i>	R-1/R-2/R-3/B-2	Single-family residences, duplexes, multi-family buildings, church, office buildings, gas station/convenience store
South	R-3/GC	Vacant/agricultural use
East	R-1	Single-family residences
West	R-1/B-2	Single-family residences, produce market/nursery, gas station/convenience store

**IV. FACTS:**

**A. Environmental Review.**

This is a non-project application without a specific use or site plan to be considered. Environmental Review (SEPA) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on July 1, 2015. No appeals were filed.

**B. Comments Received**

General

The file containing the complete application is available for public review at the City of Yakima Planning Division, 2<sup>nd</sup> Floor City Hall, 129 North 2<sup>nd</sup> St, Yakima, WA.

Within the file are letters, emails and testimony received regarding this Comprehensive Plan Amendment, including, but not limited to: requests for further information, approximately forty-eight signatures on a petition opposing this CPA, and approximately fifty written requests to be added to the Parties of Record list. The individual letters of opposition expressed areas of concern, and are as summarized below:

- a) The surrounding area and uses are R-1, and low-density in character;
- b) This proposal would bring more traffic to the area, would need to have a Traffic Study conducted;
- c) No through traffic/access should be allowed off of MacLaren Street;
- d) The surrounding property owners wish to see this area remain a Golf Course;
- e) The surrounding property owners expressed concern about this proposal having a negative impact on their property values.

Yakima Valley Canal Co.

The subject property is within Yakima Valley Canal Company's service area. Yakima Valley Canal Company has no objection to development of subject property, as long as it complies with Yakima Valley Canal Company Bylaws Article XXIV: Company Participation in Subdivision of Tracts Subject to Water Rights....

Department of Ecology

Toxic Clean-up: based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.

DST Meeting held on September 8, 2015

This site is in the service area for the Nob Hill Water Association. Nob Hill Water has indicated that water service is available to the site, and at the time of development water service could be provided.

Sewer service is provided to the area by the City of Yakima. The City of Yakima Wastewater Division has indicated that sewer service is available to the site, and at the time of development sewer service could be provided.

Access to the site is provided via Tieton Drive and South 64<sup>th</sup> Avenue, which are both designated as Minor Arterials requiring 80 feet of right-of-way. West Arlington Street, which is designated as Local Access requiring 50 feet of right-of-way, could also be used as access in the future.

**C. Comprehensive Plan Amendment (CPA) Approval Criteria.**

The 2006 Yakima Urban Area Comprehensive Plan, Future Land Use Map designates this area as Low-density Residential. In accordance with the provisions of the Yakima Municipal Code, the following criteria must be considered in the review of any proposed amendment to the Yakima Urban Area Comprehensive Plan.

16.10.040 (1): To alter the Future Land Use Map or other plan policy map, or effect a Comprehensive Plan Text Amendment, the proposed amendment must do one or more of the following:

(a) Address circumstances that have changed since the last time the relevant Comprehensive Plan map or text was considered:

*Staff Response: the following circumstances have changed since the last time a relevant Comprehensive Plan was considered:*

*Residential and commercial growth in the area has been significant, and multiple infill projects have occurred. However, the infill projects that have occurred are low-density development, and the growth has not provided for a variety of densities. This proposal provides for a variety of residential densities to accommodate the expected and continued growth in this general area.*

*Additional changes to the area include improvements to the infrastructure in the surrounding area which provide excellent opportunity for infill and easy connection to city services. As the application's narrative attests, the decline in the golf industry is a circumstance that has changed since last consideration of this area in the Comprehensive Plan map. The number of golf rounds played per year has steadily decreased, which has negative impacts on the local economy. Because of this, the property owner is requesting the designation and zone changes.*

(b) Better implement applicable Comprehensive Plan policies than the current relevant Comprehensive Plan map or text:

*Staff Response: This proposal is a mix of all residential densities, neighborhood commercial and professional office space. This proposal better implements the applicable plan policies because it meets the following goals and policies:*

**Goal 3.1—PROVIDE FOR A BROAD DISTRIBUTION OF HOUSING IN YAKIMA THAT MEETS THE AFFORDABILITY AND NEIGHBORHOOD DESIGN NEEDS OF THE PUBLIC.**

**Policy 3.1.1—High Density Residential.**

**Policy 3.1.1.1—Development shall be at an overall density of 12 dwelling units per acre or more. Recommended zones: Two-Family Residential (R-2) and Multi-Family Residential (R-3), Professional Business District (B-1), and Central Business District (CBD).**

**Policy 3.1.1.2—Permitted housing type include townhouses, condominium, multi-family and manufactured housing.**

**Policy 3.1.1.3—Provide high-density residential as a transitional use between commercial/office and medium density residential areas.**

**Policy 3.1.1.4—Development shall be located along arterial or collector streets and should have good access to public transit.**

**Policy 3.1.1.5—Sidewalk shall be provided in the development site with connections to existing and proposed pedestrian sidewalk systems.**

**Policy 3.1.2.1—Residential Planned Development (PD) can be developed if the size of a development exceeds 20 acres**

**Policy 3.1.2.2—Residential PD allows new development to provide a mixture of housing sizes and prices and to provide incentives for developers to include affordable units in higher cost developments.**

**Policy 3.1.2.3—Residential PD requires a new development to include open space recreation areas, trails, sidewalks, street lights, landscaping and underground utilities in exchange for site design flexibility and density bonus. This allows neighborhood commercial uses to be located within a Residential PD.**

**Goal 3.3—PRESERVE EXISTING NEIGHBORHOODS**

**Policies:**

**3.3.1 Preserve the character of neighborhoods such as historical character, architecture, natural features and layout.**

**3.3.2 Ensure that new development is compatible in scale, style, density and aesthetic quality to an established neighborhood.**

**Goal 3.6—PROVIDE OPPORTUNITIES FOR OFFICE DEVELOPMENT TO PROMOTE ECONOMIC GROWTH AND TO MEET THE NEED FOR OFFICE SPACE IN THE YAKIMA URBAN AREA**

*Policies:*

- 3.6.1 Encourage clustering of office development in concentrated areas.*
- 3.6.2 Use offices as transitional uses between commercial and residential areas.*
- 3.6.3 Promote small-scale office development that will not have significant adverse impacts on adjacent neighborhoods.*
- 3.6.4 Encourage placing parking lots behind buildings, or along the side of buildings.*
- 3.6.6 Encourage the development of a high quality, campus style office park through Commercial Planned Development (Commercial PD) or when associated with a master plan development and/or Regional Commercial designation.*

**Goal 3.11—PROVIDE MEDIUM SCALE COMMERCIAL USES THAT SERVE MULTIPLE NIEGHBORHOODS AND RESIDENTIAL AREAS.**

*Policies:*

- 3.11.2 The typical size of a Community Commercial development is 10-30 acres and serves a population of 10,000-80,000 people.*
- 3.11.3 Community Commercial uses shall be located along principal arterials, or at the intersection of a principal arterial and minor arterial.*
- 3.11.4 Community Commercial may be allowed when water and sewer service, street improvements, traffic control devices, municipal services and other development related-improvements are in place or other financial securities have been obtained.*
- 3.11.5 A development plan is required if the proposed development exceeds ten acres in size.*
- 3.11.6 Transit service and safe bus stop areas should be provided and placed on streets that would accommodate the transit route.*
- 3.11.7 Adequate buffering shall be provided between adjacent residential land uses. In some larger sites the need to use similar buffer found in the regional commercial designation might be encouraged.*
- 3.11.8 No motor vehicle access to the commercial site shall be routed through residential areas using local access functional classification roads.*
- 3.11.9 A traffic impact assessment may be required.*
- 3.11.10 "Transitional zoning" may also be considered placing higher density residential uses between single-family residential and commercial areas.*

**Goal 4.1—ENSURE THAT THE LOCAL ECONOMY CONTINUES TO REVITALIZE AND THAT NEW 21<sup>ST</sup> CENTURY JOBS IN ALL AGE LEVELS ARE AVAILABLE FOR RESIDENTS.**

*Policies:*

- 4.1.1 The City and County will demonstrate their commitment to long-term economic growth by promoting a diverse economic base, providing opportunity for all residents. Growth that helps raise the average annual wage rate of community residents and preserves the environmental quality and livability of the community is viable growth and will improve lifestyle of residents.*
- 4.1.2 Economic growth will be supported by master planned and mixed use development in existing nodes (such as downtown) and redevelopment opportunities (such as the Boise Cascade lumber sawmill site, race track, etc.)*
- 4.1.3 Stimulate economic development that will diversify and strengthen economic activity and provide primary and secondary job opportunities for local residents.*

4.1.4 Encourage redevelopment of key properties in the City through use of local, state and federal funding opportunities and public/private partnerships to strengthen Yakima's position as a regional economic center through redevelopment and revitalization.

**Goal 4.2—PROVIDE ADEQUATE SERVICES TO PROPERTIES TO PROMOTE DIVERSIFIED ECONOMIC GROWTH.**

**Policies:**

4.2.1 The City will work in public-private partnerships to ensure that infrastructure investments are undertaken to support economic development.

4.2.2 Coordinate land use planning to ensure that industrial and commercial uses are placed where transportation accessibility is or is planned to be greatest.

In addition, this proposal better implements the Plan because the proposed mixture of residential and commercial uses provides opportunity to diversify the economic base of the community, and neighborhood. The proposal also provides the opportunity to develop the property through a master plan, and encourages development within the City limits and ensures that necessary infrastructure, such as transportation accessibility, is available to the commercial uses.

Residential designations proposed in this Amendment provide for a broad distribution of housing in Yakima that meets the affordability and neighborhood design of the public, while providing a transitional use between residential and commercial uses. Future projects may be developed by the Residential Planned development aspect of the zoning code and will preserve existing neighborhoods. The proposed office designation encourages clustering of professional businesses, and promotes the economic growth and meets the need for office space in the Yakima Urban Area and specifically in the West Valley Area.

(c) Correct an obvious mapping error:

Staff Response: An obvious mapping error did not occur.

(d) Address an identified deficiency in the Comprehensive Plan:

Staff Response: This request addresses the City's limited available supply of property designated for higher density residential development. The high-density, Multi-Family Residential (R-3) zoning district has a total of 1,049.3 acres, and of that total, only 180 acres are vacant (vacant= assessed value of less than \$5,000 in improvements).

However, the vacant R-3 property is not all prime for development because 88% is being utilized for agricultural uses. At present approximately 21 acres is available for future growth and development. This amount is not adequate to serve the needs of the growing population over the next 20-year planning horizon of the Yakima Urban Area Comprehensive Plan. This proposal and the other CPAs, if approved, will cumulatively add approximately 81 acres of property which is prime for high-density residential development.

The other proposed designations included are a mixture of Professional Office/Professional Business (B-1), Regional Commercial/Small Convenience Center (SCC), and Medium-density Residential/Two-Family Residential (R-2).

*The Planning Staff's Analysis of Zoning Districts by Acres memo that was presented to the Yakima Planning Commission on July 20, 2015, identifies other deficiencies in the Comprehensive Plan Map. As shown, the City has an abundance of low-density residential, and is in need for a mixture of the Professional Office, Regional Commercial and higher density residential. These deficiencies include:*

- a) The B-1 zoning district is only 2% of the total land use categories within the City of Yakima, compared to the 38% that is R-1 zoning. The total vacant land within the B-1 zoning district is 28.13 acres. This amount of vacant B-1 land is not adequate to serve the current population or 20-year population's needs.*
- b) The SCC zoning district is also only 2% of the total land use categories, an indication that the City needs a better balance of commercial and professional office space.*
- c) The R-2 zoning district is sufficient at 12% of the land use categories, however, a more equal balance between the R-1(38%), R-2(12%) and R-3(6%) residential categories is desirable, and a variety of residential densities would be in compliance with the Growth Management Act.*

*This CPA proposal will help increase the amount of Professional Office/Professional Business (B-1), Regional Commercial/Small Convenience Center (SCC), Medium-density Residential/Two-Family Residential (R-2) and High-density Residential/Multi-family Residential (R-3), while decreasing the imbalance between available land use categories.*

(e) Is the proposed CPA coordinated with, and take into consideration, the Comprehensive Plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100?

*Staff Response: This proposal is consistent with RCW 36.70A.100. This application is part of the annual CPA cycle for the Yakima Urban Area Comprehensive Plan which the City of Yakima coordinates with adjacent jurisdictions.*

(f) Proposed CPAs must be consistent with the Growth Management Act (GMA), Ch. 36.70A. RCW, and the Yakima County Wide Planning Policies (CWPP).

*Staff Response: This proposal is consistent with the Growth Management Act and the Yakima Countywide Planning Policies because the proposal encourages infill in the area where all urban level services and facilities are currently provided. The proposal reduces sprawl and is served with an adequate transportation system. This proposal also encourages economic development in the urban area and provides jobs for the surrounding neighborhood and general Yakima Area. This proposal allows for the opportunity for mixed uses, utilizing creative and innovative development through the City's Zoning and Planned Development Ordinances.*

(g) Cumulative impacts of all CPAs, including those approved since the original adoption of the Comprehensive Plan, shall be considered in the evaluation of any proposed amendments.

*Staff Response: While this is a complex proposal the overall impact of this proposal has minimal significance due to the amount of Low Density Residential that exists within the City. If all of the Comp Plan Amendments are approved the total Low Density Residential that would be lost is approximately 100 acres, which is less than two percent of the total amount throughout the city.*

(h) For Future Land Use Map changes, please provide descriptive information regarding the property, including the status of existing land use, access to sewer and water, as well as the

availability of public facilities such as schools, fire and police services.

*Staff Response: The subject property is approximately 50 acres, a used currently as a 9-hole golf course. The site consists of a clubhouse, driving range, maintenance shop, golf cart storage building and a parking lot. All utilities and services are available throughout and surrounding the site, which will have the capacity to adequately serve a mix of uses, and future capacities.*

*The property has direct access to Tieton Drive, a Principal Arterial, and is bisected by S. 64<sup>th</sup> Avenue, which is a Collector Arterial. Extension and connection of W. Arlington Street, a Local Access Street, to S. 64<sup>th</sup> Avenue, is also an option, however, will be determined by site design of future development projects. Additionally, the site is served by Yakima Police and Fire Departments.*

*The sixteen parcels were established by long plat in October 1969. If this Amendment is approved, and prior to any new development locating on this site, the property owner will be required to undergo a subdivision process to align the future property lines with the underlying zoning. The appropriate type of subdivision application (i.e. short plat, long plat, lot line adjustment, etc.) will be dependent on the overall design and master planning of the site.*

#### **D. REZONE APPROVAL CRITERIA**

In accordance with the provisions of the Yakima Municipal Code (YMC) § 15.23.030, recommendations to approve or deny proposed rezones shall include the following considerations:

##### **(1) Testimony at public hearing.**

A Notice of Application was mailed to all property owners within 300-feet of the subject properties on June 4, 2015, wherein they were invited to submit written and/or provide oral comments on this proposed amendment. Approximately forty-eight signatures on a petition opposing this CPA, and approximately fifty written requests to be added to the Parties of Record list were submitted during the comment period. The individual letters of opposition expressed areas of concern, and are as summarized below:

- a) The surrounding area and uses are R-1, and low-density in character;
- b) This proposal would bring more traffic to the area, would need to have a Traffic Study conducted;
- c) No through traffic/access should be allowed off of MacLaren Street;
- d) The surrounding property owners wish to see this area remain a Golf Course;
- e) The adjacent property owners expressed concern about this proposal having a negative impact on their property values.

Public testimony was given at the Yakima Planning Commission's study session on August 17th, 2015. Additionally, if during the course of the hearing, new public comments are received it may be appropriate for the Planning Commission to modify the staff's recommendation.

##### **(2) The suitability of property in question for uses permitted under the proposed zoning.**

The subject property is generally flat, can be served with all necessary public utilities and is accessible from Tieton Drive, as well as, S. 64<sup>th</sup> Avenue. The property is pre-planning for mixed use development, including office buildings, a variety of housing

at a range of densities, and neighborhood serving commercial uses. The applicant has stated that future development will be design as a shopping center atmosphere which will prevent strip commercial development from occurring. The property is generally located in a mixed use neighborhood with surrounding zoning districts of R-1, R-2, R-3, B-2, and General Commercial. The remaining R-1 residential, located east and west of the site, as well as, other residential will act as a buffer between the existing residential and any future commercial uses. Depending on site design and compliance with Title 15 development standards, and the large size of the overall property, approximately 50 acres, the site should be well suited for uses within each proposed zoning district.

**(3) The recommendations from interested agencies and departments.**

No agencies or departments have registered any opposition to this non-project rezone.

**(4) Compliance with the Comprehensive Plan.**

The Yakima Urban Area Comprehensive Plan defines the proposed future land use designations as follows:

- Professional Office – “A wide range of office uses, such as financial institutions, real estate, insurance, engineering, legal, medical offices and other similar business uses, specifically permitted by the applicable zoning district.”
- Community Commercial – “medium scale commercial uses that serve multiple neighborhoods and residential areas in the community. These areas are typically located along a principal arterial, or selected minor arterial or at the intersection of a principal arterial and a minor arterial street.”
- High Density Residential – “Multi-family residential development may include apartments, condominiums and townhouses, containing 12 or more dwelling units per acre. A limited range of other mixed land uses may be permitted, such as some professional offices and community services.”
- Medium Density Residential – “Characterized by a mixture of single-family detached residences and duplexes, with a variety of other housing types at a residential density ranging between 7.0 and 11.0 dwelling units per acre.”

This proposal meets these definitions and is further supported by the many goals and policies mentioned above in item B of the CPA Approval Criteria.

**(5) The adequacy of public facilities, such as roads, sewer, water, and other required public services.**

This property is currently being served by all public facilities, and those facilities will have adequate capacities to serve a mixture of land uses.

**(6) The compatibility of the proposed zone change and associated uses with neighboring land uses.**

As stated in the Applicant’s Narrative, and staff analysis, the proposed zone changes are compatible with existing neighboring land uses. To the north, the subject property fronts Tieton Drive, and the proposal is to have commercial uses in that area. These commercial uses will be compatible with the existing uses across Tieton Drive, which are a mixture of vacant land, single-family residences, two-family residences, multi-family residences, professional office space, a convenience center, and a church.

Properties to the east and west contain single-family residences. This proposed amendment retains a buffer of Single-Family Residential (R-1) zoning to match the existing residential uses, to the east and west, in order to ensure compatibility is maintained. Property to the south is currently undeveloped and is presently used for agricultural purposes. However, the property to the south, which lies east of S 64<sup>th</sup> Avenue, is zoned Multi-Family Residential (R-3). This proposal intends to have the same zoning, aligning with the southeast property boundary. The property adjacent to the southwest boundary, west of S. 64<sup>th</sup> Avenue, is zoned General Commercial. The General Commercial zoned property to the south is much lower in elevation and is likely to have commercial development constructed on it. This application proposes Two-Family Residential (R-2) zoning, and the difference in elevation will help ensure compatibility between the uses.

**(6a) What mitigating measures are planned to address incompatibility, such as sitescreening, buffering building design, open space, traffic flow alteration, etc.?**

No mitigation has been required as part of this non-project rezone request. However, the Applicant has designed the proposal with specific mitigation measures by providing zoning buffers between existing development and future development. The application proposes a 100-foot buffer of R-1 zoned property along the west and east property lines to match the existing R-1 zoning district of those abutting properties. The intent is to ensure compatibility is maintained at those locations because this concept keeps the existing zoning district. Thus, the only use that can be constructed in this zoning district will be a residential use. Beyond this intentional buffer, at this time, no other mitigation is proposed as part of this non-project rezone request.

**(7) The public need for the proposed change.**

The public need is that there is a shortage of large parcels prime for R-3 and B-1 zoning districts within the City Limits, and specifically in the West Valley Area. The subject property can be served with full urban services, facilities, and there is no need to wait to develop this property. It will provide small convenience shopping center, and other office space in the area, as well as, economic development and jobs. The large parcels are a great opportunity for infill, as the surrounding areas are generally at build-out capacity for development. This proposal is adequate to meet the demand of the residential needs, and meets the intent of the Growth Management Act as this proposal will provide a mix of uses, including residential, while preventing the undesirable strip mall development and residential sprawling.

**E. CONCLUSIONS:**

1. The amendment is complex in nature, but appropriate for the area.
2. No adverse impacts have been identified by the approval of this amendment and rezone request.
3. The requested rezone better supports the current use of the property.
4. The property is currently served by all necessary public utilities.
5. Prior to any new development, the property owner shall submit appropriate subdivision and planned development applications and comply with applicable development standards including, but not limited to: YMC Titles 12, 14 and 15.

**V. RECOMMENDATION**

The Community Development Department recommends APPROVAL of this amendment request from Low Density Residential to Professional Office, Regional Commercial, Medium-density Residential, and High Density Residential, and APPROVAL of the concurrent rezone from Single-Family Residential (R-1) to Professional Business (B-1), Small Convenience Center (SCC), Two-Family Residential (R-2), and Multi-Family Residential (R-3).

RECOMMENDATION made this 27th day of October, 2015,



\_\_\_\_\_  
Valerie Smith, AICP, Senior Planner  
Department of Community Development, Planning Division



**COMMUNITY DEVELOPMENT DEPARTMENT**

*Joan Davenport, AICP, Director*

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

***www.yakimawa.gov/services/planning***

**City of Yakima Planning Commission**

**PUBLIC HEARING**

**City Hall Council Chambers**

**Tuesday October 27, 2015**

**3:30 p.m. - 5:00 p.m.**

**YPC Members:**

**Chairman Dave Fonfara, Vice-Chair Scott Clark, Al Rose,  
Bill Cook, Patricia Byers, Ron Anderson, Carmen Méndez**

**City Planning Staff:**

**Joan Davenport (Community Development Director/Planning Manager); Jeff Peters (Supervising Planner);  
Valerie Smith (Senior Planner); Robbie Aaron and Trevor Martin (Assistant Planners); Rosalinda Ibarra  
(Administrative Assistant); and Lisa Maxey (Department Assistant)**

**Agenda**

- I. Call to Order**
- II. Roll Call**
- III. Staff Announcements**
- IV. Audience Participation**
- V. Public Hearings: 2015 Comprehensive Plan Map Amendments**
  - A. ELVES FAMILY INVESTMENTS**

1103 S 41<sup>st</sup> Ave  
CPA#001-15, RZ#001-15, SEPA#006-15  
**\*Motion to Consider CPA#001-15 & RZ#001-15 and direct Planning Staff to prepare appropriate Findings.**
  - B. WHAT THE HAY LLC**

8603 Wide Hollow Rd  
CPA#004-15, RZ#004-15, SEPA#010-15  
**\*Motion to Consider CPA#004-15 & RZ#004-15 and direct Planning Staff to prepare appropriate Findings.**
  - C. WESTWOOD WEST CORP**

Vic. of 64<sup>th</sup> Ave & Tieton Dr  
CPA#006-15, RZ#006-15, SEPA#012-15  
**\*Motion to Consider CPA#006-15 & RZ#006-15 and direct Planning Staff to prepare appropriate Findings.**
- VI. Other Business**
- VII. Adjourn**

**Next Meeting:** October 28, 2015 at 3:30 p.m. (regularly scheduled meeting)

**Future Meeting Dates:** October 29, 2015 (special meeting date for CPA public hearings)

**DOC.  
INDEX  
# F-12**



YPC Packet Distribution List and Parties of Record - Westwood West Corp - CPA#006-15

Scott Clark  
732 Summitview Ave, #608  
Yakima WA 98902

Dave Fonfara  
8708 Cameo Court  
Yakima, WA 98903

Ron Anderson  
107 South 7<sup>th</sup> Avenue, Ste#202  
Yakima, WA 98902

Alfred A. Rose  
1006 Westbrook Place  
Yakima, WA 98908

Carmen Méndez  
10 North 9<sup>th</sup> Street  
Yakima, WA 98901

William Cook  
7701 Graystone Court  
Yakima, WA 98908

Patricia Byers  
1530 Suncrest Way  
Yakima, WA 98902

Hordan Planning Services  
Bill Hordan  
410 N 2<sup>nd</sup> St  
Yakima, WA 98901  
[Hps410@qwestoffice.net](mailto:Hps410@qwestoffice.net)

Westwood West Corporation  
PO Box 2850  
Yakima, WA 98907

Tyler Schultz  
PO Box 2850  
Yakima, WA 98907

Westwood West Corp  
414 Cherry Ridge Ct  
Yakima, WA 98908

Type of Notice: YPC Packet

File Number: CPA #006-15, RZ#006-15, SEPA #012-15

Date of Mailing: 10/20/15

DOC.  
INDEX  
# F-12

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#006-15, RZ#006-15 & SEPA#012-15

Westwood West Corp

Vic. of 64<sup>th</sup> Ave & Tieton Dr

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of YPC Public Hearing**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and all property owners of record within a radius of 300 feet of subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 1<sup>st</sup> day of October, 2015.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Lisa Maxey

Department Assistant II

DOC.  
INDEX  
# F-11 d

# YAKIMA HERALD REPUBLIC

A daily part of your life  yakima-herald.com

## -Ad Proof-

**This is the proof of your ad scheduled to run on the dates indicated below.  
Please proof read notice carefully to check spelling and run dates,  
if you need to make changes**

---

---

<b>Date:</b>	09/28/15
<b>Account #:</b>	110358
<b>Company Name:</b>	CITY OF YAKIMA PLANNING
<b>Contact:</b>	ROSALINDA IBARRA
<b>Address:</b>	DEPT OF COMMERCIAL ECONOMICAL DEVELOPEME 129 N 2ND STREET YAKIMA, WA 98901-2720
<b>Telephone:</b>	(509) 575-6164

<b>Account Rep:</b>	Simon Sizer
<b>Phone #</b>	(509) 577-7740
<b>Email:</b>	ssizer@yakimaherald.com
<b>Ad ID:</b>	584834
<b>Start:</b>	10/01/15
<b>Stop:</b>	10/01/15
<b>Total Cost:</b>	\$274.95
<b>Lines:</b>	156.0
<b># of Inserts:</b>	1
<b>Ad Class:</b>	6021

<b>Run Dates:</b>	
Yakima Herald-Republic	10/01/15

**DOC.  
INDEX  
# F-11 C**

**CITY OF YAKIMA  
NOTICE OF YAKIMA PLANNING COMMISSION PUBLIC  
HEARINGS**

The following nine applications have been submitted for consideration during the City of Yakima's 2015 Comprehensive Plan Future Land Use Map (CPA) Amendment and Rezone (RZ) process. Three Public Hearings with the Yakima Planning Commission (YPC), will be held in the following sequence: **Tuesday October 27, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street: Applicant:** Elves Family Investments **Project Location:** Nob Hill Blvd. and South 41st Ave. **Request:** CPA = one parcel from High Density Residential to Neighborhood Commercial RZ = one parcel from Multi-Family Residential (R-3) to Local Business District (B-2) **Parcel No.** 181327-31400 **File Numbers:** CPA#001-15, RZ#001-15, SEPA#006-15 **Applicant:** What the Hay, LLC **Project Location:** 8603 Wide Hollow Rd. **Request:** CPA = one parcel from Low Density to High Density Residential RZ = one parcel from Single-Family Residential (R-1) to Multi-Family Residential (R-3) **Parcel No.** 181330-42402 **File Numbers:** CPA#004-15, RZ#004-15, SEPA#010-15 **Applicant:** Westwood West Corp **Project Location:** Vicinity of South 64th Ave. and Tieton Drive **Request:** CPA = sixteen parcels from Low Density Residential to a consortium of Professional Office, Regional Commercial, Medium Density Residential and High Density Residential RZ = sixteen parcels from Single-Family Residential to Professional Business (B-1), Small Convenience Center (SCC), Two-Family Residential (R-2), and Multifamily Residential (R-3) **Parcel Nos.** 181328-22428, 181329-11428, -11427, -11441, -11429, -11430, -11431, -11432, -11433, -11439, -11438, -11437, -11434, -11435, -11440, and -11436 **File Numbers:** CPA#006-15, RZ#006-15, SEPA#012-15; **Wednesday October 28th, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street: Applicant:** Super Cold Storage, LLC **Project Location:** Vicinity of River Rd. and North 16th Ave. **Request:** CPA = two parcels from Regional Commercial to Industrial RZ = two parcels from Large Convenience Center (LLC) to Light Industrial (M-1) **Parcel Nos.** 181313-22015 and -22012 **File Numbers:** CPA#003-15, RZ#003-15, SEPA#009-15 **Applicant:** TM Rentals **Project Location:** Vicinity of South 38th Ave. and West Logan Ave. **Request:** CPA = three parcels from Low Density Residential to Professional Office RZ = three parcels from Single-Family Residential (R-1) to Professional Business (B-1); with a 100 foot wide low density/R-1 buffer along Logan Ave. **Parcel Nos.** 181327-43493, -43492, and -43494 **File Numbers:** CPA#005-15, RZ#005-15, SEPA#011-15 **Applicant:** Johnson Family Century 21, LLC **Project Location:** Vicinity of Summitview Ave. and North 52nd Ave. **Request:** CPA = one parcel from Medium Density Residential to Neighborhood Commercial RZ = one parcel from Two-Family Residential (R-2) to Local Business (B-2) **Parcel No.** 18132113468 **File Numbers:** CPA#009-15, RZ#009-15, SEPA#016-15; **Thursday October 29th, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street: Applicant:** Larry Hull **Project Location:** Vicinity of Division Street and South 3rd Ave. **Request:** CPA = three parcels from Industrial to General Commercial. RZ = three parcels from Light Industrial (M-1) to General Commercial (GC) **Parcel Nos.** 181325-11400, -11007, -11006 **File Numbers:** CPA #002-15, RZ #002-15 & SEPA #008-15 **Applicant:** Cottonwood Partners, LLC **Project Location:** Vicinity of South 64th Ave. and Occidental Rd. **Request:** CPA = two parcels from Low Density Residential and Medium Density Residential to High Density Residential RZ = two parcels from Single-Family Residential (R-1) and Two-Family Residential (R-2) to High Density Residential (R-3) **Parcel Nos.** 181205-13009 and -11001 **File Numbers:** CPA#007-15, RZ#007-15, SEPA#013-15 **Applicant:** Chelminar Association, Inc. **Project Location:** Vicinity of South 46th Ave. and West Chestnut Ave. **Request:** CPA = two parcels from Low Density Residential to Professional Office RZ = two parcels from Single-Family Residential (R-1) to Professional Business (B-1) **Parcel Nos.** 181322-33474 and -33473 **File Numbers:** CPA#008-15, RZ#008-15, SEPA#014-15; Any person desiring to express their views on these applications is invited to attend the public hearings or to submit their written comments to: City of Yakima Planning Division, 2nd Floor City Hall, 129 N. 2nd Street, Yakima, Washington. These notices are also available for review on the City's website at <http://www.yakimawa.gov/services/planning/agenda-planning-applications/>. If you have any questions on these proposals please contact Valerie Smith, AICP, Senior Planner at (509) 575-6042 or e-mail at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

(584834) October 1, 2015

DOC.  
INDEX  
# F-11C

Courtesy of Yakima Herald-Republic

**CITY OF YAKIMA  
NOTICE OF YAKIMA PLANNING COMMISSION PUBLIC  
HEARINGS**

The following nine applications have been submitted for consideration during the City of Yakima's 2015 Comprehensive Plan Future Land Use Map (CPA) Amendment and Rezone (RZ) process. Three Public Hearings with the Yakima Planning Commission (YPC), will be held in the following sequence: **Tuesday October 27, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street:** **Applicant:** Elves Family Investments **Project Location:** Nob Hill Blvd. and South 41st Ave. **Request:** CPA = one parcel from High Density Residential to Neighborhood Commercial RZ = one parcel from Multi-Family Residential (R-3) to Local Business District (B-2) **Parcel No.** 181327-31400 **File Numbers:** CPA#001-15, RZ#001-15, SEPA#006-15 **Applicant:** What the Hay, LLC **Project Location:** 8603 Wide Hollow Rd. **Request:** CPA = one parcel from Low Density to High Density Residential RZ = one parcel from Single-Family Residential (R-1) to Multi-Family Residential (R-3) **Parcel No.** 181330-42402 **File Numbers:** CPA#004-15, RZ#004-15, SEPA#010-15 **Applicant:** Westwood West Corp **Project Location:** Vicinity of South 64th Ave. and Tieton Drive **Request:** CPA = sixteen parcels from Low Density Residential to a consortium of Professional Office, Regional Commercial, Medium Density Residential and High Density Residential RZ = sixteen parcels from Single-Family Residential to Professional Business (B-1), Small Convenience Center (SCC), Two-Family Residential (R-2), and Multifamily Residential (R-3) **Parcel Nos.** 181328-22428, 181329-11428, -11427, -11441, -11429, -11430, -11431, -11432, -11433, -11439, -11438, -11437, -11434, -11435, -11440, and -11436 **File Numbers:** CPA#006-15, RZ#006-15, SEPA#012-15; **Wednesday October 28th, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street:** **Applicant:** Super Cold Storage, LLC **Project Location:** Vicinity of River Rd. and North 16th Ave. **Request:** CPA = two parcels from Regional Commercial to Industrial RZ = two parcels from Large Convenience Center (LLC) to Light Industrial (M-1) **Parcel Nos.** 181313-22015 and -22012 **File Numbers:** CPA#003-15, RZ#003-15, SEPA#009-15 **Applicant:** TM Rentals **Project Location:** Vicinity of South 38th Ave. and West Logan Ave. **Request:** CPA = three parcels from Low Density Residential to Professional Office RZ = three parcels from Single-Family Residential (R-1) to Professional Business (B-1); with a 100 foot wide low density/R-1 buffer along Logan Ave. **Parcel Nos.** 181327-43493, -43492, and -43494 **File Numbers:** CPA#005-15, RZ#005-15, SEPA#011-15 **Applicant:** Johnson Family Century 21, LLC **Project Location:** Vicinity of Summitview Ave. and North 52nd Ave. **Request:** CPA = one parcel from Medium Density Residential to Neighborhood Commercial RZ = one parcel from Two-Family Residential (R-2) to Local Business (B-2) **Parcel No.** 18132113468 **File Numbers:** CPA#009-15, RZ#009-15, SEPA#016-15; **Thursday October 29th, 2015, 3:30pm at Council Chambers City Hall, 129 N. 2nd Street:** **Applicant:** Larry Hull **Project Location:** Vicinity of Division Street and South 3rd Ave. **Request:** CPA = three parcels from Industrial to General Commercial. RZ = three parcels from Light Industrial (M-1) to General Commercial (GC) **Parcel Nos.** 181325-11400, -11007, -11006 **File Numbers:** CPA #002-15, RZ #002-15 & SEPA #008-15 **Applicant:** Cottonwood Partners, LLC **Project Location:** Vicinity of South 64th Ave. and Occidental Rd. **Request:** CPA = two parcels from Low Density Residential and Medium Density Residential to High Density Residential RZ = two parcels from Single-Family Residential (R-1) and Two-Family Residential (R-2) to High Density Residential (R-3) **Parcel Nos.** 181205-13009 and -11001 **File Numbers:** CPA#007-15, RZ#007-15, SEPA#013-15 **Applicant:** Chelminar Association, Inc. **Project Location:** Vicinity of South 46th Ave. and West Chestnut Ave. **Request:** CPA = two parcels from Low Density Residential to Professional Office RZ = two parcels from Single-Family Residential (R-1) to Professional Business (B-1) **Parcel Nos.** 181322-33474 and -33473 **File Numbers:** CPA#008-15, RZ#008-15, SEPA#014-15; Any person desiring to express their views on these applications is invited to attend the public hearings or to submit their written comments to: City of Yakima Planning Division, 2nd Floor City Hall, 129 N. 2nd Street, Yakima, Washington. These notices are also available for review on the City's website at <http://www.yakimawa.gov/services/planning/agenda-planning-applications/>. If you have any questions on these proposals please contact Valerie Smith, AICP, Senior Planner at (509) 575-6042 or e-mail at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

(584834) October 1, 2015

DOC.  
INDEX  
# F-11c

18132044411 GM2 INVESTMENTS LLC 120 CEDAR HILL DR YAKIMA, WA 98908	18132821446 CAMERON FAMILY TRUST 5903 MACLAREN AVE YAKIMA, WA 989083561	18132822417 CHARLES & ALICE NELSON REVOCABLE TRUST 808 S 60TH AVE YAKIMA, WA 98908
18132914401 CONGDON DEVELOPMENT CO LLC PO BOX 2725 YAKIMA, WA 989072725	<del>18132914405 CONGDON DEVELOPMENT CO LLC PO BOX 2725 YAKIMA, WA 989072725</del>	<del>18132823404 CONGDON DEVELOPMENT CO LLC PO BOX 2725 YAKIMA, WA 989072725</del>
<del>18132823403 CONGDON DEVELOPMENT CO LLC PO BOX 2725 YAKIMA, WA 989072725</del>	18132133472 COOK AVENUE INVESTMENTS 708 N 68TH AVE YAKIMA, WA 98908	18132044495 GONZALEZ MARIA C 6505 TIETON DR YAKIMA, WA 98908
18132133471 MCGILLIS FAMILY TRUST 5003 SANTE FE LN PASCO, WA 99301	18132044013 NEVEU FAMILY INVESTMENTS LLC 409 S 66TH AVE YAKIMA, WA 98908	18132133487 NOB HILL WATER ASSOC 6111 TIETON DR YAKIMA, WA 98908
18132044433 NORTHWEST INVESTMENT HOLDINGS LLC PO BOX 1152 GIG HARBOR, WA 983351152	18132822400 WESTWOOD WEST CORP PO BOX 2850 YAKIMA, WA 98907	<del>18132822428 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>
<del>18132911428 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>	<del>18132911429 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>	<del>18132911430 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>
<del>18132911431 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>	<del>18132911432 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>	<del>18132911439 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>
<del>18132911438 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>	<del>18132911437 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>	<del>18132911440 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>
<del>18132911436 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>	18132133014 YAKIMA BIBLE BAPTIST CHURCH PO BOX 167 YAKIMA, WA 98907	18132822410 BRIAN K & CYNTHIA L HUNTER 705 S 60TH AVE YAKIMA, WA 98908
18132822423 BRYCE E & CHRISTINE CUPP 704 S 60TH AVE YAKIMA, WA 98908	18132911456 CAREY & GLORIA SIEKAWITCH 5608 WALLA WALLA ST YAKIMA, WA 989035105	18132133463 CHAN I & YONG S CHONG 6003 TIETON DR YAKIMA, WA 98908
18132911404 CHARITY & NOAH JOHNSON 617 PICKENS RD YAKIMA WA 98908	18132911408 CHESTER E & MARY L VETTER 709 PICKENS RD YAKIMA WA 98908	18132822401 CINDY L FISHER 7515 MEADOW LN YAKIMA WA 98908

DOG.  
INDEX  
# F-116

18132822414 CLINTON HUNTER 805 S 60TH AVE YAKIMA, WA 98908	18132911457 COURTNEY L PEMBERTON 611 PICKENS RD YAKIMA, WA 98908	18132822420 DANIEL S & TERASSA L KEEFE 802 S 60TH AVE YAKIMA, WA 98908
18132044414 DAVID M OLDEN 6504 PARSONS AVE YAKIMA, WA 98908	18132044494 DEBRA L RANKIN 914 S 19TH AVE YAKIMA, WA 98902	18132044412 ERIC W FLOYD 402 E YAKIMA AVE YAKIMA, WA 989015407
18132822418 FRANCIS L & SUSAN L REMER 806 S 60TH AVE YAKIMA, WA 98908	18132822424 GARY A WETCH 702 S 60TH AVE YAKIMA, WA 98908	18132911411 GLENN F. SEIFERT 805 PICKENS RD YAKIMA, WA 98908
18132822422 GRACE B REID 706 S 60TH AVE YAKIMA, WA 98908	18132134475 JAIME C LUNA MEDINA 5907 TIETON DR YAKIMA, WA 98908	18132822412 JAMES G AND JANET M STOHR 711 S 60TH AVE YAKIMA, WA 989083557
18132822416 JOEL A & ANNETTE J GARCIA PO BOX 21 YAKIMA, WA 98907	18132822411 JOHN J. BEESON 709 S 60TH AVE YAKIMA, WA 98908	18132911459 JOSEPH M & KAREN D ZOOK 625 PICKENS RD YAKIMA, WA 98908
18132822409 KATHLEEN & EDDIE MEDFORD 701 S 60TH AVE YAKIMA, WA 98908	18132911402 LAWRENCE V ABHOLD 6602 TIETON DR YAKIMA, WA 98908	18132822426 LEROY V & ANN HENNING 612 S 60TH AVE YAKIMA, WA 98908
18132911407 MANUEL & BEATRIZ ALMAGUER 705 PICKENS RD YAKIMA, WA 989081844	18132822413 MARK E EAKIN 801 S 60TH AVE YAKIMA, WA 98908	18132044432 MARVIN C & DARLA G BALES 7504 SPOKANE ST YAKIMA, WA 98908
18132911446 MICHAEL & BARBARA HOLFORD 801 PICKENS RD YAKIMA, WA 98908	18132822419 MICHAEL J & SUSAN M ROLLINGER 804 S 60TH AVE YAKIMA, WA 98908	18132133005 MISTY GONZALEZ 6311 TIETON DR YAKIMA, WA 98908
18132822427 NORMAN V & BEVERLY J LEAVERTON 5808A SUMMITVIEW AVE # 89 YAKIMA, WA 98908	18132044006 OK RAE KIM 4310 W LINCOLN AVE YAKIMA, WA 98908	18132044415 RANDY C & JUDY K VALICOFF 2000 KONNOWAC PASS RD MOXEE, WA 989369505
18132822421 RANDY P & JAMIE WALTHER ROBERT 708 S 60TH AVE YAKIMA, WA 98908	18132044431 RAYMOND D ROSENTHAL 411 S 65TH AVE YAKIMA, WA 98908	18132911445 ROBERT & BEVERLY VALDEZ 713 PICKENS RD YAKIMA, WA 98908
18132133007 ROBERT & KATHE ARAMBUL 14418 N CREEK DR APT 1228 MIII CREEK WA 98912	18132911400 ROBERT J & SHARON L KIVI 6606 TIETON DR YAKIMA WA 98908	18132133003 ROBERT J. & LOIS ZAREMBA 24310 OLD OWEN RD MONROE WA 982727670

DOC.  
INDEX  
# F-116

18132133004  
ROBERT J. & LOIS ZAREMBA  
24310 OLD OWEN RD  
MONROE, WA 982727670

18132133006  
ROBERT J. & LOIS ZAREMBA  
24310 OLD OWEN RD  
MONROE, WA 982727670

18132822407  
ROLLAND & JANET E TODD  
603 S 60TH AVE  
YAKIMA, WA 98908

18132822408  
SAM C & BLANCA E RODRIGUEZ CHEN  
613 S 60TH AVE  
YAKIMA, WA 98908

18132044400  
SHAUN & PRISCILLA EAGAN  
2205 S 77TH AVE  
YAKIMA, WA 98908

18132822415  
STEVE LOCKWOOD  
807 S 60TH AVE  
YAKIMA, WA 989083559

18132911412  
STEVEN B & JADENE L WALTERS  
809 PICKENS RD  
YAKIMA, WA 989081846

18132911406  
STEVEN M & VALERIE A BRANCH  
701 PICKENS RD  
YAKIMA, WA 98908

18132911401  
SUSAN E MARRA  
10209 NW 11TH AVE  
VANCOUVER, WA 98685

18132911458  
TIMOTHY HALL  
1620 GIBBLER RD  
YAKIMA, WA 98908

18132822406  
TODD W & LAURA STAPLES  
614 S 60TH AVE  
YAKIMA, WA 98908

18132822425  
TODD W & LAURA A STAPLES  
614 S 60TH AVE  
YAKIMA, WA 98908

18132911427  
TYLER SCHULTZ  
PO BOX 2850  
YAKIMA, WA 98907

18132911441  
TYLER SCHULTZ  
PO BOX 2850  
YAKIMA, WA 98907

18132911433  
TYLER SCHULTZ  
PO BOX 2850  
YAKIMA, WA 98907

18132911434  
TYLER SCHULTZ  
PO BOX 2850  
YAKIMA, WA 98907

18132911435  
TYLER SCHULTZ  
PO BOX 2850  
YAKIMA, WA 98907

83  
Total Parcels - Westwood West Corp. /  
Hordan Planning Services - CPA#006-15

Westwood West Corporation  
414 Cherry Ridge  
Yakima, WA 98908

Hordan Planning Services  
410 N 2nd St  
Yakima, WA 98901

Ntc of YPC Hearing  
CPA #006-15, RZ #006-15, SEPA #012-15  
Sent 10/1/15

DOC.  
INDEX  
# F116

Parties of Record - Westwood West Corp - CPA#006-15, RZ#006-15, SEPA#012-15

Bill Hordan 410 N 2 <sup>nd</sup> St Yakima, WA 98901 <a href="mailto:Hps410@qwestoffice.net">Hps410@qwestoffice.net</a>	Westwood West Corporation PO Box 2850 Yakima, WA 98907	Tyler Schultz PO Box 2850 Yakima, WA 98907 <a href="mailto:tylers@westwoodwest.com">tylers@westwoodwest.com</a>
Westwood West Corp 414 Cherry Ridge Ct Yakima, WA 98908	Robert Smoot 1640 Garretson Ln Yakima, WA 98908	Gwen Clear 1250 Alder St Union Gap, WA 98903 <a href="mailto:crosepacoordinator@ecv.wa.gov">crosepacoordinator@ecv.wa.gov</a>
Sherry Adams 3310 Stanton Rd Yakima, WA 98903	Kim Cone 325 N 25 <sup>th</sup> Ave Yakima, WA 98902	Sonja Bossert 8704 MacLaren Ave Yakima, WA 98908
Ed & Kathy Medford 701 S 60 <sup>th</sup> Ave Yakima, WA 98908	Brian Hunter 705 S 60 <sup>th</sup> Ave Yakima, WA 98908	Bryce & Chris Cupp 704 S 60 <sup>th</sup> Ave Yakima, WA 98908
Grace Reid 706 S 60 <sup>th</sup> Ave Yakima, WA 98908	Terassa Keefe 802 S 60 <sup>th</sup> Ave Yakima, WA 98908	Mark Eakin 801 S 60 <sup>th</sup> Ave Yakima, WA 98908
Clint & Jessica Hunter 805 S 60 <sup>th</sup> Ave Yakima, WA 98908	David & Tanya Martinez 807 S 60 <sup>th</sup> Ave Yakima, WA 98908	Frank Renner 806 S 60 <sup>th</sup> Ave Yakima, WA 98908
Annette Garcia 809 S 60 <sup>th</sup> Ave Yakima, WA 98908	Alice Nelson 808 S 60 <sup>th</sup> Ave Yakima, WA 98908	Janice Bommersbach 7608 Richey Rd Yakima, WA 98902
Leroy & Ann Henning 612 S 60 <sup>th</sup> Ave Yakima, WA 98908	Resident 609 S 60 <sup>th</sup> Ave Yakima, WA 98908	Todd and Laura Staples 614 S 60 <sup>th</sup> Ave Yakima, WA 98908
Vern and Gayle Neland 5901 MacLaren Ave Yakima, WA 98908	J.A. and Genevieve Cameron 5903 MacLaren Ave Yakima, WA 98908	John Kincheloe 702 S 59 <sup>th</sup> Ave Yakima, WA 98902
Earl and Lois Miller 5805 MacLaren St Yakima, WA 98908	Steve Hein 709 S 59 <sup>th</sup> Ave Yakima, WA 98908	Larry and Judith Zerr 814 S 59 <sup>th</sup> Ave Yakima, WA 98908
Randy Robert 708 S 60 <sup>th</sup> Ave Yakima, WA 98908	Alex Staples 607 S 60 <sup>th</sup> Ave Yakima, WA 98908	Scott and Kathi Hanses 9923 Orchard Ave Yakima, WA 98908
Shelby Groth 2352 N Wenas Rd Selah, WA 98942	Evan Berndt 607 S 60 <sup>th</sup> Ave Yakima, WA 98908	K. Short 613 Pickens Rd Yakima, WA 98908
Steven and Valerie Branch 701 Pickens Rd Yakima, WA 98908 <a href="mailto:steven.branch@hotmail.com">steven.branch@hotmail.com</a>	Mary Vetter 709 Pickens Rd Yakima, WA 98908	Steve Walters 809 Pickens Rd Yakima, WA 98908
Alan Klise 712 Pickens Rd Yakima, WA 98908	James Cameron 5903 MacLaren St Yakima, WA 98908	Gary Wetch 702 S 60 <sup>th</sup> Ave Yakima, WA 98908 <a href="mailto:gwetch@loofburrow.com">gwetch@loofburrow.com</a>
Robert & Beverly Valdez 713 Pickens Rd Yakima, WA 98908 <a href="mailto:valdez6986@gmail.com">valdez6986@gmail.com</a>	Annette Garcia 809 S 60 <sup>th</sup> Ave Yakima, WA 98908 <a href="mailto:grandmagarcia@hotmail.com">grandmagarcia@hotmail.com</a>	Chester & Mary Vetter 709 Pickens Rd Yakima, WA 98908 <a href="mailto:findingrecipes@gmail.com">findingrecipes@gmail.com</a>
Karen & Joe Zook 625 Pickens Rd Yakima, WA 98908 <a href="mailto:gadzooks7@charter.net">gadzooks7@charter.net</a>	Arthur Busch 806 Pickens Rd Yakima, WA 98908 <a href="mailto:jabusch@me.com">jabusch@me.com</a>	Nancy Morter 702 S 60 <sup>th</sup> Ave Yakima, WA 98908 <a href="mailto:nancv.morter@yahoo.com">nancv.morter@yahoo.com</a>
Carl Zaremba 24310 Old Owen Rd Monroe, WA 98272 <a href="mailto:carl.zaremba@gmail.com">carl.zaremba@gmail.com</a>	Joe Walsh 3301 W Nob Hill Blvd Yakima, WA 98902	Tyler Schultz 2105 Saint Helens St Yakima, WA 98902

DOC.  
INDEX

# F-116

Parties of Record - Westwood West Corp - CPA#006-15, RZ#006-15, SEPA#012-15

Dave Fonfara <a href="mailto:dpfonfara@q.com">dpfonfara@q.com</a>	Scott Clark <a href="mailto:scclark@stelzerclark.com">scclark@stelzerclark.com</a>	Bill Cook <a href="mailto:Cook.w@charter.net">Cook.w@charter.net</a>
Al Rose <a href="mailto:aar7040@gmail.com">aar7040@gmail.com</a> <a href="mailto:silvrfx40@bmi.net">silvrfx40@bmi.net</a>	Ron Anderson <a href="mailto:ronandmaryyakima@msn.com">ronandmaryyakima@msn.com</a>	Patricia Byers <a href="mailto:Patbyers907@msn.com">Patbyers907@msn.com</a>
Carmen Mendez <a href="mailto:carmen@yakima.org">carmen@yakima.org</a> <a href="mailto:mdcmm303@gmail.com">mdcmm303@gmail.com</a>		

In-House Distribution E-mail List		
Name	Division	E-mail Address
Debbie Cook	Engineering	<a href="mailto:Debbie.cook@yakimawa.gov">Debbie.cook@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a>
Dan Riddle	Engineering	<a href="mailto:dan.riddle@yakimawa.gov">dan.riddle@yakimawa.gov</a>
Mark Kunkler	Legal Dept	<a href="mailto:Mark.kunkler@yakimawa.gov">Mark.kunkler@yakimawa.gov</a>
Jeff Cutter	Legal Dept	<a href="mailto:jeff.cutter@yakimawa.gov">jeff.cutter@yakimawa.gov</a>
Archie Matthews	ONDS	<a href="mailto:archie.matthews@yakimawa.gov">archie.matthews@yakimawa.gov</a>
Mark Soptich	Fire Dept	<a href="mailto:mark.soptich@yakimawa.gov">mark.soptich@yakimawa.gov</a>
Chief Rizzi	Police Department	<a href="mailto:Dominic.rizzi@yakimawa.gov">Dominic.rizzi@yakimawa.gov</a>
Joe Caruso	Code Administration	<a href="mailto:Joe.caruso@yakimawa.gov">Joe.caruso@yakimawa.gov</a>
Carolyn Belles	Code Administration	<a href="mailto:carolyn.belles@yakimawa.gov">carolyn.belles@yakimawa.gov</a>
Jerry Robertson	Code Administration	<a href="mailto:jerry.robertson@yakimawa.gov">jerry.robertson@yakimawa.gov</a>
Glenn Denman	Code Administration	<a href="mailto:glenn.denman@yakimawa.gov">glenn.denman@yakimawa.gov</a>
Suzanne DeBusschere	Code Administration	<a href="mailto:Suzanne.debuschere@yakimawa.gov">Suzanne.debuschere@yakimawa.gov</a>
Dave Brown	Water/Irrigation	<a href="mailto:dave.brown@yakimawa.gov">dave.brown@yakimawa.gov</a>
Mike Shane	Engineering	<a href="mailto:mike.shane@yakimawa.gov">mike.shane@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:randy.meloy@yakimawa.gov">randy.meloy@yakimawa.gov</a>
Scott Schafer	Public Works Dept	<a href="mailto:scott.schafer@yakimawa.gov">scott.schafer@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.dean@yakimawa.gov">James.dean@yakimawa.gov</a>
James Scott	Refuse Division	<a href="mailto:James.scott@yakimawa.gov">James.scott@yakimawa.gov</a>
Kevin Futrell	Transit Division	<a href="mailto:kevin.futrell@yakimawa.gov">kevin.futrell@yakimawa.gov</a>
Joan Davenport	Planning	<a href="mailto:joan.davenport@yakimawa.gov">joan.davenport@yakimawa.gov</a>
<b>For the Record/File</b>		
<b>Binder Copy</b>		

Revised 12/2014

Type of Notice: Ntc of YPC Hearing

File Number: CPA #006-15, RZ#006-15, SEPA#012-15

Date of Mailing: 10/1/15

DOC.  
INDEX  
# F-116

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Thursday, October 01, 2015 5:58 PM  
**To:** Belles, Carolyn; Brown, David; Caruso, Joe; Cook, Debbie; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Futrell, Kevin; Ibarra, Rosalinda; Kallevig, Dana; Kunkler, Mark; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Robertson, Jerry; Schafer, Scott; Scott, James; Shane, Mike; Soptich, Mark; Brown, Michael; Crockett, Ken; Daily Sun News - Bob Story; KAPP TV News; KBBO-KRSE Radio - manager; KCJT TV News; KDNA Radio; KEPR TV News; KIMA TV News; KIMA TV News - Crystal Bui; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KUNS-TV Univision; KVEW TV News; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; Reed C. Pell; Tu Decides - Albert Torres; Yakima Herald Republic - Craig Troianello; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic - Mark Morey; Yakima Herald Republic Newspaper; Yakima Valley Business Times; Yakima Valley Business Times - George Finch; Beehler, Randy; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); 'Carmen Mendez'; Carmen Mendez (mdcmm303@gmail.com); Dave Fonfara; Ensey, Rick; Patricia Byers; Ron Anderson; Scott Clark; William Cook (cook.w@charter.net)  
**Cc:** Smith, Valerie  
**Subject:** NOTICE OF YPC HEARING - Westwood West Corporation - CPA#006-15, RZ#006-15, SEPA#012-15  
**Attachments:** Ntc of Public Hearing Postcard\_CPA 006-15.pdf

Attached is a Notice of YPC Public Hearing regarding the above-entitled project. If you have any questions about this proposal please contact assigned planner Valerie Smith at (509) 575-6042 or by e-mail at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

Thank you!

***Lisa Maxey***

Department Assistant II

(509) 576-6669

[Lisa.Maxey@yakimawa.gov](mailto:Lisa.Maxey@yakimawa.gov)

City of Yakima Planning Division

129 N. 2nd St. Yakima, WA 98901



Notice of Public Hearing

Project Name: WESTWOOD WEST CORP

Location: VIC. OF 64TH AVE & TIETON DR; Tax Parcel No.: 18132822428, 18132911428, -11427, -11441, -11429, -11430, -11431, -11432, -11433, & -11439

Proposal: Change the Future Land Use map designation for 16 parcels from Low-density Residential to Professional Office, Regional Commercial, Medium-density Residential, and High-density Residential; and change the zoning from Single-family Residential (R-1) to Professional Business (B-1), Small Convenience Center (SCC), Multi-family Residential (R-3), and Two-family Residential (R-2).

An open record public hearing on a land use application submitted near your property has been scheduled to go before the Yakima Planning Commission on Wednesday October 28, 2015 at 3:30 p.m. in the City Hall Council Chambers located at 129 North 2nd Street, Yakima, WA. To view information online go to: http://www.yakimawa.gov/postcard When prompted enter CPA#006-15 in the Application ID text box. More information is available from the City of Yakima Planning Division, 129 North 2nd Street, Yakima, WA 98901 or call (509) 575-6183. Valerie Smith/575-6042/Senior Planner/valerie.smith@yakimawa.gov Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 North 2nd Street, Yakima, WA 98901. A separate notice will be provided to parties of record for the public hearing before the Yakima City Council.

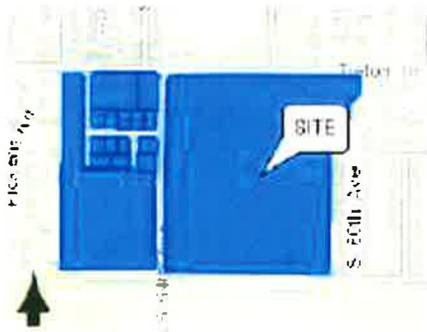
Application Submitted: 04/29/2015 Application Complete: 05/13/2015

Si necessita informacion en espanol por favor llame al (509) 575-6183.



City of Yakima Planning Department 129 N 2nd St Yakima, WA 98901

PUBLIC HEARING NOTICE FOR LAND USE



DOC. INDEX # F-11



CITY OF YAKIMA

LAND USE ACTION INSTALLATION  
CERTIFICATE

File Number:	CPA # 006-15 (4 signs)
Applicant/Project Name:	Westwood West Corp.
Site Address:	S. 64th / TIERON DRIVE
Date of Posting:	10-1-15

Location of Installation (Check One):

Land Use Action Sign is installed per standards described in YMC §15.11.090(C).

Land Use Action Sign is installed in an alternate location on the site.

Note: this alternate location (if not pre-approved by the Planning Manager) may not be acceptable by the Planning Division and is subject to relocation (at the owner's expense) to a more visible site on the property.

The alternative location is:

The required comment period will begin when the Planning Division has received the Land Use Action Installation Certification. The date of installation certificate receipt will begin the notice period. Failure to post a Land Use Action sign and return this form signed in a timely manner will cause a delay in the application review.

I hereby testify that the sign installed fully complies with the Land Use Action sign layout specifications and installation standards, and that the sign will be maintained until a decision has been rendered.

BA  
Applicant's Signature

10-1-15  
Date

Bill Hanson  
Applicant's Name (Please Print)

249-1919  
Applicant's Telephone Number

Please remit the above certification and deliver to the City of Yakima Planning Division via fax at (509) 575-6105; in person or by mail to: City of Yakima, Planning Division, 129 North 2<sup>nd</sup> Street, Yakima, WA 98901.



RECEIVED

SEP 30 2015

CITY OF YAKIMA  
PLANNING DIV.

STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
www.commerce.wa.gov

September 30, 2015

Valerie Smith  
Senior Planner  
City of Yakima  
129 North 2nd Street  
Yakima, Washington 98901

Dear Ms. Smith:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

**City of Yakima - Proposed comprehensive plan map amendments (one ordinance for nine requests), nine concurrent rezones, and Yakima Urban Area Zoning Ordinance housekeeping text amendments. These materials were received on September 30, 2015 and processed with the Material ID # 21690.**

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than November 29, 2015. Please remember to submit the final adopted amendment to Commerce within ten (10) days of adoption.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call Dave Andersen (509) 434-4491.

Sincerely,

Review Team  
Growth Management Services

DOC.  
INDEX  
# F-9

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#006-15, RZ#006-15, SEPA#012-15

Westwood West Corporation

Vic. of S 64<sup>th</sup> Ave & Tieton Dr

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of DNS**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and all parties of record, that are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on this 1<sup>st</sup> day of July, 2015.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Lisa Maxey

Department Assistant II

DOC.  
INDEX  
# F-86

Parties of record - Westwood West Corporation - CPA#006-15

Horidan Planning Services Bill Horidan 410 N 2 <sup>nd</sup> St Yakima, WA 98901 <a href="mailto:Hps410@qwestoffice.net">Hps410@qwestoffice.net</a>	Westwood West Corp PO Box 2850 Yakima, WA 98907	Tyler Schultz PO Box 2850 Yakima, WA 98907	Westwood West Corp 414 Cherry Ridge Ct Yakima, WA 98908	Sherry Adams 3310 Stanton Rd Yakima, WA 98903	Kim Cone 325 N 25 <sup>th</sup> Ave Yakima, WA 98902
Gary A Wetch 702 S 60 <sup>th</sup> Ave Yakima, WA 98908 <a href="mailto:gwetch@loofburrow.com">gwetch@loofburrow.com</a>	Sonja Bossert 8704 Maclaren Ave Yakima, WA 98908	Ed & Kathy Medford 701 S 60 <sup>th</sup> Ave Yakima, WA 98908	Brian Hunter 705 S 60 <sup>th</sup> Ave Yakima, WA 98908	Bryce & Chris Cupp 704 S 60 <sup>th</sup> Ave Yakima, WA 98908	Grace Reid 706 S 60 <sup>th</sup> Ave Yakima, WA 98908
Terassa Keefe 802 S 60 <sup>th</sup> Ave Yakima, WA 98908	Mark Eakin 801 S 60 <sup>th</sup> Ave Yakima, WA 98908	Clint & Jessica Hunter 805 S 60 <sup>th</sup> Ave Yakima, WA 98908	David & Tanya Martinez 807 S 60 <sup>th</sup> Ave Yakima, WA 98908	Frank Renner 806 S 60 <sup>th</sup> Ave Yakima, WA 98908	Annette Garcia 809 S 60 <sup>th</sup> Ave Yakima, WA 98908 <a href="mailto:grandmagarcia@hotmail.com">grandmagarcia@hotmail.com</a>
Alice Nelson 808 S 60 <sup>th</sup> Ave Yakima, WA 98908	Janice Bommersbach 7608 Richey Rd Yakima, WA 98902	Leroy & Ann Henning 612 S 60 <sup>th</sup> Ave Yakima, WA 98908	Resident 609 S 60 <sup>th</sup> Ave Yakima, WA 98908	Todd & Laura Staples 614 S 60 <sup>th</sup> Ave Yakima, WA 98908	Vern & Gayle Neland 5901 Maclaren Yakima, WA 98908
James & Genevieve Cameron 5903 Maclaren Ave Yakima, WA 98908	John Kincheloe 702 S 59 <sup>th</sup> Ave Yakima, WA 98908	Earl & Lois Miller 5805 Maclaren St Yakima, WA 98908	Steve Hein 709 S 59 <sup>th</sup> Ave Yakima, WA 98908	Larry & Judith Zerr 814 S 59 <sup>th</sup> Ave Yakima, WA 98908	Randy Robert 708 S 60 <sup>th</sup> Ave Yakima, WA 98908
Alex Staples 607 S 60 <sup>th</sup> Ave Yakima, WA 98908	Scott & Kathi Hanses 9923 Orchard Ave Yakima, WA 98908	Shelby Groth 2352 N Wenas Rd Selah, WA 98942	Evan Berndt 607 S 60 <sup>th</sup> Ave Yakima, WA 98908	Steven & Valerie Branch 701 Pickens Rd Yakima, WA 98908 <a href="mailto:Steven.branch@hotmail.com">Steven.branch@hotmail.com</a>	K. Short 613 Pickens Rd Yakima, WA 98908
Mary Vetter 709 Pickens Rd Yakima, WA 98908 <a href="mailto:findingrecipes@gmail.com">findingrecipes@gmail.com</a>	Steve Walters 809 Pickens Rd Yakima, WA 98908	Alan Klise 712 Pickens Rd Yakima, WA 98908	Joe & Karen Zook 625 Pickens Rd Yakima, WA 98908 <a href="mailto:Gadzooks7@charter.net">Gadzooks7@charter.net</a>	Nancy Morter 702 S 60 <sup>th</sup> Ave Yakima, WA 98908 <a href="mailto:Nancy.morter@yahoo.com">Nancy.morter@yahoo.com</a>	Yakima Regional Clean Air Agency Hasan M. Tahat, Ph.D 329 N 1 <sup>st</sup> St Yakima, WA 98901
Department of Ecology Gwen Clear 15 W Yakima Ave Ste 200 Yakima, WA 98902 <a href="mailto:Crosepacoordinator@ecy.wa.gov">Crosepacoordinator@ecy.wa.gov</a>	Yakima Valley Canal Co Robert Smooth 1640 Garretson Ln Yakima, WA 98908	Arthur Busch 806 Pickens Rd Yakima, WA 98908 <a href="mailto:jabusch@me.com">jabusch@me.com</a>	Robert & Beverly Valdez 713 Pickens Rd Yakima, WA 98908 <a href="mailto:Valdez6986@gmail.com">Valdez6986@gmail.com</a>		

In-House Distribution E-mail List		
Name	Division	E-mail Address
Debbie Cook	Engineering	<a href="mailto:Debbie.cook@yakimawa.gov">Debbie.cook@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a>
Dan Riddle	Engineering	<a href="mailto:dan.riddle@yakimawa.gov">dan.riddle@yakimawa.gov</a>
Mark Kunkler	Legal Dept	<a href="mailto:Mark.kunkler@yakimawa.gov">Mark.kunkler@yakimawa.gov</a>
Jeff Cutter	Legal Dept	<a href="mailto:jeff.cutter@yakimawa.gov">jeff.cutter@yakimawa.gov</a>
Archie Matthews	ONDS	<a href="mailto:archie.matthews@yakimawa.gov">archie.matthews@yakimawa.gov</a>
Mark Soptich	Fire Dept	<a href="mailto:mark.soptich@yakimawa.gov">mark.soptich@yakimawa.gov</a>
Chief Rizzi	Police Department	<a href="mailto:Dominic.rizzi@yakimawa.gov">Dominic.rizzi@yakimawa.gov</a>
Joe Caruso	Code Administration	<a href="mailto:Joe.caruso@yakimawa.gov">Joe.caruso@yakimawa.gov</a>
Carolyn Belles	Code Administration	<a href="mailto:carolyn.belles@yakimawa.gov">carolyn.belles@yakimawa.gov</a>
Jerry Robertson	Code Administration	<a href="mailto:jerry.robertson@yakimawa.gov">jerry.robertson@yakimawa.gov</a>
Glenn Denman	Code Administration	<a href="mailto:glenn.denman@yakimawa.gov">glenn.denman@yakimawa.gov</a>
Suzanne DeBusschere	Code Administration	<a href="mailto:Suzanne.debusschere@yakimawa.gov">Suzanne.debusschere@yakimawa.gov</a>
Dave Brown	Water/Irrigation	<a href="mailto:dave.brown@yakimawa.gov">dave.brown@yakimawa.gov</a>
Mike Shane	Engineering	<a href="mailto:mike.shane@yakimawa.gov">mike.shane@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:randy.meloy@yakimawa.gov">randy.meloy@yakimawa.gov</a>
Scott Schafer	Public Works Dept	<a href="mailto:scott.schafer@yakimawa.gov">scott.schafer@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.dean@yakimawa.gov">James.dean@yakimawa.gov</a>
James Scott	Refuse Division	<a href="mailto:James.scott@yakimawa.gov">James.scott@yakimawa.gov</a>
Kevin Futrell	Transit Division	<a href="mailto:kevin.futrell@yakimawa.gov">kevin.futrell@yakimawa.gov</a>
Joan Davenport	Planning	<a href="mailto:joan.davenport@yakimawa.gov">joan.davenport@yakimawa.gov</a>
For the Record/File		
Binder Copy		Revised 12/2014

Type of Notice: Ntc of DNS

File Number: CPA #006-15, RZ #006-15, SEPA #010-15

Date of Mailing: 7/1/15

DOC.  
INDEX  
# F-8a

<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 <a href="mailto:bethb@ahtanum.net">bethb@ahtanum.net</a></p>	<p>Cascade Natural Gas Jim Robinson, Field Facilitator 701 South 1st Ave Yakima, WA 98902 <a href="mailto:Jim.robinson@cngc.com">Jim.robinson@cngc.com</a></p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 <a href="mailto:chamber@yakima.org">chamber@yakima.org</a></p>
<p>Department of Commerce Growth Management Services, P.O. Box 42525 Olympia, WA 98504-2525 <a href="mailto:reviewteam@commerce.wa.gov">reviewteam@commerce.wa.gov</a></p>	<p>Department of Ecology Annie Szvetez, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 <a href="mailto:separegister@ecy.wa.gov">separegister@ecy.wa.gov</a></p>	<p>Department of Ecology Gwen Clear 1250 West Alder Street Union Gap, WA 98903 <a href="mailto:crosepacordinator@ecy.wa.gov">crosepacordinator@ecy.wa.gov</a></p>
<p>Department of Fish and Wildlife Eric Bertrand 1701 South 24th Ave Yakima, WA 98902 <a href="mailto:Eric.Bertrand@dfw.wa.gov">Eric.Bertrand@dfw.wa.gov</a></p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 <a href="mailto:sepacenter@dnr.wa.gov">sepacenter@dnr.wa.gov</a></p>	<p>Department of Social &amp; Health Services Jeanne Rodriguez P.O. Box 45848 Olympia, WA 98504 <a href="mailto:Jeanne.rodriquez@dshs.wa.gov">Jeanne.rodriquez@dshs.wa.gov</a></p>
<p>Dept of Archaeology &amp; Historic Preservation Greg Griffith or Gretchen Kaehler, Deputy State Historic Preservation Officer P.O. Box 48343 Olympia, WA 98504-8343 <a href="mailto:dahp.separeview@dahp.wa.gov">dahp.separeview@dahp.wa.gov</a></p>	<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 <a href="mailto:sposner@utc.wa.gov">sposner@utc.wa.gov</a></p>	<p>Engineering Division Dana Kallevig and Debbie Cook, City Engineer 129 N 2nd Street Yakima, WA 98901 <a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a> <a href="mailto:debbie.cook@yakimawa.gov">debbie.cook@yakimawa.gov</a></p>
<p>Nob Hill Water Association Eric Rhoads, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 <a href="mailto:eric@nobhillwater.org">eric@nobhillwater.org</a></p>	<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 <a href="mailto:Martym2@orfh.org">Martym2@orfh.org</a></p>	<p>U.S. Army Corps of Engineers, Regulatory Branch Karen Urelius, Project Manager P.O. Box 3755 Seattle, WA 98124-3755 <a href="mailto:Karen.M.Urelius@usace.army.mil">Karen.M.Urelius@usace.army.mil</a></p>
<p>Wastewater Division Marc Cawley or Jeremy Hoover 2220 East Viola Ave Yakima, WA 98901 <a href="mailto:marc.cawley@yakimawa.gov">marc.cawley@yakimawa.gov</a> <a href="mailto:jeremy.hoover@yakimawa.gov">jeremy.hoover@yakimawa.gov</a></p>	<p>West Valley School District Angela Watts, Asst. Supt. Of Business &amp; Operations 8902 Zier Road Yakima, WA 98908-9299 <a href="mailto:watts@wvsd208.org">watts@wvsd208.org</a></p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 <a href="mailto:gonsetp@wsdot.gov">gonsetp@wsdot.gov</a></p>
<p>WSDOT Rick Holmstrom, Development Services 2809 Rudkin Road Union Gap, WA 98903 <a href="mailto:holmstr@wsdot.wa.gov">holmstr@wsdot.wa.gov</a></p>	<p>WSDOT, Aviation Division Carter Timmerman 7702 Terminal St SW Tumwater, WA 98501 <a href="mailto:timmerc@wsdot.wa.gov">timmerc@wsdot.wa.gov</a></p>	<p>Yakama Bureau of Indian Affairs Steve Wangemann, Deputy Superintendent for Trust Services P.O. Box 632 Toppenish, WA 98948 <a href="mailto:Steve.wangemann@bia.gov">Steve.wangemann@bia.gov</a></p>
<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 <a href="mailto:Rocco.clark@bia.gov">Rocco.clark@bia.gov</a></p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 <a href="mailto:jmarvin@yakama.com">jmarvin@yakama.com</a></p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 <a href="mailto:robert.peterson@yakimawa.gov">robert.peterson@yakimawa.gov</a></p>
<p>Yakima County Commissioners <a href="mailto:Commissioners.web@co.yakima.wa.us">Commissioners.web@co.yakima.wa.us</a></p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 <a href="mailto:yhd@co.yakima.wa.us">yhd@co.yakima.wa.us</a> <a href="mailto:ryan.ibach@co.yakima.wa.us">ryan.ibach@co.yakima.wa.us</a></p>	<p>Yakima County Public Services Lynn Deitrick, Planning Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Lynn.Deitrick@co.yakima.wa.us">Lynn.Deitrick@co.yakima.wa.us</a></p>
<p>Yakima County Public Services Vern Redifer, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Vern.redifer@co.yakima.wa.us">Vern.redifer@co.yakima.wa.us</a></p>	<p>Yakima Greenway Foundation Al Brown, Executive Director 111 South 18th Street Yakima, WA 98901 <a href="mailto:al@yakimagreenway.org">al@yakimagreenway.org</a></p>	<p>Yakima Regional Clean Air Agency Hasan Tahat, Engineering &amp; Planning Supervisor 329 North 1st Street Yakima, WA 98901 <a href="mailto:hasan@yrcaa.org">hasan@yrcaa.org</a></p>
<p>Yakima Valley Conference of Governments Shawn Conrad and Joseph Calhoun, Planner 311 North 4th Street, Ste# 202 Yakima, WA 98901 <a href="mailto:conrads@yvcog.org">conrads@yvcog.org</a> <a href="mailto:calhouni@yvcog.org">calhouni@yvcog.org</a></p>	<p>Yakima Valley Museum John A. Baule, Director 2105 Tieton Drive Yakima, WA 98902 <a href="mailto:john@yakimavalleymuseum.org">john@yakimavalleymuseum.org</a></p>	<p>Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 <a href="mailto:keithk@wasteconnections.com">keithk@wasteconnections.com</a></p>

DOC.  
INDEX  
# F-8a

Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902	Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap David Spurlock, Development Director P.O. Box 3008 Union Gap, WA 98903
Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504	Department of Fish & Wildlife Mark Teske 201 North Pearl Ellensburg, WA 98926	Environmental Protection Agency NEPA Review Unit 1200 6th Ave. MS 623 Seattle, WA 98101
Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Airport Planner 1601 Lind Ave SW Renton, WA 98055-4056	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902	Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
United States Postal Service Jeff McKee 205 W Washington Ave Yakima, WA 98903	WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	WA State Dept of Health, Office of Drinking Water Christine Collins 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216
Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948
Yakama Nation Environmental Management Program Kristina Proszek, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948	Yakima School District Elaine Beraza, Superintendent 104 North 4th Ave Yakima, WA 98902	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908
Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908		

\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES \_updated 07.01.15 - Form List.docx

**Type of Notice:** Ntc of DNS

**File Number:** CPIA #006-15, RZ #006-15, SEPA #012-15

**Date of Mailing:** \_\_\_\_\_

**DOC.  
INDEX  
# F-8a**

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Wednesday, July 01, 2015 11:27 AM  
**To:** Belles, Carolyn; Brown, David; Caruso, Joe; Cook, Debbie; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Futrell, Kevin; Ibarra, Rosalinda; Kallevig, Dana; Kunkler, Mark; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Robertson, Jerry; Schafer, Scott; Scott, James; Shane, Mike; Soptich, Mark; Ahtanum Irrigation District - Beth Ann Brulotte; Cascade Natural Gas - Jim Robinson; Cawley, Marc; Chamber of Commerce; Department of Commerce (CTED) - Review Team; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife - Eric Bartrand; Department of Natural Resources; Department of Social & Health Services - Jeanne Rodriguez; Dept Archaeology & Historic Preservation - SEPA Review; Desgrosellier, Bob; Energy Facility Site Evaluation Council - Stephen Posner; Hoover, Jeremy; Nob Hill Water - Eric Rhoads; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; US Army Corps of Engineers - Karen M. Urelius; West Valley School District - Angela Watts; WSDOT - Carter Timmerman; WSDOT - Paul Gonseth; WSDOT - Rick Holmstrom; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Bureau of Indian Affairs - Steve Wangemann; Yakama-Klickitat Fisheries - John Marvin; Yakima County Commissioners; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Al Brown; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Joseph Calhoun; Yakima Valley Conference of Governments - Shawn Conrad; Yakima Valley Museum - John A. Baule; Yakima Waste Systems - Keith Kovalenko  
**Cc:** Smith, Valerie; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); 'Carmen Mendez'; Carmen Mendez (mdcmm303@gmail.com); Dave Fonfara; Ensey, Rick; Patricia Byers; Ron Anderson; Scott Clark; William Cook (cook.w@charter.net)  
**Subject:** NOTICE OF DNS - Westwood West Corporation - CPA#006-15, RZ#006-15, SEPA#012-15  
**Attachments:** NOTICE OF DNS - Westwood West Corp - CPA.pdf

Attached is a Notice of Determination of Non-Significance (DNS) regarding the above-entitled project. If you have any questions regarding this notice, please contact assigned planner Valerie Smith at (509) 575-6042 or by email at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

Thank you!

### *Lisa Maxey*

Department Assistant II

(509) 576-6669

[Lisa.Maxey@yakimawa.gov](mailto:Lisa.Maxey@yakimawa.gov)

City of Yakima Planning Division

129 N. 2nd St. Yakima, WA 98901

DOC.  
INDEX

# F-8a



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

**ask.planning@yakimawa.gov • http://www.yakimawa.gov/services/planning/**

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT  
FINAL DETERMINATION OF NONSIGNIFICANCE  
CITY OF YAKIMA, WASHINGTON**

**July 1, 2015**

**PROPOSAL:** Environmental Review of the subject properties to change the properties Future Land Use Map designation from Low Density Residential to a consortium of Professional Office, Regional Commercial, Medium Density Residential and High-Density Residential and to concurrently rezone from Single-Family Residential (R-1) to Professional Business (B-1), Small Convenience Center (SCC), Two-Family Residential (R-2) and Multifamily Residential (R-3).

**PROPONENT:** Westwood West Corporation

**LOCATION:** Vicinity of S. 64<sup>th</sup> Avenue and Tieton Drive

**PARCEL NUMBERS:** 18132822428, 18132911428, 18132911427, 18132911441, 18132911429, 18132911430, 18132911431, 18132911432, 18132911433, 18132911439, 18132911438, 18132911437, 18132911434, 18132911435, 18132911440, 18132911436

**LEAD AGENCY:** City of Yakima

**FILE NUMBERS:** CPA #006-15, RZ #006-15 & SEPA #012-15

**DETERMINATION:** The lead agency for this proposal has determined that the project will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The information is available to the public upon request at the City of Yakima Planning Division.

This Final DNS is issued under WAC 197-11-355. **There is no further comment period for this DNS.**

**CONTACT PERSON:** Contact Valerie Smith, AICP, Senior Planner. Call (509) 575-6042 for more information.

**SEPA RESPONSIBLE OFFICIAL:** Joan Davenport, AICP

**POSITION / TITLE:** Director of Community Development

**TELEPHONE:** (509) 575-6183

**ADDRESS:** 129 North 2nd Street, Yakima, WA 98901

**SIGNATURE:** \_\_\_\_\_ **DATE:** July 1, 2015

You may appeal this determination to: Joan Davenport, AICP, Planning Manager, at 129 N 2<sup>nd</sup> Street, Yakima, WA 98901.

No later than: **July 15, 2015**

By (method): Complete appeal application form and payment of \$580 appeal fee.

You should be prepared to make specific factual objections.

Contact the City of Yakima Planning Division to read or ask about the procedures for SEPA appeals.

**DOC.**  
**INDEX**  
**# F-8**



Untitled

October 3, 2015

Re; Westwood West Corp

Dear Sir,

In response to the notice of the public hearing regarding Westwood West Corp plan to rezone the golf course it would be in keeping with the neighborhood on 60th Avenue if the eastern edge of the property in question would remain single family residential. Please give this your consideration.

Thank you



Janet Stohr  
711 South 60th Avenue  
Yakima, Wa. 98908

Page 1

RECEIVED  
OCT 05 2015  
CITY OF YAKIMA  
PLANNING DIV  
DOC.  
INDEX  
# F-7n

**DATE:** September 11, 2015  
**TO:** Valerie Smith, Senior Planner  
**FROM:** Mike Shane, Water / Irrigation Engineer  
**RE:** CPA#006-15 -- VIC. OF 64TH AVE & TIETON DR (Parcel # 18132822428)  
WESTWOOD WEST CORP

---

**Project Description – Change the Future Land Use map designation for 16 parcels from Low-density Residential to Professional Office, Regional Commercial, Medium-density Residential, and High-density Residential; and change the zoning from Single-family Residential (R-1) to Professional Business (B-1), Small Convenience Center (SCC), Multi-family Residential (R-3), and Two-family Residential (R-2).**

**At time of development, the project would require Title 12 improvements, including but not limited to the following:**

**8.67 and 12.05 – New curb, gutter and sidewalk along frontage of W. Arlington St. Street section shall conform to standard detail R3. New 5' sidewalks shall be constructed per standard detail R5.**

**8.64 – Commercial driveways to be constructed per this chapter and standard detail R4. Any existing driveway that is abandoned or not used shall be replaced with standard curb and sidewalk.**

**8.72 – An excavation and street break permit shall be obtained for all work within the public right of way. Refer to chapter 8 for requirements. Roads less than five years old can be cut, but will cost one hundred fifty percent of restoration fee with no PCI discount.**

**12.02 – Easements will need to be established per this chapter.**

**12.06.020 – Street and right of way widths shall conform to this section unless otherwise approved. Tieton Dr. is classified as a Minor Arterial, requiring a total of 80' of right of way. S. 64<sup>th</sup> Ave. is classified as Minor Arterial, requiring a total of 60' of right of way. W. Arlington St. is classified as a Residential, requiring a total of 50' of right of way. 50' of right of way is required for the new streets.**

**DOC.  
INDEX  
# F-7m**

Mike Shane - Water/Irrigation Engineer  
(509) 576-6480 Fax (509) 575-6187  
mike.shane@yakimawa.gov

**Smith, Valerie**

---

**From:** Carl Zaremba <carl.zaremba@gmail.com>  
**Sent:** Friday, August 07, 2015 3:18 PM  
**To:** Planning PostCard; Smith, Valerie  
**Subject:** Request for Additional Notice / Information Regarding Decisions & Future Notices

Project Name: WESTWOOD WEST CORP  
Application ID: CPA#006-15

I would like to become a "Party of Record" on this project proposal and receive communications involving decisions and future notices.

Carl Zaremba  
Personal Representative of the  
Estate of Robert J Zaremba  
24310 Old Owen Rd  
Monroe, WA 98272

Date: June 11, 2015

To: City of Yakima, Planning Dept

From: Concerned Yakima Citizens

Re: CPA #006-15 Westwood West Corp

RECEIVED

JUN 24 2015

CITY OF YAKIMA-  
PLANNING DIV

We the undersigned Yakima Citizens, businesses, and property owners, strongly object to the proposed change in land use designation from Single-family Residential (R-1) to Professional Business (B-1), Small Convenience Center (SCC), Multi-family Residential (R-3), and Two-family Residential (R-2).

We would greatly appreciate being informed of any hearings that will place in reference to this land use request.

NAME	ADDRESS	PHONE	SIGNATURE
Sherry Adams	3310 Stanton Rd	509 965-1968	<i>Sherry Adams</i>
Kim Cone	325 N. 25th Ave	509-961-4705	<i>Kim Cone</i>
GARY A. WERTH	702 S. 60th AVE	509-452-5726	<i>GARY A. WERTH</i>
SUNSA BOSSERT	8704 MACLEAN AVE	905-1827	<i>SUNSA BOSSERT</i>
Kathy McFord	701 So. 60 Ave	452-5049	<i>Kathy McFord</i>
Ed McFord	701 S. 60th AVE	452-5049	<i>Ed McFord</i>
Brian Hunter	705 S. 60th Ave	965-4785	<i>Brian Hunter</i>
Chris Cupp	704 S 60th Ave	972-3978	<i>Chris Cupp</i>
Byrle Cupp	704 S 60th Ave	972-3978	<i>Byrle Cupp</i>
Araco Reed	706 So. 60th	875-7343	<i>Araco Reed</i>
TERRISA COOKE	802 S. 60th Ave	486-2607	<i>TERRISA COOKE</i>
Mark Eakin	801 S. 60th Ave	509-965-8866	<i>Mark Eakin</i>
Jessica Hunter	805 S. 60th AVE	509-969-0543	<i>Jessica Hunter</i>
Clint Hunter	805 S. 60th Ave	509-952-4477	<i>Clint Hunter</i>
Tanya Martinez	807 S. 60th AVE	509-834-3227	<i>Tanya Martinez</i>
David Martinez	807 S. 60th AVE	509-834-5050	<i>David Martinez</i>
Frank Renner	806 S. 60th Ave	509 966-9618	<i>Frank Renner</i>
Annette Garcia	809 S. 60th AVE	509 966-3767	<i>Annette Garcia</i>
ALICE NELSON	808 So 60th Ave	509-966-1515	<i>Alice Nelson</i>
JANICE BOUMERSBACH	7608 Richey Rd	453-4577	<i>JANICE BOUMERSBACH</i>
Ann Henning	612 S. 60th Ave.	98908 961-1325	<i>Ann L. Henning</i>
Rebecca Henning	612 S. 60th Ave	98908 833-1965	<i>Rebecca Henning</i>
LAURA STRIPES	609 S. 60th AVE	98908 509-949-1830	<i>Laura Stripes</i>
Vern Nelson	5901 MacLean St	966-8325	<i>Vern Nelson</i>
Gayle Nelson	5901 MacLean St	966-8325	<i>Gayle Nelson</i>

945-8680

DOC.  
INDEX  
# F-7K

RECEIVED

JUN 24 2015

CITY OF YAKIMA  
PLANNING DIV.

Date: June 11, 2015

To: City of Yakima, Planning Dept

From: Concerned Yakima Citizens

Re: CPA #006-15 Westwood West Corp

We the undersigned Yakima Citizens, businesses, and property owners, strongly object to the proposed change in land use designation from Single-family Residential (R-1) to Professional Business (B-1), Small Convenience Center (SCC), Multi-family Residential (R-3), and Two-family Residential (R-2).

We would greatly appreciate being informed of any hearings that will place in reference to this land use request.

NAME	ADDRESS	PHONE	SIGNATURE
J.A. Cameron	5903 MacLaren	966-6105	J.A. Cameron
Genevieve Cameron	5903 MacLaren	966-6105	Genevieve Cameron
JOHN KINCHELOE	702 S 59TH AVE	925-2247	John Kinchelo
EARL	5805 MACLAREN	965-1914	Earl Miller
Lois Miller	5805 MACLAREN	965-1914	Lois Miller
STEVE HERR	709 S. 59TH AVE	833-7734	Steve Herr
Judith Ferr	814 S. 59th Ave	966-6424	Judith Ferr
Jerry Ferr	814 S. 59th Ave	966-6424	Jerry Ferr
Neddy Walcott	708 S. 60th Ave	972-0055	Neddy Walcott
Alex Staples	607 S 60th Ave	985-6488	Alex Staples
Kalshi Hanses	9923 Orchard Av	961-2573	Kalshi Hanses
Scott Hanses	9923 Orchard Av	952-2889	Scott Hanses
Todd Staples	614 S 60th Ave	949-7787	Todd Staples
Shelby Groth	2352 North Wenas Rd	961-1978	Shelby Groth
Evan Berndt	607 S. 60th Ave		Evan Berndt
K. Short	613 Pickens Road	895-2617	K. Short
V. Branch	701 Pickens Rd	823-8633	V. Branch
Mary Vatten	709 Pickens Rd	972-0722	Mary Vatten
STEVE WALIERS	809 PICKENS RD	965-4307	Steve Waliers
ALAN Klise	712 Pickens rd	966-2464	Alan Klise
JOE ZOOK	625 PICKENS RD	225-9494	Joe Zook
KAREN ZOOK	625 Pickens Rd	225-9494	Karen Zook

DOC.  
INDEX  
# F-7K

**Smith, Valerie**

RECEIVED

**From:** Nancy Morter <nancy.morter@yahoo.com>  
**Sent:** Wednesday, June 24, 2015 5:06 PM  
**To:** Smith, Valerie  
**Subject:** cpa#006-15

JUN 24 2015

CITY OF YAKIMA  
PLANNING DIV.

Valerie,

I spoke with you today about the Westwood proposal. Following are my comments, I was unable to figure how to submit them through the website. Thank You, Nancy Wetch.

We cannot fault the proposer for wanting to change this property from R-1 to a multitude of mixed use designations because of the potential land sale values.

However, we would be opposed based on the following criteria;

1. The proposed surrounding areas and uses are all R-1 from Pickens Road to well beyond S. 60<sup>th</sup> avenue and this change was not what the surrounding neighbors signed up for as designated as the future of this area. Maps and plans were provided and have always been identified on GIS mapping as well as part of all residences Title packages.
2. If the Property Owner or Owners of said proposal would like to buy all S. 60<sup>th</sup> Residences and Pickens Road Residences at Commercial pricing which we'll call 200% of fair market value or purchase price the proposer could improve all frontages. South 60<sup>th</sup> to Arlington, Arlington to South 64<sup>th</sup>, Arlington to Pickens Road. All residences would then have a street buffer and proper turning lanes could be provided to alleviate congestion on Tieton and other arterials.
3. I would contend that Arlington is not contiguous and not sized or extended to be a major arterial for Commercial or Small Convenience. If/When Arlington is extended and/or sized appropriately I could see access coming off S. 64<sup>th</sup> and not through residential streets.
4. This Plan is too generic and needs a Traffic Analysis, Study and more finalized Plan for consideration. This plan is too open to interpretation and has so many different proposed uses which must be tried and appease what will more than likely not be well received by surrounding neighbors? I'm not sure if we have what's called a "planned development" any more but with all these different proposed uses it warrants better planning and dialog.
5. I strongly feel the Owner or proposers of this plan could utilize a similar plan on the already designated Commercial property along Nob Hill and along S. 64<sup>th</sup> but in a smaller scale and perhaps with better planning with the surrounding R-1 neighborhood in mind.
6. The proposer or proposers could also utilize the already designated Commercial frontages and similar sized properties planned and not currently being utilized along Nob Hill. If/When those properties are filled with Commercial properties other Commercial properties should be planned and considered by the City.
7. Should this proposal be considered we request that a condition be established that residences get "first right of refusal" at fair market value for the R-1 property directly behind their existing residences along Perkins and S. 60<sup>th</sup> Ave. At least that may provide an opportunity or buffer for the Residential Properties who did not purchase R-1 Property in an R-1 Neighborhood to now be adjacent to Commercial Property with the potential for high volume and commercial traffic through R-1 neighborhoods. We already have concerns about S. 60<sup>th</sup> Ave to Arlington and Commercial property off Nob Hill.
8. We also strongly recommend that the City vacate Mac Laren Street to eliminate through traffic. Property right-of-way should be turned over to adjacent properties ( no through traffic potential similar to Pickens) and the proposer pay the City reimbursement land costs and utility line capping.

Sincerely,

702 S. 60<sup>th</sup> Ave

DOC.  
INDEX  
# F-7j

**Smith, Valerie**

---

**From:** Planning PostCard  
**Sent:** Wednesday, June 24, 2015 8:05 AM  
**To:** Smith, Valerie  
**Subject:** FW: CPA#006-15

FYI

***Lisa Maxey***

Department Assistant II  
(509) 576-6669  
[Lisa.Maxey@yakimawa.gov](mailto:Lisa.Maxey@yakimawa.gov)  
City of Yakima Planning Division  
129 N. 2nd St. Yakima, WA 98901

---

**From:** Steven Branch [mailto:steven.branch@hotmail.com]  
**Sent:** Tuesday, June 23, 2015 10:05 PM  
**To:** Planning PostCard  
**Subject:** CPA#006-15

Hello,

I am commenting on the proposed zoning and use changes to the Westwood West Golf Course (CPA#006-15). Our home borders the west side of the course which was a key reason we purchased our home. As such, our preference would be for the golf course to remain. Yet, we recognize the owners right to use their property as they see fit within reasonable considerations. We appreciate the proposals attempt to reflect the existing surrounding zoning and allowed use along with the attempt to reflect the adjacent single family properties such as our own. However, without seeing a development plan, our primary concern is the relatively small single family lots being proposed adjacent to existing single family lots. Compared to all adjacent lots, these new proposed lots are quite shallow. We ask for single family lots at least 150' deep where adjacent to existing single family lots. We feel this will allow a greater reflection of the surrounding homes, have less an impact on our home values, and still allow the golf course owners to achieve their goals. Please require larger single family lots than currently proposed.

Sincerely,

Steven Branch  
509-480-9685  
701 Pickens Rd.  
Yakima, WA 98908

**Maxey, Lisa**

---

**From:** Karen & Joe Zook [gadzooks7@charter.net]  
**Sent:** Tuesday, June 23, 2015 4:58 PM  
**To:** Planning PostCard  
**Subject:** Comment on CPA #006-15, 6-4-15, Westwood West Corp.

City of Yakima Planning Department

129 N. 2<sup>nd</sup> St.

Yakima, WA 98901

June 23, 2015

RE: Westwood West Corp proposed zoning changes, CPA #006-15

We oppose the proposed zoning changes, for several reasons, the main reason being that this will destroy the character of the existing neighborhoods and decrease the quality of life in the area.

We currently live on Pickens Road. We would suggest that you drive down Pickens road, along with the neighborhood to the East of the existing golf course. These are neighborhoods of single family, (mostly) owner occupied homes. Homeowners in this area have pride in ownership. We have four local law enforcement officers, teachers, an attorney, owners/co owners of local businesses, other professionals, young families and retirees living on Pickens Road. Bringing commercial and multi-residential units to this area will cause a decrease in the quality of life for those of us in the existing neighborhoods:

This will cause a large burden on the existing schools in the area, which are already crowded. We do not see anything in the proposed zoning change to address that. Who will pay for a new school or schools for the additional children? West Valley School District residents are already taxed at a high rate, and the last bond request failed. People are tired of paying more and more taxes.

Traffic congestion will increase. The proposed improvement to the intersection of 64<sup>th</sup> and Tieton will help with traffic flow, but this project will increase, not decrease the number of cars on the roads.

Noise will increase. Starting with the construction of these proposed projects, and continuing with the addition of hundreds more people living in the area. This will be very disruptive to the existing homes and residents in the area.

Along with increased noise, crime will increase. Simply put, more people equal more crimes. There is nothing in the proposal addressing the need for more law enforcement in the area.

Property values of existing homes will decrease.

There is no need for additional commercial development here. There are several vacant commercial properties for sale within a mile of here, and there is a small commercial building across Tieton from Pickens road that cannot keep tenants. The last thing this neighborhood needs is another Pizza place, Nail salon, Cell phone store,

**DOC.**  
**INDEX**  
# F-7h

Mexican restaurant, Mini market etc. We have enough! There is a large commercial shopping complex on 72<sup>nd</sup> and Tieton that has more than enough stores, and of course there is the Walmart complex on 64<sup>th</sup> and Nob Hill.

We would also like to point out an error in the Rezone Narrative about wildlife in the area. There are many more birds here than are listed. For one, there is a pair of Red-tailed hawks that roost in the trees on the existing golf course. There are also falcons including American Kestrel, Merlin (in fall and winter) and Prairie falcon. In addition, there are Barn, Great Horned and Western Screech owls on the course. We are birders and have kept a list of the birds seen here since we moved here in 2011. We have logged 77 species.

If this proposed rezone and development are approved, provisions should be made to preserve as many of the beautiful old trees as possible. This should be incorporated into the development plans.

We knew that this property was platted for single family homes when we moved here. We understand that the golf course will not be here forever, but we believe that this commercial and multi-unit residential proposal is unnecessary and unreasonable. If the course is to be developed, we believe that it should be done according to the original plan, with single family homes. Perhaps single family homes built with seniors (55 and over) in mind. We are acquainted with a local realtor who tells us there is a demand for senior housing, as Yakima is gaining popularity as a place to retire. In addition, seniors would not increase the burden on local schools.

This proposal does not serve this neighborhood; rather, it serves developers, builders and landlords.

Sincerely,

Joe and Karen Zook

625 Pickens Road

Yakima, WA 98908



This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)

**Maxey, Lisa**

---

**From:** Arthur Busch [jabusch@me.com]  
**Sent:** Tuesday, June 23, 2015 5:15 PM  
**To:** Planning PostCard  
**Subject:** CPA #006-15

This is a total sell out to developers, it is an inappropriate change in zoning which will hurt my property values and destroy the character of this residential area. Just say no!

Arthur Busch  
806 Pickens Rd.  
Yakima, WA 98908

Sent from my iPad



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

June 19, 2015

Valerie Smith  
City of Yakima Community Development  
128 North 2<sup>nd</sup> Street, 2<sup>nd</sup> Floor  
Yakima, WA 98901

Re: SEPA 012-15

Dear Ms. Smith:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the change the Future Land Use Map designation for the property from Low Density Residential to a consortium of Professional Office, Regional Commercial, Medium Density Residential and High-Density Residential and Rezone from Single-Family Residential to Professional Business, Small Convenience Center, Two-Family Residential & Multi-family Residential. This is proposed by Westwood West Corporation. We have reviewed the documents and have the following comments.

**TOXICS CLEAN-UP**

Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.

If you have any questions or would like to respond to these Toxics Clean-up comments, please contact **Valerie Bound** at (509) 454-7886 or email at [valerie.bound@ecy.wa.gov](mailto:valerie.bound@ecy.wa.gov).

Sincerely,

Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)



RECEIVED  
JUN 23 2015  
DOC. CITY OF YAKIMA  
INDEX PLANNING DIV.  
# F-7P



**Maxey, Lisa**

---

**From:** Mary Vetter [findingrecipes@gmail.com]  
**Sent:** Thursday, June 18, 2015 10:06 AM  
**To:** Planning PostCard  
**Subject:** CPA#006-15

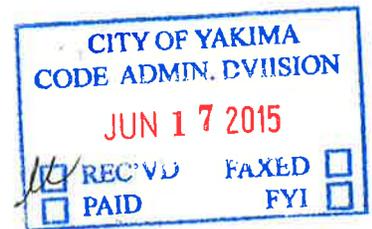
My husband & I are very opposed to the changes that Westwood West Corp is proposing. This area is a family community area. We have lived on Pickens Road for 17 years. We would like to see the area remain as R-1.

Chester & Mary Vetter  
709 Pickens Road  
Yakima, WA 98908

Sent from my iPad

# YAKIMA VALLEY CANAL CO

1640 GARRETSON LANE  
YAKIMA, WA 98908  
PHONE 509-966-2300



## REQUEST FOR COMMENTS

**TO:** Joan Davenport, AICP, Community Development Director  
City of Yakima, Department of Community Development  
129 North Second Street, Yakima, WA 98901

**FROM:** Yakima Valley Canal Company

**DATE:** 6/17/2015

**SUBJECT:** Westwood West Corporation – CPA #006-15, RZ#006-15, SEPA #012-15

## COMMENTS:

The subject property is within Yakima Valley Canal Company's service area. Yakima Valley Canal Company has no objection to development of subject property, as long as it complies with Yakima Valley Canal Company Bylaws Article XXIV.

### Article XXIV

#### *Company Participation in Subdivision of Tracts Subject to Water Rights*

Whenever tracts of land that have appurtenant thereto one or more shares of water are to be platted or subdivided into smaller tracts, the Company shall, to the fullest extent of its rights under any federal, state or municipal law then in effect, require advance submission of plans therefore by the persons or entities proposing such platting or subdivision. Such plans shall include irrigation water rights-of-way and irrigation distribution facilities necessary to ensure supply of water to all affected tracts. To the extent allowed by any federal, state, or municipal law then in effect, approval by the Company of such plans shall be a prerequisite to government approval of the proposed platting or subdivision.

*Robert Smoot*

Robert Smoot  
Manager  
Yakima Valley Canal Co.

DOC.  
INDEX

# F-7d

RECEIVED  
JUN 17 2015  
CITY OF YAKIMA  
PLANNING DIV

**Maxey, Lisa**

---

**From:** City of Yakima Web [web@ci.yakima.wa.us]  
**Sent:** Wednesday, June 17, 2015 1:17 PM  
**To:** Planning PostCard  
**Subject:** Comments on Land Use Application: CPA#006-15

**Comments on Land Use Application Comments on Land Use Application:  
CPA#006-15**

---

**Name:** Annette Garcia

**Address:**  
809 S 60th Ave

**Email:**  
[grandmagarcia@hotmail.com](mailto:grandmagarcia@hotmail.com)

**Subject:**  
Comments on Land Use Application Comments on Land Use Application: CPA#006-15

**Message:**  
Would like updates on CPA#006-15

**Maxey, Lisa**

---

**From:** City of Yakima Web [web@ci.yakima.wa.us]  
**Sent:** Friday, June 12, 2015 9:49 PM  
**To:** Planning PostCard  
**Subject:** Comments on Land Use Application: CPA#006-15

**Comments on Land Use Application Comments on Land Use Application:  
CPA#006-15**

---

**Name:** Robert and Beverly Valdez

**Address:**  
713 Pickens Road, Yakima, WA. 98908

**Email:**  
[valdez6986@gmail.com](mailto:valdez6986@gmail.com)

**Subject:**  
Comments on Land Use Application Comments on Land Use Application: CPA#006-15

**Message:**

We and the other home owners on our road, Pickens Road, are very concerned about the zoning being changed from single family to small business, convenience center and multi family zoning. These types of structures will greatly diminish the value of our properties and bring unwanted traffic to our backyards. This is an established neighborhood in which we have lived for 20 years and many others have purchased and or invested money into their homes with the thought that the property in question would continue to be a golf course or R1 zoning.

Our request is that each parcel directly behind our existing parcels be kept to single family residential. Those new property owners then will purchase with the knowledge that new zoning is in place for whatever the land owners deem profitable.

Thank you for your attention to this matter.

Robert and Beverly Valdez

**Maxey, Lisa**

---

**From:** Planning PostCard  
**Sent:** Tuesday, June 09, 2015 12:00 PM  
**To:** 'gwetch@loofburrow.com'  
**Subject:** RE: Comments on Land Use Application: CPA#006-15  
**Attachments:** NOTICE OF APPLICATION & SEPA - Westwood West Corp - CPA.pdf

Hi Gary,  
Attached is the full Notice of Application and SEPA containing the Comprehensive Plan Amendment and the Environmental (SEPA) Checklist.  
Thanks!

*Lisa Maxey*  
Department Assistant II  
(509) 576-6669  
[Lisa.Maxey@yakimawa.gov](mailto:Lisa.Maxey@yakimawa.gov)  
City of Yakima Planning Division  
129 N. 2nd St. Yakima, WA 98901

---

**From:** City of Yakima Web [<mailto:web@ci.yakima.wa.us>]  
**Sent:** Tuesday, June 09, 2015 8:17 AM  
**To:** Planning PostCard  
**Subject:** Comments on Land Use Application: CPA#006-15

## Comments on Land Use Application Comments on Land Use Application: CPA#006-15

---

**Name:** Gary Wetch

**Address:**  
702 S. 60th Ave

**Email:**  
[gwetch@loofburrow.com](mailto:gwetch@loofburrow.com)

**Subject:**  
Comments on Land Use Application Comments on Land Use Application: CPA#006-15

**Message:**  
Please send me an electronic copy of the SEPA Application, and any other documents such as the COMP Plan Amendment, etc.

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

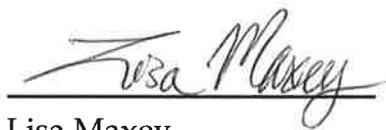
RE: CPA#006-15, RZ#006-15, SEPA#012-15

Westwood West Corp.

Vic. of 64<sup>th</sup> Ave & Tieton Dr

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Application and Environmental Review**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant; SEPA reviewing agencies, Yakima Planning Commission members, and all property owners of record within a radius of 300 feet of subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 4<sup>th</sup> day of June, 2015.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Lisa Maxey

Department Assistant II

DOC.  
INDEX  
# F-6 C

18132044411 GM2 INVESTMENTS LLC 120 CEDAR HILL DR YAKIMA, WA 98908	18132821446 CAMERON FAMILY TRUST 5903 MACLAREN AVE YAKIMA, WA 989083561	18132822417 CHARLES & ALICE NELSON REVOCABLE TRUST 808 S 60TH AVE YAKIMA, WA 98908
18132914401 CONGDON DEVELOPMENT CO LLC PO BOX 2725 YAKIMA, WA 989072725	<del>18132914405 CONGDON DEVELOPMENT CO LLC PO BOX 2725 YAKIMA, WA 989072725</del>	<del>18132823404 CONGDON DEVELOPMENT CO LLC PO BOX 2725 YAKIMA, WA 989072725</del>
<del>18132823403 CONGDON DEVELOPMENT CO LLC PO BOX 2725 YAKIMA, WA 989072725</del>	18132133472 COOK AVENUE INVESTMENTS 708 N 68TH AVE YAKIMA, WA 98908	18132044495 GONZALEZ MARIA C 6505 TIETON DR YAKIMA, WA 98908
18132133471 MCGILLIS FAMILY TRUST 5003 SANTE FE LN PASCO, WA 99301	18132044013 NEVEU FAMILY INVESTMENTS LLC 409 S 66TH AVE YAKIMA, WA 98908	18132133487 NOB HILL WATER ASSOC 6111 TIETON DR YAKIMA, WA 98908
18132044433 NORTHWEST INVESTMENT HOLDINGS LLC PO BOX 1152 GIG HARBOR, WA 983351152	18132822400 WESTWOOD WEST CORP PO BOX 2850 YAKIMA, WA 98907	<del>18132822428 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>
<del>18132911428 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>	<del>18132911429 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>	<del>18132911430 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>
<del>18132911431 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>	<del>18132911432 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>	<del>18132911439 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>
<del>18132911438 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>	<del>18132911437 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>	<del>18132911440 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>
<del>18132911436 WESTWOOD WEST CORPORATION PO BOX 2850 YAKIMA, WA 98907</del>	18132133014 YAKIMA BIBLE BAPTIST CHURCH PO BOX 167 YAKIMA, WA 98907	18132822410 BRIAN K & CYNTHIA L HUNTER 705 S 60TH AVE YAKIMA, WA 98908
18132822423 BRYCE E & CHRISTINE CUPP 704 S 60TH AVE YAKIMA, WA 98908	18132911456 CAREY & GLORIA SIEKAWITCH 5608 WALLA WALLA ST YAKIMA, WA 989035105	18132133463 CHAN I & YONG S CHONG 6003 TIETON DR YAKIMA, WA 98908
18132911404 CHARITY & NOAH JOHNSON 617 PICKENS RD YAKIMA WA 98908	18132911408 CHESTER E & MARY L VETTER 709 PICKENS RD YAKIMA WA 98908	18132822401 CINDY L FISHER 7515 MEADOW LN YAKIMA WA 98908

DOG.  
INDEX  
# F-46

18132822414 CLINTON HUNTER 805 S 60TH AVE YAKIMA, WA 98908	18132911457 COURTNEY L PEMBERTON 611 PICKENS RD YAKIMA, WA 98908	18132822420 DANIEL S & TERASSA L KEEFE 802 S 60TH AVE YAKIMA, WA 98908
18132044414 DAVID M OLDEN 6504 PARSONS AVE YAKIMA, WA 98908	18132044494 DEBRA L RANKIN 914 S 19TH AVE YAKIMA, WA 98902	18132044412 ERIC W FLOYD 402 E YAKIMA AVE YAKIMA, WA 989015407
18132822418 FRANCIS L & SUSAN L REMER 806 S 60TH AVE YAKIMA, WA 98908	18132822424 GARY A WETCH 702 S 60TH AVE YAKIMA, WA 98908	18132911411 GLENN F. SEIFERT 805 PICKENS RD YAKIMA, WA 98908
18132822422 GRACE B REID 706 S 60TH AVE YAKIMA, WA 98908	18132134475 JAIME C LUNA MEDINA 5907 TIETON DR YAKIMA, WA 98908	18132822412 JAMES G AND JANET M STOHR 711 S 60TH AVE YAKIMA, WA 989083557
18132822416 JOEL A & ANNETTE J GARCIA PO BOX 21 YAKIMA, WA 98907	18132822411 JOHN J. BEESON 709 S 60TH AVE YAKIMA, WA 98908	18132911459 JOSEPH M & KAREN D ZOOK 625 PICKENS RD YAKIMA, WA 98908
18132822409 KATHLEEN & EDDIE MEDFORD 701 S 60TH AVE YAKIMA, WA 98908	18132911402 LAWRENCE V ABHOLD 6602 TIETON DR YAKIMA, WA 98908	18132822426 LEROY V & ANN HENNING 612 S 60TH AVE YAKIMA, WA 98908
18132911407 MANUEL & BEATRIZ ALMAGUER 705 PICKENS RD YAKIMA, WA 989081844	18132822413 MARK E EAKIN 801 S 60TH AVE YAKIMA, WA 98908	18132044432 MARVIN C & DARLA G BALES 7504 SPOKANE ST YAKIMA, WA 98908
18132911446 MICHAEL & BARBARA HOLFORD 801 PICKENS RD YAKIMA, WA 98908	18132822419 MICHAEL J & SUSAN M ROLLINGER 804 S 60TH AVE YAKIMA, WA 98908	18132133005 MISTY GONZALEZ 6311 TIETON DR YAKIMA, WA 98908
18132822427 NORMAN V & BEVERLY J LEAVERTON 5808A SUMMITVIEW AVE # 89 YAKIMA, WA 98908	18132044006 OK RAE KIM 4310 W LINCOLN AVE YAKIMA, WA 98908	18132044415 RANDY C & JUDY K VALICOFF 2000 KONNOWAC PASS RD MOXEE, WA 989369505
18132822421 RANDY P & JAMIE WALTHER ROBERT 708 S 60TH AVE YAKIMA, WA 98908	18132044431 RAYMOND D ROSENTHAL 411 S 65TH AVE YAKIMA, WA 98908	18132911445 ROBERT & BEVERLY VALDEZ 713 PICKENS RD YAKIMA, WA 98908
18132133007 ROBERT & KATHE ARAMBUL 14418 N CREEK DR APT 1228 MILL CREEK WA 98917	18132911400 ROBERT J & SHARON L KIVI 6606 TIETON DR YAKIMA WA 98908	18132133003 ROBERT J. & LOIS ZAREMBA 24310 OLD OWEN RD MONROE WA 989777670

DOG  
INDEX  
# F-66b

18132133004  
~~ROBERT J. & LOIS ZAREMBA  
24310 OLD OWEN RD  
MONROE, WA 982727670~~

18132133006  
~~ROBERT J. & LOIS ZAREMBA  
24310 OLD OWEN RD  
MONROE, WA 982727670~~

18132822407  
ROLLAND & JANET E TODD  
603 S 60TH AVE  
YAKIMA, WA 98908

18132822408  
SAM C & BLANCA E RODRIGUEZ CHEN  
613 S 60TH AVE  
YAKIMA, WA 98908

18132044400  
SHAUN & PRISCILLA EAGAN  
2205 S 77TH AVE  
YAKIMA, WA 98908

18132822415  
STEVE LOCKWOOD  
807 S 60TH AVE  
YAKIMA, WA 989083559

18132911412  
STEVEN B & JADENE L WALTERS  
809 PICKENS RD  
YAKIMA, WA 989081846

18132911406  
STEVEN M & VALERIE A BRANCH  
701 PICKENS RD  
YAKIMA, WA 98908

18132911401  
SUSAN E MARRA  
10209 NW 11TH AVE  
VANCOUVER, WA 98685

18132911458  
TIMOTHY HALL  
1620 GIBBLER RD  
YAKIMA, WA 98908

~~18132822406  
TODD W & LAURA STAPLES  
614 S 60TH AVE  
YAKIMA, WA 98908~~

18132822425  
TODD W & LAURA A STAPLES  
614 S 60TH AVE  
YAKIMA, WA 98908

18132911427  
TYLER SCHULTZ  
PO BOX 2850  
YAKIMA, WA 98907

~~18132911441  
TYLER SCHULTZ  
PO BOX 2850  
YAKIMA, WA 98907~~

~~18132911433  
TYLER SCHULTZ  
PO BOX 2850  
YAKIMA, WA 98907~~

~~18132911434  
TYLER SCHULTZ  
PO BOX 2850  
YAKIMA, WA 98907~~

~~18132911435  
TYLER SCHULTZ  
PO BOX 2850  
YAKIMA, WA 98907~~

83  
Total Parcels - Westwood West Corp. /  
Hordan Planning Services - CPA#006-15

Westwood West Corporation  
414 Cherry Ridge  
Yakima, WA 98908

Hordan Planning Services  
410 N 2nd St  
Yakima, WA 98901

Ntc of App & SEPA  
CPA #006-15, RZ #006-15, SEPA #012-15  
Sent 6/4/15

DOC.  
INDEX  
# F-66

Ahtanum Irrigation District  
Beth Ann Brulotte Executive Assistant  
10705-B Gilbert Road  
Yakima, WA 98903-9203  
[bethb@ahtanum.net](mailto:bethb@ahtanum.net)

Cascade Natural Gas  
Jim Robinson Field Facilitator  
701 South 1st Ave  
Yakima, WA 98902  
[jim.robinson@cngc.com](mailto:jim.robinson@cngc.com)

Chamber of Commerce  
10 North 9th Street  
Yakima, WA 98901  
[chamber@yakima.org](http://chamber@yakima.org)

Department of Commerce  
Growth Management Services  
P.O. Box 42525  
Olympia, WA 98504-2525  
[reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov)

Department of Ecology  
Annie Szvetecz SEPA Policy Lead  
P.O. Box 47703  
Olympia, WA 98504-7703  
[separegister@ecy.wa.gov](mailto:separegister@ecy.wa.gov)

Department of Ecology  
Gwen Clear  
15 West Yakima Ave, Ste# 200  
Yakima, WA 98902  
[crospacoordinator@ecy.wa.gov](mailto:crospacoordinator@ecy.wa.gov)

Department of Fish and Wildlife  
Eric Bartrand  
1701 South 24th Ave  
Yakima, WA 98902  
[Eric.Bartrand@dfw.wa.gov](mailto:Eric.Bartrand@dfw.wa.gov)

Department of Natural Resources  
SEPA Center  
PO Box 47015  
Olympia, WA 98504  
[sepacenter@dnr.wa.gov](mailto:sepacenter@dnr.wa.gov)

Department of Social & Health Services  
Andrew Jenkins Jeanne Rodriguez  
P.O. Box 45848  
Olympia, WA 98504  
[andrew.jenkins@dshs.wa.gov](mailto:andrew.jenkins@dshs.wa.gov)  
[jeanne.rodriguez@dshs.wa.gov](mailto:jeanne.rodriguez@dshs.wa.gov)

Dept of Archaeology & Historic Preservation  
Greg Griffith Deputy State Historic Preservation  
Officer  
P.O. Box 48343  
Olympia, WA 98504-8343  
[dahp.separeview@dahp.wa.gov](mailto:dahp.separeview@dahp.wa.gov)

Energy Facility Site Evaluation Council -EFSEC  
Stephen Posner SEPA Officer  
PO Box 43172  
Olympia, WA 98504-3172  
[sposner@utc.wa.gov](mailto:sposner@utc.wa.gov)

Engineering Division  
Dana Kallevig and Debbie Cook, City Engineer  
129 N 2nd Street  
Yakima, WA 98901  
[dana.kallevig@yakimawa.gov](mailto:dana.kallevig@yakimawa.gov)  
[debbie.cook@yakimawa.gov](mailto:debbie.cook@yakimawa.gov)

Nob Hill Water Association  
Eric Rhoads Engineering Technician  
6111 Tieton Drive  
Yakima, WA 98908  
[eric@nobhillwater.org](mailto:eric@nobhillwater.org)

Office of Rural and Farm Worker Housing  
Marty Miller  
1400 Summitview Ave, Ste# 203  
Yakima, WA 98902  
[Martym2@orfh.org](mailto:Martym2@orfh.org)

U.S. Army Corps of Engineers, Regulatory  
Branch  
Karen Urelius Project Manager  
P.O. Box 3755  
Seattle, WA 98124-3755  
[Karen.M.Urelius@usace.army.mil](mailto:Karen.M.Urelius@usace.army.mil)

Wastewater Division  
Shelley Willson or David Schneider  
2220 East Viola Ave  
Yakima, WA 98901  
[shelley.willson@yakimawa.gov](mailto:shelley.willson@yakimawa.gov)  
[david.schneider@yakimawa.gov](mailto:david.schneider@yakimawa.gov)

West Valley School District  
Angela Watts Asst. Supt. Of Business & Operations  
8902 Zier Road  
Yakima, WA 98908-9299  
[watts@wvsd208.org](mailto:watts@wvsd208.org)

WSDOT  
Paul Gonseth Planning Engineer  
2809 Rudkin Road  
Union Gap, WA 98903  
[gonsetp@wsdot.gov](mailto:gonsetp@wsdot.gov)

WSDOT  
Rick Holmstrom Development Services  
2809 Rudkin Road  
Union Gap, WA 98903  
[holmstr@wsdot.wa.gov](mailto:holmstr@wsdot.wa.gov)

Yakama Bureau of Indian Affairs  
Steve Wangemann Deputy Superintendent for Trust  
Services  
P.O. Box 632  
Toppenish, WA 98948  
[Steve.wangemann@bia.gov](mailto:Steve.wangemann@bia.gov)

Yakama Bureau of Indian Affairs  
Rocco Clark Environmental Coordinator  
P.O. Box 632  
Toppenish, WA 98948  
[Rocco.clark@bia.gov](mailto:Rocco.clark@bia.gov)

Yakima County Commissioners  
[Commissioners.web@co.yakima.wa.us](mailto:Commissioners.web@co.yakima.wa.us)

Yakama-Klickitat Fisheries Project  
John Marvin  
760 Pence Road  
Yakima, WA 98909  
[jmarvin@yakama.com](mailto:jmarvin@yakama.com)

Yakima Air Terminal  
Robert Peterson Airport Asst Manager  
2400 West Washington Ave  
Yakima, WA 98903  
[robert.peterson@yakimawa.gov](mailto:robert.peterson@yakimawa.gov)

Yakima County Public Services  
Vern Redifer Public Services Director  
128 North 2nd Street, 4th Floor  
Yakima, WA 98901  
[Vern.redifer@co.yakima.wa.us](mailto:Vern.redifer@co.yakima.wa.us)

Yakima County Health District  
1210 Ahtanum Ridge Dr Ste#200  
Union Gap, WA 98903  
[yhd@co.yakima.wa.us](mailto:yhd@co.yakima.wa.us)

Yakima County Public Services  
Lynn Deitrick Planning Director  
128 North 2nd Street, 4th Floor  
Yakima, WA 98901  
[lynn.deitrick@co.yakima.wa.us](mailto:lynn.deitrick@co.yakima.wa.us)

Yakima Regional Clean Air Agency  
Hasan Tahat Engineering & Planning Supervisor  
329 North 1st Street  
Yakima, WA 98901  
[hasan@yrcaa.org](mailto:hasan@yrcaa.org)

Yakima Greenway Foundation  
Al Brown Executive Director  
111 South 18th Street  
Yakima, WA 98901  
[al@yakimagreenway.org](mailto:al@yakimagreenway.org)

Yakima Health District  
Ryan Ibach Director of Environmental Health  
1210 Ahtanum Ridge Drive  
Union Gap, WA 98903  
[ryan.ibach@co.yakima.wa.us](mailto:ryan.ibach@co.yakima.wa.us)

Yakima Valley Museum  
John A. Baule Director  
2105 Tieton Drive  
Yakima, WA 98902  
[john@yakimavalleymuseum.org](mailto:john@yakimavalleymuseum.org)

Yakima Valley Conference of Governments  
Shawn Conrad and Joseph Calhoun Planner  
311 North 4th Street, Ste# 202  
Yakima, WA 98901  
[conrads@yvcog.org](mailto:conrads@yvcog.org) [calhounj@yvcog.org](mailto:calhounj@yvcog.org)

WSDOT, Aviation Division  
Carter Timmerman  
[timmerc@wsdot.wa.gov](mailto:timmerc@wsdot.wa.gov)

DOC.  
INDEX  
# F-66

Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902	Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap David Spurlock Development Director P.O. Box 3008 Union Gap, WA 98903
Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504	Department of Fish & Wildlife Mark Teske 201 North Pearl Ellensburg, WA 98926	Environmental Protection Agency NEPA Review Unit 1200 6th Ave. MS 623 Seattle, WA 98101
Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Federal Aviation Administration, Seattle Airports District Office Cayla Morgan Airport Planner 1601 Lind Ave SW Renton, WA 98055-4056	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902	Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
United States Postal Service Jeff McKee 205 W Washington Ave Yakima, WA 98903	WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	WA State Dept of Health, Office of Drinking Water Christine Collins 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216
WSDOT, Aviation Division Carter Timmerman 7702 Terminal St SW Tumwater, WA 98501	Yakama Indian Nation Johnson Meninick Cultural Resources Program P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Ruth Jim Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948
Yakama Nation Environmental Management Kristina Proszek Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948	Yakima School District Elaine Beraza Superintendent 104 North 4th Ave Yakima, WA 98902	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908
Yakima Waste Systems Scott Robertson 2812 Terrace Heights Dr Yakima, WA 98901	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Yakama Bureau of Indian Affairs P.O. Box 632 Toppenish, WA 98948

\\APOLLO\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES\_updated 05.29.15 - Form List.docx

Hordan Planning Services  
c/o Bill Hordan  
410 North 2<sup>nd</sup> Street  
Yakima, WA 98901  
[Hps410@qwestoffice.net](mailto:Hps410@qwestoffice.net)

Type of Notice:

Notice of App<sup>l</sup> SEPA

File Number:

CPA#0006-15, SEPA#012-15

Date:

6/4/15

Westwood West Corporation  
c/o Tyler Schultz  
PO Box 2850  
Yakima, WA 98907

Westwood West Corporation  
414 Cherry Ridge Court  
Yakima, WA 98908

DOC.  
INDEX  
# File 6

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Thursday, June 04, 2015 4:08 PM  
**To:** Belles, Carolyn; Brown, David; Caruso, Joe; Cook, Debbie; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Futrell, Kevin; Ibarra, Rosalinda; Kallevig, Dana; Kunkler, Mark; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Robertson, Jerry; Schafer, Scott; Scott, James; Shane, Mike; Soptich, Mark; Ahtanum Irrigation District - Beth Ann Brulotte; Cascade Natural Gas - Jim Robinson; Chamber of Commerce; Department of Commerce (CTED) - Review Team; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife - Eric Bertrand; Department of Natural Resources; Department of Social & Health Services - Andrew Jenkins; Department of Social & Health Services - Jeanne Rodriguez; Dept Archaeology & Historic Preservation - SEPA Review; Desgrosellier, Bob; Energy Facility Site Evaluation Council - Stephen Posner; Nob Hill Water - Eric Rhoads; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; US Army Corps of Engineers - Karen M. Urelus; Schafer, Scott; West Valley School District - Angela Watts; WSDOT - Carter Timmerman; WSDOT - Paul Gonseth; WSDOT - Rick Holmstrom; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Bureau of Indian Affairs - Steve Wangemann; Yakama-Klickitat Fisheries - John Marvin; Yakima County Commissioners; Yakima County Health District; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Al Brown; Yakima Health District - Ryan Ibach; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Shawn Conrad; Yakima Valley Museum - John A. Baule; YVCOG - Joseph Calhoun  
**Cc:** Smith, Valerie; Al Rose; Alfred A. Rose (silvrx40@bmi.net); 'Carmen Mendez'; Carmen Mendez (mdcmm303@gmail.com); Dave Fonfara; Ensey, Rick; Patricia Byers; Ron Anderson; Scott Clark; William Cook (cook.w@charter.net)  
**Subject:** NOTICE OF APPLICATION & SEPA - Westwood West Corp. - CPA#006-15, RZ#006-15, SEPA#012-15  
**Attachments:** NOTICE OF APPLICATION & SEPA - Westwood West Corp - CPA.pdf

Attached is a Notice of Application and Environmental Review (SEPA) regarding the above-entitled project. If you have any questions about this proposal please contact assigned planner Valerie Smith at (509) 575-6042 or by e-mail at [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

Thank you!

***Lisa Maxey***

Department Assistant II

(509) 576-6669

[Lisa.Maxey@yakimawa.gov](mailto:Lisa.Maxey@yakimawa.gov)

City of Yakima Planning Division  
129 N. 2nd St. Yakima, WA 98901



City of Yakima  
 Planning Department  
 129 N 2nd St  
 Yakima, WA 98901

**PUBLIC NOTICE OF  
 LAND USE REVIEW**

Date of Notice of Application - 06/04/2015

**CPA#006-15**

Project Name: **WESTWOOD WEST CORP**  
 Location: **VIC. OF 64TH AVE & TIETON DR**

Proposal: **Change the Future Land Use map designation for 16 parcels from Low-density Residential to Professional Office, Regional Commercial, Medium-density Residential, and High-density Residential; and change the zoning from Single-family Residential (R-1) to Professional Business (B-1), Small Convenience Center (SCC), Multi-family Residential (R-3), and Two-family Residential (R-2).**

A land use application has been submitted near your property. This is your notice of that application. To view information on-line go to: <http://www.yakimawa.gov/postcard> When prompted enter CPA#006-15 in the Application ID text box. Click the Submit button to view the land use application information. More information is available from the City of Yakima Planning Division, 129 North 2nd Street, Yakima, WA 98901 or call (509) 575-6183. Valerie Smith/575-6042/Senior Planner/[valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov) Decisions and future notices will be sent to anyone who submits comments on this application or requests additional notice. Comments may be submitted in writing to the address above or by email to: [planning@ci.yakima.wa.us](mailto:planning@ci.yakima.wa.us) - Please include the Application ID in the email subject line. Also include your name and address in the email. Written or emailed comments must be received by 5:00pm on 06/24/2015

This application may include multiple land use types, including compliance with the State Environmental Policy Act (SEPA). For specific information, please contact the Planning Division. Si necesita información en español por favor llame al (509)575-6183.

Application Submitted: 04/29/2015 Application Complete: 05/13/2015



City of Yakima  
 Planning Department  
 129 N 2nd St  
 Yakima, WA 98901

**LAND USE PUBLIC NOTICE**



Location of Proposed Action

DOC.  
 INDEX  
 # F-6a



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

**ask.planning@yakimawa.gov • <http://www.yakimawa.gov/services/planning/>**

**CITY OF YAKIMA  
NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW**

**DATE:** June 4, 2015  
**TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director  
**SUBJECT:** Comprehensive Plan Map Amendment, Rezone and Environmental Review

**NOTICE OF APPLICATION**

**File Numbers:** CPA #006-15, RZ#006-15, SEPA#012-15  
**Project Applicant:** Westwood West Corporation  
**Project Location:** Vicinity of S. 64<sup>th</sup> Avenue and Tieton Drive  
**Parcel Number(s):** 18132822428, 18132911428, 18132911427, 18132911441, 18132911429, 18132911430, 18132911431, 18132911432, 18132911433, 18132911439, 18132911438, 18132911437, 18132911434, 18132911435, 18132911440, 18132911436

**PROJECT DESCRIPTION**

The City of Yakima Department of Community Development has received applications from Bill Hordan, Hordan Planning Services (applicant) on behalf of Westwood West Corporation (property owner), for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of the subject property. The owner is requesting to change the Future Land Use Map designation for the properties from Low Density Residential to a consortium of Professional Office, Regional Commercial, Medium Density Residential and High-Density Residential and to concurrently rezone from Single-Family Residential (R-1) to Professional Business (B-1), Small Convenience Center (SCC), Two-Family Residential (R-2) and Multifamily Residential (R-3). (See attached documents for further details.)

**NOTICE OF ENVIRONMENTAL REVIEW**

This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) under WAC § 197-11-926 for the review of this project.

The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) for this project, utilizing the procedures set forth in WAC § 197-11-355. This may be your only opportunity to comment on the environmental impacts of this proposal. A copy of the subsequent

**DOC.**

**INDEX**

# FL6



threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170.

**Required Permits:** None

**Required Studies:** None

**Existing Environmental Documents:** None

**Development Regulations For Project Mitigation and Consistency Include:** State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, and the Yakima Urban Area Comprehensive Plan.

**REQUEST FOR WRITTEN COMMENTS** Agencies, tribes, and the public are encouraged to review and comment on the proposal and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by **5:00 p.m. June 24, 2015**, (regarding the SEPA Review) will be considered prior to issuing the final SEPA determination on this application.

Please send written comments to:

Joan Davenport, AICP, Community Development Director  
City of Yakima, Department of Community Development  
129 North Second Street, Yakima, WA 98901

Please reference the applicant's name or file number(s) in your correspondence:

Westwood West Corporation — CPA #006-15, RZ#006-15, SEPA #012-15

**NOTICE OF DECISION** A copy of the SEPA threshold determination will be mailed to any parties of record after the end of the 20-day comment period. There will be a 14-day SEPA appeal period effective upon the date of mailing. The file containing the complete application for this proposal is available for public review at the City of Yakima Planning Division, 2<sup>nd</sup> floor City Hall, 129 North 2<sup>nd</sup> Street, Yakima, Washington.

**PUBLIC HEARING** This comprehensive plan map amendment request and concurrent rezone will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by a closed record hearing before the Yakima City Council. **A separate public notice will be provided for each hearing in accordance with YMC Title 16.** Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 North 2<sup>nd</sup> Street, Yakima, WA 98901.

If you have any questions on this proposal please call Valerie Smith, AICP, Senior Planner at (509) 575-6042 or email at: valerie.smith@yakimawa.gov

Enclosed: Applications, SEPA Checklist, Site Plans, and Mailing Map

DOC.  
INDEX  
# F-6



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

**129 North Second Street, 2nd Floor Yakima, Washington 98901**

**Phone (509) 575-6183 • Fax (509) 575-6105**

**ask.planning@yakimawa.gov • <http://www.yakimawa.gov/services/planning/>**

June 1, 2015

Bill Hordan for Westwood West Corporation  
410 N. 2<sup>nd</sup> Street  
Yakima, WA 98901

**Determination of Application Completeness**

File No: CPA #006-15, RZ#006-15 & SEPA#012-15

Dear Applicant:

Your application for a Comprehensive Plan Amendment to the Future Land Use Map, and Yakima Urban Area zoning map, for property located in the vicinity of S. 64<sup>th</sup> Ave and Tieton Drive for 16 parcels, was received **April 29, 2015**. Your application was determined **complete** for processing as of April 30, 2015, and on **May 13, 2015**, your application was docketed with the Yakima Planning Commission for their 2015 CPA review cycle.

Continued processing of your request will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all property owners within 500-feet of the subject properties on June 4, 2015. This notice is followed by a 20-day public comment period that will end on June 24, 2015.
2. Upon completion of the 20-day comment period, a decision on the State Environmental Policy Act review will be issued and followed by a 14-day appeal period.
3. Following completion of environmental review, and the appeal period, a public hearing will be scheduled before the City of Yakima Planning Commission.
4. Once the City Planning Commission has rendered its recommendation on your application, the City Planning Commission will forward its Findings of Fact & Recommendation to the City Council for review and final determination.

If you have any further questions you may contact me at (509) 575-6042 or [valerie.smith@yakimawa.gov](mailto:valerie.smith@yakimawa.gov).

Sincerely,

  
Valerie Smith, AICP  
Senior Planner

DOC.  
INDEX

# F-5

