

Project Vicinity Map

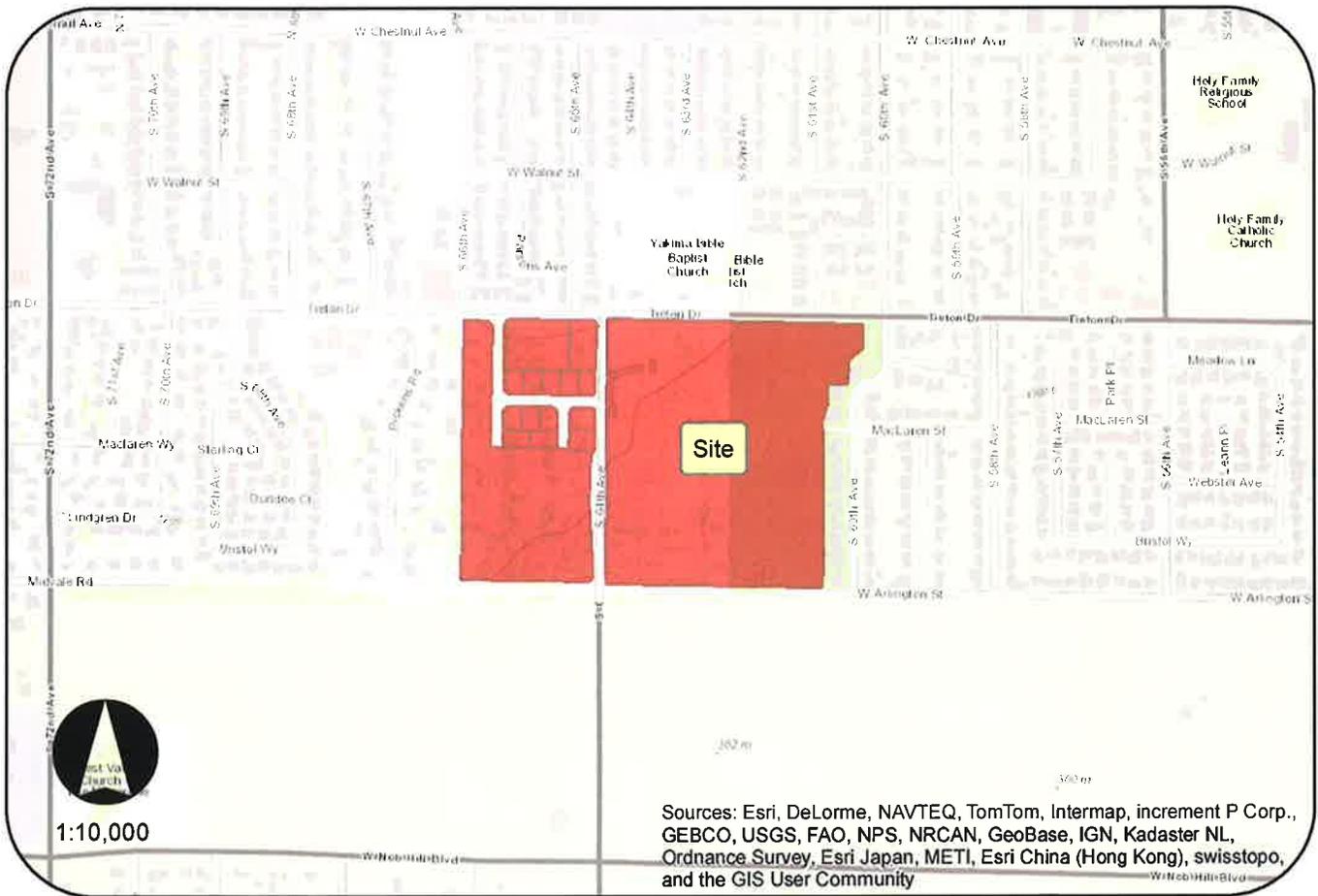
CPA#006-15



Related Projects: SEPA#012-15, RZ#006-15
 Applicant: HORDAN PLANNING SERVICES
 Location: 6408 TIETON DR

Thursday - 04/30/2015 - 01:59:31

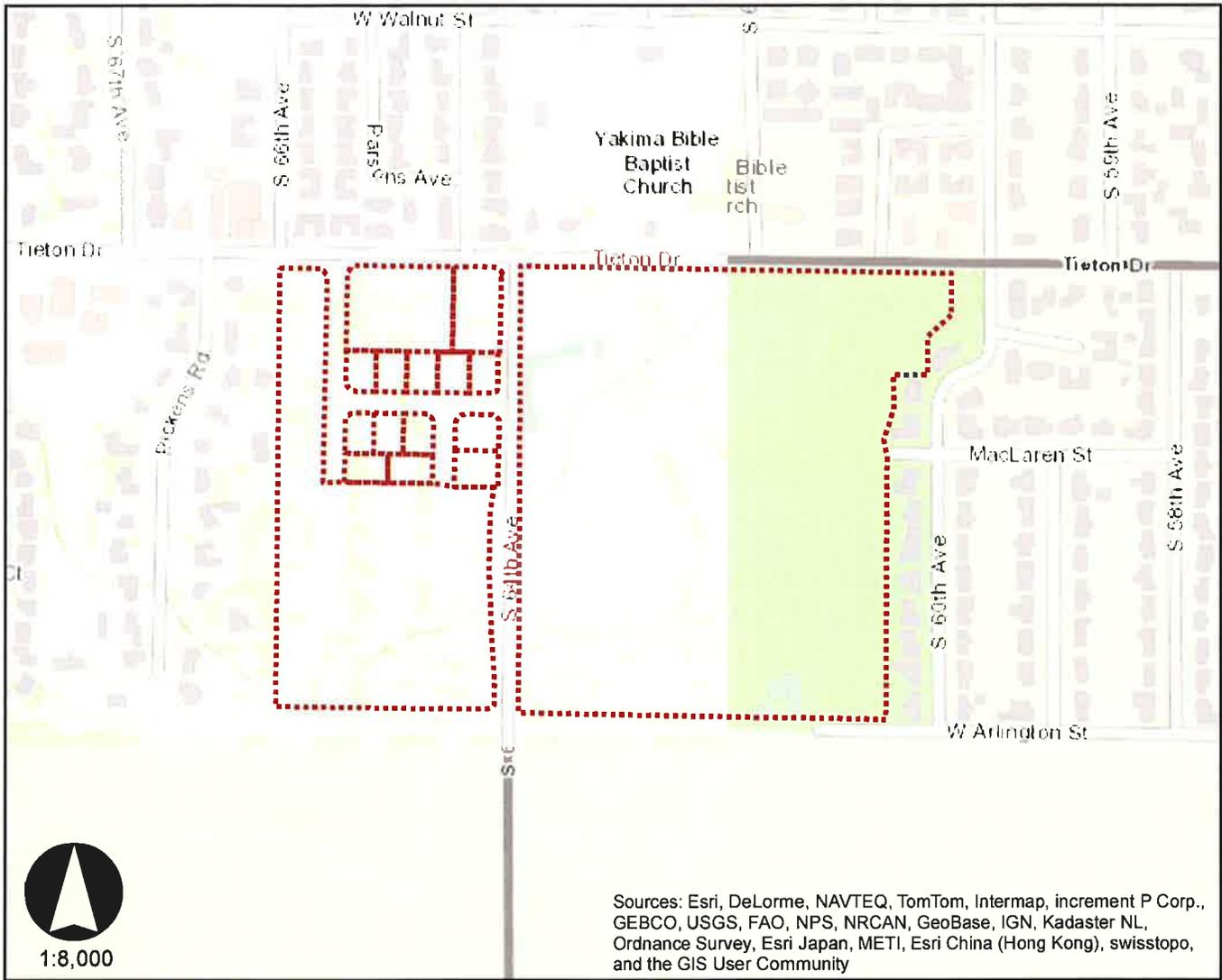
Contact City of Yakima Planning Division at 509-575-6183
 City of Yakima - Geographic Information Services



Proposal: Change the Future Land Use map designation for 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 to Professional Business, Small Convenience Center, Multi-family Residential, and Two-family Residential to accommodate to significant commercial and residential growth in the area.

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DOO,
 INDEX
 # F-4



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DOC.
INDEX
 # F-4



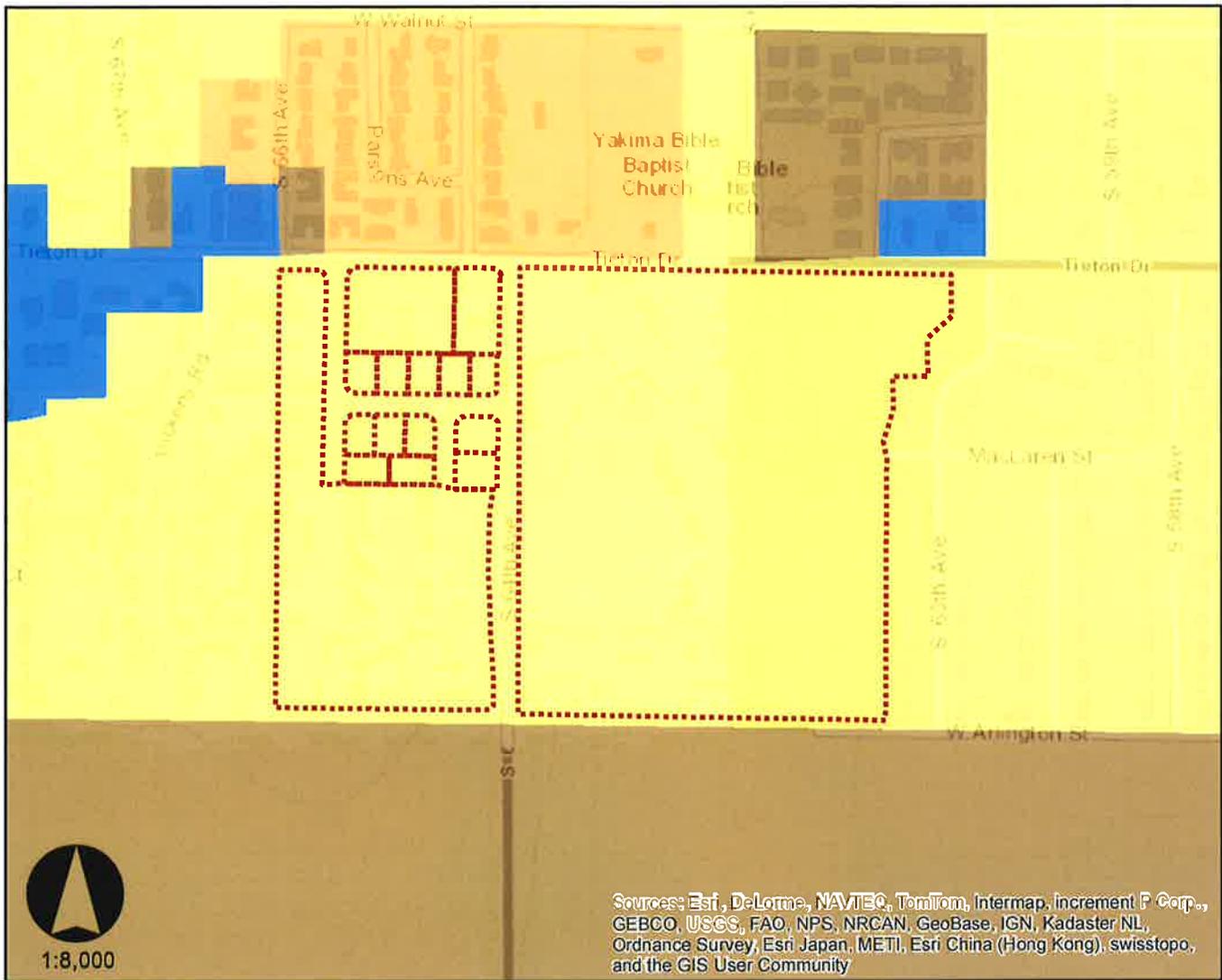
 Project Parcels

Vicinity Map

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- | | | |
|----------------------------|-------------------------|--------------------------|
| 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
 # F-4

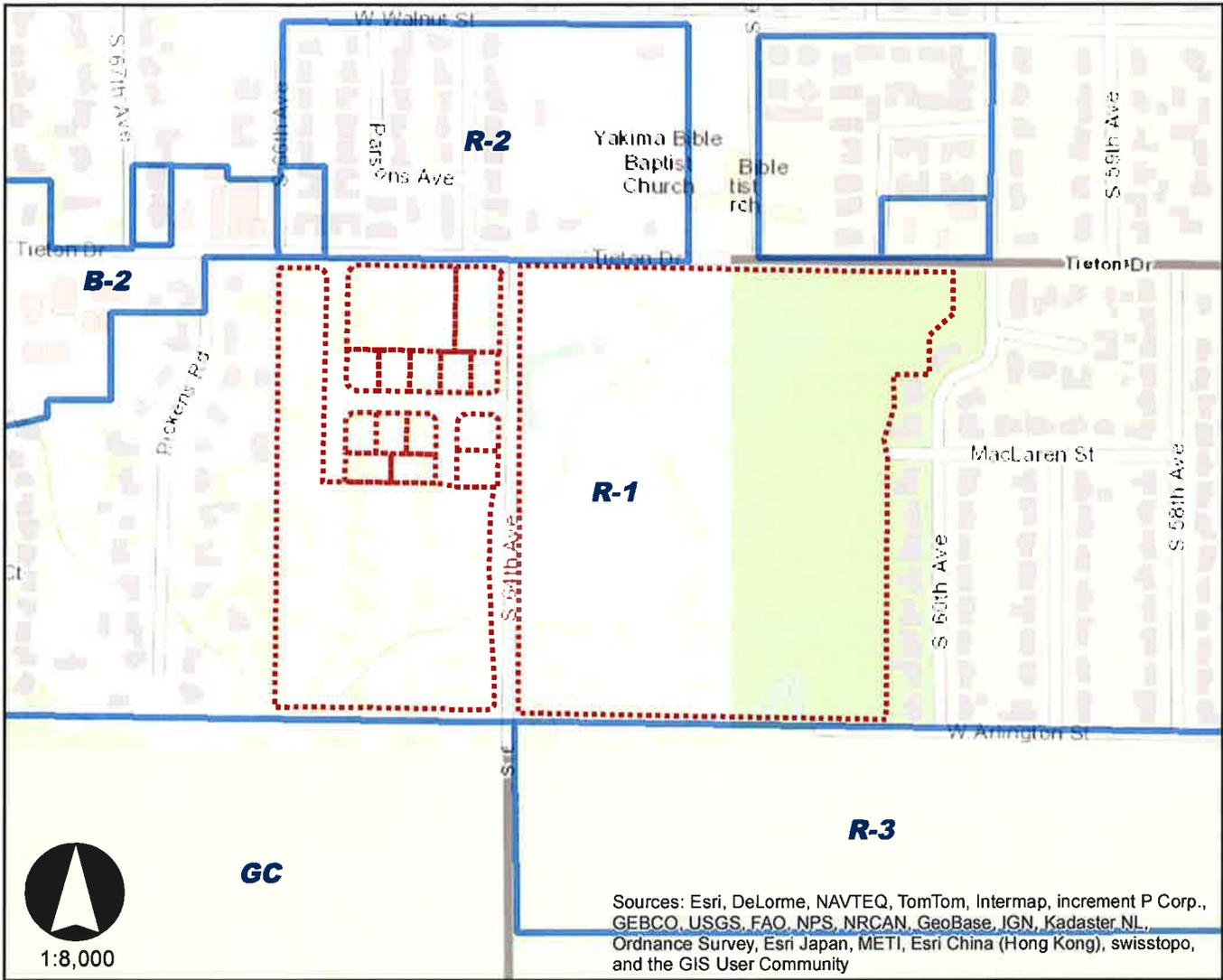


Future Land Use Map

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

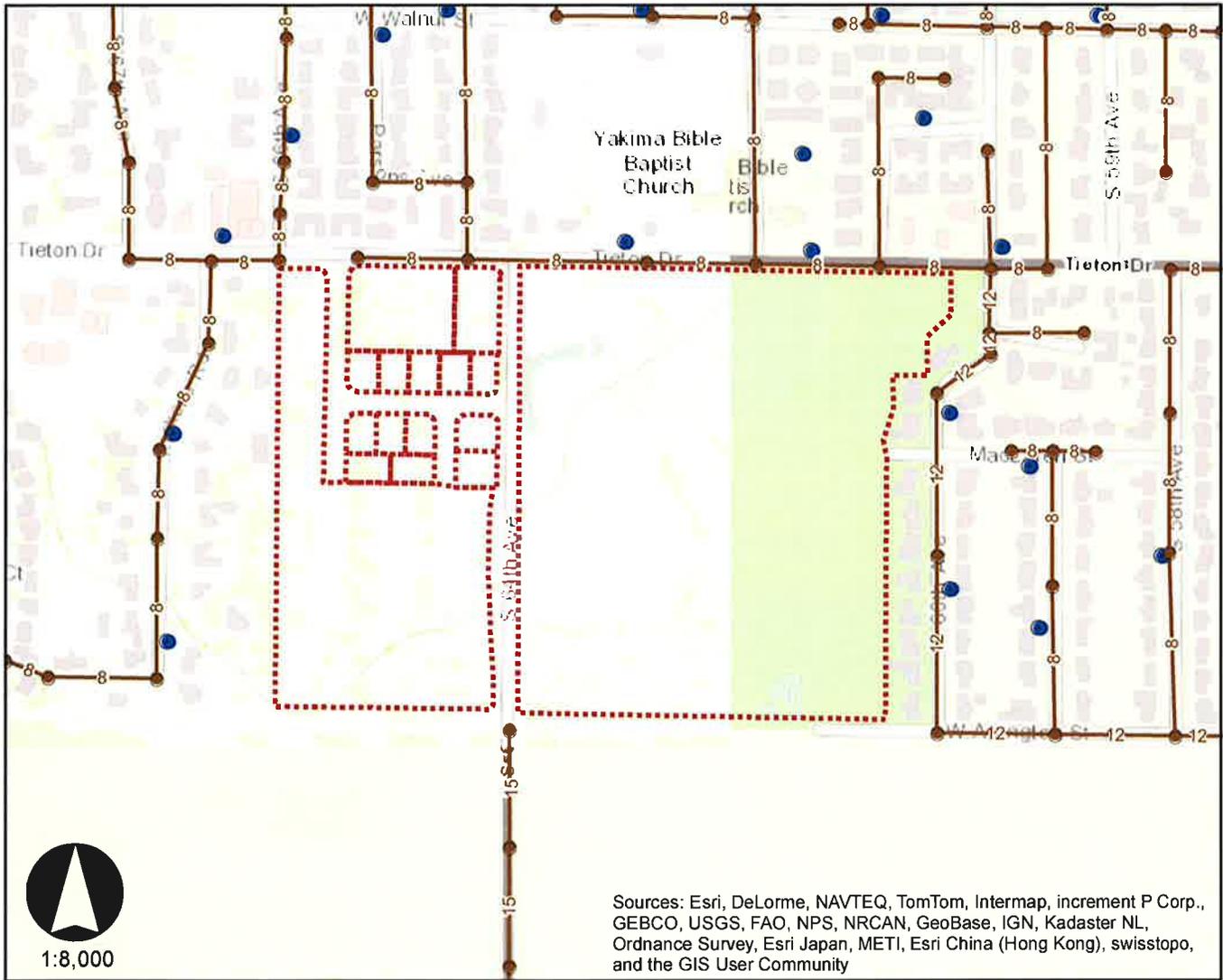
Zoning Map

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**DOC.
 INDEX
 # F-4**



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- Project Parcels
- Hydrants
- Water Pipes

Utilities Map

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DOC. INDEX
 # F-4

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DOC.
 INDEX
 # F-4



 Project Parcels

Aerial Photo Map

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Subject Properties
Westwood West

-  Subject Properties
-  Parcel
-  All Roads

DOC. INDEX
F-3

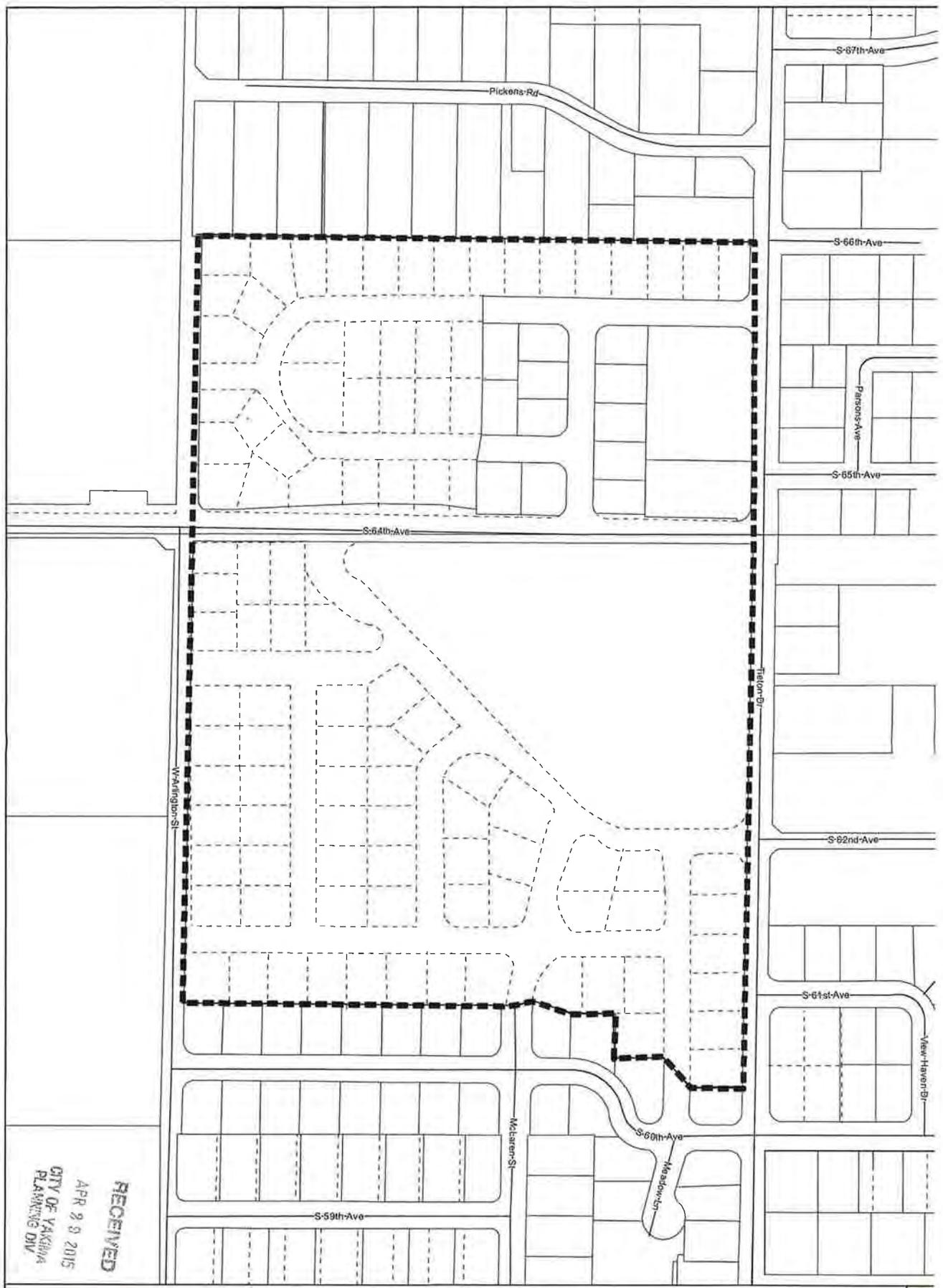
0 50 100 200 300
1 inch = 200 feet

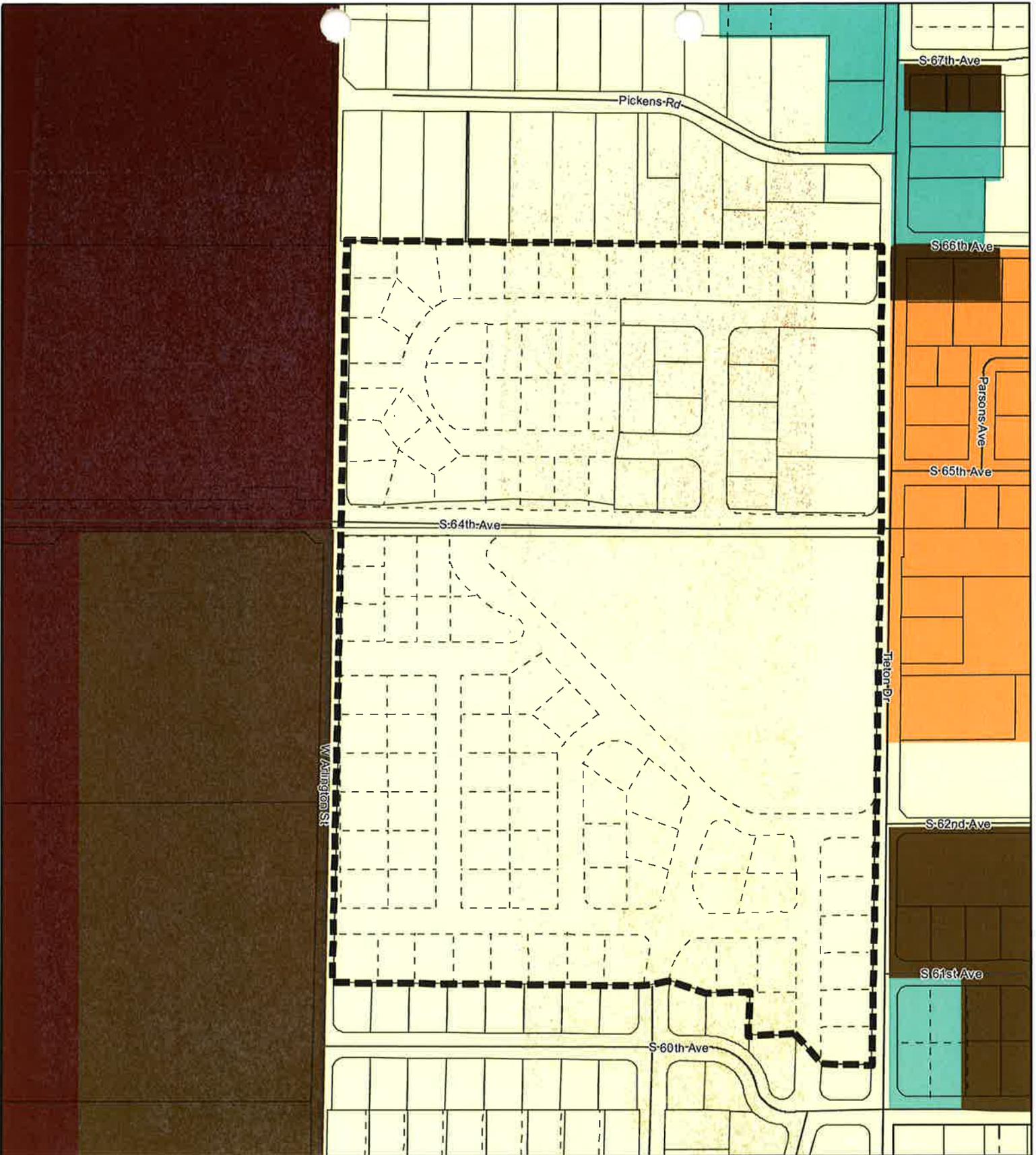


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Existing Zoning

Westwood West

- Subject Properties
- City of Yakima Zoning
- SRK 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
- All Roads
- Parcels

DOC. INDEX
F-3

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Proposed Zoning
Westwood West

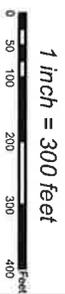
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- SR Suburban Residential
- R-1 Single Family
- R-2 Two Family
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DOC. INDEX
F-3

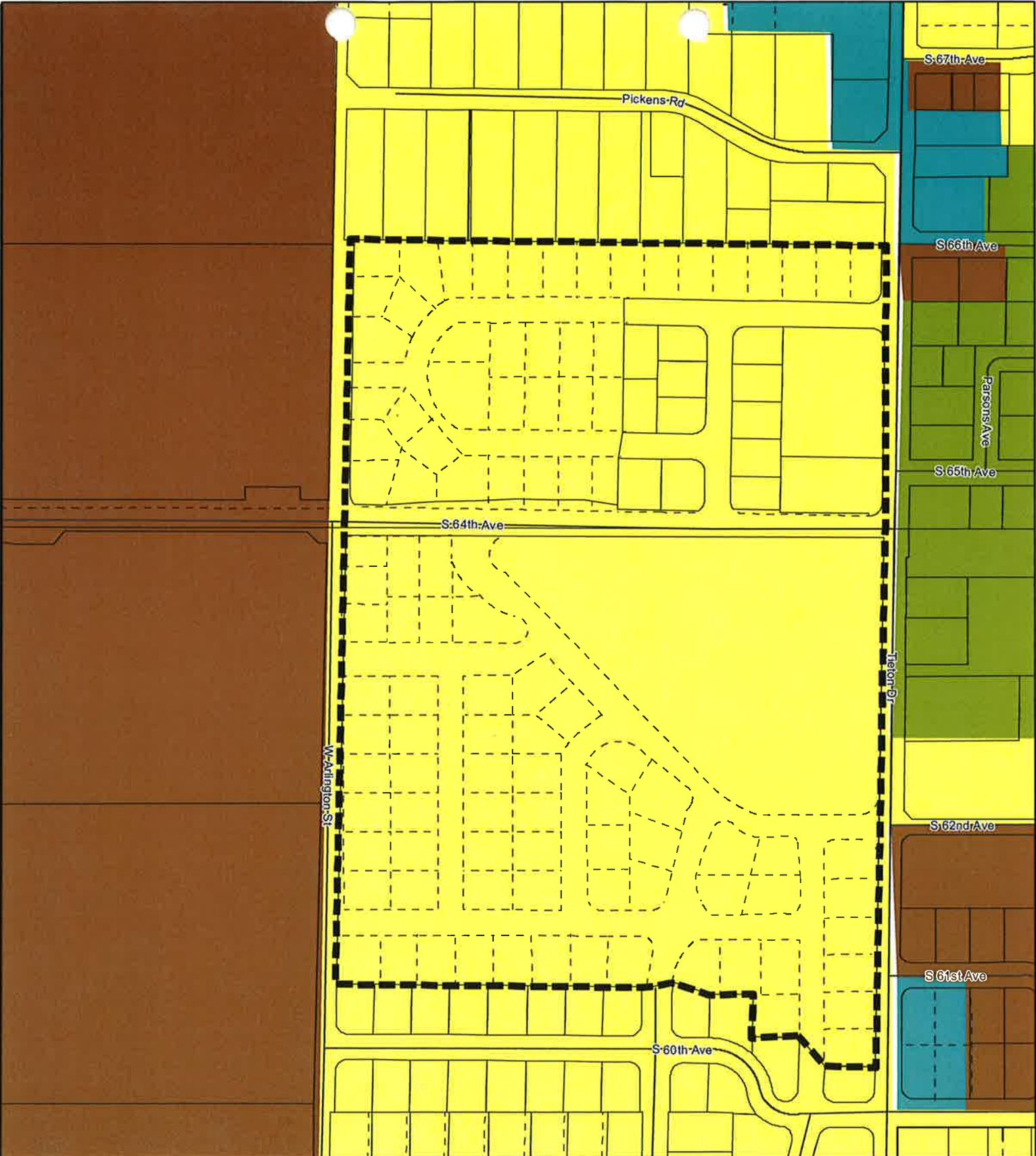
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**Site and Adjacent
Existing Future
Land Use**

Westwood West

- Subject Properties**
- City of Yakima Future Land Use
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Professional Office
 - Regional Commercial
 - Neighborhood Commercial
 - Large Conveniences Center
 - General Commercial
 - CBD Core Commercial
 - Industrial
 - Parcels
 - All Roads

DOC. INDEX
F-3

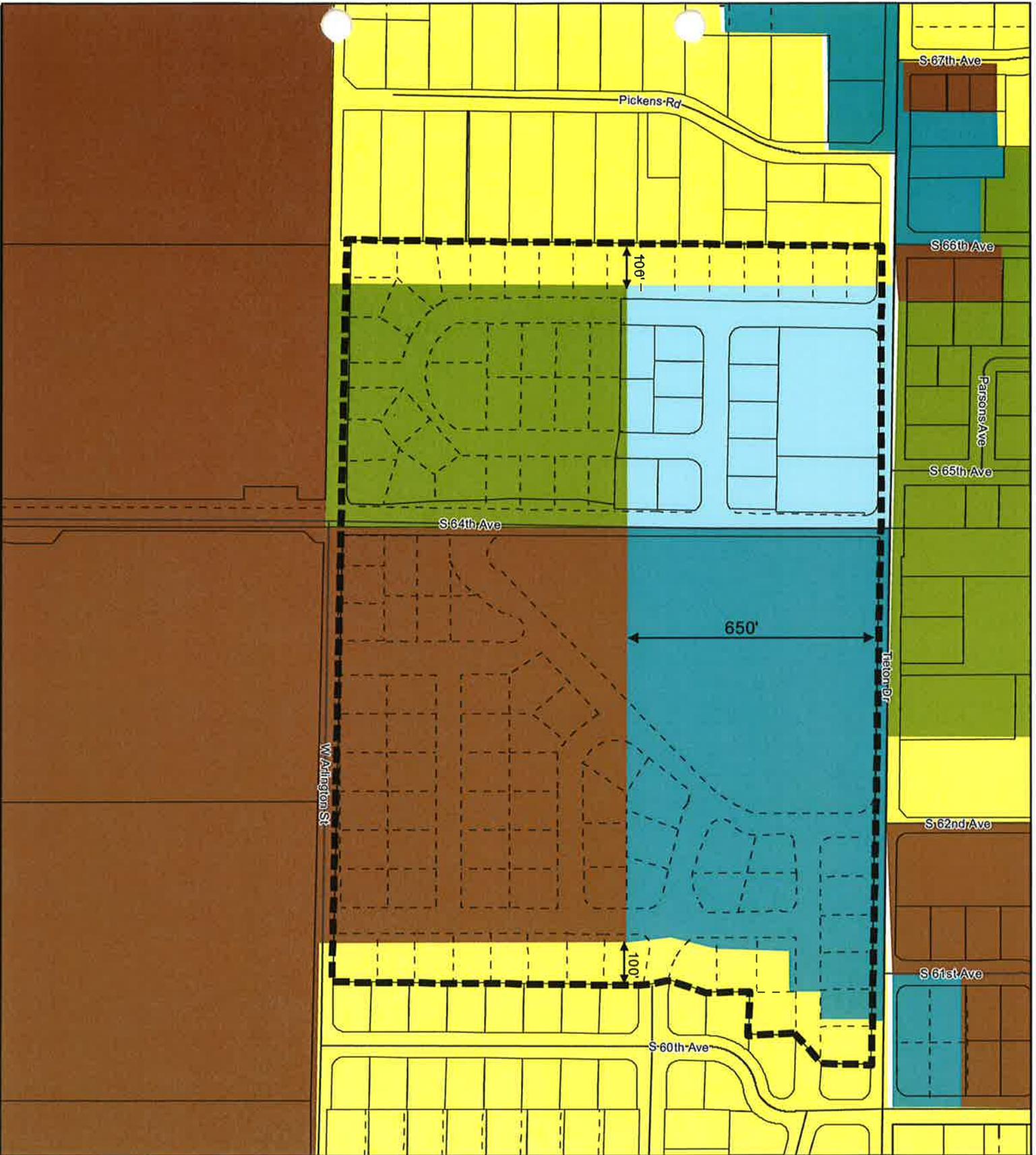
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Proposed Future Land Use

Westwood West

- 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
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DOC. INDEX

F-3

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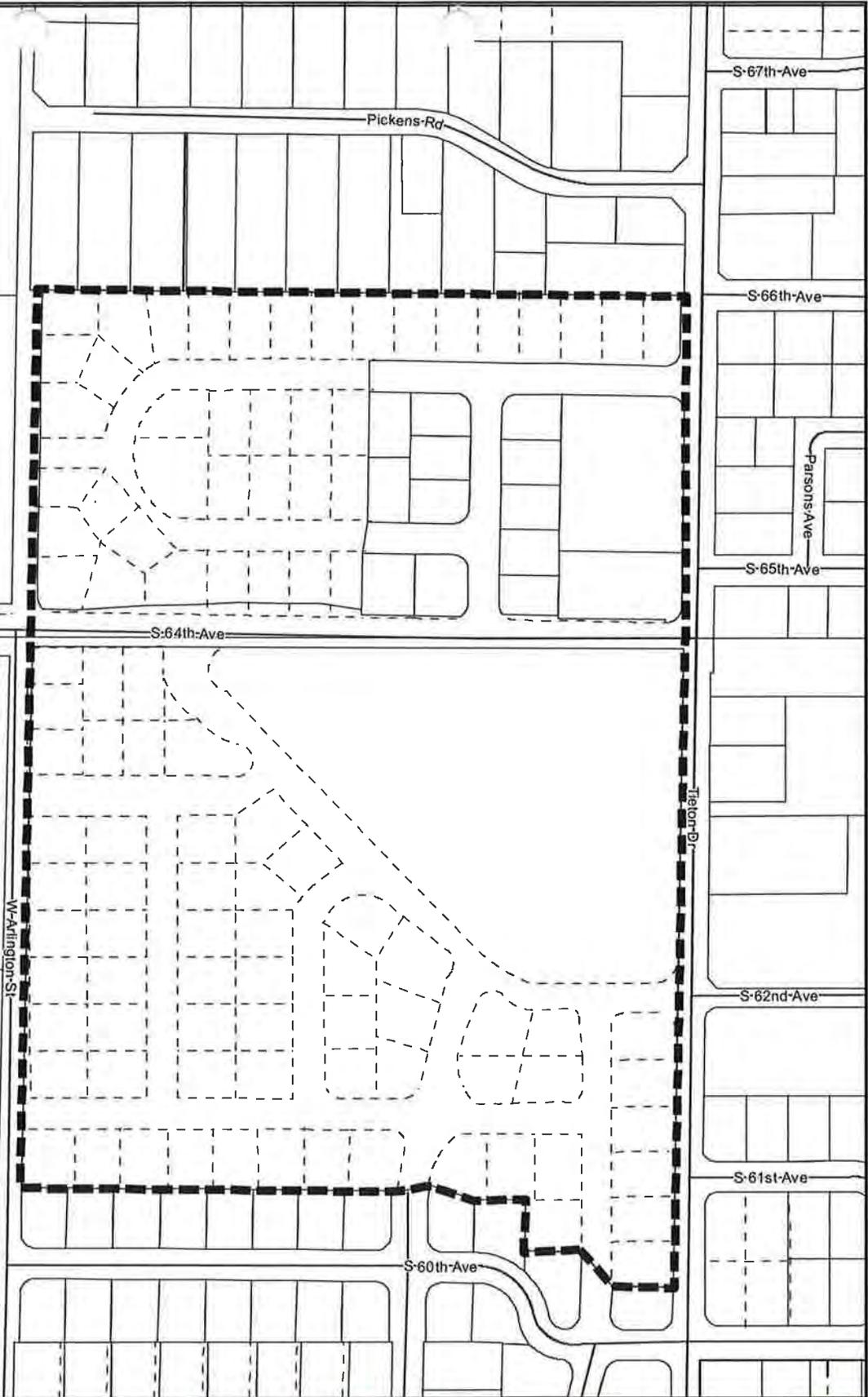
Critical Areas

Westwood West

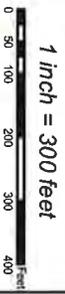
Subject Properties
Stream Type - 2006 CAO

- 1
- 2
- 3
- 4
- 4 or 5
- 5
- Man Made
- Undetermined
- SMP Streams Environment
- Conservancy
- Natural
- Rural
- Urban
- Urban Conservancy
- FEMA 100 Year Floodway
- FEMA 100 Year Floodplain
- Zone A
- Zone AE
- Potential Wetlands
- Floodway/CMZ
- Parcels
- All Roads

DOC INDEX
F-3



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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 2nd 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 28, 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, a future development plan will be developed to establish residential and commercial uses on the property. Specific plans for development at this site have not been drafted at this time.

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DOC.

INDEX

F2

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:

No additional environmental information is pending.

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 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 on about 45 acres of an approximate 50 acre site. As proposed, approximately 8 acres of the property would have the land use designation changed from Low-density Residential to Professional Office and the zoning changed from Single-family Residential to Professional Business. Approximately 15 acres of the property would have the land use designation changed from Low-density Residential to Community Commercial and the zoning changed from Single-family Residential to Small Convenience Center. Approximately 13 acres of the property would have the land use designation changed from Low-density Residential to High-density Residential and the zoning changed from Single-family Residential to Multi-family Residential. Approximately 9 acres of the property would have the land use designation changed from Low-density Residential to Medium-density Residential and the zoning changed from Single-family Residential to Two-family Residential.

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 property lies at the southwest and southeast corner of South 64th Avenue and Tieton Drive, within the City Limits of Yakima, Washington. The address of the property is 6408 Tieton Drive. The Yakima County Assessor's Parcel Numbers for the 16 individual properties are 181328-22428 and 181329-11427 through 11441.

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 type="checkbox"/> flat <input checked="" 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>Approximately 12 percent.</p>	

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APR 29 2015
CITY OF YAKIMA
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DOC.
INDEX
F-2

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<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>According to the Soil Survey of Yakima County Area Washington, the soil types are Esquatzel silt loam, 2 to 5 percent slopes, Gorst loam, 2 to 15 percent slopes, Harwood loam, 2 to 5 percent slopes, Harwood loam, 5 to 8 percent slopes, Selah silt loam, 2 to 5 percent slopes. The Esquatzel silt loam, 2 to 5 percent slopes; the Harwood loam, 2 to 5 percent slopes and the Selah silt loam, 2 to 5 percent slopes are classified as prime farmland.</p>	
<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>Not applicable, no construction 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>	
<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 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>	
<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>Not applicable, there is no project proposed on the property.</p>	

DOC.
INDEX
F-2

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<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>	
<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 as part of this application, as there is no project.</p>	

DOC.
INDEX

F-2

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APR 23 2015

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PLANNING DIV

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>4. Plants:</p> <p>a. Check (✓) types of vegetation found on the site:</p> <p>Deciduous Tree: <input type="checkbox"/> Alder <input checked="" type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other</p> <p>Evergreen Green: <input checked="" type="checkbox"/> Fir <input type="checkbox"/> Cedar <input checked="" type="checkbox"/> Pine <input type="checkbox"/> Other</p> <p> <input checked="" type="checkbox"/> Shrubs <input checked="" 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:</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>	
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>None needed, none proposed.</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 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. List any threatened or endangered species known to be on or near the site.</p> <p>None known by the property owner.</p> <p>c. Is the site part of a migration route? If so, explain.</p> <p>No.</p> <p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>None needed as part of this application, none proposed.</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.</p> <p>No energy is needed as part of this application.</p> <p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>No.</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:</p> <p>None needed as there is no proposal.</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.</p> <p>No.</p>	

DOC.
INDEX
F-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>1. Describe special emergency services that might be required.</p> <p>No special emergency services are required for this application.</p>	
<p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>None needed, none proposed.</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)?</p> <p>Minor traffic noise exists from South 64th Avenue and Tieton Drive. Occasional noise is also generated from aircraft entering and leaving the Yakima Airport. These noises will not affect this proposal.</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.</p> <p>The land use change and rezone will not create any noise.</p>	
<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 contains a nine-hole golf course, clubhouse, driving range, parking lot, maintenance shop and golf cart storage facility. Adjacent properties to the east and west contain single-family residences. Property to the north is a mixture of single-, two- and multi-family residential structures, professional office space, retail/service and vacant land. Property to the south is used for agricultural purposes.</p>	
<p>b. Has the site been used for agriculture? If so, describe.</p> <p>Yes, the property has been used for orchard in the past.</p>	
<p>c. Describe any structures on the site.</p> <p>See 8.a above.</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>No structures will be demolished as part of this application. However, it is likely that as this proposal progresses, overtime, some or all of the existing structures will be demolished and replaced with new buildings.</p>	
<p>e. What is the current zoning classification of the site?</p> <p>Single-family Residential</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Low-density Residential</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>	

DOC.
INDEX
F-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>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.</p>	
9. Housing	
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>Not applicable, no new 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. See 8.d. above.</p>	
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Not applicable.</p>	
10. Aesthetics	
<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>	
11. Light and Glare	
<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>	

DOC.
INDEX
F-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>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>Recreational opportunities currently occur on-site, as the property is used as a golf course.</p> <p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> <p>This application will not displace any recreational opportunities. However, it is likely in the future that this recreational opportunity will be removed from the property.</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 proposed as part of this application.</p>	
<p>13. Historic and Cultural Preservation</p> <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>	
<p>14. Transportation</p> <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 South 64th Avenue and Tieton Drive. These roads all connect 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.</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 style="text-align: right;"> RECEIVED APR 29 2015 CITY OF YAKIMA PLANNING DIV. </p> <p style="text-align: center;"> DOC. INDEX # <u>F-2</u> </p>

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>g. Proposed measures to reduce or control transportation impacts, if any:</p> <p>None needed, none proposed.</p>	
15. Public Services	
<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>	
16. Utilities	
<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>Not applicable, as there is no project at this time.</p>	
C. SIGNATURE (To be completed by the applicant.)	
<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>4-28-15 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
F-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
<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>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>Proposed measures to avoid or reduce such increases are:</p> <p>If applicable, complete an additional SEPA Checklist once a project has been proposed.</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>This proposal will have no effect to plants, animals, fish or marine life.</p>	
<p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</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>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>Not applicable, no natural resources are being exploited through this application.</p>	
<p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>None needed, none proposed.</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>The proposal does not affect environmentally sensitive areas.</p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>Compliance with local, state and federal environmental ordinances will ensure protection occurs.</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>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>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>Compliance with local, state and federal shoreline and land ordinances will ensure protection occurs.</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</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>Proposed measures to reduce or respond to such demand(s) are:</p> <p>All new development would be required to meet transportation concurrency requirements prior to development occurring.</p>	

DOC.
INDEX
F-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
F-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

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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 NORTH 2ND STREET					
	City:	YAKIMA	St:	WA	Zip:	98901	Phone: () 249-1919
	E-Mail:						
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input checked="" type="checkbox"/> Other <u>PLANNER</u>		
	Name:	WESTWOOD WEST CORP					
3. Property Owner's Information (If other than Applicant):	Mailing Address:	414 CATERLY RIDGE					
	City:	YAKIMA	St:	WA	Zip:	98908	Phone: () 96-0890
	E-Mail:						
	4. Subject Property's Assessor's Parcel Number(s):	181328-22428 AND 181329-11427 THROUGH 11441					
5. Legal Description of Property. (if lengthy, please attach it on a separate document)	SEE ATTACHED						
6. Property Address:	6408 TIETON DRIVE						
7. Property's Existing Zoning:	<input type="checkbox"/> SR <input checked="" type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2						
8. Type Of Application: (Check All That Apply)	<input type="checkbox"/> Administrative Adjustment <input checked="" 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.

<u>[Signature]</u> Property Owner's Signature	<u>4-28-15</u> Date
<u>[Signature]</u> Applicant's Signature	<u>4-28-15</u> Date

FILE/APPLICATION(S)#	CPA#006-15 R2#006-15 SEPA#42-15		
DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:
4/29/15	[Signature]	2465.00	CR-15-07743

DOC.
INDEX
FI

SUMMARY OF REQUEST

The proposal is to change the Comprehensive Plan Future Land Use Map designation on about 45 acres of an approximate 50 acre site. As proposed, approximately 8 acres of the property would have the land use designation changed from Low-density Residential to Professional Office and the zoning changed from Single-family Residential to Professional Business. Approximately 15 acres of the property would have the land use designation changed from Low-density Residential to Community Commercial and the zoning changed from Single-family Residential to Small Convenience Center. Approximately 13 acres of the property would have the land use designation changed from Low-density Residential to High-density Residential and the zoning changed from Single-family Residential to Multi-family Residential. Approximately 9 acres of the property would have the land use designation changed from Low-density Residential to Medium-density Residential and the zoning changed from Single-family Residential to Two-family Residential.

DOC.
INDEX
F-1

RECEIVED
APR 29 2015
CITY OF YAKIMA
PLANNING DIV.

EXHIBIT "A"

PARCEL A

Lots 1,2,3,4,5,6,7,8,9,10,11,12,13,14 Block 3 WESTWOOD WEST - BLOCK 3 according to the plat thereof recorded under Volume "V" of plats page 43, records of Yakima County Washington.
EXCEPT that portion of Lot 1 as conveyed to the City of Yakima by instrument recorded under Auditor's File No. 7807677.
EXCEPT that portion of Lot 7 as conveyed to the City of Yakima by instrument recorded under Auditor's File No. 7807678
EXCEPT that portion of Lot 8 as conveyed to the City of Yakima by instrument recorded under Auditor's File No. 7807679
EXCEPT that portion of Lot 9 as conveyed to the City of Yakima by instrument recorded under Auditor's File No. 7807680

PARCEL B

Lots 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23 Block 1 and
Lots 34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49 Block 1, WESTWOOD WEST according to the plat thereof recorded in Volume "U" of plats page 18, records of Yakima County Washington
EXCEPT those portions of Lots 42,43,45,46,47,48,49 as conveyed to the City of Yakima by instrument recorded under Auditor's File No. 7807681.

PARCEL C

Lots
1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50 Block 2
and
Lots 78,79,80,81,82,83,84,85,86,87,89 Block 2 WESTWOOD WEST according to the plat thereof recorded in Volume "U" of plats, page 18 records of Yakima County Washington

PARCEL E

Tract "A" WESTWOOD WEST according to the plat thereof recorded in Volume "U" of plats page 18, records of Yakima County Washington

DOC.
INDEX
F-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 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:

COMMUNITY COMMERCIAL

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): *N/A - NON-PROJECT APPLICATION*

11. ENVIRONMENTAL CHECKLIST (required): *SEE ATTACHED*

12. SITE PLAN: *N/A - NON-PROJECT APPLICATION*

13. AUTHORIZATION:

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


Property Owner Signature (required)

4-28-15
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

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APR 29 2015

CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX

F-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?

SEE ATTACHED WRITTEN NARRATIVE FOR RESPONSE TO ALL QUESTIONS ON 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
FI

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, circumstances have changed since the original and last relative comprehensive plan were considered. Specifically, significant residential and commercial growth has occurred within the immediate area of the subject property. Obvious residential growth includes a multitude of single-family and two-family subdivisions between Occidental Avenue to the south and Scenic Drive on the north between 48th Avenue and 96th Avenue. In addition to the hundreds of lots that were created through these subdivisions some multi-family projects were constructed in this area as well. Obvious commercial growth has occurred in the Chalet Mall Area along Summitview, the Orchards Shopping Center along South 72nd Avenue and at the northwest and southwest corners of South 72nd/West Nob Hill Boulevard (Wal-mart et. al.). These are the obvious growth residential and commercial changes that have occurred, in addition to these changes, a substantial number of smaller infill projects have occurred in the area. These changes have resulted in the need for additional property to be designated and zoned differently to continue to accommodate the expected growth in this general area. Due to this growth, a shortage of moderate-density residential, high-density residential and professional business land has occurred in the west/central area of Yakima.

Changes have also occurred to the infrastructure since the original and last relative comprehensive plan change was considered. Specifically, West Washington Avenue was improved from South 24th Avenue to South 72nd Avenue from a two-lane roadway to a 4 and 5 lane roadway. West Nob Hill Boulevard was improved from a two-lane roadway from South 48th Avenue to South 80th Avenue to a 3 and 4-lane roadway. South 64th Avenue was improved from a two-lane roadway to a 3-lane roadway from West Nob Hill Boulevard, north to Tieton Drive, and through the subject property. At the time of this application, the City of Yakima is in the process of acquiring additional right-of-way to construct a traffic signal at the intersection of South 64th Avenue and Tieton Drive. These changes and improvements to the road network have substantially changed the traffic patterns in this area and created a better transportation network to move traffic through the West Yakima Area. The property is currently served with domestic water from the Nob Hill Water Company, however a new 15-inch sanitary sewer line was also installed with the South 64th Avenue improvement and now adequately serves the entire subject property.

One last change in circumstances has been a decline in the golf industry. The number of “rounds” played per year has steadily decreased, which is having a negative economic effect on the current golf course which is operated at this site. This situation is also true at Fisher Golf Course, a City owned golf course, which is having the same difficulty in effectively operating a golf course. Based on this, a change in the industry has occurred and is having a negative affecting on the dedicated use of the land of the site.

DOC.
INDEX
F-1

RECEIVED

APR 29 2015

CITY OF YAKIMA
PLANNING DIV.

For the reasons above including recent the residential and commercial growth, a decline in the golf industry and new infrastructure upgrades in the area a significant change in circumstances has occurred within the general area and to the subject property.

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

This proposal is a request to create an area of new development. The proposal is to request a neighborhood environment where mixed residential housing types will occur, professional businesses will be established and a neighborhood commercial center can be constructed. This proposal better implements applicable comprehensive plan policies than the current relevant comprehensive plan map because it meets the following goals and policies to establish the proposed changes described above:

Goal 4.1 – Ensure that the local economy continues to revitalize and that new 21st century jobs in all age levels are available for residents.

Policy 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.

Policy 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.)

Policy 4.1.3 – Stimulate economic development that will diversify and strengthen economic activity and provide primary and secondary job opportunities for local residents.

Policy 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.

Policy 4.2.1 – The City will work in public-private partnerships to ensure that infrastructure investments are undertaken to support economic development.

RECEIVED

APR 29 2015

CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX
F-1

Policy 4.2.2 – Coordinate land use planning to insure that industrial and commercial uses are placed where transportation accessibility is or is planned to be greatest.

Proponent Comment – *The above goals and policies are related to economic development and are applicable to the conversion of this property from its current land use and zoning designations to its proposed designation and zoning to promote economic development in Yakima. This proposal better implements the plan because the proposed mixture of residential and commercial uses provides the opportunity to diversify the economic base of the community, provides the opportunity to develop the property through a master plan, if so desired, promotes the opportunity to create a master plan for the property, encourages development within the City limits and ensures that necessary infrastructure such as transportation accessibility is available to the commercial uses that would be constructed at this site.*

Goal 3.1 – Provide broad distribution of housing in Yakima that meets the affordability and neighborhood design needs of the public.

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 arterials or collector streets and should have good access to public transit.

Policy 3.1.2.1 – Residential 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 process and to provide incentives for developers to include affordable units in higher cost developments.

Goal 3.3 – Preserve existing neighborhoods.

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

Proponent Comment – *The above goals and policies are related to land use and are applicable to the conversion of this property from its current land use and zoning designations to its proposed designation and zoning for residential purposes. Specifically, this proposal better implements the plan because it provides for a broad distribution of housing in Yakima that meets the affordability and neighborhood design of the public, provides a transitional use between residential and commercial uses, is located along an arterial and a collector, can be developed by the Residential Planned development aspect of the zoning code and will preserve existing neighborhoods based on the proposed zoning design of the property. This comprehensive plan change will also provide some much needed moderate-density and multi-family residential property in the West Valley Area.*

RECEIVED

DOC.
INDEX
F1

APR 29 2015
CITY OF YAKIMA
PLANNING DIV.

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.

Policy 3.6.1 – Encourage clustering of office development in concentrated areas.

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

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

Policy 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.

Proponent Comment - The above goals and policies are related to land use and are applicable to the conversion of this property from its current land use and zoning designations to its proposed designation and zoning for professional business development. Specifically, this proposal better implements the plan because it provides opportunities for office development to promote economic growth and meet the needs for office space in the Yakima Urban Area. The proposal also encourages clustering of professional businesses, provides a transitional area between commercial and residential areas and is large enough that a commercial campus can be designed on the property. This comprehensive plan change will also provide some much needed professional business property in the West Valley Area.

Goal 3.11 – Provide medium scale commercial uses that serve multiple neighborhoods and residential areas.

Policy 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.

Policy 3.11.3 – Community Commercial uses shall be located along principal arterials, or at the intersection of a principal arterial and minor arterial.

Policy 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.

Policy 3.11.6 – Transit service and safe bus stop areas should be provided and placed on streets that would accommodate the transit route.

Policy 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.

RECEIVED

DOC.
INDEX
FI

APR 29 2015
CITY OF YAKIMA
PLANNING DIV.

Policy 3.11.8 – No motor vehicle access to the commercial site shall be routed through residential areas using local access functional classification roads.

Proponent Comment – *The above goals and policies are related to land use and are applicable to the conversion of this property from its current land use and zoning designations to its proposed designation and zoning for a small convenience center. This proposal better implements the plan because it provides for the development of a medium scale commercial development that will complement the neighborhood. The small-scale nature of the development should encourage neighboring residences to walk to this site for basic necessities and general retail and service needs. This proposal will meet the minimum lot size for a small convenience center because it is between 10 and 30 acres in size, is served by a collector street, arterial street and is located at the intersection of a principle arterial and a minor arterial, is provided with adequate infrastructure such as water, sewer, street improvements, traffic control devices, municipal services and other development-related improvements, is served by public transit, can provide adequate buffering between existing and new uses and can be designed to not permit commercial traffic to travel through established residential neighborhoods. This comprehensive plan change will also provide some much needed community commercial property in the West Valley Area.*

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 annual comprehensive plan update process.

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

Yes, the deficiency is that due to the timing of this proposal, along with the substantial growth rate in the West Valley Area, it is necessary to submit annual amendments instead of waiting for the General Comprehensive Plan Update. The Plan does not take into consideration economic issues of rapid property development or changes in circumstances as they occur prior to the General Plan Update. Because of this, it is necessary to request annual amendments. Since the Comprehensive Plan is only periodically updated, annual amendments must be requested to fulfill the deficiencies until the next major update to the Plan occurs. A successful comprehensive land use change and rezone on this property will help alleviate any delay to the proper planning of the property for a vast array of uses this proposal will permit. The deficiency is suppressed by permitting this application to be processed at this time and recognize the economic and changed circumstances attributable to this property and the surrounding area.

DOC.
INDEX

* F-1

RECEIVED

APR 29 2015

CITY OF YAKIMA
PLANNING DIV.

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. The proposal reduces sprawl and is served with an adequate transportation system. This proposal also encourages economic development in the urban area and provides an opportunity for to coordinate a single large parcel of property with multiple land uses that are located in an urban area and served with all necessary urban infrastructure, services and facilities.

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 impacts of this project will be weighed against the impact of other annual amendments to determine their ultimate impacts on the community. The cumulative impact of this project should be minimal because no project is contemplated at this time. Once a project is determined, the cumulative impacts can be better assessed.

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 property is currently used as a nine-hole golf course, Westwood West Golf Course. The site consists of a clubhouse, driving range, maintenance shop, golf cart storage building and a parking lot. The property consists of 16 parcels that total approximately 50 acres. The total property has access to Tieton Drive on the north and is bisected by South 64th Avenue, which gives access to the interior of the property. Tieton Drive is a

DOC.
INDEX
F1

RECEIVED
APR 29 2015
CITY OF YAKIMA
PLANNING DIV.

principal arterial and South 64th Avenue is a collector arterial. There are also two stub-outs from the property to the east, which connect to local access streets. The property has access to water and sewer along the north property line, east property line and south property line along South 64th Avenue. The property is located in an area where all urban services and facilities are located, or can be extended to the property, as needed.

DOC.
INDEX
F-1

RECEIVED

APR 29 2015

CITY OF YAKIMA
PLANNING DIV.



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 **COMMUNITY COMMERCIAL**

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): **NA - NON-PROJECT APPLICATION**

10. SITE PLAN (required if the rezone is associated with land use development): **NA - NON-PROJECT APPLICATION**

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


 Property Owner Signature (required) Date 4-28-15

DOC.
INDEX
 # F-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 WRITTEN NARRATIVE FOR RESPONSE TO ALL QUESTIONS ON 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

PART III – REZONE NARRATIVE

(Number 7)

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

The subject property is suitable for uses permitted under the proposed zoning change because the property has unique feature's which lends itself to several different zoning districts. The properties which are proposed to be zoned commercial Professional Business (B-1) and Small Convenience Center (SCC) are generally near the flattest areas of the property. Areas of the property which are flat and rolling are proposed for residential development. This permits commercial uses that need big flat areas for larger development of single structure buildings and parking lots to be sited at an appropriate location. The balance of the property which will be zoned Single-family Residential (R-1), Two-family Residential (R-2) and Multi-family Residential (R-3) can accommodate those uses on uneven property or easily graded as necessary, to accommodate those uses.

The property has access to South 64th Avenue, a collector arterial and Tieton Drive, a principle arterial. Both roadways are constructed to urban standards. At the time of this application, a new traffic signal is proposed at the intersection of South 64th Avenue and Tieton Drive, as the City is in the process of acquiring right-of-way from the proponents. These roadway segments permit easy access to the street grid and can be developed with intersections instead of individual driveway approaches. This will create a shopping center atmosphere and 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, Local Business (B-2) and General Commercial. This mixture of uses provides an opportunity to establish additional zoning districts that will complement one another, while providing the necessary buffering between the uses. Due to the large size of the overall property, approximately 50 acres, it should be possible to meld the surrounding development in the neighborhood with proposed zoning districts and their future land uses. This will ensure compatibility with neighboring land uses.

What is the status of the existing land use?

The status of the existing land use is that the site contains a nine-hole golf course, clubhouse, driving range, maintenance shop, golf cart storage building and a parking lot.

DOC.
INDEX
FI

RECEIVED
APR 29 2015
CITY OF YAKIMA
PLANNING DIV.

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

This proposal is in compliance with the comprehensive plan policies because it meets the following goals and policies of the comprehensive plan that encourage the proposed development:

Goal 4.1 – Ensure that the local economy continues to revitalize and that new 21st century jobs in all age levels are available for residents.

Policy 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.

Policy 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.)

Policy 4.1.3 – Stimulate economic development that will diversify and strengthen economic activity and provide primary and secondary job opportunities for local residents.

Policy 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.

Policy 4.2.1 – The City will work in public-private partnerships to ensure that infrastructure investments are undertaken to support economic development.

Policy 4.2.2 – Coordinate land use planning to insure that industrial and commercial uses are placed where transportation accessibility is or is planned to be greatest.

Proponent Comment – The above goals and policies are related to economic development and are applicable to the conversion of this property from its current land use and zoning designations to its proposed designation and zoning to promote economic development in Yakima. This proposal better implements the plan because the proposed mixture of residential and commercial uses provides the opportunity to diversify the economic base of the community, provides the opportunity to develop the property through a master plan, if so desired, promotes the opportunity to create a master plan for

RECEIVED
APR 29 2015
CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX
F-1

the property , encourages development within the City limits and ensures that necessary infrastructure such as transportation accessibility is available to the commercial uses that would be constructed at this site.

Goal 3.1 – Provide broad distribution of housing in Yakima that meets the affordability and neighborhood design needs of the public.

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 arterials or collector streets and should have good access to public transit.

Policy 3.1.2.1 – Residential 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 process and to provide incentives for developers to include affordable units in higher cost developments.

Goal 3.3 – Preserve existing neighborhoods.

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

Proponent Comment – *The above goals and policies are related to land use and are applicable to the conversion of this property from its current land use and zoning designations to its proposed designation and zoning for residential purposes. Specifically, this proposal better implements the plan because it provides for a broad distribution of housing in Yakima that meets the affordability and neighborhood design of the public, provides a transitional use between residential and commercial uses, is located along an arterial and a collector, can be developed by the Residential Planned development aspect of the zoning code and will preserve existing neighborhoods based on the proposed zoning design of the property.*

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.

Policy 3.6.1 – Encourage clustering of office development in concentrated areas.

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

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

DOC.
INDEX



F-1

RECEIVED

APR 29 2015

CITY OF YAKIMA
PLANNING DIV.

Policy 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.

Proponent Comment - *The above goals and policies are related to land use and are applicable to the conversion of this property from its current land use and zoning designations to its proposed designation and zoning for professional business development. Specifically, this proposal better implements the plan because it provides opportunities for office development to promote economic growth and meet the needs for office space in the Yakima Urban Area. The proposal also encourages clustering of professional businesses, provides a transitional area between commercial and residential areas and is large enough that a commercial campus can be designed on the property.*

Goal 3.11 – Provide medium scale commercial uses that serve multiple neighborhoods and residential areas.

Policy 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.

Policy 3.11.3 – Community Commercial uses shall be located along principal arterials, or at the intersection of a principal arterial and minor arterial.

Policy 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.

Policy 3.11.6 – Transit service and safe bus stop areas should be provided and placed on streets that would accommodate the transit route.

Policy 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.

Policy 3.11.8 – No motor vehicle access to the commercial site shall be routed through residential areas using local access functional classification roads.

Proponent Comment – *The above goals and policies are related to land use and are applicable to the conversion of this property from its current land use and zoning designations to its proposed designation and zoning for a small convenience center. This proposal better implements the plan because it provides for the development of a medium scale commercial development that will complement the neighborhood. The small-scale nature of the development should encourage neighboring residences to walk to this site for basic necessities and general retail and service needs. This proposal will meet the minimum lot size for a small convenience center because it is between 10 and 30 acres in size, is served by a collector street, arterial street and is located at the intersection of a*

DOC
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RECEIVED
APR 29 2015
CITY OF YAKIMA
PLANNING DIV.

principle arterial and a minor arterial, is provided with adequate infrastructure such as water, sewer, street improvements, traffic control devices, municipal services and other development-related improvements, is served by public transit, can provide adequate buffering between existing and new uses and can be designed to not permit commercial traffic to travel through established residential neighborhoods.

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 has access to Tieton Drive on the north and is bisected by South 64th Avenue, which gives access to the interior of the property. Tieton Drive is a principal arterial and South 64th Avenue is a collector arterial. There are also two stub-outs from the property to the east, which connect to local access streets. The property has access to water and sewer along the north property line, east property line and south property line along South 64th Avenue. The property is located in an area where all urban services and facilities are located, or can be extended to the property, as needed. 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, the existing public facilities are capable of supporting the most intensive use of the new zones. The property is served with full urban services and facilities, or services can be easily extended to the property, as necessary. If any short fall exists in the delivery of facilities, necessary mitigation will take place by the developer to ensure adequate public facilities are in place at his/her/their expense, as required through land use concurrency.

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

The proposed zone change is compatible with existing neighboring uses because of the way the property is proposed to be zoned. As the north property line fronts Tieton Drive, the proposal is to have commercial uses in that area. These commercial uses will be compatible with the proposed uses across the street, 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 leaves a strip of Single-family

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RECEIVED
APR 29 2015
CITY OF YAKIMA
PLANNING DIV.

Residential (R-1) zoning along those property lines to match the existing residential uses to ensure compatibility is retained along those property lines. Property to the south is currently vacant and is currently used for agricultural purposes. However, the property to the south that lies east of South 64th Avenue, is zoned Multi-family Residential (R-3). This proposal intends to have the same zoning district applied to it, so compatible zoning exists at that site. Property to the south that lies west of South 64th 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) zoned property. This is a medium-density residential zoning district which is compatible with the General Commercial zoning to the south, due to the difference in elevation. This interface will ensure compatibility between the uses.

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

Specific mitigation has been proposed in this application by providing zoning buffers between existing development and proposed development. The application proposes a 100-foot strip 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 retained at these locations because this concept keeps the existing zoning district on both sides of the property line. Thus, the only use that can be constructed in this zoning district will be a residential use. Beyond this intention buffer at this time, no other mitigation is proposed as part of the rezone request because this is a non-project application. However, appropriate mitigation is built into the zoning code through regular site plan approval, which would be required as part of any development plan for the property.

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

The public need arises from the fact that there is a shortage of large parcels of R-2, R-3 and B-1 zoning districts in the West Valley Area that can be served with full urban services and facilities. The subject property has access to all these services and facilities at the present. There is no need to wait to develop this property. It is ready for development now. The establishment of a SCC zoning district at this location will provide a smaller commercial facility which will meet the demands for smaller retail and service providers that do not need to be located in a regional facility. These smaller facilities generally provide services to the larger neighborhood and provide convenience to the services by having smaller businesses and providing an opportunity for resident's in the area to walk to the facility for services.

The change of circumstances as indicated in the written narrative associated with the attached Comprehensive Land Use change request fully demonstrates that this property

DOC.
INDEX
F-1

RECEIVED
APR 29 2015
CITY OF YAKIMA
PLANNING DIV.

can accommodate both residential uses and commercial uses. The infrastructure that has been added to the surrounding area and to the subject property itself has been designed to handle both uses. This proposal makes excellent use of existing infrastructure in the area and provides opportunities for both residential and commercial uses. In a large sense, this is an infill project, as most of the properties to the north, east and west are fully built-out. To meet the demands of the residential needs of the community, while providing limited commercial activities, this project meets the intent of the Growth Management Act, so residents and businesses have adequate choices and opportunities to locate within the city limits where they are served with full urban services. Approval of this application would permit this mixture of land uses to occur. The public expects successful quality land use planning and convenience to acquire goods and services within the west Yakima Area. This mixed rezone request meets that public need and perspective.

DOC.
INDEX
F-1

RECEIVED
APR 29 2015
CITY OF YAKIMA
PLANNING DIV



**Community Development Department
Code Administration Division**

Receipt Number: CR-15-077437

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

Receipt Date: 04/29/2015 Cashier: JCRUZ Payer/Payee Name: WESTWOOD WEST GOLF COURSE INC

Application #	Parcel	Fee Description	Original Fee Amount	Amount Paid	Fee Balance
CPA#006-15 VIC. OF 64TH AVE & TIETON DR	18132822428	Comprehensive Plan Amendment	\$500.00	\$500.00	\$0.00
RZ#006-15 VIC. OF 64TH AVE & TIETON DR	18132822428	Rezone	\$1,700.00	\$1,700.00	\$0.00
SEPA#012-15 VIC. OF 64TH AVE & TIETON DR	18132822428	SEPA Environmental Review	\$265.00	\$265.00	\$0.00
			Total Paid:	\$2,465.00	
			Tendered Amt:	\$2,465.00	
			Change Due:	\$0.00	

Payment Method	Reference Number	Tendered Amount
CHECK	2020	\$ 2,465.00
Total:		\$2,465.00

<i>Previous Payment History</i>					
Receipt #	Receipt Date	Fee Description	Amount Paid	Application #	Parcel

**DOC.
INDEX
F-1**

2015 COMPREHENSIVE PLAN MAP AMENDMENTS

City Council Public Hearing

CHAPTER G

COTTONWOOD PARTNERS LLC
CPA#007-15 RZ#007-15, SEPA#013-15

EXHIBIT #	DOCUMENT	DATE
G-1	Land Use Application submitted for Comprehensive Plan Map Amendment and Rezone with Narratives	04/30/2015
G-2	Environmental Checklist	04/30/2015
G-3	Submitted Map: Existing & Proposed zoning with 100 year floodplain and urban growth area boundary	04/30/2015
G-4	City Maps: Vicinity, Future Land Use, Zoning, Utilities, & Aerial	05/05/2015
G-5	Notice of Application and Environmental Review G-5a: Postcard Notice G-5b: Parties and Agencies Notified G-5c: Affidavit of Mailing	5/29/2015
G-6	Determination of Application Completeness	06/01/2015
G-7	Public/Agency Comments G-7a: E-mail comments from Linda Curlee (received 06/02/15) G-7b: Comment letter from George D. Marshall, Ahtanum Irrigation District (received 06/04/15) G-7c: E-mail comments from Larry E Wolf (received 06/08/15) G-7d: Comment letter from Gwen Clear, Dept. of Ecology (received 06/18/15) G-7e: E-mail comments from Francis & Paula Moore (received 09/12/15)	06/02/2015
G-8	Notice of Correction to Postcard Notification G-8a: Parties and Agencies Notified G-8b: Affidavit of Mailing	06/05/2015
G-9	Notice of Decision of Final Determination of Non Significance G-9a: Parties and Agencies Notified G-9b: Affidavit of Mailing	06/26/2015
G-10	Land Use Action Installation Certificate	09/28/2015
G-11	Letter from Department of Commerce	09/30/2015
G-12	Notice of YPC Public Hearing G-12a: Press Release and Distribution E- mail G-12b: Parties and Agencies Notified G-12c: Legal Notice G-12d: Affidavit of Mailing	10/01/2015
G-13	Yakima Planning Commission Agenda & Distribution List	10/20/2015
G-14	Staff Report	10/29/2015
G-15	Exhibits Submitted at October 29th Public Hearing G-15a: Quit Claim Deed	10/29/2015

CPA 007-15
YPC Public Hearing



* 7 7 4 8 3 0 9 2 *

FILE# 7748309
YAKIMA COUNTY, WA
12/21/2011 11:54:08AM

DEED
PAGES: 2
FLOWER & ANDREOTTI

Recording Fee: 63.00

COUNTY EXCISE TAX

DATE DEC 21 2011

PAID \$ None

REC. NO. 424182

BY Y Yamache
Yakima County Recorder's Office

Return to: City of Yakima
129 N 2d St.
Yakima, WA 98901

Document Title: Quit Claim Deed

Grantor: Cottonwood Partners, LLC, a Washington limited liability company.

Grantee: City of Yakima, a Washington municipal corporation.

Legal Description: A portion of the South 109 feet of the Southwest quarter of the Southwest quarter of Section 33, Township 13 North, Range 18 East, W.M. (Additional legal description on pp. 1-2)

Tax Parcel Number: A portion of 181333-33017, 181333-33019

QUIT CLAIM DEED

The Grantor, COTTONWOOD PARTNERS, LLC, a Washington limited liability company, for valuable consideration, receipt of which is acknowledged, conveys and quit-claims to the CITY OF YAKIMA, a Washington municipal corporation, the following-described Yakima County, Washington real property together with all after-acquired title of Grantor therein:

That portion of the South 109 feet, of the Southwest quarter of the Southwest quarter of Section 33, Township 13 North, Range 18 East, W.M., described as follows: Beginning at the Southwest corner of said subdivision; thence South 89°31'30" East, reference bearing parallel along said South line of said subdivision 285.37 feet; thence North 00°09'04" West, 5.00 feet; thence North 89°31'30" West, 0.60 feet to the beginning of a curve tangent to said line; thence Westerly 48.34 feet along the curve concave to the North, having a radius of 270.00 feet and a central angle of 10°15'33"; thence North 79°15'57" West tangent to said curve, a

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OCT 29 2015

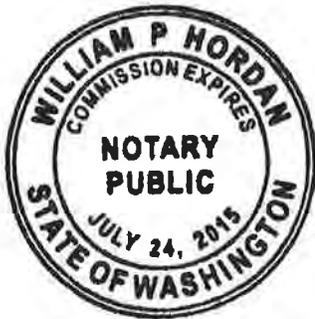
CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX

G-15a

distance of 86.51 feet to the beginning of a curve tangent to said line; thence Westerly a distance of 59.09 feet along the curve concave to the South, having a radius of 330.00 feet and a central angle of 10°15'33"; thence North 89°31'30" West tangent to said curve, 18.05 feet; thence North 44°50'17" West a distance of 42.66 feet to a point on the East line of the West 45 feet of said subdivision; thence North 00°09'04" West along said line, 49.00 feet to a point on the North line of the South 109 feet of said subdivision; thence North 89°31'30" West, 45.00 feet; thence South 00°09'04" East, 109.01 feet to the Point of Beginning; AND the South 5 feet of the Southwest quarter of the Southwest quarter of Section 33, Township 13 North, Range 18 East, W.M.; EXCEPT the West 285.35 feet thereof.

DATED: Nov. 17, 2011.



COTTONWOOD PARTNERS, LLC:

By: [Signature] Member

By: [Signature] Member

STATE OF WASHINGTON)
: ss.
County of Yakima)

I CERTIFY I know or have satisfactory evidence Ronald C. Hordgen and Law Miller signed the foregoing instrument and on oath stated they were authorized to execute the instrument as the Members of COTTONWOOD PARTNERS, LLC, a Washington limited liability company, as the free and voluntary act of the company for the uses and purposes mentioned in the instrument.

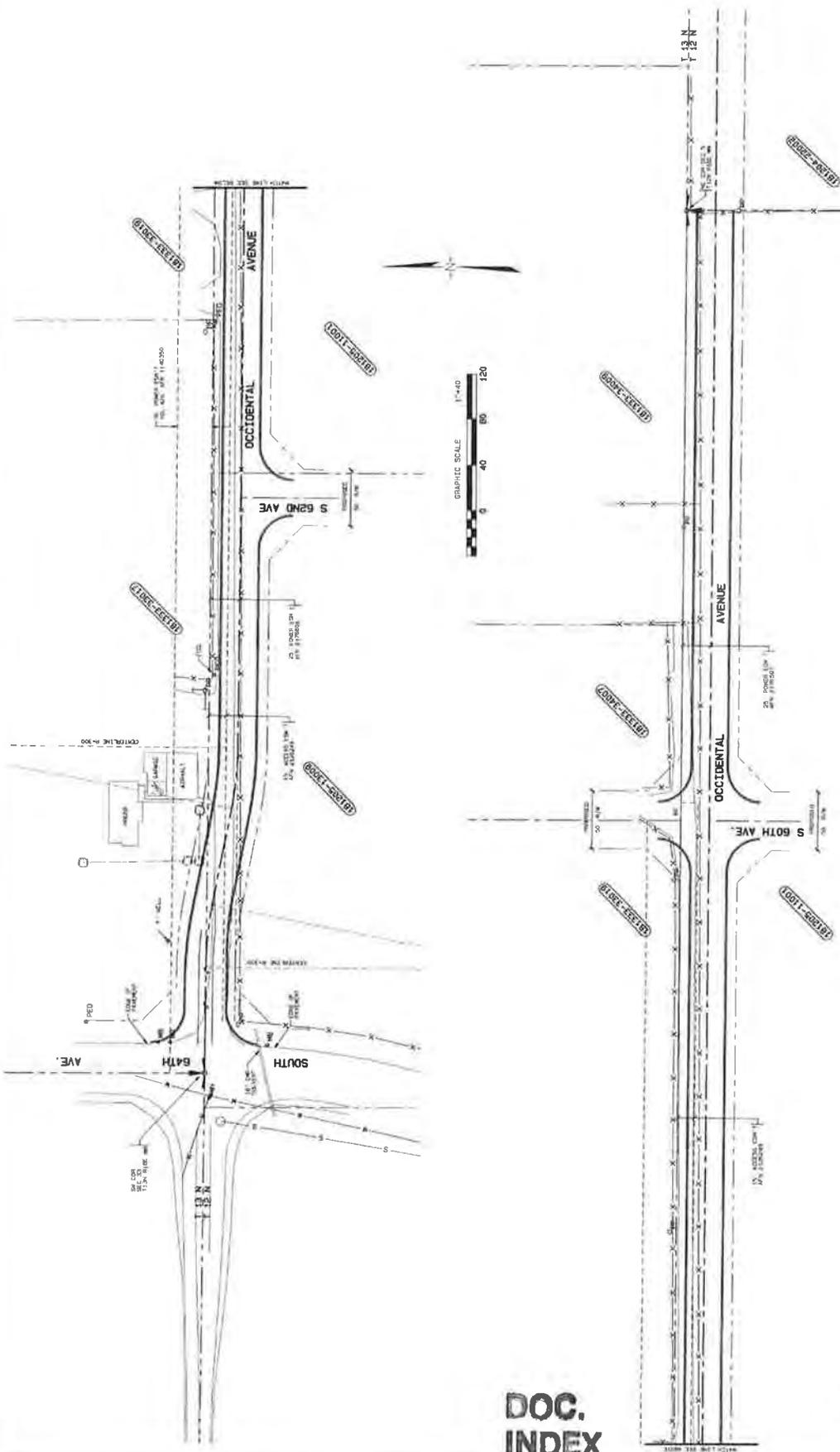
DATED: Nov. 17, 2011.

[Signature]
NOTARY PUBLIC in and for the
State of Washington.
My commission expires: 7-24-15

C:\Documents and Settings\Patricia Kester\My Documents\PAK\pat\Pat\cottonwood partners\cottonwood-city of yakima.qcd.docx

DOC.
INDEX
G-15a

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PROPOSED
OCCIDENTAL AVENUE
 FOR
COTTONWOOD PARTNERS

NOTES:
 OCCIDENTAL AVENUE TO BE CONSTRUCTED TO CITY OF YAKIMA STANDARD DETAIL - 100
 SOUTH 60TH AVE TO BE CONSTRUCTED TO CITY OF YAKIMA STANDARD DETAIL - 100
 SOUTH 62ND AVE TO BE CONSTRUCTED TO CITY OF YAKIMA STANDARD DETAIL - 100

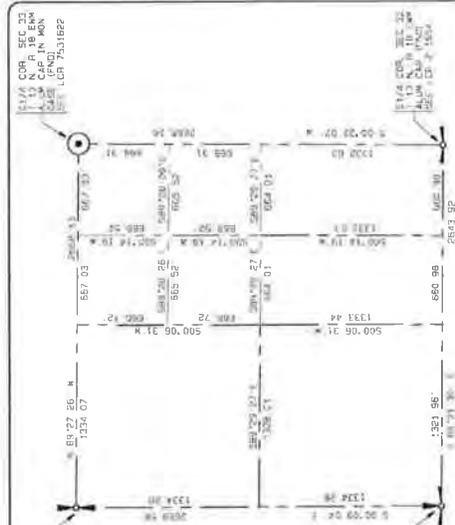


DATE: 8/22/15
 JOB NO: 0802
 DRAWN BY: EJA
 CHECKED BY: EJA

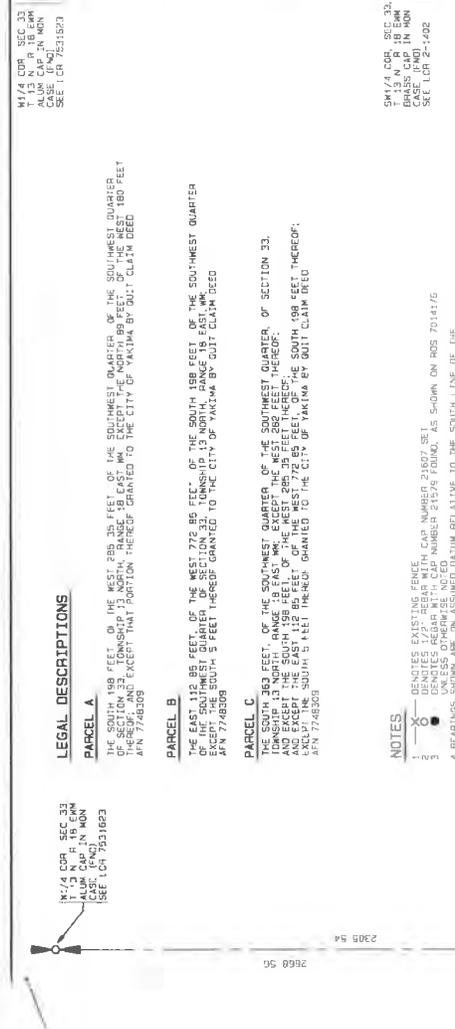
DON WILTON SURVEYING
 PO BOX 175
 YAKIMA, WA 98907
 TEL: 509-425-2321

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 OCT 29 2015
 CITY OF YAKIMA
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DOC. INDEX
 # G-15a



SM 1/4, SEC 33, T 13 N, R 18 EM (NIS)



LEGAL DESCRIPTIONS

PARCEL A

THE SOUTH 0.69 FEET OF THE WEST 0.86 FEET OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 18 EAST, MERIDIAN 16 EAST, EXCEPT THE NORTH 89 FEET, OF THE WEST 180 FEET THEREOF, AND EXCEPT THAT PORTION THEREOF GRANTED TO THE CITY OF YAKIMA BY OJIT CLAIM DEED APN 7748899

PARCEL B

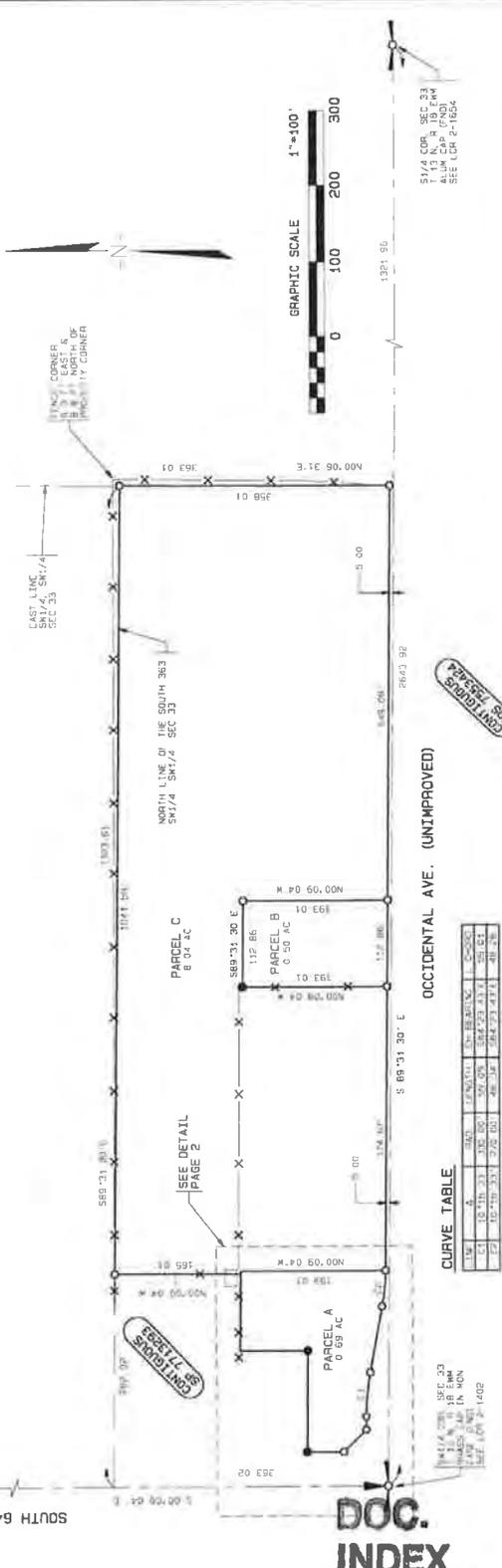
THE EAST 116.85 FEET OF THE WEST 120 FEET OF THE SOUTH 189 FEET OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 18 EAST, MERIDIAN 16 EAST, EXCEPT THE SOUTH 189 FEET THEREOF, AND EXCEPT THE SOUTH 5 FEET THEREOF GRANTED TO THE CITY OF YAKIMA BY OJIT CLAIM DEED APN 7748899

PARCEL C

THE SOUTH 0.83 FEET OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 18 EAST, MERIDIAN 16 EAST, EXCEPT THE WEST 0.86 FEET THEREOF, AND EXCEPT THE SOUTH 113.85 FEET OF THE WEST 120 FEET OF THE SOUTH 189 FEET THEREOF, EXCEPT THE SOUTH 5 FEET THEREOF GRANTED TO THE CITY OF YAKIMA BY OJIT CLAIM DEED APN 7748899

NOTES

1. DENIES 1747 218.66' WITH CAP NUMBER 21807 SET
2. DENIES 1747 218.66' WITH CAP NUMBER 21574 FOUND, AS SHOWN ON RGS 70147/5
3. BEARINGS SHOWN ARE ON ASSIGNED DATUM RELATIVE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 33 TOWNSHIP 13 NORTH RANGE 18 EAST N 1/4
4. SURVEY PERFORMED WITH A TOPCON 6125 235MM ELECTRONIC TOTAL STATION AND MONUMENTS SHOWN HEREON AS FOUND (FIND) WERE TESTED IN NOVEMBER 2011



CURVE TABLE

STATION	CHORD	ARC	DELTA	CHORD BEARING	ARC BEARING
1	100.00	100.00	0°00'00"	S 00°00'00"	S 00°00'00"
2	100.00	100.00	0°00'00"	S 00°00'00"	S 00°00'00"
3	100.00	100.00	0°00'00"	S 00°00'00"	S 00°00'00"



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AS APPLIED BY THE REQUEST OF COTTONWOOD PARTNERS IN NOVEMBER 2011

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 17TH DAY OF JANUARY 2012 AT 2:43 P.M. AS SURVINY NUMBER 7750499 AT THE REQUEST OF DON WILTON SURVEYOR

DON WILTON SURVEYING
PO BOX 2275 YAKIMA, WA 98907
509-454-8195

BOUNDARY SURVEY FOR COTTONWOOD PARTNERS
YAKIMA, WA

JAN 5, 2012
JAN 2012

JOB NO 11047
T 13 N R 18 EM

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OCT 29 2015
CITY OF YAKIMA
PLANNING DIV.

DOC. INDEX # G-15a



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 MAP AMENDMENT & REZONE**

Application # CPA#007-15

APPLICANT: Cottonwood Partners, LLC
APPLICANT ADDRESS: P.O. Box 8335, Yakima, WA, 98908
PROJECT LOCATION: 2309 S. 64th Ave., Yakima, WA
TAX PARCEL NUMBERS: 181205-13009, and 181205-11001
DATE OF REQUEST: April 30, 2015
DATE OF RECOMMENDATION: October 29, 2015
STAFF CONTACT: Jeff Peters, Supervising Planner

I. DESCRIPTION OF REQUEST:

On April 30th, 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 Map designation for the two above described tax parcels from Low Density and Medium Density Residential to High Density Residential and the zoning district designation from Single-Family (R-1) and Two-Family Residential (R-2) to Multi-Family (R-3), submitted by Tom Durant (consultant), on behalf of Cottonwood Partners, LLC (property owner). The subject property includes two parcels located in the vicinity of 2309 S. 64th Ave., Yakima, WA.

II. PUBLIC NOTICE:

Mailing of Notice of Application	May 29, 2015
Public Hearing Notice Published	October 1, 2015
Posting of Property	September 28, 2015

III. FACTS:

A. CURRENT ZONING AND LAND USE:

1. Current Zoning: The subject properties total approximately 40.39 acres in size and are zoned as follows:
 - a. Tax parcel number 181205-13009 is split zoned with the northern 18 plus acres zoned R-1, and the southern seven plus acres zoned R-2.
 - b. Tax parcel number 181205-11001 is 20.85 acres and is zoned R-1.

DOC.
INDEX
G14



2. Adjacent Properties Zoning and Land Use Characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	R-1 & R-2	Single Family Homes
East	R-2	Single Family Homes/Warehouse
South	R-1, R-2 & B-2	Single Family Homes/Warehouse
West	R-1, R-2 & B-2	Single Family Homes

3. Other Site Characteristics:

a. Critical Area Restrictions: Approximately 13.27 acres of the subject property is presently encumbered by the FEMA 100-year floodplain which will required Critical Area Review under YMC Ch. 15.27 for any future proposed construction or development within the 100-year floodplain. However, of the approximate 40.39 acres of property proposed for a Future Land Use Map change and Rezone, approximately 27.12 acres of property is left unencumbered.

b. Existing Infrastructure:

i. Streets: The subject site is currently accessed by S. 64th and Occidental Avenues which are both classified as Minor Arterial streets which require a total of 80 ft. of right-of-way with curb, gutter, and sidewalk in accordance with YMC Title 12 upon development. S. 64th Ave. presently has sufficient right-of-way, but lacks curb, gutter, and sidewalk to allow for safe passage of children walking to and from school. Occidental Ave. on the other hand does not have sufficient right-of-way and is undeveloped at this time.

ii. Water & Sewer: The subject property is located within the Service Area for the Nob Hill Water Association who has indicated that the subject property is currently capable of being served at the density requested. Sewer Service for the subject property is provided by the City of Yakima by a 24-inch sewer main in S. 64th Ave., however extension of a sewer line in Occidental Rd. could also be required to serve the interior of a proposed multi-family development.

iii. Irrigation: The subject properties are presently within the Ahtanum Irrigation District, however the subject properties do not have irrigation rights as established by the Ahtanum Irrigation District (letter dated June 1, 2015), and in the Conditional Final Order (CFO) dated April 15, 2009, and Draft Schedule of Rights dated December 30, 2014, in the State of Washington, Department of Ecology V. Acquavella.

B. 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 26, 2015. No appeals were filed.

C. Comments Received

Washington State Department of Ecology

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.

Public Comments

Two comments from surrounding property owners were received during the 20-day public comment period for this application. The areas of concern are as follows: Privacy; complaints about farm smells and security of the animals from the abutting farm; property values; R-3 would be out of character with surrounding residences and neighborhood as surrounding area is rural large 1-5 acre homesteads.

D. Comprehensive Plan Amendment (CPA) Approval Criteria.

The 2006 Yakima Urban Area Comprehensive Plan, Future Land Use Map designates this area as Low Density and Medium 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.

YMC § 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 or text was considered:

Staff Response: The subject properties Comprehensive Plan Future Land Use Map designation and zoning district was last amended by the West Valley Neighborhood Plan (WVNP) which was adopted by the City of Yakima in February of 2011. The WVNP envisioned a commercial node at the intersection of S. 64th Ave. and Ahtanum Rd. surrounded / buffered by Medium Density Residential designated properties with Low Density Residential designated property to the north of the node allowing for less dense development within the FEMA 100-year floodplain which encumbered the northern half of the subject properties. On July 17, 2012, FEMA restudied the floodways and floodplains of Bachelor, Spring, and Ahtanum Creeks and issued revised floodplain maps which relocated the floodplain formerly located across tax parcel 181205-11001 to the south property line, and encumbering the majority of tax parcel 181205-13009. This change in the 100-year floodplain created a change in circumstances that encumbers the Medium Density Residential property that was previously designated and rezoned to permit higher density development that is clustered outside of the 100-year floodplain, and unencumbers the Low Density Residential Development that was formerly within the 100-year floodplain. Therefore, this proposed Comprehensive Plan Map amendment and rezone will rectify the existing condition by allowing any future High Density Development on the subject property to locate outside of the 100-year floodplain while leaving the floodplain area to be used as open space or parking area which is not affected by flooding.

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

Yakima Urban Area Comprehensive Plan:

Staff Response: The City of Yakima's Urban Area Comprehensive Plan defines the two current Future Land Use Designations of the subject properties as: Low Density Residential described as "primarily free standing single-family residences. Residential density is less than 7.0 dwelling units per acre. This is the lowest possible residential density that can efficiently support public services; and Medium Density Residential designation which is described "as 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. In contrast, the High Density Residential Future Land Use designation is described as "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." While both the Low and Medium Density Residential Future Land Use designations allow for less dense development that could take the form of a Residential Planned Development, (providing for clustering away from the 100-year floodplain, and incorporation of open space), the High Density Residential Future Land Use designation is in this case a better fit for the subject properties as it allows for a broader selection of housing choices that allow higher urban densities while providing for a smaller development foot print and impact on the 100-year floodplain.

In addition, 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 3.1.1.7—Development shall be encouraged to minimize impacts on surface water. Low impact practices are encouraged.

Policy 3.1.2—Residential Planned Development (Residential PD).

Policy 3.1.2.1—Residential PD can be developed if the size of a development exceeds 20 acres

Policy 3.1.2.1—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 3.2—Build sustainable new neighborhoods.
- Policy 3.2.1—For large-scale residential projects, encourage development through Residential Planned Development (Residential PD) zone.
- Policy 3.2.2—Provide incentives such as allowing developers a density bonus in exchange for common open space for recreational use and a legally binding commitment to continue to protect environmentally critical areas within a Residential – PD development
- Policy 3.2.3—Innovative design, such as Cluster Development (CD) and other Low Impact Development ideas are encouraged to develop within the Residential PD zone.
- Goal 10.9—Manage development in and floodplains to protect public health and safety. Prevent increased flooding from stormwater runoff.
- Policy 10.9.1—Protect natural drainage systems associated with floodways and floodplains.
- Policy 10.9.2—Ensure that new development will not affect the flood elevations in surrounding areas
- Policy 10.9.3—Ensure adequate protection of life and property from flood events.
- Policy 10.9.4—Limit development located within the 100-year floodplain unless it is possible to mitigate and restrict development within the floodway.
- Policy 10.9.5—Emphasize non-structural methods in planning for flood prevention and damage reduction.
- Policy 10.9.6—Encourage compliance with stormwater regulations for onsite retention of stormwater.
- Policy 10.9.7—Preserve natural drainage courses.
- Policy 10.9.8—Minimize adverse storm water impacts generated by the removal of vegetation and alteration of landforms.
- Policy 10.9.10—Encourage new development to adopt best management practices such as reduction of impervious surfaces and provisions for filtering pollutants.
- Policy 10.9.11—Encourage and support the retention of natural open space or land uses that maintain hydrologic function and are at low risk to property damage from floodwaters within frequently flood areas.

West Valley Neighborhood Plan (Adopted: February 2011):

- Goal 2.1—Provide a wide variety of housing types that offer choices to the entire community.
- Policy 2.1.3—Through land use controls, prevent conversion of land in the Urban Growth Area to uses/densities that cannot be urbanized. Where public sewer or water is not available, provide that new lots be at least 5 acres unless interim community utilities with clustering are provided.
- Policy 2.1.4—Plan to accommodate the area's expected population growth in a sustainable manner that maintains or improves the community's character, environmental quality, and quality of life.
- Policy 2.1.5—Provide density incentives to developers for the inclusion of a percentage of affordable housing units.
- Policy 2.1.7—Slightly increase the lot coverage's allowed in the residential zones, and allow even higher coverage when common open spaces are provided in conjunction with a planned development.
- Policy 2.1.9—Allow for adequate areas zoned for high and medium density residential to provide a wide variety of housing options and affordability.

- Goal 2.2—Provide a variety of housing, retail, and commercial centered on key intersections, in a pattern that encourages walking and bicycling.
- Policy 2.2.5—Encourage medium or high density residential in areas adjacent to and between commercial or retail zoned property along major arterials and collectors.
- Goal 2.4—Provide protection for developments in flood prone areas.
- Policy 2.4.1—Maintain and restore open space buffers along rivers and creeks and identified floodplain overflow areas for flood storage, priority habitat species, and passive recreation.
- Policy 2.4.3—The building envelope for any existing lot which extends within the 100-year floodplain should be located outside the floodplain boundary whenever possible.
- Policy 2.4.7—Provide future development patterns that ensure flood risk is minimized.
- Policy 2.4.9—Provide incentives to developers to provide for community open space and to cluster away from critical areas.
- Policy 2.4.12—Do not allow medium or high density zoning within the 100-year floodplain unless clustering away from the floodplain is required.
- Policy 2.4.13—Encourage lower maximum density for new subdivisions and short plats being proposed within the 100-year floodplain.
- Policy 2.4.14—Offer a density bonus above the allowed density in the underlying zone for development setback from the 100-year floodplain.
- Policy 2.4.16—Allow floodplain areas to count as open space for proposed new development.
- Policy 2.4.17—Wherever possible, use the 100-year floodplain to provide a natural buffer between commercial and residential development.

(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: The deficiency this request addresses is that the City of Yakima currently has a very limited supply of property that is designated High Density Residential with Multi-Family Residential (R-3) zoning. At present, the city has a total of approximately 1,049.3 acres of R-3 zoned property, however only approximately 180 acres of the 1,049.3 acres is vacant. Approximately 159.18 acres (88%) of the 180 "vacant" is being utilized for agriculture, and currently owned by a single property owner. This leaves a total of 20.81 acres (12%) remaining for future growth and development.

At a minimum density of 12 dwelling units per net residential acre this equates to a growth opportunity for approximately 249 new dwelling units. In the event that the proposed Comprehensive Plan Map Amendment and Rezone are approved, an additional 40.39 acres of property and approximate 27.12 acres of property that is unencumbered by floodplain would be added to the City's Comprehensive Plan for future development, 325 dwelling units.

(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 can be provided. The proposal reduces sprawl and is served with an adequate transportation system.

(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: Provided that all CPA applications requesting High Density Residential and Multi-Family Residential are approved, there would be a total of 81.06 acres of new R-3 property for development created within the City of Yakima that could support a minimum of 973 dwelling units. While 81.06 acres of R-3 property may seem like a sufficient amount of property for development over a twenty year horizon, however, in comparison to the current amount of vacant R-1 (654.04 acres) and R-2 (333.26 acres) property currently provided for in the City of Yakima Urban Area Comprehensive Plan 2025, this number is dwarfed as there is eight times the amount of vacant R-1 property, and four times the amount of R-2 property presently available for future development.

(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 40.39 acres in two parcels of land that is currently occupied by a single-family home. All utilities, services, and roads are available for extension throughout this site as detailed in the above findings, and the site is presently served by City of Yakima Police and Fire Departments.

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 May 29, 2015, wherein the public was invited to submit written and/or oral comments at the public hearing on this proposed amendment. Therefore, 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.

Provided the City of Yakima Planning Commission recommends approval of the underlying Comprehensive Plan Map Amendment for High Density Residential, the subject property would be appropriately suited for the use of multi-family housing due to the fact that the subject property is located along two major arterial streets, and

acts as a transitional use between the surrounding commercial/office and medium density residential areas. In addition, due to the changes in the FEMA 100-year floodplain encumbering the existing R-2 southern property, the change to R-3 zoning would provide a developer of the property increased opportunities to utilize the benefits of a Master Planned Development which incorporates open space and clustering to protect the 100-year floodplain and lessen flood damage to surrounding properties.

(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 High Density Residential Future Land Use designation as “multi-family residential development that 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.” This proposal meets the previous mentioned definition, and is fully supported by the goals and policies stated above under section (D)(b) “Better implement applicable Comprehensive Plan policies than the current relevant Comprehensive Plan map or text.”

(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 to support development of Multi-Family Residential dwellings. In addition, the subject property also provides sufficient area for dedication, and construction of all required public roads, and all abutting streets have sufficient carrying capacity to accommodate any future development.

(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 because the City of Yakima’s Comprehensive Plan, and adopted West Valley Neighborhood Plan, previously changed the subject properties Comprehensive Plan and Zoning designation to the Medium Density Residential, and Two-Family Residential respectively. The intent behind this change is to create a commercial node on Ahtanum Rd. and S. 64th Ave. that would be buffered by the higher density land use created by the Two Family Residential zoning district. The proposed zoning change to High Density Residential furthers the compatibility of the neighboring land uses as the proposed zone would allow for greater flexibility by allowing higher densities with smaller building footprints that are less spread out, and have a lesser impact on the surrounding floodplain.

(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 vacant or have a single-family home located upon two large lots. Any mitigation could be required as part of regular site plan

approval. Furthermore, the applicant indicates that open space and clustering could be used to address the floodplain and Critical Areas, and traffic circulation opposite the higher intensity zoned properties would help foster compatibility with the existing residential land uses.

(7) The public need for the proposed change.

The public need for this proposed change stems from the fact that the City of Yakima presently does not have a sufficient amount of R-3 property to meet its 20-year Comprehensive Plan goals and policies to ensure affordable housing. If all CPA applications requesting High Density Residential and Multi-Family Residential are approved, there would be a total of 81.06 acres of new R-3 property for development within the City of Yakima that could support a minimum of 973 dwelling units. Divided by twenty (the planning period mandated by the Growth Management Act) this equates to only a total of 50 multi-family dwelling units being built per year. When compared to the current amount of vacant R-1 (654.04 acres) (4,578 dwelling units) (229 dwelling units per year), and R-2 (333.26 acres) (3,999 dwelling units) (333 dwelling units per year).

Also, should the remaining 81.06 acres of R-3 property be developed at a rate comparable to that of the Castle Creek apartments, (a 222 unit apartment complex located in the vicinity of Nob Hill Blvd. and 52nd Ave., which was built out in three years (74 units per year)), it would take approximately thirteen years for the 81.06 acres to be fully built out. Based upon this calculation there would be an insufficient amount of R-3 property left within the City of Yakima for development to reach the 20 year planning horizon of the Comprehensive Plan.

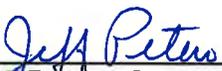
F. CONCLUSIONS:

1. The amendment is appropriate for the area.
2. No adverse impacts have been identified by the approval of this rezone.
3. The requested rezone better supports adjacent land uses and development.
4. The property is or can be served by all necessary public utilities capable of supporting R-3 Multi-Family land uses.

IV. RECOMMENDATION

The Community Development Department recommends APPROVAL of this amendment request from Low Density and Medium Density Residential to High Density Residential and concurrent Rezone from Single-Family (R-1) and Two-Family Residential (R-2) to Multi-Family (R-3).

RECOMMENDATION made this 29th day of October, 2015,



Jeff Peters, Supervising 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
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 64th 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 46th 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
6-13



YPC Packet Distribution List and Parties of Record - Cottonwood Partners LLC - CPA#007-15

Scott Clark
732 Summitview Ave, #608
Yakima WA 98902

Dave Fonfara
8708 Cameo Court
Yakima, WA 98903

Ron Anderson
107 South 7th Avenue, Ste#202
Yakima, WA 98902

Alfred A. Rose
1006 Westbrook Place
Yakima, WA 98908

Carmen Méndez
10 North 9th Street
Yakima, WA 98901

William Cook
7701 Graystone Court
Yakima, WA 98908

Patricia Byers
1530 Suncrest Way
Yakima, WA 98902

Cottonwood Partners LLC
PO Box 8335
Yakima, WA 98908

Durant Development Services Inc.
Tom Durant
PO Box 1723
Yakima, WA 98907

Type of Notice: YPC Packet

File Number: CPA #007-15, R2 #007-15, SEPA #013-15

Date of Mailing: 10/20/15

DOC.
INDEX
G-13

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#007-15, RZ#007-15 & SEPA#013-15
Cottonwood Partners LLC
2309 S 64th 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 1st 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
G-12d

-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**

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

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

Run Dates:	
Yakima Herald-Republic	10/01/15

**DOC.
INDEX
6-12C**

**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.

(584834) October 1, 2015

DOC.
INDEX
G-12c

Courtesy of Yakima Herald-Republic

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

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(584834) October 1, 2015

DOC.

INDEX

G-12c

18120512003 BETTY M STEWART SURVIVORS TRUST 14665 154TH PL SE RENTON, WA 98058	18120514004 CONGDON ORCHARDS INC PO BOX 2725 YAKIMA, WA 989072725	18133333038 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 989080353
18120513009 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 989080353	18120511001 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 989080353	18120513003 FAIRWAY INVESTMENTS LLC 6 S 2ND ST STE 918 YAKIMA, WA 98901
18120513004 FAIRWAY INVESTMENTS LLC 6 S 2ND ST STE 918 YAKIMA, WA 98901	18120513007 FAIRWAY INVESTMENTS LLC 6 S 2ND ST STE 918 YAKIMA, WA 98901	18120422002 NOVOBIELSKI SURVIVORS TRUST 5809 AHTANUM RD YAKIMA, WA 989031049
18120514402 NOVOBIELSKI SURVIVORS TRUST 5809 AHTANUM RD YAKIMA, WA 989031049	18120423005 NOVOBIELSKI SURVIVORS TRUST 5809 AHTANUM RD YAKIMA, WA 989031049	18133244009 CHESTER A MILLER 2212 S 64TH AVE YAKIMA, WA 98903
18120512401 DENNIS L & JOANN M HOUEK PO BOX 8012 YAKIMA, WA 989088012	18133334004 FRANCIS A & PAULA MOORE 5909 OCCIDENTAL RD YAKIMA, WA 98903	18120513013 GARY & RUTH HANSEN 21611 AHTANUM RD YAKIMA, WA 98903
18133334007 HAROLD W MATHIS PO BOX 10899 YAKIMA, WA 98909	18120513401 JAMES W & BONNIE GOERZ PO BOX 9846 YAKIMA, WA 989090846	18120513400 JAMES W & BONNIE GOERZ PO BOX 9846 YAKIMA, WA 989090846
18133334407 JOSEPH E & JENNIFER WALSH 5709 WALLA WALLA ST YAKIMA, WA 98903	18120514405 LARRY E WOLF 5819 AHTANUM RD YAKIMA, WA 98903	18133334009 LINDA ANN CURLEE 5805 OCCIDENTAL RD YAKIMA, WA 98903
18133333016 MARIO GARCIA 2209 S 64TH AVE YAKIMA, WA 98903	18133333036 MARIO V GARCIA 2209 S 4TH AVE YAKIMA, WA 98903 <i>OK</i>	18133333037 RANDALL D SHEPARD 2223 S 64TH AVE YAKIMA, WA 98903
18133333439 RICHARD A KAREL PO BOX 11203 YAKIMA, WA 98909	18133334006 RONALD L & LEANNE M AMER 11800 RUTHERFORD RD YAKIMA, WA 98903	18133244007 RYAN & JOLENE M MAYGRA 2210 S 64TH AVE YAKIMA, WA 98903
18120514409 VERNON & PAMELA HIBBARD 5815 AHTANUM RD YAKIMA, WA 98903	28 Total Parcels - Cottonwood Partners LLC - CPA#007-15, RZ#007-15, SEPA#013-15	Cottonwood Partners LLC PO Box 8335 Yakima, WA 98908

*NAC of YPC Hearing
CPA #007-15, RZ #007-15, SEPA #013-15*

**DOC.
INDEX
G-126**

Parties of Record - Cottonwood Partners LLC - CPA#007-15

Cottonwood Partners LLC Tom Durant PO Box 8335 Yakima, WA 98908	Durant Development Services, Inc. Tom Durant P.O. Box 1723 Yakima, WA 98907	Larry E Wolf 5819 Ahtanum Rd Yakima, WA 98903 Wolfracing1@msn.com
Linda Curlee 5805 Occidental Rd Yakima, WA 98903 lindaseeyah@yahoo.com	Ahtanum Irrigation District George D Marshall 10705 Gilbert Rd Ste B Yakima, WA 98903	Francis & Paula Moore 5909 Occidental Rd Yakima, WA 98903
Tom Durant 513 N Front St, Ste Q Yakima, WA 98901	Tom Durant PO Box 1723 Yakima, WA 98907	Dave Fonfara dpfonfara@q.com
Scott Clark sclark@stelzerclark.com	Bill Cook Cook.w@charter.net	Al Rose aar7040@gmail.com silvrfox40@bmi.net
Ron Anderson ronandmaryyakima@msn.com	Patricia Byers Patbyers907@msn.com	Carmen Mendez carmen@yakima.org mdcmm303@gmail.com

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

Type of Notice: Ntc of YPC Hearing

File Number: CPA #007-15, RZ #007-15, SEPA #013-15

Date of Mailing: 10/1/15

DOC.
INDEX
G-12b

Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, October 01, 2015 6:02 PM
To: Belles, Carolyn; Brown, David; Caruso, Joe; Cook, Debbie; Cutter, Jeff; Davenport, Joan; Dean, James; DeBuschere, 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: Peters, Jeff
Subject: NOTICE OF YPC HEARING - Cottonwood Partners LLC - CPA#007-15, RZ#007-15, SEPA# 013-15
Attachments: Ntc of Public Hearing Postcard_CPA 007-15.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 Jeff Peters at (509) 575-6163 or by e-mail at jeff.peters@yakimawa.gov. Thank you!

Lisa Maxey

Department Assistant II

(509) 576-6669

Lisa.Maxey@yakimawa.gov

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

DOC.
INDEX
6-12a



Notice of Public Hearing

Project Name: COTTONWOOD PARTNERS LLC
Location: 2309 S 64TH AVE; Tax Parcel No.: 18120513009, 18120511001
Proposal: Change the Future Land Use map designation for two parcels from Low-density Residential and Medium-density Residential to High-density Residential and change the zoning from Single-family Residential (R-1) and Two-family Residential (R-2) to Multi-family Residential (R-3).

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 2nd Street, Yakima, WA. To view information online go to: http://www.yakimawa.gov/postcard When prompted enter CPA#007-15 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. Jeff Peters/575-6163/Supervising Planner/jeff.peters@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.

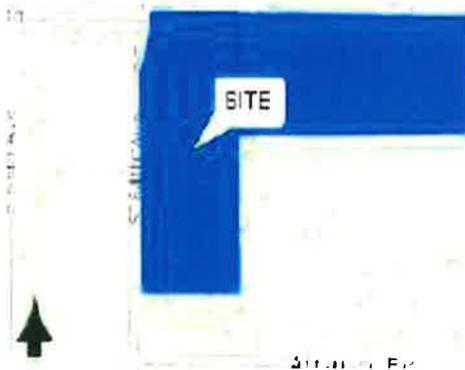
Application Submitted: 04/30/2015 Application Complete: 05/22/2015

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 # G-12



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, or call Dave Andersen (509) 434-4491.

Sincerely,

Review Team
Growth Management Services

DOC.
INDEX

G-11



CITY OF YAKIMA

LAND USE ACTION INSTALLATION
CERTIFICATE

File Number:	CPA #007-15 RZ #007-15
Applicant/Project Name:	Cottonwood Partners, LLC
Site Address:	2309 S. 64 th Ave
Date of Posting:	Sept 28, 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.

Thomas R. Durant
Applicant's Signature

9/28/15
Date

Thomas R. Durant
Applicant's Name (Please Print)

248-4156
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 2nd Street, Yakima, WA 98901.

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#007-15, RZ#007-15, SEPA#013-15

Cottonwood Partners LLC

2309 S 64th 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 26th 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
G-96

Parties of Record - Cottonwood Partners LLC - CPA#007-15

Cottonwood Partners LLC Tom Durant PO Box 8335 Yakima, WA 98908	Durant Development Services, Inc. Tom Durant P.O. Box 1723 Yakima, WA 98907	Larry E Wolf 5819 Ahtanum Rd Yakima, WA 98903 Wolfacing1@msn.com
Linda Curlee 5805 Occidental Rd Yakima, WA 98903 lindasecyah@yahoo.com	Ahtanum Irrigation District George D Marshall 10705 Gilbert Rd Ste B Yakima, WA 98903	

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

Type of Notice: Ntc of DNS

File Number: CPA #007-15, RZ #007-15, SEPA #013-15

Date of Mailing: 6/26/15

DOC.
INDEX
G-9a

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

DOC. INDEX # 6-9a

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

Type of Notice: NOTICE OF DNS

File Number: CPA #007-15, RZ#007-15, SEPA #013-15

Date of Mailing: 6/26/15

**DOC.
INDEX
6-9a**

Maxey, Lisa

From: Maxey, Lisa
Sent: Friday, June 26, 2015 10:33 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. Ureluis; 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: Peters, Jeff; 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 - Cottonwood Partners LLC - CPA#007-15, RZ#007-15, SEPA#013-15
Attachments: NOTICE OF DNS - Cottonwood Partners 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 Jeff Peters at (509) 575-6163 or by email at jeff.peters@yakimawa.gov.

Thank you!

Lisa Maxey

Department Assistant II

(509) 576-6669

Lisa.Maxey@yakimawa.gov

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

DOC.
INDEX
G-9a



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 26, 2015

PROPOSAL: Environmental Review of the subject properties to change the properties Future Land Use Map designation from Low Density Residential and Medium Density Residential to High Density Residential, and a concurrent rezone of the subject properties from Single-Family Residential (R-1) and Two-Family Residential (R-2) to Multi-Family Residential (R-3).

PROPONENT: Cottonwood Partners LLC

LOCATION: 2309 S. 64th Ave.

PARCEL NUMBERS: 181205-13009 & 181205-11001

LEAD AGENCY: City of Yakima

FILE NUMBERS: CPA #007-15, RZ #007-15 & SEPA #013-15

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: Jeff Peters, Supervising Planner. Call (509) 576-6163 for more information.

SEPA RESPONSIBLE OFFICIAL: Joan Davenport

POSITION / TITLE: Director of Community Development

TELEPHONE: 509-576-6417

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

SIGNATURE:  DATE: June 26, 2015

You may appeal this determination to: Joan Davenport, AICP, Community Development Director, at 129 N 2nd Street, Yakima, WA 98901.

No later than: **July 10, 2015**

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

**DOC.
INDEX
G-9**



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
G-9

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#007-15

Cottonwood Partners LLC

2309 S 64th Ave

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Correction to Postcard Notification**. 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 this **5th** 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
G-86

18120512003 BETTY M STEWART SURVIVORS TRUST 14665 154TH PL SE RENTON, WA 98058	18120514004 CONGDON ORCHARDS INC PO BOX 2725 YAKIMA, WA 989072725	18133333038 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 989080353
18120513009 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 989080353	18120511001 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 989080353	18120513003 FAIRWAY INVESTMENTS LLC 6 S 2ND ST STE 918 YAKIMA, WA 98901
18120513004 FAIRWAY INVESTMENTS LLC 6 S 2ND ST STE 918 YAKIMA, WA 98901	18120513007 FAIRWAY INVESTMENTS LLC 6 S 2ND ST STE 918 YAKIMA, WA 98901	18120422002 NOVOBIELSKI SURVIVORS TRUST 5809 AHTANUM RD YAKIMA, WA 989031049
18120514402 NOVOBIELSKI SURVIVORS TRUST 5809 AHTANUM RD YAKIMA, WA 989031049	18120423005 NOVOBIELSKI SURVIVORS TRUST 5809 AHTANUM RD YAKIMA, WA 989031049	18133244009 CHESTER A MILLER 2212 S 64TH AVE YAKIMA, WA 98903
18120512401 DENNIS L & JOANN M HOUFEK PO BOX 8012 YAKIMA, WA 989088012	18133334004 FRANCIS A & PAULA MOORE 5909 OCCIDENTAL RD YAKIMA, WA 98903	18120513013 GARY & RUTH HANSEN 21611 AHTANUM RD YAKIMA, WA 98903
18133334007 HAROLD W MATHIS PO BOX 10899 YAKIMA, WA 98909	18120513401 JAMES W & BONNIE GOERZ PO BOX 9846 YAKIMA, WA 989090846	18120513400 JAMES W & BONNIE GOERZ PO BOX 9846 YAKIMA, WA 989090846
18133334407 JOSEPH E & JENNIFER WALSH 5709 WALLA WALLA ST YAKIMA, WA 98903	18120514405 LARRY E WOLF 5819 AHTANUM RD YAKIMA, WA 98903	18133334009 LINDA ANN CURLEE 5805 OCCIDENTAL RD YAKIMA, WA 98903
18133333016 MARIO GARCIA 2209 S 64TH AVE YAKIMA, WA 98903	18133333036 MARIO V GARCIA 2209 S 4TH AVE YAKIMA, WA 98903 OK	18133333037 RANDALL D SHEPARD 2223 S 64TH AVE YAKIMA, WA 98903
18133333439 RICHARD A KAREL PO BOX 11203 YAKIMA, WA 98909	18133334006 RONALD L & LEANNE M AMER 11800 RUTHERFORD RD YAKIMA, WA 98903	18133244007 RYAN & JOLENE M MAYGRA 2210 S 64TH AVE YAKIMA, WA 98903
18120514409 VERNON & PAMELA HIBBARD 5815 AHTANUM RD YAKIMA, WA 98903	28 Total Parcels - Cottonwood Partners LLC - CPA#007-15, RZ#007-15, SEPA#013-15	Cottonwood Partners LLC PO Box 8335 Yakima, WA 98908

DOC.
INDEX
G-8a

Durant Development Services Inc.
Tom Durant
PO Box 1723
Yakima, WA 98907



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/>

NOTICE OF CORRECTION TO POSTCARD NOTIFICATION

DATE: June 5, 2015

TO: Applicant and Adjoining Property Owners

FROM: Joan Davenport, AICP, Community Development Director & Planning Manager

SUBJECT: Notice of correction to project proposal description for postcard Public Notice of Land Use Review associated with City File Number CPA#007-15: Cottonwood Partners, LLC.

FILE NUMBER: CPA#007-15.

LOCATION: 2309 S. 64th Ave., Yakima, WA

PARCEL NUMBER: 18120513009 & 18120511001

NOTICE OF CORRECTED PROJECT PROPOSAL DESCRIPTION

On May 29, 2015, the City of Yakima Planning Division mailed a postcard notification to property owners within a 300-foot radius of the subject property located at 2309 S. 64th Ave., Yakima, WA for Cottonwood Partners, LLC. Unfortunately, an error was discovered in the project proposal description post mailing identified below. All other information, dates, and comment periods were determined to be correct, and remain unchanged. Therefore, the purpose of this notice is to correct the original project proposal.

1. **Original Project Proposal:** Change the Future Land Use map designation for two parcels from Low-density Residential and Medium-density Residential to High-density Residential and change the zoning for one parcel from Single-family Residential (R-1) to Two-family Residential (R-2) and change the zoning for one parcel from Single-family Residential (R-1) to Multi-family Residential (R-3).
2. **Corrected Project Proposal:** Change the Future Land Use map designation for these properties from Low Density and Medium Residential to High Density Residential and to concurrently rezone from Single-Family Residential (R-1) and Two-Family Residential (R-2) to Multi-Family Residential (R-3).

If you have any questions on this proposal please call Jeff Peters, Supervising Planner at (509) 575-6163 or email at: jeff.peters@yakimawa.gov

**DOC.
INDEX
G-8**



Maxey, Lisa

From: JJ Paula Moore [jjpaulamoore@gmail.com]
Sent: Saturday, September 12, 2015 10:13 PM
To: Planning PostCard
Subject: CPA#0077-15

Please continue to send updates on the proposed change in zoning.

We have just purchased property at 5909 Occidental Road. If this proposal is passed, we request a light at the corner of 64th and occidental road. We have a hard time making a left hand turn from our road.

Sincerely,

Paula Moore
Francis Moore



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

RECEIVED
JUN 18 2015
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

June 16, 2015

Jeff Peters
Community Development
City of Yakima
129 North 2nd Street
Yakima, WA 98901

Re: CPA 007-15, RZ 007-15, SEPA 013-15

Dear Mr. Peters:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the change to the Future Land Use Map on approximately 40 acres from Low-Density Residential and Medium-Density Residential to High-Density Residential and the rezone from Single-Family Residential & Two-Family Residential to Multi-Family Residential. This is proposed by Cottonwood Partners, LLC. 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.

Sincerely,

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov



DOC.
INDEX
G-7 d



Maxey, Lisa

From: City of Yakima Web [web@ci.yakima.wa.us]
Sent: Monday, June 08, 2015 5:05 PM
To: Planning PostCard
Subject: Comments on Land Use Application: CPA#007-15

**Comments on Land Use Application Comments on Land Use Application:
CPA#007-15**

Name: Larry E Wolf

Address:
5819 Ahtanum Rd Yakima,WA 98903

Email:
wolfracing1@msn.com

Subject:
Comments on Land Use Application Comments on Land Use Application: CPA#007-15

Message:

Hi, I own a small ranch next to the proposed property and have concerns about multi family developments next to me. Privacy, complaints about farm smells, security for myself and animals, annexation into the city among others. Would like to know how all this will be addressed because when I bought this property 23 years ago I planned on this being my last home. I also know things don't stay the same but don't know if this could really affect my property values (good or bad) and my property taxes? So I would like more info but want to be acknowledged as apposed right now. Thanks, Larry.



AHTANUM IRRIGATION DISTRICT

10705 Gilbert Rd Ste B, Yakima, Washington 98903-9203
Phone (509) 249-0226 Fax (509) 249-0233

June 1, 2015

RECEIVED

JUN 04 2015
CITY OF YAKIMA
PLANNING DIV.

City of Yakima Community Development Department
Attention: Joan Davenport, AICP
129 North 2nd Street, 2nd Floor
Yakima, Washington 98901

Subject: Cottonwood Partners, LLC
CPA#007-15, RZ#007-15, SEPA#013-15
Parcel No's: 181205-13009 and 181205-11001

Dear Ms. Davenport:

We are responding to the above-referenced Notice of Application dated May 29, 2015.

We offer the following comments:

No District water rights will be affected by this application. Our records indicate the above parcels have no water right as established in the Conditional Final Order (CFO) dated April 15, 2009 and Draft Schedule of Rights dated December 30, 2014 in State of Washington, Dept. of Ecology v. Acquavella.

The Class 3 Stream mentioned in the application is not a stream but is an irrigation ditch named the Hugh Bowman Ditch, which is used to convey irrigation water to several District water right claim holders. I telephoned your office today and spoke to a gentleman about this application (I am sorry but I did not make note of his name). In conclusion, since this is a rezone application, we have no issue with this application. However, any future development of these parcels will require further review and comment by the District.

If you require further information, please contact me at 249-0226.

Sincerely,

AHTANUM IRRIGATION DISTRICT

George D. Marshall
George D. Marshall
Stream Patrolman

Cc: Cottonwood Partners, LLC
Thomas R. Durant – Durant Development Services, Inc.

DOC.
INDEX
G-7b

Maxey, Lisa

From: City of Yakima Web [web@ci.yakima.wa.us]
Sent: Tuesday, June 02, 2015 11:05 AM
To: Planning PostCard
Subject: Comments on Land Use Application: CPA#007-15

**Comments on Land Use Application Comments on Land Use Application:
CPA#007-15**

Name: Linda Curlee

Address:
5805 Occidental Rd

Email:
lindaseeyah@yahoo.com

Subject:
Comments on Land Use Application Comments on Land Use Application: CPA#007-15

Message:

Nearly the whole general area is Single Family residences.
The proposed use is out of line for the character of the neighborhood.
Though it is in the Yakima city limits the area is home to larger (1-5 acres) parcel homesteads with horses and cattle.
This proposal would change the character of the rural feel of the homes of many residents.
I am opposed to all the proposed changes.



COMMUNITY DEVELOPMENT DEPARTMENT
129 North Second Street, 2nd Floor, Yakima, Washington 98901
Phone (509) 575-6113 • Fax (509) 576-6576
www.yakimawa.gov

May 22, 2015

Cottonwood Partners, LLC
P.O. Box 8335
Yakima, WA 98908

Determination of Application Completeness
File No: CPA #007-15, RZ#007-15 & SEPA#013-15

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 2309 S. 64th Ave. (Parcel Nos. 181205-11001 and 13009) was received **April 30, 2015**. Your application has been determined **complete** as of **May 22, 2015**.

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 May 29, 2015. This notice is followed by a 20-day public comment period that will end on June 19, 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) 575-6163 or jeff.peters@yakimawa.gov.

Sincerely,

Jeff Peters
Supervising Planner

DOC.
INDEX

6-6

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#007-15, RZ#007-15, SEPA#013-15

Cottonwood Partners LLC

2309 S 64th 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 29th day of May, 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
G-5C

18120512003 BETTY M STEWART SURVIVORS TRUST 14665 154TH PL SE RENTON, WA 98058	18120514004 CONGDON ORCHARDS INC PO BOX 2725 YAKIMA, WA 989072725	18133333038 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 989080353
18120513009 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 989080353	18120511001 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 989080353	18120513003 FAIRWAY INVESTMENTS LLC 6 S 2ND ST STE 918 YAKIMA, WA 98901
18120513004 FAIRWAY INVESTMENTS LLC 6 S 2ND ST STE 918 YAKIMA, WA 98901	18120513007 FAIRWAY INVESTMENTS LLC 6 S 2ND ST STE 918 YAKIMA, WA 98901	18120422002 NOVOBIELSKI SURVIVORS TRUST 5809 AHTANUM RD YAKIMA, WA 989031049
18120514402 NOVOBIELSKI SURVIVORS TRUST 5809 AHTANUM RD YAKIMA, WA 989031049	18120423005 NOVOBIELSKI SURVIVORS TRUST 5809 AHTANUM RD YAKIMA, WA 989031049	18133244009 CHESTER A MILLER 2212 S 64TH AVE YAKIMA, WA 98903
18120512401 DENNIS L & JOANN M HOUFEK PO BOX 8012 YAKIMA, WA 989088012	18133334004 FRANCIS A & PAULA MOORE 5909 OCCIDENTAL RD YAKIMA, WA 98903	18120513013 GARY & RUTH HANSEN 21611 AHTANUM RD YAKIMA, WA 98903
18133334007 HAROLD W MATHIS PO BOX 10899 YAKIMA, WA 98909	18120513401 JAMES W & BONNIE GOERZ PO BOX 9846 YAKIMA, WA 989090846	18120513400 JAMES W & BONNIE GOERZ PO BOX 9846 YAKIMA, WA 989090846
18133334407 JOSEPH E & JENNIFER WALSH 5709 WALLA WALLA ST YAKIMA, WA 98903	18120514405 LARRY E WOLF 5819 AHTANUM RD YAKIMA, WA 98903	18133334009 LINDA ANN CURLEE 5805 OCCIDENTAL RD YAKIMA, WA 98903
18133333016 MARIO GARCIA 2209 S 64TH AVE YAKIMA, WA 98903	18133333036 MARIO V GARCIA 2209 S 4TH AVE YAKIMA, WA 98903	18133333037 RANDALL D SHEPARD 2223 S 64TH AVE YAKIMA, WA 98903
18133333439 RICHARD A KAREL PO BOX 11203 YAKIMA, WA 98909	18133334006 RONALD L & LEANNE M AMER 11800 RUTHERFORD RD YAKIMA, WA 98903	18133244007 RYAN & JOLENE M MAYGRA 2210 S 64TH AVE YAKIMA, WA 98903
18120514409 VERNON & PAMELA HIBBARD 5815 AHTANUM RD YAKIMA, WA 98903	28 Total Parcels - Cottonwood Partners LLC - CPA#007-15, RZ#007-15, SEPA#013-15	Cottonwood Partners LLC PO Box 8335 Yakima, WA 98908

DOC.
INDEX
6-56

Ntc of App + SEPA
 CPA #007-15, RZ #007-15, SEPA #013-15
 Sent 5/29/15

Durant Development Services, Inc.
 Tom Durant
 PO Box 1723
 Yakima, WA 98907

<p>Ahtanum Irrigation District Beth Ann Brulotte Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net</p>	<p>Cascade Natural Gas Jim Robinson Field Facilitator 701 South 1st Ave Yakima, WA 98902 jim.robinson@cngc.com</p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org</p>
<p>Department of Commerce Growth Management Services P.O. Box 42525 Olympia, WA 98504-2525 reviewteam@commerce.wa.gov</p>	<p>Department of Ecology Annie Szvetez SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov</p>	<p>Department of Ecology Gwen Clear 15 West Yakima Ave, Ste# 200 Yakima, WA 98902 crosepacoordinator@ecy.wa.gov</p>
<p>Department of Fish and Wildlife Eric Bertrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bertrand@dfw.wa.gov</p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov</p>	<p>Department of Social & Health Services Andrew Jenkins Jeanne Rodriguez P.O. Box 45848 Olympia, WA 98504 andrew.jenkins@dshs.wa.gov jeanne.rodriguez@dshs.wa.gov</p>
<p>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</p>	<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov</p>	<p>Engineering Division Dana Kallevig and Debbie Cook, City Engineer 129 N 2nd Street Yakima, WA 98901 dana.kallevig@yakimawa.gov debbie.cook@yakimawa.gov</p>
<p>Nob Hill Water Association Eric Rhoads Engineering Technician 6111 Tieton Drive Yakima, WA 98908 eric@nobhillwater.org</p>	<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org</p>	<p>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</p>
<p>Wastewater Division Shelley Willson or David Schneider 2220 East Viola Ave Yakima, WA 98901 shelley.willson@yakimawa.gov david.schneider@yakimawa.gov</p>	<p>West Valley School District Angela Watts Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 wattsa@wvwd208.org</p>	<p>WSDOT Paul Gonseth Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonssetp@wsdot.gov</p>
<p>WSDOT Rick Holmstrom Development Services 2809 Rudkin Road Union Gap, WA 98903 holmstr@wsdot.wa.gov</p>	<p>Yakama Bureau of Indian Affairs Steve Wangemann Deputy Superintendent for Trust Services P.O. Box 632 Toppenish, WA 98948 Steve.wangemann@bia.gov</p>	<p>Yakama Bureau of Indian Affairs Rocco Clark Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov</p>
<p>Yakima County Commissioners Commissioners.web@co.yakima.wa.us</p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com</p>	<p>Yakima Air Terminal Robert Peterson Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov</p>
<p>Yakima County Public Services Vern Redifer Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 Vern.redifer@co.yakima.wa.us</p>	<p>Yakima County Health District 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us</p>	<p>Yakima County Public Services Lynn Deitrick Planning Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 lynn.deitrick@co.yakima.wa.us</p>
<p>Yakima Regional Clean Air Agency Hasan Tahat Engineering & Planning Supervisor 329 North 1st Street Yakima, WA 98901 hasan@yrcaa.org</p>	<p>Yakima Greenway Foundation Al Brown Executive Director 111 South 18th Street Yakima, WA 98901 al@yakimagreenway.org</p>	<p>Yakima Health District Ryan Ibach Director of Environmental Health 1210 Ahtanum Ridge Drive Union Gap, WA 98903 ryan.ibach@co.yakima.wa.us</p>
<p>Yakima Valley Museum John A. Baule Director 2105 Tieton Drive Yakima, WA 98902 john@yakimavalleymuseum.org</p>	<p>Yakima Valley Conference of Governments Shawn Conrad and Joseph Calhoun Planner 311 North 4th Street, Ste# 202 Yakima, WA 98901 conrads@yvcog.org calhounj@yvcog.org</p>	<p>WSDOT, Aviation Division Carter Timmerman timmerc@wsdot.wa.gov</p>

DOC. INDEX # 6-5-16

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 02.27.15 - Form List.docx

Type of Notice:

Ntc of App & SEPA

File Number:

CPA #007-15, RZ #007-15, SEPA #013-15

Date:

5/29/15

DOC.

INDEX

G-56

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

Type of Notice: Ntc of App & SEPA

File Number(s): CPA #007-15, RZ #007-15, SEPA #013-15

Date of Mailing: 5/29/15

DOC.
INDEX
G-5 b

Maxey, Lisa

From: Maxey, Lisa
Sent: Friday, May 29, 2015 10:55 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. 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; 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: Peters, Jeff
Subject: NOTICE OF APPLICATION & SEPA - Cottonwood Partners LLC - CPA#007-15, RZ#007-15, SEPA#013-15
Attachments: NOTICE OF APPLICATION & SEPA - Cottonwood Partners 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 Jeff Peters at (509) 575-6163 or by e-mail at jeff.peters@yakimawa.gov.

Thank you!

Lisa Maxey

Department Assistant II

(509) 576-6669

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 - 05/29/2015

Project Name: **COTTONWOOD PARTNERS LLC**

CPA#007-15

Location: **2309 S 64TH AVE**

Proposal: **Change the Future Land Use map designation for two parcels from Low-density Residential and Medium-density Residential to High-density Residential and change the zoning for one parcel from Single-family Residential (R-1) to Two-family Residential (R-2) and change the zoning for one parcel from Single-family Residential (R-1) to Multi-family Residential (R-3).**

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#007-15 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. Jeff Peters/575-6163/Supervising Planner/jeff.peters@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 - 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 06/19/2015

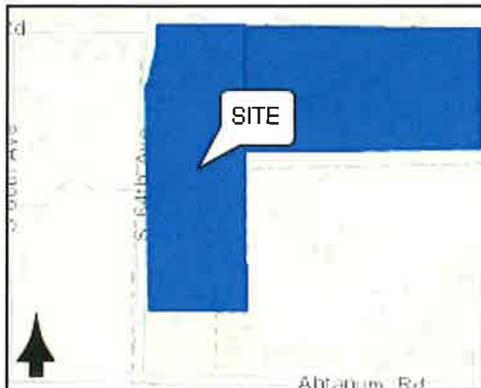
This application may include multiple land use types, including compliance with the State Environmental Policy Act (SEPA). For specific information, please contact the Planning Division. Si necesita información en español por favor llame al (509)575-6183.

Application Submitted: 04/30/2015 Application Complete: 05/22/2015



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

LAND USE PUBLIC NOTICE



Location of Proposed Action

**DOC.
 INDEX
 # G-5a**



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: May 29, 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 #007-15, RZ#007-15, SEPA#013-15
Project Applicant: Cottonwood Partners LLC
Project Location: 2309 S. 64th Ave., Yakima, WA
Parcel Numbers: 18120513009 & 18120511001

PROJECT DESCRIPTION

The City of Yakima Department of Community Development has received applications from Tom Durant (consultant), on behalf of Cottonwood Partners LLC (property owner), for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of the subject properties. The owner is requesting to change the Future Land Use Map designation for these properties from Low Density Residential and Medium Density Residential to High Density Residential and to concurrently rezone from Single-Family Residential (R-1) and Two-Family Residential to Multi-Family 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 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
6-5**



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 19, 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:

Cottonwood Partners LLC — CPA #007-15, RZ#007-15, SEPA #013-15

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, 2nd floor City Hall, 129 North 2nd 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 2nd Street, Yakima, WA 98901.

If you have any questions on this proposal please call Jeff Peters, Supervising Planner at (509) 575-6163 or email at: jeff.peters@yakimawa.gov.

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

DOC.
INDEX

6-5

Project Vicinity Map

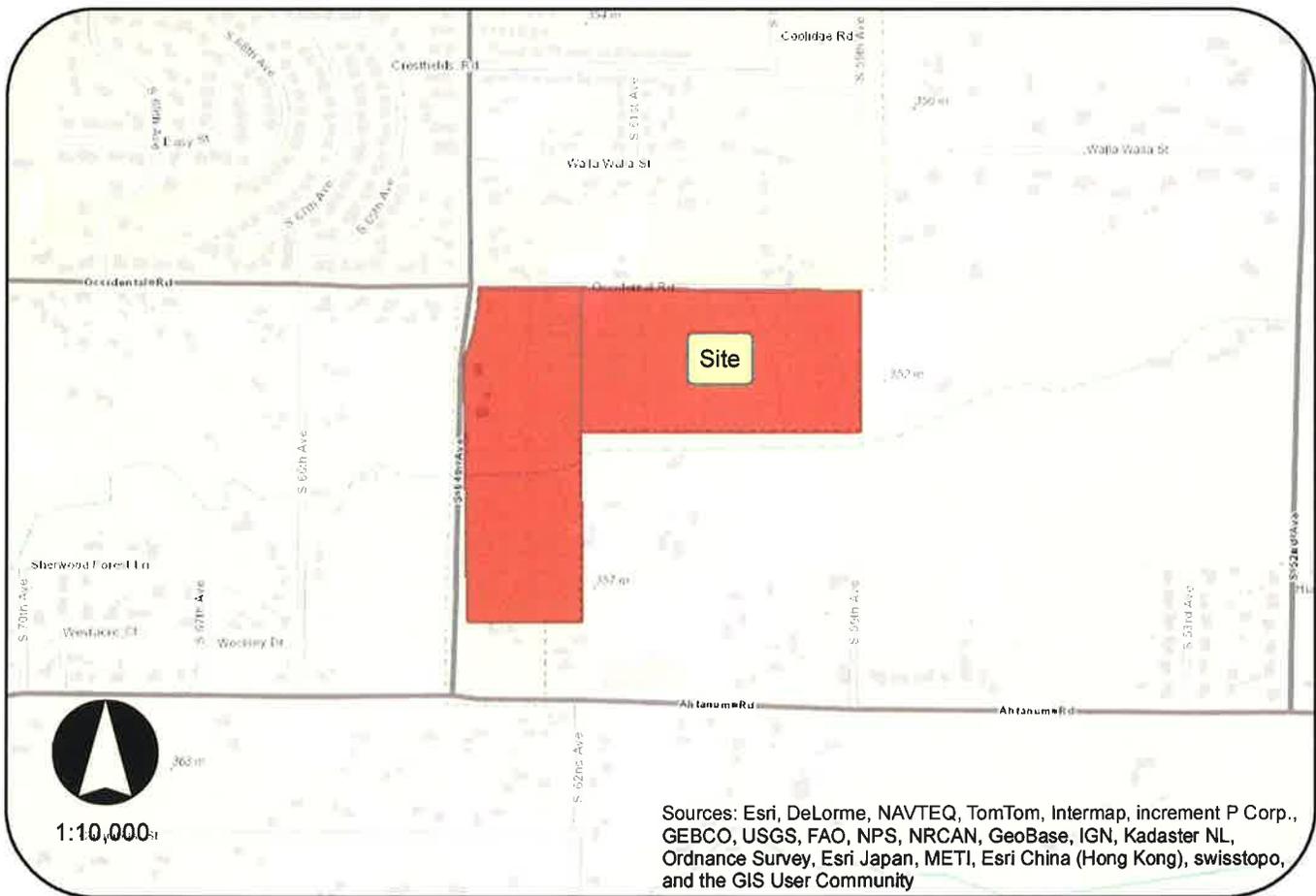
CPA#007-15



Related Projects: SEPA#013-15, RZ#007-15
 Applicant: COTTONWOOD PARTNERS LLC
 Location: 2309 S 64TH AVE

Tuesday - 05/05/2015 - 12:50:39

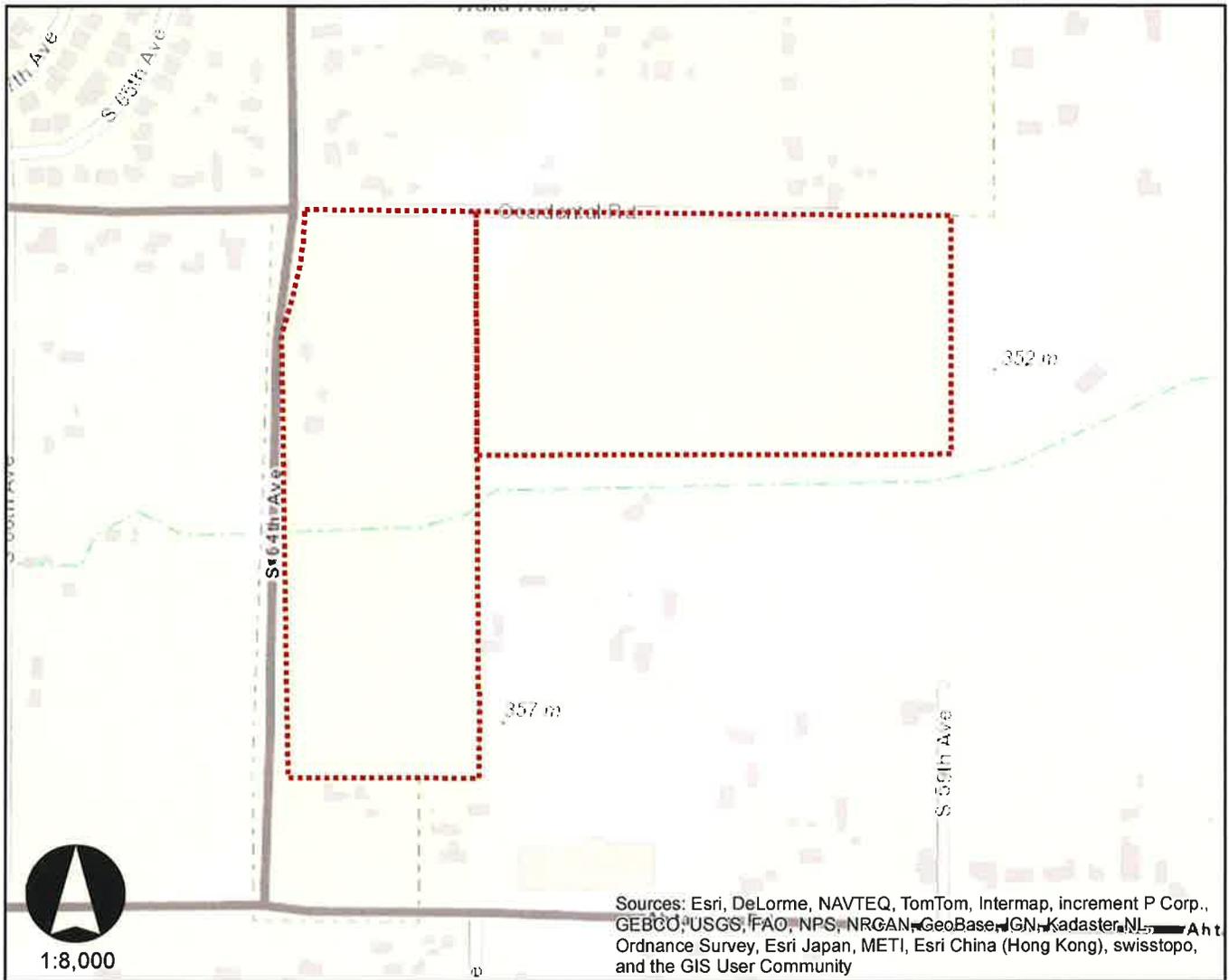
Contact City of Yakima Planning Division at 509-575-6183
 City of Yakima - Geographic Information Services



Proposal: Change the Future Land Use map designation for two parcels from Low-density Residential and Medium-density Residential to High-density Residential and change the zoning from Single-family Residential (R-1) and Two-family Residential (R-2) to Multi-family Residential (R-3).

DOC.
INDEX
 # **G-4**

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CPA#007-15

Related Projects: SEPA#013-15, RZ#007-15
 Applicant: COTTONWOOD PARTNERS LLC
 Location: 2309 S 64TH AVE

Proposal: Change the Future Land Use map designation for two parcels from Low-density Residential and Medium-density Residential to High-density Residential and change the zoning from Single-family Residential (R-1) and Two-family Residential (R-2)

Parcel List: 18120513009, 18120511001



 Project Parcels

Vicinity Map

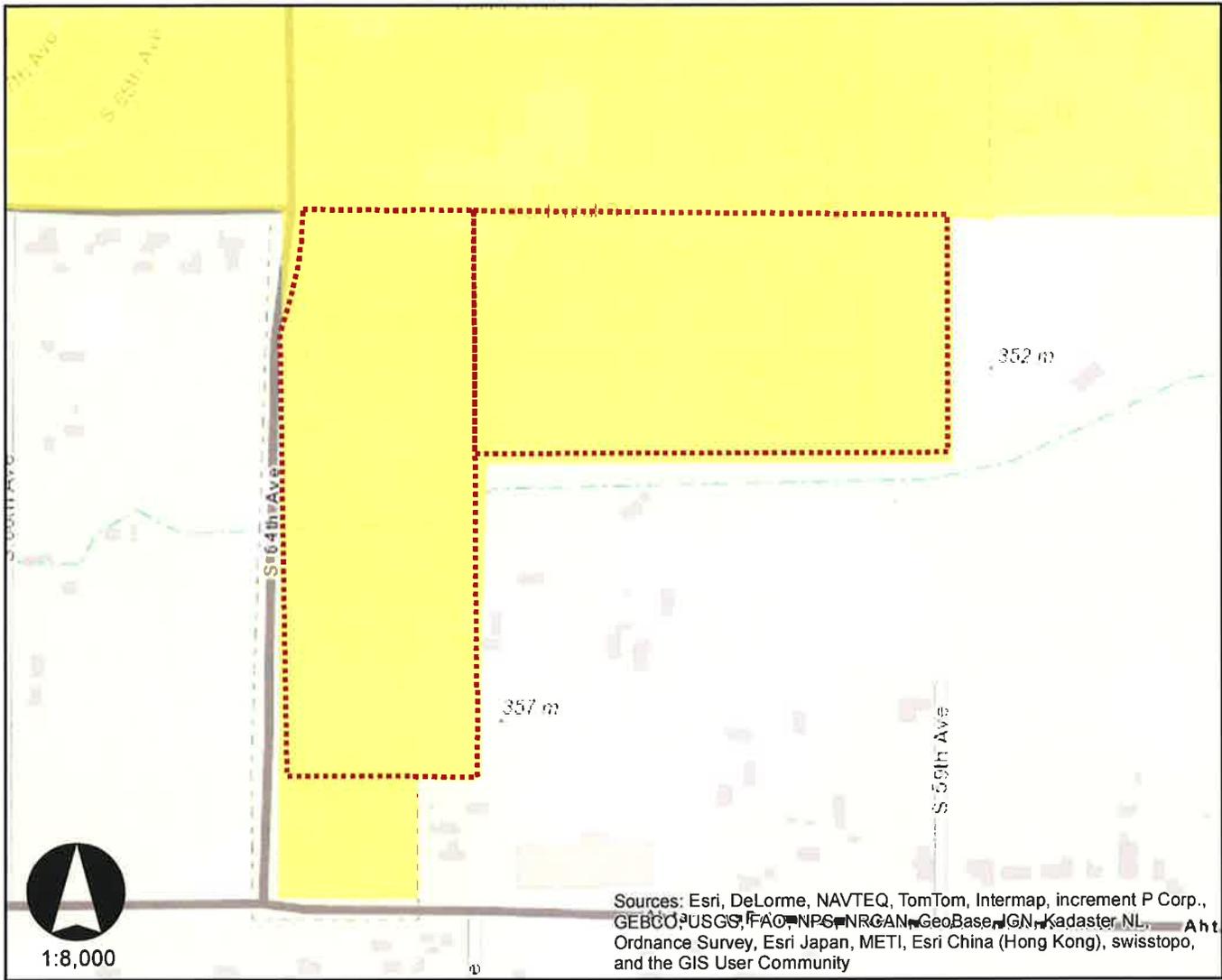
Tuesday - 05/05/2015 - 12:50:45

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DOC.
INDEX

64

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 City of Yakima - Geographic Information Services



CPA#007-15

Related Projects: SEPA#013-15, RZ#007-15
 Applicant: COTTONWOOD PARTNERS LLC
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Parcel List: 18120513009, 18120511001

- 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

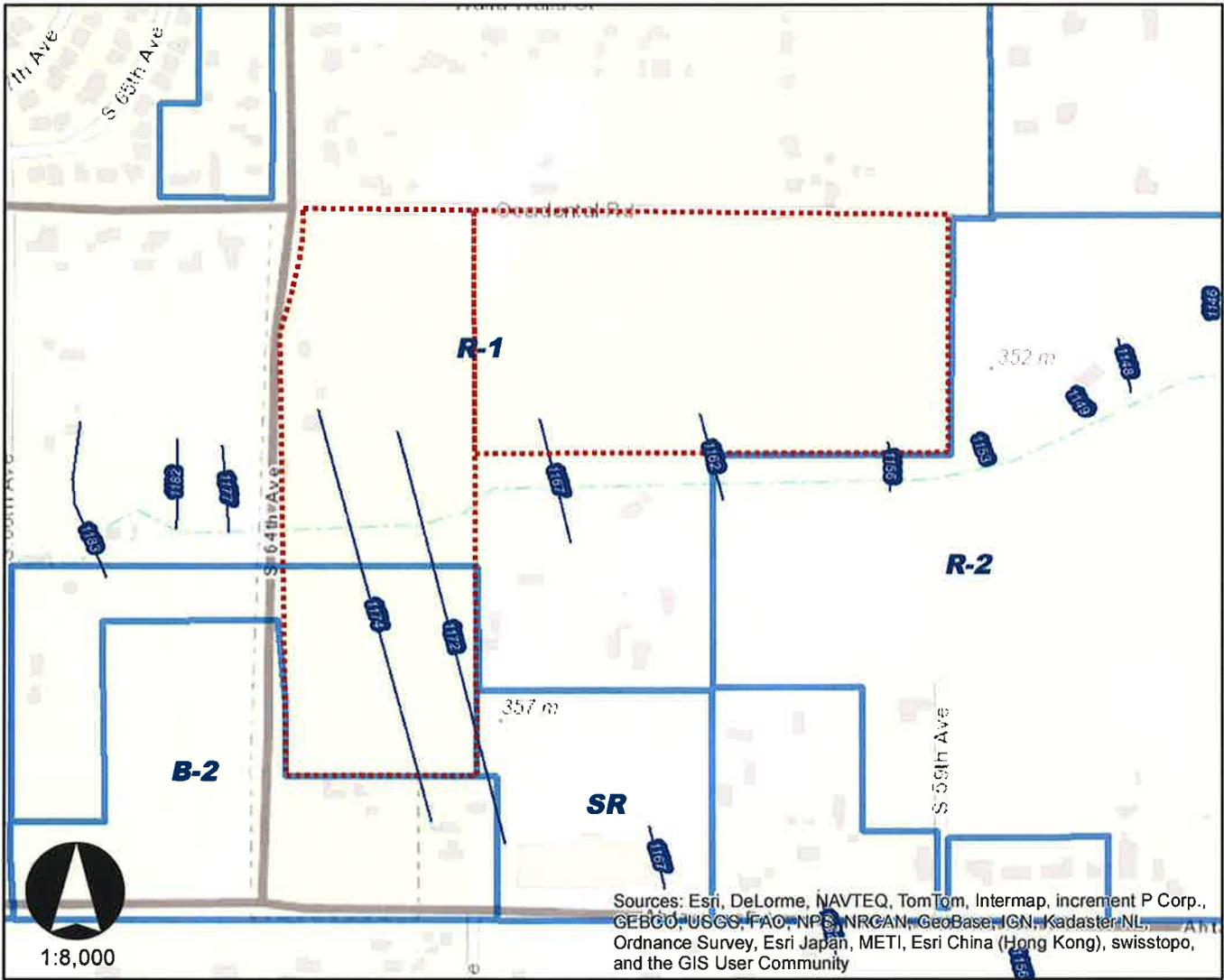
DOC.
 INDEX
 # G-4



Future Land Use Map
 Tuesday - 05/05/2015 - 12:50:45

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Parcel List: 18120513009, 18120511001

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

DOC.
INDEX
 # 6-4

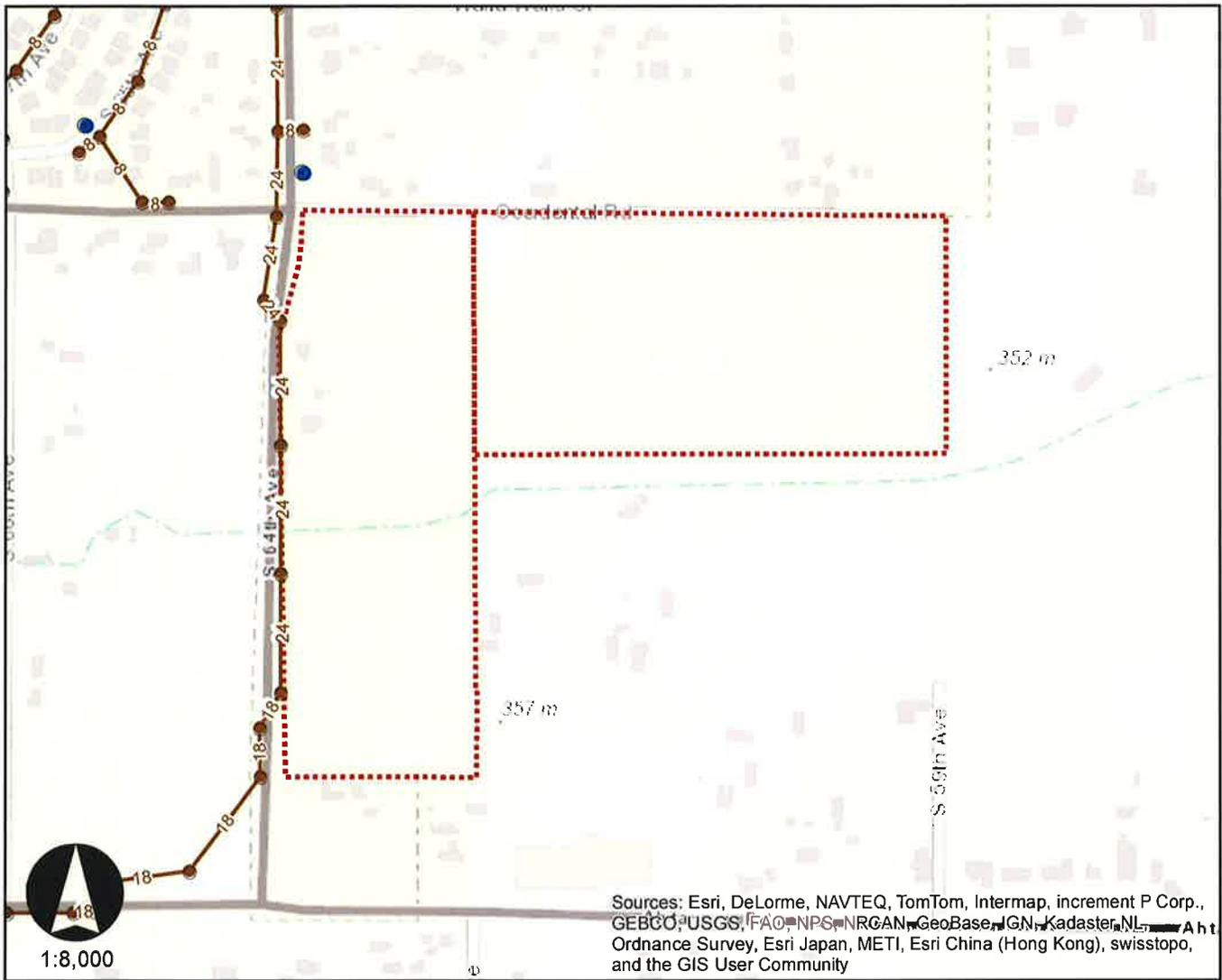


Zoning Map

Tuesday - 05/05/2015 - 12:50:45

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CPA#007-15

Related Projects: SEPA#013-15, RZ#007-15
 Applicant: COTTONWOOD PARTNERS LLC
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Parcel List: 18120513009, 18120511001

**DOC.
INDEX
6-4**

-  Project Parcels
-  Hydrants
-  Water Pipes



Utilities Map

Tuesday - 05/05/2015 - 12:50:45

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CPA#007-15

Related Projects: SEPA#013-15, RZ#007-15
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 Location: 2309 S 64TH AVE

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Parcel List: 18120513009, 18120511001

**DOC.
INDEX**

6-4



 Project Parcels

Aerial Photo Map

Tuesday - 05/05/2015 - 12:50:45

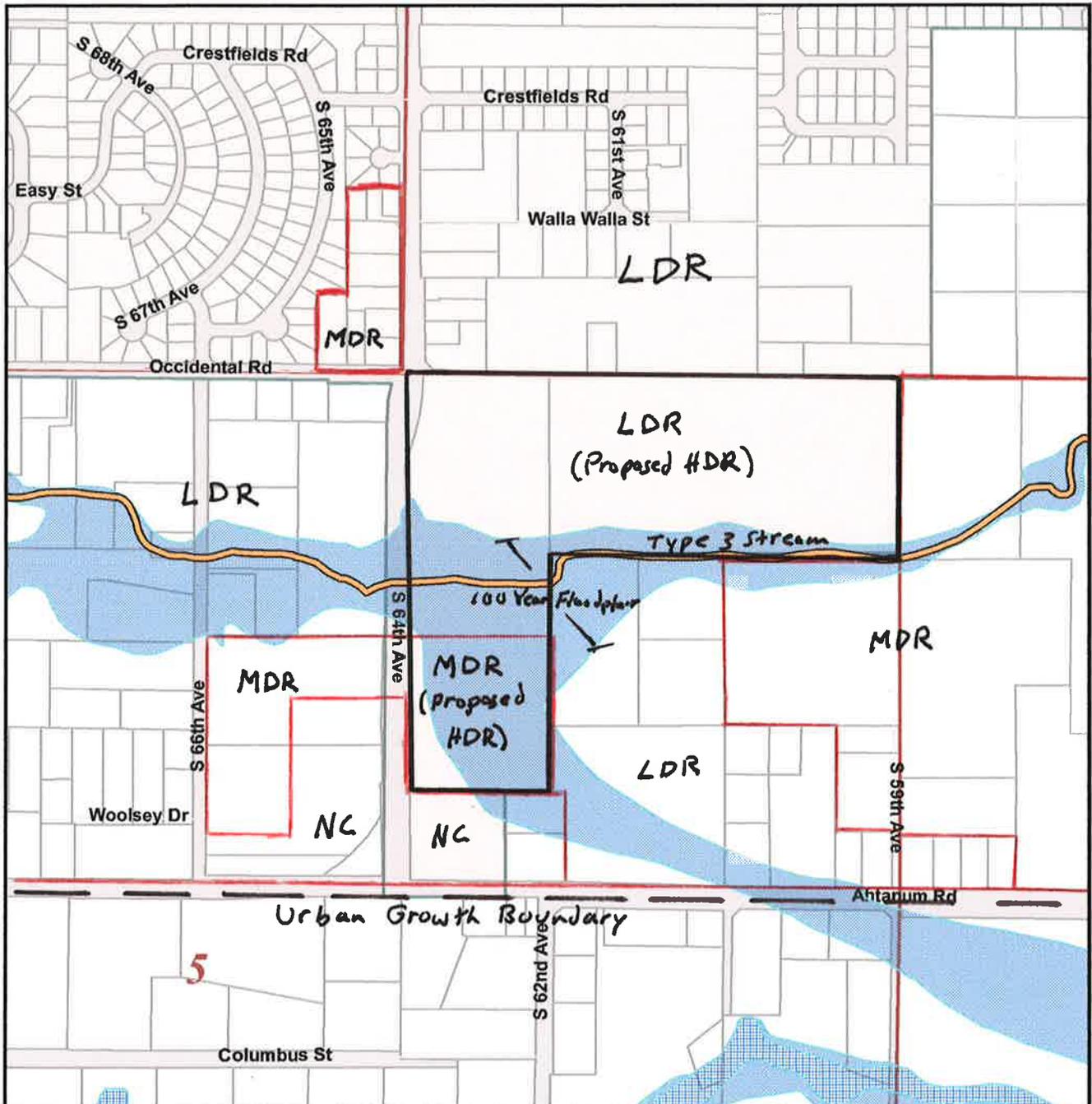
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Yakima County GIS - Washington Land Information Portal

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Map Center: Range: **18** Township: **12** Section: **5**

- City Limits
- Sections
- FloodPlain
- FloodWay

WWW.YAKIMAP.COM

Yakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-2992



One Inch = 600 Feet

Feet 250 500 750 1000

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APR 30 2015
CITY OF YAKIMA
PLANNING DIV.

DOC. INDEX
G-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):

Comprehensive Plan Amendment and Rezone

Applicant's Name & Phone:

Cottonwood Partners, LLC 945-0197

2. Applicant's Address:

**PO Box 8335
Yakima, WA 98908**

3. Contact Person & Phone:

Thomas R Durant, Durant Development Services, Inc. 248-4156

4. Agency Requesting Checklist: City of Yakima

5. Date The Checklist Was Prepared:

April 29, 2015

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

Rezone complete and in effect by January 1, 2016

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DOC.
INDEX

APR 30 2015

G-2

CITY OF YAKIMA
PLANNING DIV.

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

Development of the property as allowed under the proposed zoning, although there are no specific plans at this time.

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

Not aware of any

9. 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

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

Comprehensive Plan Map Amendment and Rezone

11. Give a brief, but 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.):

Change the Comprehensive Plan Map designation of two parcels totaling just under 40 acres from Low and Medium Density Residential to High Density Residential.

Rezone all of the property to Multiple Family Residential (R-3). Current zoning is Two Family Residential (R-2) for about 7.5 acres and Single-Family Residential (R-1) for the remainder.

12. 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 address of the one existing residence on the property is 2309 S. 64th Avenue. The property is located southeast of the intersection of 64th Avenue and Occidental Road in the Northeast ¼ of Section 5, Township 12 North, Range 18 East W.M. Parcel Numbers are 181205-11001 and 13009.

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DOC.
INDEX

APR 30 2013

G-2

CITY OF YAKIMA
PLANNING DIV.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
1. Earth	
a. General description of the site (✓ one): X flat <input type="checkbox"/> rolling <input type="checkbox"/> hill <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. What is the steepest slope on the site (approximate percent slope)? Less than 5%	
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. NRCS soil classifications are Esquatzel silt loam, Kittitas silt loam and Naches loam. All are considered to be prime farmland	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No	
e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. None by this action	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. There is a potential for erosion without proper controls.	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? None by this action. Lot coverage standard of the R-3 zone is 80%, actual development could be substantially lower.	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None by this action.	
2. Air	
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. None by this action	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No	
c. Proposed measures to reduce or control emissions or other impacts to air, if any: None by this action.	<p style="text-align: right;"> RECEIVED APR 30 2015 CITY OF YAKIMA PLANNING DIV. </p> <p style="text-align: center;"> DOC. INDEX <i>6-2</i> </p>

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<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>Type 3 stream crosses the site.</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 by this action, although future development would probably occur within 200 feet.</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 by this action</p> <p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>None by this action.</p> <p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>Yes</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>Not by this action</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>Not by this action</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>None</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>None by this action.</p>	<p style="text-align: right;">RECEIVED APR 30 2015 CITY OF YAKIMA PLANNING DIV.</p> <p style="text-align: center;">DOC. INDEX # <u>62</u></p>

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<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.</p> <p>None by this action</p> <p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>No</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:</p> <p>None</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.</p> <p>No.</p>	
<p>1. Describe special emergency services that might be required.</p> <p>None for this action.</p>	
<p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>None.</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)?</p> <p>None</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.</p> <p>None by this action.</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>None</p>	
<p>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties?</p> <p>Most of the site is in pasture with a residence and associated agricultural buildings.</p> <p>Surrounding land uses include pasture and open land, nearby residential lots to the north, south and west, becoming more developed to the north, CA storage warehouses and bin storage to the southeast.</p>	<p>RECEIVED</p> <p>APR 30 2015</p> <p>CITY OF YAKIMA PLANNING DIV.</p>

DOC.
INDEX
6-2

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>b. Has the site been used for agriculture? If so, describe.</p> <p>It is now in agricultural production.</p>	
<p>c. Describe any structures on the site.</p> <p>Single family home, shed, corral and other related agricultural buildings.</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>Not as a part of this action.</p>	
<p>e. What is the current zoning classification of the site?</p> <p>Single Family Residential (R-1) and Two Family Residential (R-2)</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>The West Valley Neighborhood Comprehensive Plan designations are Low and Medium Density Residential, corresponding with the existing R-1 and R-2 zoning.</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>N/A</p>	
<p>h. Has any part of the site been classified as an "environmentally sensitive" area? If so specify.</p> <p>The 100-year floodplain and Type 3 Stream are critical areas.</p>	
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Not known at this time without a project.</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>None by this action. There is one family living on the site.</p>	
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>None</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>The proposed rezone/plan change is consistent with West Valley Neighborhood Plan policies to encourage medium or high-density residential development in areas next to commercial zoned properties along major arterials and collectors. Adjacent properties to the west and south are zoned B-2, Local Business and provides for a more effective buffer than current R-2 zoning.</p>	<p>RECEIVED APR 30 2015 CITY OF YAKIMA PLANNING DIV</p>

DOC.
INDEX
6-2

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>None planned by this action. The number of units in an actual development project, and the type of housing and target population has not been determined.</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>None by this action.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>None.</p>	
<p>10. Aesthetics</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>None are proposed by this action.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>The property will change visually from that of open fields to more urban development.</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>None. Development of the property under its current zoning would also change it visually to more urban development.</p>	
<p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>None by this action.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>None</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>None</p>	<p style="text-align: right;">RECEIVED APR 30 2015 CITY OF YAKIMA PLANNING DIV</p>

DOC.
INDEX
6-2

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
12. Recreation	
<p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>None in the immediate vicinity. Parks and recreation in the general West Valley area include West Valley Park, Randall Park, and Apple Tree Golf Course, among other locations.</p>	
<p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> <p>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:</p> <p>None by this application. If open space is required to accommodate the critical areas on the site, they may be used for recreational purposes.</p>	
13. Historic and Cultural Preservation	
<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>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.</p> <p>None</p>	
<p>c. Proposed measures to reduce or control impacts, if any:</p> <p>N/A</p>	
14. Transportation	
<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 has frontage on and would obtain access from South 64th Avenue.</p> <p>b. Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop?</p> <p>64th and Washington about 1/2 mile north</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>None proposed or eliminated by this action.</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>New streets and roads and possibly improvements to existing streets and roads will be necessary for the development of this property. They could include public or private streets or both.</p>	

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APR 30 2015
CITY OF YAKIMA
PLANNING DIV.

DOC. INDEX
G-2

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<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>None by this non-project action. Traffic generation for future development not known at this time.</p>	
<p>g. Proposed measures to reduce or control transportation impacts, if any:</p> <p>None</p>	
15. Public Services	
<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>There would likely be an increase in the need for these services as a result of the development of this site.</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>None by this non-project action. Public water and sewer lines are now available to the site.</p>	
16. Utilities	
<p>a. Circle utilities currently available at the site: <u>electricity</u> natural gas, <u>water</u>/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>None by this non-project action.</p>	
C. SIGNATURE (To be completed by the applicant.)	
<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>4-30-15</p>
<p>Property Owner or Agent Signature</p>	<p>Date Submitted</p>
<p>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</p>	

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DOC.
INDEX
6-2

APR 30 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
<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>Clearing and development of the site could generate dust emissions and without proper controls, there may be a potential for erosion. There would be an increase in emissions from more vehicular traffic generated by completed development. Production or release of toxic or hazardous substances by the typical permitted land uses in the R-3 zone is not expected.</p> <p>Increases in discharges to the water are not expected given the storm drainage improvements and practices that are now required during construction and for new development.</p> <p>Significant noise impacts are not typically associated with land uses permitted in the R-3 zone. Some increase would result from increased traffic generation and during site development and construction.</p> <p>The increases in emissions to the air, and noise levels described are probably not significantly greater than that which would be generated by development of this property under its current R-1 and R-2 zoning.</p>	
<p>Proposed measures to avoid or reduce such increases are:</p> <p>Dust control measures are required of new development. Storm drainage controls and improvements are required to protect water quality. The zoning ordinance has standards such as setbacks to reduce the effects of traffic noise on surrounding land uses.</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>All farming of the property would probably cease and crops replaced with lawns and ornamental vegetation. The critical areas on the site may have wildlife habitat that could be affected by development.</p>	
<p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p> <p>Critical area ordinance standards would likely require preservation of the Type 3 stream corridor. Since it crosses the site in a manner that makes it accessible from both sides of the stream, preserving its channel and required buffers should be possible. This assumes that the Type 3 designation is confirmed and it does not have a lower number stream type.</p>	

DOC.

INDEX

6-2

RECEIVED

APR 30 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
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>The use of energy and natural resources for construction and completed development should be no more than typical of an urban area.</p>	
<p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>Construction to meet energy requirements. Public transit is available nearby and with more development would likely serve the site.</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>A portion of the site, including the stream across it is in a designated 100-year floodplain. These areas would probably be avoided by development, but portions of the floodplain that are not part of the stream corridor on the site may be modified to maintain their function while accommodating development, if it is feasible and authorizations can be obtained to do so. Building design to reasonably protect it from flooding may also be necessary.</p> <p>Prime farmland at this site is not eligible for governmental protection under the Growth Management Act because of its location in an urban growth area.</p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>Development in the 100-year floodplain will generally be avoided, although modifications may be considered as described. The anticipated development concept is to cluster residential structures at higher densities around the edges of designated floodplains.</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>Under the comprehensive plan, the site is intended for urban level residential development. This proposal would allow higher densities, or it could allow for master planned development, which may or may not exceed the maximum allowable density of the current plan designation.</p> <p>The site is adjacent to an area designated for commercial development by the West Valley Neighborhood Plan. The High Density Residential plan designation provides for a more effective buffer from commercial areas consistent with adopted policies of that plan.</p>	
<p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>With site planning considerations for the stream and 100-year floodplain, the proposal should be consistent with existing plans.</p>	<p>RECEIVED APR 30 2015 CITY OF YAKIMA PLANNING DIV</p>

DOC.
INDEX
G2

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>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>The development of this property will increase traffic generation and the need for public services and utilities, especially domestic water and sanitary sewer.</p>	
<p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>South 64th Avenue is a minor or collector arterial street which according to readily available transportation planning information operates at acceptable levels of service. There is a 12 inch domestic water line and a 24 inch sanitary sewer line fronting the site. The extension of streets and utilities into the site is anticipated.</p> <p>The site is in the Yakima City limits and West Valley School District. Police, fire and other services should be available.</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>We are not aware of any such conflicts.</p>	

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APR 30 2015

CITY OF YAKIMA
PLANNING DIV

DOC.
INDEX

G-2

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LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT
129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98902
PHONE: (509) 575-6183 FAX: (509) 575-6105

APR 30 2015

CITY OF YAKIMA
PLANNING DIV.

INSTRUCTIONS - PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.

If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are not refundable. This application consists of several parts. PART I - GENERAL INFORMATION, PART II - SUPPLEMENTAL APPLICATION, and PART III - CERTIFICATION are on this page. PART II, III, and IV 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: Cottonwood Partners, LLC; Mailing Address: PO Box 8335; City: Yakima; St: WA; Zip: 98908; Phone: (509) 945-0197

2. Applicant's Interest in Property: Check One: X Owner; Agent; Purchaser; Other

3. Property Owner's Information (If other than Applicant): Name: Same; Mailing Address; City; St; Zip; Phone

4. Subject Property's Assessor's Parcel Number(s): 181205 - 11001, 13009

5. Legal Description of Property. (if lengthy, please attach it on a separate document) Attached

6. Property Address: 2309 South 64th Avenue

7. Property's Existing Zoning: SR X R-1 X 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) Administrative Adjustment, Environmental Checklist (SEPA Review), Easement Release, Type (1) Review, Right-of-Way Vacation, 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, Comprehensive Plan Text or Map Amendment, Planned Development, Plat Alteration -Long Plat, Short Plat Exemption, Other

PART II - SUPPLEMENTAL APPLICATION - SEPA CHECKLIST

9. Environmental Checklist (see attached forms)

PART III - 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: Paul Hoch; Date: 4-30-15; Applicant's Signature: Thomas R. [Signature]; Date: 4/30/15

FILE/APPLICATION(S)# CPA#007-15 SEPA#013-15 PZ#007-15; DATE FEE PAID: 4/30/15; RECEIVED BY: [Signature]; AMOUNT PAID: 1945.00; RECEIPT NO: CR-15-07777A

DOC. INDEX # 6-1

Legal Description

Government Lot 1, Section 5, Township 12 N., Range 18 E.W.M.,

AND

Beginning at the NE corner of Government Lot 2, Section 5, Township 12 N., Range 18 E.W.M, thence South 1,578.8 feet, thence West 565.72 feet to 64th Avenue, then North along said street to the North line of said Government Lot, thence East to the point of beginning.

DOC.
INDEX

G-1

RECEIVED
APR 30 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 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)

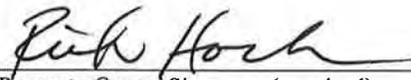
10. TRAFFIC CONCURRENCY (may be required):

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.



Property Owner Signature (required)

4-30-15

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

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APR 30 2015

CITY OF YAKIMA
PLANNING DIV.



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?

Yes

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)

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.

Ruth Hoch
Property Owner Signature (required)

4-30-15
Date

RECEIVED Page | 6

APR 30 2015
CITY OF YAKIMA
PLANNING DIV.

DOC. INDEX # *61*



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?

attached

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

attached

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

attached

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

attached

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?

attached

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?

attached

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

attached

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.

attached

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

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Page | 5

APR 30 2015

CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX

G-1

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APR 30 2015
CITY OF YAKIMA
PLANNING DIV.

Cottonwood Partners, LLC
Request for Comprehensive Plan Amendment
Low & Medium Density Residential to High Density Residential

Narrative

This is an application to change the comprehensive plan designation and zoning of two adjoining parcels totaling just under 40 acres on South 64th Avenue from Low and Medium Density Residential to High Density Residential (HDR). The zoning would be changed from R-1 and R-2 to R-3. There are no specific development plans for the property at this time; the changes being proposed would allow for development as allowed under R-3 zoning, with site planning considerations for the floodplain and stream that crosses the site. A master planned development, for example, could be used to develop the site while protecting those features.

The zoning of the part of the site that is currently designated Medium Density Residential (MDR) could be changed to R-3 without a comprehensive plan designation using a minor rezone in the manner allowed by Table III-11 of the Urban Area Comprehensive Plan. The request for HDR designation includes that area in order to eliminate the split zoning of the property and better ensure the consistency of future development with the West Valley Neighborhood Plan.

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?

While a few HDR designated properties in the Yakima urban area have been developed for multiple-family residential since the adoption of the current Urban Area Plan and the West Valley Plan, multiple family residential development has also occurred on properties with other plan designations changed to R-3 by minor rezoning.

Also the West Valley Neighborhood Plan attempted to address the concern it had identified of a single entity owning most of the HDR designated property by designating an additional 62 acres in 2011. However, review of their locations and ownership based on County Assessor records suggest that they too are now under the control of a few entities that specialize in specific markets.

The change in circumstances includes some incremental development of available designated areas, further acquisition of available properties by a few specialized developers, and much of the demand for multiple family residential being satisfied outside of that plan designation. This suggests that while there may be enough plan designated HDR land to accommodate projected population growth that there is not sufficient supply to allow for market choices and location preferences (County-wide Planning Policy A.3.6).

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

The proposal would better implement the policies of both the Yakima Urban Area and West Valley Comprehensive Plans. At the time of its adoption, the Yakima Urban Area Plan projected a need for 50 to 81 additional acres of vacant High Density Residential designated land based

DOC.
INDEX
G-1

respectively on the intermediate and high population projections. Although there is now more than that amount of currently designated vacant HDR land, it consists of either large holdings by a few entities oriented to specific markets, or parcels too small for larger projects.

This is especially the case in the West Valley area where most of the vacant High Density Residential designated land west of 48th Avenue is owned by Congdon Development Company as a part of the master planned area of its holdings. The West Valley Plan, adopted in 2011 noted that 96% of the 129 undeveloped HDR designated acres existing at that time of plan adoption was owned by Congdon (West Valley Plan, p. 23). The plan identified a need for more diverse ownership of HDR designated properties (Ibid.) and designated additional HDR land in three locations within the West Valley planning area. They include 40 acres near the intersection of South 38th Avenue and W. Larch, which according to the plan was designated to buffer a low density residential area from an industrial area; approximately 15 acres at the Apple Tree Resort to accommodate its master planned development and two separate parcels totaling just under seven acres in the vicinity of 96th Avenue and Tieton Drive.

With the exception of the Congdon property, most of the R-3 zoned property in the Yakima City limits, including areas east of 48th Avenue have also been developed. As a result, the locations available for a large multi-family development are still limited.

The West Valley Plan also found (p. 23) that at the time of its adoption most of the HDR designated areas west of 48th but outside of the West Valley planning area (i.e., directly subject to the Urban Area Plan) were developed to densities much lower than that allowed for by the designation. The plan found that four apartment complexes had an average net density of 21.67 dwelling units per acre, but when they were excluded, the density levels in the remaining HDR designated areas dropped to 7.4 dwelling units per acre. This is because many of the HDR designated areas are occupied by relatively lower density developments such as manufactured home parks, duplexes, tri-plexes and townhouses.

These findings suggest a need for additional HDR designated property in the West Valley area.

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

There are no identified errors.

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

As stated above, the West Valley Plan designated additional HDR areas in four locations outside of the City limits. However, they have not been developed and are not sufficient to allow for market choice and location preferences. There is also very little vacant HDR (or R-3 zoned properties with other designations) in the areas that are in the City limits and outside of the West Valley planning area. Properties that were vacant or have been rezoned have either been developed, or (like the Congdon property) they are owned by a developer, intended for a specific purpose and generally not available.

RECEIVED

DOC.
INDEX

61

APR 30 2015

CITY OF YAKIMA
PLANNING DIV.

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?

Although located entirely in the City limits, the property is designated under the Future Land Use Map of the West Valley Neighborhood Plan. As stated by the West Valley Plan (p. 11), since the West Valley Neighborhood is a sub-area of the Yakima Urban Area, the goals and policies of the Urban Area Plan also apply to it. This request is effectively for the amendment of both.

The West Valley Plan states that it applies the goals and policies of the Urban Area Plan and Yakima County Plan 2015. Where gaps and potential deficiencies between the plans might exist, it attempts to bridge the differences (Ibid.). We have not identified any inconsistencies with respect to the subject property and this application.

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?

The proposed amendment is consistent with the County-wide planning policy of locating urban growth first in areas characterized by urban growth and that have existing public facilities and service capacity to serve such development. It would further the policy of sufficient area in the urban growth area to accommodate population forecasts but to also allow for market choice and location preferences. Also policies that encourage affordable housing including providing for a range of housing types that include multiple family housing and discouraging the concentration or geographical isolation of affordable housing types.

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

All of the existing HDR designated areas in the City and the parts of unincorporated West Valley that are directly under the Yakima Urban Area Plan can be analyzed from Yakima County GIS mapping. As can the zoning in the West Valley planning area. This was all evaluated in preparing the application. It should account for all areas that were designated by past comprehensive plan amendments, except for any past amendments of the West Valley Plan.

H. For Future Land Use 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 two parcels that comprise the project site are in pasture and have one existing single family residence and associated agricultural buildings. The site is crossed by a stream shown as Type 3 by County mapping, although we have not attempted to confirm the designation. There is also a mapped 100-year floodplain, part of it is along the stream, part follows another path, not associated with a stream across the currently MDR designated part of the property. Both parcels have frontage on 64th Avenue on both sides of the stream so that crossing it would not be required to access either parcel.

DOC.
INDEX

G-1

RECEIVED

APR 30 2015

CITY OF YAKIMA
PLANNING DIV.

According to information from both of the comprehensive plans and Yakima County GIS, there is a 24 inch sewer line and a 12 inch Nob Hill Water line along 64th Avenue frontage of the entire property. Since the property is in the City limits, it would receive police, fire and EMS service from City police and fire departments. It is in the West Valley School District.

DOC.
INDEX
G-1

RECEIVED
APR 30 2015
CITY OF YAKIMA
PLANNING DIV.

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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?

attached

What is the status of existing land use?

attached

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

attached

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?

attached

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?

attached

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

attached

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

attached

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

attached

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 30 2015

CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX

G-1

RECEIVED

APR 30 2015

CITY OF YAKIMA
PLANNING DIV.

Narrative

This is an application to change the zoning of two parcels totaling just under 40 acres from Single Family and Two Family Residential (R-1 and R-2) to Multiple Family Residential (R-3). The applicant has no development plans at this time. The purpose of the rezone is to address what is believed to be a need for more available multiple family residential property in the West Valley.

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

The property is flat, it has access and frontage to a South 64th Avenue, a public minor or collector arterial and available utilities including both public water and sanitary sewer. Part of the property was likely zoned R-2 because of its location across 64th Avenue from an area zoned B-2 under West Valley Neighborhood plan policies to provide for medium and high density residential areas around commercial centers at certain intersections.

Part of the property, including the R-2 zoned area, has a 100-year floodplain, and a mapped Type 3 stream crosses the site. The site is configured such that both could be accommodated in development plans in a manner that is consistent with the Critical Areas Ordinance. Buildings could be clustered around the edge of the floodplain, or designed to accommodate it and the stream retained in a required corridor. Access to the site from 64th Avenue is possible without having to cross it.

What is the status of existing land use?

The site is in agricultural production as pasture and grazing and has one single family residence with agricultural accessory buildings.

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

Policies of the West Valley Neighborhood Plan that could be considered siting criteria for HDR designation, include the following:

1. Encourage medium or high density residential development in areas adjacent to and between commercial or retail zoned property along major arterials and collectors (Policy 2.2.5).
2. An underlying concept of the Future Land Use Map is to provide commercial and higher density residential uses at key intersections (West Valley Plan, p. 21). This is intended to allow options for non-traditional housing types such as cottages, garden apartments and condominiums to create walkable neighborhoods served by transit stops (Ibid.).

The site that is the subject of this application is consistent with those expectations, being located adjacent to a designated but undeveloped Neighborhood Commercial area centered

DOC.
INDEX

6-1

on the intersection of 64th and Ahtanum Road. The proposed HDR designation would serve as a more effective buffer of future commercial development than the MDR designation that was applied. The walkability contemplated by the plan could be provided for when the area is developed to commercial and residential use as intended. Although the site is not currently served by transit, an increase in ridership from more residents and shoppers in the area should result in its being extended to this location.

Goal 2.1: *Provide a wide variety of housing types that offer choices to the entire community.*

Policy 2.1.9: *Allow for adequate areas zoned for high and medium density residential to provide a wide variety of housing options and affordability.*

Given the need and current lack of availability of these areas, the proposal is consistent with providing for adequate high density residential zoning to provide for a variety of housing options and affordability.

Goal 2.2: *Provide a variety of housing, retail and commercial centered on key intersections, in a pattern that encourages walking and bicycling.*

Policy 2.2.5: *Encourage medium or high density residential in areas adjacent to and between commercial or retail zoned property along major arterials and collectors.*

The location of the site adjacent to an area designated Neighborhood Commercial at the intersection of 64th Avenue and Ahtanum Road is consistent with this policy.

Goal 2.4: *Provide protection for developments in floodprone areas.*

Policy 2.4.12: *Do not allow medium or high density zoning within the 100-year floodplain unless clustering away from the floodplain is required.*

Policy 2.4.13: *Encourage lower maximum density for new subdivisions and short plats being proposed within the 100-year floodplain.*

Policy 2.4.14: *Offer a density bonus above the allowed density in the underlying zone for development to set back from the 100-year floodplain.*

Policy 2.4.16: *Allow floodplain areas to count as open space for proposed new development.*

Policy 2.4.17: *Wherever possible, use the 100-year floodplain to provide a natural buffer between commercial and residential development.*

There are a number of policies under Goal 2.4 pertaining to the protection of flood prone areas; these policies apply specifically to residential development. While they encourage the limitation of density in flood prone areas, the type of housing allowed in HDR areas is not altogether precluded: Policy 2.4.12 allows for it with clustering away from the floodplain. Density bonuses

DOC.
INDEX
G-1

RECEIVED
APR 30 2015
CITY OF YAKIMA
PLANNING DIV.

and counting floodplain areas as open space are also encouraged. The non-traditional housing types referenced on p. 21 of the plan could be provided and designed in a way to accommodate the designated floodplain. Clustering buildings around the outer edges to provide for a higher average density is the most obvious way to do this, although designing buildings to withstand flooding, modifying the floodplain to better accommodate development while not diminishing its functionality are other strategies that may be possible.

Part of this property would be separated from the Neighborhood Commercial designated area by the floodplain, but not all of it. Development of the property along 64th Avenue that is south of the stream would need to be directly across the street from the proposed commercial area due to the way the floodplain is mapped. High density residential is also a better buffer of this commercial area than medium density residential.

C. 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?

Access to the site is via South 64th Avenue just north of Ahtanum Road, both arterial streets. There is a 24 inch sanitary sewer line and a 12 inch Nob Hill domestic water line in 64th Avenue where it fronts the site. Storm drainage would have to be developed on-site to accommodate development.

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?

The 12 inch water line and 24 inch sewer line should be able to accommodate a major development in this location if it were to be proposed. The arterial streets should also be able to accommodate traffic with appropriate on site improvements. No other short falls in services have been identified. The requirements of a specific project would have to be evaluated at the time that it is proposed when its needs and characteristics are better quantified.

D. How is the proposed zone change compatible with the existing neighborhood uses?

Most of the surrounding properties are undeveloped with some residences at a low existing density. The proposed zone change would be compatible with future development of the property west across South 64th Avenue which is now zoned and plan designated for medium density residential and neighborhood commercial use. Access to the public street system is also in this location rather than in a lower intensity location.

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

Sitescreening measures have not been determined since there is no proposed project at this time. Open space and clustering used as required to address the floodplain and critical areas, and traffic circulation opposite the higher intensity zoned properties should help foster compatibility with existing residential land uses.

DOC.
INDEX
G-1

RECEIVED
APR 30 2015
CITY OF YAKIMA
PLANNING DIV.

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

A lack of available R-3 zoned, high density residential designated lands has been identified. Although vacant zoned areas exist, they tend to be under the ownership of Congdon Development or at Apple Tree Resort, among other similar owners and oriented to the specific objectives of their planned developments. Other vacant zoned lands tend to be small and several projects around the urban area have been developed.

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APR 30 2015
CITY OF YAKIMA
PLANNING DIV.

**DOC.
INDEX
6-1**



**Community Development Department
Code Administration Division**

Receipt Number: CR-15-077773

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

Receipt Date: 04/30/2015 Cashier: JCRUZ Payer/Payee Name: DURANT DEVELOPMENT SERVICES

Application #	Parcel	Fee Description	Original Fee Amount	Amount Paid	Fee Balance
CPA#007-15 2309 S 64TH AVE	18120513009	Comprehensive Plan Amendment	\$500.00	\$500.00	\$0.00
SEPA#013-15 2309 S 64TH AVE	18120513009	SEPA Environmental Review	\$265.00	\$265.00	\$0.00
RZ#007-15 2309 S 64TH AVE	18120513009	Rezone	\$680.00	\$680.00	\$0.00
			Total Paid:	\$1,445.00	
			Tendered Amt:	\$1,445.00	
			Change Due:	\$0.00	

Payment Method	Reference Number	Tendered Amount
CHECK	4319	\$ 1,445.00
Total:		\$1,445.00

Previous Payment History

Receipt #	Receipt Date	Fee Description	Amount Paid	Application #	Parcel
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**DOC.
INDEX**

6-1

2015 COMPREHENSIVE PLAN MAP AMENDMENTS

City Council Public Hearing

CHAPTER I

JOHNSON FAMILY CENTURY 21 LLC

CPA#009-15, RZ#009-15, SEPA#016-15

EXHIBIT #	DOCUMENT	DATE
I-1	Land Use Application Contact Information	05/01/2015
I-2	Land Use Application for Comprehensive Plan Map Amendment and Rezone with Narratives	05/21/2015
I-3	Environmental Checklist	05/21/2015
I-4	Submitted Maps: Subject Property, Existing and Proposed Zoning, Existing and Proposed Future Land Use, Critical Areas	05/21/2015
I-5	City Maps: Vicinity, Future Land Use, Zoning, Utilities, & Aerial	05/21/2015
I-6	Determination of Application Completeness	06/01/2015
I-7	Notice of Application and Environmental Review I-7a: Postcard Notice I-7b: Parties and Agencies Notified I-7c: Affidavit of Mailing	06/04/2015
I-8	Public/Agency Comments I-8a: E-mail comments from James Avery (received 06/06/15) I-8b: Comment letter from Robert Smoot, Yakima Valley Canal Co (received 06/17/15) I-8c: E-mail comments from Robert Bruce Kite (received 06/22/15) I-8d: Comment letter from Gary Kissling (received 06/22/15) I-8e: Comment letter Gwen Clear, Department of Ecology (received 06/22/15) I-8f: Comment letter from Paul Regimbal on behalf of Georgian Estates Condominium Association (received 06/23/15) I-8g: Comment letter from Bob and Anne Massong (received 06/23/15) I-8h: Comment letter from Robert Redman (received 06/23/15) I-8i: Comment letter Sue H. MacMichael (received 06/23/15) I-8j: Comment letter from Corrine Neubert (received 06/23/15) I-8k: Comment letter from Earl & Marilyn Pratt (received 06/23/15) I-8l: Comment letter from Paul Hayden (received 06/23/15) I-8m: Comment letter from Arthur & Joanne Marsh (received 06/23/15) I-8n: Comment letter from Anne den Hoed (received 06/23/15) I-8o: Comment letter from Jean Schultz (received 06/23/15) I-8p: Comment letter from Doris Drumhiller (received 06/24/15) I-8q: Comment letter from Karin & Jim Avery (received 08/31/15)	06/06/2015
I-9	Notice of Decision of Final Determination of Non Significance I-9a: Parties and Agencies Notified I-9b: Affidavit of Mailing	07/01/2015
I-10	Letter from Department of Commerce	09/30/2015
I-11	Land Use Action Installation Certificate	10/01/2015
I-12	Notice of YPC Public Hearing I-12a: Press Release and Distribution E- mail I-12b: Parties and Agencies Notified I-12c: Legal Notice I-12d: Affidavit of Mailing	10/01/2015
I-13	Yakima Planning Commission Agenda & Distribution List	10/20/2015

I-14	Staff Report	10/28/2015
I-15	Exhibits Submitted at October 28th Public Hearing I-15a: Master Planned Development and Preliminary Plat of Johnson Orchard Highlands (Drawn 12/29/2008)	10/28/2015

I-14	Staff Report	10/28/2015
I-15	Exhibits Submitted at October 28th Public Hearing I-15a: Master Planned Development and Preliminary Plat of Johnson Orchard Highlands (Drawn 12/29/2008)	10/28/2015



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#009-15

APPLICANT: Bill Hordan, Hordan Planning Services
PROPERTY OWNER: Johnson Family Century 21, LLC
APPLICANT ADDRESS: 410 North 2nd St, Yakima, WA 98901
PROJECT LOCATION: 181321-13468
DATE OF REQUEST: May 1, 2015
DATE OF RECOMMENDATION: October 28, 2015
STAFF CONTACT: Valerie Smith, AICP, Senior Planner

I. DESCRIPTION OF REQUEST:

On May 1, 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 a portion of one parcel from Medium-Density Residential to Neighborhood Commercial, and concurrently change the zoning from Two-Family Residential (R-2) to Local Business (B-2). The subject property includes one parcel located in the vicinity of 56th Avenue and Summitview Avenue.

II. PUBLIC NOTICE:

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

During the public study session and throughout the 20-day comment period numerous letters were received and public testimony was given which claim that the City did not correctly notify the adjoining property owners within 300-feet. City staff reviewed the notice procedure, and found that the City followed State Law (RCW 36.70A.035 Public Participation-Notice Provisions) and City Ordinance provisions for Noticing, and an error on behalf of the City did not occur.

Yakima Municipal Code (YMC) 15.11.090 (D) Notice requirements. Mailing Notice. For purpose of providing legal notice to adjoining property owners, the person or persons shown as the owner on the official records of the Yakima County Assessor's office shall be considered the property owner. The notice of application will follow the provisions of Yakima Municipal Code Chapter 16.05.

DOC.
INDEX
I-14



RCW 36.70A.035 Public Participation – Notice Provisions

(1) The public participation requirements of this chapter shall include notice procedures that are reasonably calculated to provide notice to property owners and other affected and interested individuals, tribes, government agencies, businesses, school districts, and organizations of proposed amendments to comprehensive plans and development regulation. Examples of reasonable notice provisions include:

- (a) Posting the property for site-specific proposals;
- (b) Publishing notice in a newspaper of general circulation in the county, city, or general area where the proposal is located or that will be affected by the proposal;
- (c) Notifying public or private groups with known interest in a certain proposal or in the type of proposal being considered;
- (d) Placing notices in appropriate regional, neighborhood, ethnic, or trade journals; and
- (e) Publishing notice in agency newsletters or sending notice to agency mailing lists, including general lists or lists for specific proposals or subject areas.

All information pertaining to notice may be viewed in the file containing the complete application at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street.

In addition to mailing notices, the City followed procedure set forth in YMC § 16.10.070 by publishing a legal notice in the newspaper, publishing CPA process display ads, and press releases, as well as, adding all the CPA applications to the City’s Document Center on the website, and Planning Division’s online project agenda list that is updated on a daily basis. Requiring posting of the property with the Land Use Action sign is another way the City complies with Notice requirements.

Any property owner, citizen or general public may comment on any application being processed through the Planning Division. For CPAs and Rezones specifically, the opportunities to comment continue up-to, and through, the date of the Public Hearing.

III. CURRENT ZONING AND LAND USE:

The proposal includes a 9 acre site, with 4.25 acres of proposed changes, the other approximate five acres will remain in Medium-density Residential and Two-Family Residential (R-2) zoning for buffering between 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	R-1	Single-family residences, duplexes
South (across Summitview)	R-1	Single-family residences
East	R-1	Single-family residences
West	R-2/R-3/LCC	Single-family residence, Multi-family complex, bank

IV. FACTS:

A. Environmental Review.

This is a non-project application without a specific use or site plan to be considered.

DOC.
INDEX
I-14

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, 2nd Floor City Hall, 129 North 2nd 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 fourteen letters opposing this CPA, and approximately ten 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) There is no public need for the Local Business (B-2) zoning district in the City of Yakima, and there's adequate commercial businesses nearby to serve this area;
- b) Surrounding area and uses are single-family, and low-density in character, this proposed change could increase noise, lighting, and change the character of the neighborhood;
- c) This proposal would bring more traffic to the area, which is an already congested section of Summitview; the proposal would need to have a Traffic Study conducted;
- d) The location is not appropriate for commercial uses like banks, convenience stores, and the like;
- e) The proposed R-2 buffer area is not sufficient;
- f) The adjacent 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 Summitview Avenue, which is both designated as Principal Arterial requiring 100 feet of right-of-way. At the time of development access should be limited off of Summitview Avenue. This was discussed with the Applicant, and understood that at time of project review, the limited access off of Summitview Avenue would be a condition of approval.

C. Comprehensive Plan Amendment (CPA) Approval Criteria.

The 2006 Yakima Urban Area Comprehensive Plan, Future Land Use Map designates this area as Medium-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: Yes, circumstances have changed since the previous update of the Comprehensive Plan. Specifically, the growth of this area, as a mostly developed neighborhood with surrounding commercial amenities, has left little to no property available for new neighborhood commercial uses to be developed. Nearby shopping centers (Chalet Place, West Park & Glenwood Center) remain near 100 percent capacity and do not have additional room for new development. Large residential subdivisions and infill in the West Valley Area continue to be developed and create a need for retail and services establishments in this area. No new areas of Neighborhood Commercial designated property, of any substantial size, have been added in the central/west Yakima Urban Area to compensate for the residential growth which has occurred since the Comprehensive Plan Future Land Use Map was originally adopted and updated in 2006.

There are only 225 acres of B-2 zoned property. Of the 225 acres only 15 acres are vacant and prime for development. Fifteen acres is not enough to provide commercial amenities for the neighborhoods now, or over the course of the 20-year planning horizon. This proposal will add approximately 4.25 acres to the available B-2 zoned properties. And even this amount may not be adequate to serve the population of the 20-year planning horizon.

(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 goal(s) and policie(s):

Goal 3.12—PROVIDE SMALL SCALE, NEIGHBORHOOD CONVENIENCE COMMERCIAL USE AND SERVICES, PRIMARILY SERVING REISDENT 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 stores.*
- 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.*
- Policy 3.12.3—Neighborhood Commercial uses shall be located at the intersection of Principle arterial, minor arterial or collector arterials.*
- Policy 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..*
- Policy 3.12.5—Adequate buffering shall be provided between adjacent residential land uses.*
- Policy 3.12.6—No motor vehicle access to commercial site shall be routed through residential areas.*
- Policy 3.12.7—Neighborhood Commercial uses shall be located in areas that will enhance, rather than hinder, the stability of residential areas.*
- Policy 3.12.8—The predominant uses of Neighborhood Commercial shall be small-scale business that will not have significant adverse impacts on adjacent neighborhoods.*

In addition, this proposal better implements the Plan because the proposal provides for small-scale commercial services in existing neighborhoods, and is located in close proximity to a key intersection of a Principal Arterial (Summitview Avenue) and Collector Arterial (N. 56th Avenue). The proposed buffering of the R-2 zoning provides separation from the nearby existing residential uses, and does not route commercial vehicles through a residential neighborhood.

As proposed by the Applicant, this proposal also promotes the idea of small commercial center and not a strip commercial development. As proposed, the property is large enough to provide access to the site by intersections and not individual driveway approaches. This better implements the plan because it avoids strip commercial development.

The property, which is surrounded by approximately 7,000 people (2013 American Community Survey, by Block Group), is able to provide the surrounding population with neighborhood conveniences and amenities. This property has water, sewer, and other services readily available.

(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: The available Neighborhood Commercial designated and B-2 zoned land is not adequate to serve the current population or that of a growing population over a 20-year planning horizon. This proposal begins to fix this deficiency in available neighborhood commercial by providing additional development opportunities, and is infill within an already established urban area.

(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 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 because the 4.25 acre proposal under consideration is insignificant as it is the only proposal amending the Neighborhood Commercial designation, or B-2 zoning district during this year's cycle. If all of the CPAs are approved the cumulative impact is also minimal, because totaling proposals add 4.25 acres to B-2, and R-2 loses 16.1 acres. The loss of under 20 acres of R-2 (currently 2,230 acres) is not a significant impact.

(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 nine acres, and is currently in use as an orchard. The site has a gentle slope to the southwest, and is located in an area where all urban services and facilities are available, or can be extended to the property, as needed.

The property has direct access to Summitview Avenue, a Principal Arterial, and is in close proximity to N. 56th Avenue, which is a Collector Arterial. Additionally, the site is served by Yakima Police and Fire Departments.

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. Within the file are letters, emails and testimony received regarding this Comprehensive Plan Amendment, including, but not limited to: requests for further information, approximately fourteen letters opposing this CPA, and approximately ten 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) There is no public need for the Local Business (B-2) zoning district in the City of Yakima, and there's adequate commercial businesses nearby to serve this area;
- b) Surrounding area and uses are single-family, and low-density in character, this proposed change could increase noise, lighting, and change the character of the neighborhood;
- c) This proposal would bring more traffic to the area, which is an already congested section of Summitview; the proposal would need to have a Traffic Study conducted;
- d) The location is not appropriate for commercial uses like banks, convenience stores, and the like;
- e) The proposed R-2 buffer area is not sufficient;
- f) 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 suitable for uses permitted under the proposed zoning change because the property fronts on a Principal Arterial, Summitview Avenue. The design and location of access off of Summitview Avenue has not yet been determined, however, with proper design, will have adequate access to serve the commercial and residential uses. As proposed by the Applicant, this development has the ability to be designed to provide an interior road network to serve both the commercial and residential uses of the property. This proposal has been designed so that only a portion of the property will be rezoned to protect the integrity of the surrounding residential character, yet provide commercial services to the surrounding neighborhood.

This property is served with full urban services, located in a growing area that is mostly built-out, and this proposal is a classic infill opportunity to provide both commercial and medium-density residential, while not sprawling or creating strip-mall development.

(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 land providing small scale, neighborhood convenience commercial uses and services, primarily serving residents of adjacent neighborhoods.

This proposal meets that definition and is further supported by the policies of Goal 3.12, as mentioned above in item B of the CPA Approval Criteria.

This proposal also promotes the idea of a small commercial center and not a strip commercial development. This proposal has adequate buffering to residential uses based on the location of existing land uses and how this proposal has been designed, does not route commercial vehicles through a residential neighborhood, and will enhance the existing established residential and commercial neighborhoods by providing an area for retail and service businesses.

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

This property is currently 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 change is compatible with existing neighboring land uses because the property owner has designed the rezone to be as compatible with surrounding land uses as possible. The property owner has a conceptual plan for the property, which shows how residential development is likely to occur on the approximate five acres of remaining property. Based on this, abutting properties to the east and north will continue to adjoin residential uses. Existing residential uses, south of Summitview Avenue, are located below road grade and should not be impacted by any commercial development, as they will generally not be able to see the property from their residences. Property to the west, is zoned Two-Family Residential (R-2), contains a single-family residence which is located near the south edge of the property. On said neighboring property, a portion is currently being used for an orchard, and the property has been for sale for many, many, years. Based on this, one can assume that the highest and best use of this property is trending towards the commercial and high-density residential side of land uses, as the property abuts a bank and condominium complex, which are zoned Large Convenience Center (LCC) and High-Density Residential (R-3). Future development and potential land uses would likely be compatible with 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 has been proposed 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 proposed development. Essentially, adequate buffering is proposed by leaving compatible zoning districts adjacent to one another. Planning Staff has recommended that future development permits be conditioned to limit the access off of Summitview Avenue, and the Applicant has acknowledged this and mitigated by proposing an interior road network, instead of having multiple commercial driveways off of Summitview Avenue.

(7) The public need for the proposed change.

The public need arises from the fact that there is a demonstrated need for additional Local Business (B-2) zoned property. Most commercial properties in this general area are fully developed and occupied. This includes the shopping centers known as Chalet

Place, West Park, Glenwood Center and the smaller commercial uses around them, and along arterials between them. 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 location of the parcel is 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 neighborhood commercial needs, meets the intent of the Growth Management Act as this proposal will provide a residential buffering and small scale neighborhood commercial, while preventing the undesirable strip mall development and residential sprawling.

E. CONCLUSIONS:

1. The amendment is infill, 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 for a 4.25 acre portion of the property change from Medium Density Residential to Neighborhood Commercial, and APPROVAL of the concurrent rezone from Two-Family Residential (R-2) to Local Business (B-2).

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
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 38th 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

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)

DOC.
INDEX
I-13



YPC Packet Distribution List and Parties of Record - Johnson Family Century 21 LLC - CPA#009-15

Scott Clark
732 Summitview Ave, #608
Yakima WA 98902

Dave Fonfara
8708 Cameo Court
Yakima, WA 98903

Ron Anderson
107 South 7th Avenue, Ste#202
Yakima, WA 98902

Alfred A. Rose
1006 Westbrook Place
Yakima, WA 98908

Carmen Méndez
10 North 9th Street
Yakima, WA 98901

William Cook
7701 Graystone Court
Yakima, WA 98908

Patricia Byers
1530 Suncrest Way
Yakima, WA 98902

Eric Johnson
4906 Summitview Ave
Yakima, WA 98908
johnsonorchards@aol.com

Johnson Family Century 21 Orchards LLC
4906 Summitview Ave
Yakima, WA 98908

Type of Notice: YPC Packet

File Number: CPA #009-15, R2H009-15, SEPA #016-15

Date of Mailing: 10/20/15

DOC.
INDEX
I-13

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#009-15, RZ#009-15 & SEPA#016-15

Johnson Family Century 21 LLC

5109 Summitview 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 1st 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

* I-12d

YAKIMA HERALD REPUBLIC

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-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**

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

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

Run Dates:	
Yakima Herald-Republic	10/01/15

DOC.
INDEX
I-2C

**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 48th 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.

(584834) October 1, 2015

DOC.
INDEX
I-12c

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.

(584834) October 1, 2015

DOC.
INDEX
I-12c

18132113012 DRAFT ISSUE HOLDINGS LLC 311 S 11TH AVE YAKIMA, WA 98902	18132113468 JOHNSON FAMILY CENTURY 21 ORCHARDS, LLC 4906 SUMMITVIEW AVE YAKIMA, WA 98908	18132113024 JPMORGAN CHASE BANK 270 PARK AVE NEW YORK, NY 10017
18132141413 KC PROPCO LLC 650 NE HOLLADAY ST PORTLAND, OR 97232	18132142494 ROGER L & DOROTHY A KLINE LIVING TRUST 135 N 52ND AVE YAKIMA, WA 98908	18132114463 SUE HUNT MACMICHAEL REVOCOABLE TRUST 5101 SUMMITVIEW AVE # 22 YAKIMA, WA 98908
18132113467 ANNE M & ROBBY D JR ROBINSON 5111 SUMMITVIEW AVE YAKIMA, WA 98908	18132113005 ARNOLD W III & DIANNA KUNZE 5406 W LINCOLN AVE YAKIMA, WA 98908	18132142500 BRENDEN LOYER 5205 CASCADE DR YAKIMA, WA 98908
18132114456 BRUCE & JOYCE KITE 5101 SUMMITVIEW AVE UNIT 15 YAKIMA, WA 98908	18132114455 BYRON W LOW 5101 SUMMITVIEW AVE UNIT 14 YAKIMA, WA 98908	18132142497 CHRIS F & JILL D BERG 140 N 52ND AVE YAKIMA, WA 98908
18132142505 CHUNG HON CHAN 5307 CASCADE DR YAKIMA, WA 98908	18132114461 CLARA JEAN SCHULTZ 5101 SUMMITVIEW # 20 YAKIMA, WA 98908	18132114462 CORRINE F NEUBERT 5101 SUMMITVIEW # 21 YAKIMA, WA 98908
18132142496 DARLENE USHER 139 N 52ND AVE YAKIMA, WA 98908	18132113401 DAVID C & MARGARET M IRWIN 5210 BITTERROOT WY YAKIMA, WA 98908	18132113030 DENNIS T RICHARDSON JR 5310 BITTERROOT WAY YAKIMA, WA 98908
18132113004 DONALD A PRIMROSE 5404 W LINCOLN AVE YAKIMA, WA 98908	18132114468 DORIS DRUMHILLER 5101 SUMMITVIEW # 12 YAKIMA, WA 98908	18132142502 DOROTHY J MORALES 5301 CASCADE DR YAKIMA, WA 98908
18132114457 EARL & MARILYN PRATT 5101 SUMMITVIEW AVE UNIT 16 YAKIMA, WA 98908	18132113402 EILEEN BIRKINBINE 5206 BITTERROOT WAY YAKIMA, WA 98908	18132113019 HAL H & MARY A MILLER 5310 W LINCOLN AVE YAKIMA, WA 98908
18132114458 HARRIET DAHL 5101 SUMMITVIEW AVE UNIT 17 YAKIMA, WA 98908	18132113020 J J & ETHLYN R CHRISTENSON 5400 W LINCOLN AVE YAKIMA, WA 98908	18132113404 J MICHAEL GILMORE 5110 BITTERROOT WAY YAKIMA, WA 98908
18132113400 JAMES K & KARIN A AVERY 5302 BITTERROOT WAY YAKIMA, WA 98908	18132113403 JAMES T & KRIS RUSSI 5202 BITTERROOT WAYD YAKIMA, WA 98908	18132142503 JOEL A & KELLY HEDE 5303 CASCADE DR YAKIMA, WA 98908
18132142522 LEWIS W. SHEELEY 119 N 55TH AVE YAKIMA, WA 989083188	18132142507 MARION D. WHIPPLE 5401 CASCADE DR YAKIMA, WA 98908	18132113032 MATTHEW & MICHELLE L SEVIGNY 1212 N 16TH AVE YAKIMA, WA 98902

DOC.
INDEX
I-126

18132114460
PAUL T & BEVERLY REGIMBAL
5101 SUMMITVIEW AVE # 19
YAKIMA, WA 98908

18132142495
PHILIP & MARJORIE FLUAITT
137 N 52ND AVE
YAKIMA, WA 98908

18132142506
RICHARD A & CYNTHIA MILLER
510 S 119TH AVE
YAKIMA, WA 98908

18132113031
RICHARD G & JANICE M PICATTI
5314 BITTERROOT WAY
YAKIMA, WA 989082640

18132113029
ROBERT P LEWIS
5306 BITTERROOT WAY
YAKIMA, WA 98908

18132114459
ROBERT R & HARRIET J REDMAN
5101 SUMMITVIEW AVE UNIT 18
YAKIMA, WA 98908

18132142498
ROCIO Y MARTINEZ
5201 CASCADE DR
YAKIMA, WA 98908

18132142499
SAMUEL A & DEBORAH KARR
5204 CASCADE DR
YAKIMA, WA 98908

18132142508
STEPHEN & MICHELLE MCANINCH
237 PACKER JOHN DR
GARDEN VALLEY, ID 83622

18132142504
STEVE L & ERIN FARRIS
5305 CASCADE DR
YAKIMA, WA 98908

18132142501
TANNER & REBEKAH SMITH
5207 CASCADE DR
YAKIMA, WA 98908

18132114464
YVONNE MARQUARD
5101 SUMMITVIEW AVE
YAKIMA, WA 989082863

45
Total Parcels - Johnson Family Century 21 LLC
- CPA#009-15, RZ#009-15, SEPA#016-15

*Ntc of YPC Public Hearing
CPA#009-15, RZ#009-15, SEPA#016-15
Sent 10/1/15*

**DOC.
INDEX**
I-12 b

Parties of Record - Johnson Family Century 21 LLC - CPA#009-15

Eric Johnson 4906 Summitview Ave Yakima, WA 98908 johnsonorchards@aol.com	Johnson Family Century 21 Orchards LLC 4906 Summitview Ave Yakima, WA 98908	Gary Kissling 5101 Summitview Ave #6 Yakima, WA 98908
Department of Ecology Gwen Clear 15 W Yakima Ave Ste 200 Yakima, WA 98902 crosepacoordinator@ecy.wa.gov	Robert Bruce Kite 5101 Summitview Ave #15 Yakima, WA 98908 Bkite99@aol.com	Georgian Estates Condominium Association Paul Regimbal 5101 Summitview Ave #19 Yakima, WA 98908
Bob & Anne Massong 5101 Summitview Ave #11 Yakima, WA 98908 bobmassong@charter.net	Sue H. MacMichael 5101 Summitview Ave #22 Yakima, WA 98908	Corrine F. Neubert 5101 Summitview Ave #21 Yakima, WA 98908
Early & Marilyn Pratt 5101 Summitview Ave #16 Yakima, WA 98908	Paul Hayden 5101 Summitview Ave #4 Yakima, WA 98908	Arthur & Joanne Marsh 5101 Summitview Ave #7 Yakima, WA 98908
Anne den Hoed 5101 Summitview Ave #5 Yakima, WA 98908	Jean Schultz 5101 Summitview Ave #20 Yakima, WA 98908	Robert Redman 5101 Summitview Ave #18 Yakima, WA 98908
Yakima Valley Canal Co Robert Smoot 1640 Garretson Ln Yakima, WA 98908	Doris Drumhillier 5101 Summitview Ave #12 Yakima, WA 98908	James & Karin Avery 5302 Bitterroot Way Yakima, WA 98908 jandkavery@gmail.com
Robert Spear 5101 Summitview Ave #22 Yakima, WA 98908	Joe Walsh 3301 W Nob Hill Blvd Yakima, WA 98902	Scott Clark sclark@stelzerclark.com
Bill Cook Cook.w@charter.net	Al Rose aar7040@gmail.com silvrfx40@bmi.net	Ron Anderson ronandmaryyakima@msn.com
Patricia Byers Patbyers907@msn.com	Carmen Mendez carmen@yakima.org mdcmm303@gmail.com	Dave Fonfara dpfonfara@q.com

In-House Distribution E-mail List

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Dana Kallevig	Wastewater	dana.kallevig@yakimawa.gov
Dan Riddle	Engineering	dan.riddle@yakimawa.gov
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Jeff Cutter	Legal Dept	jeff.cutter@yakimawa.gov
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Mike Shane	Engineering	mike.shane@yakimawa.gov
Randy Meloy	Wastewater	randy.meloy@yakimawa.gov
Scott Schafer	Public Works Dept	scott.schafer@yakimawa.gov
James Dean	Utilities	James.dean@yakimawa.gov
James Scott	Refuse Division	James.scott@yakimawa.gov
Kevin Futrell	Transit Division	kevin.futrell@yakimawa.gov
Joan Davenport	Planning	joan.davenport@yakimawa.gov
For the Record/File		
Binder Copy		

Revised 12/2014

Type of Notice: NTC of YPC Hearing

DOC.

INDEX

I-126

Parties of Record - Johnson Family Century 21 LLC - CPA#009-15

File Number: CPA#009-15, RZ#009-15, SEPA#016-15

Date of Mailing: 10/1/15

DOC.
INDEX
I-12 b

Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, October 01, 2015 6:22 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; 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 - Johnson Family Century 21 LLC - CPA#009-15, RZ# 009-15, SEPA#016-15
Attachments: Ntc of Public Hearing Postcard_CPA 009-15.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.

Thank you!

Lisa Maxey

Department Assistant II

(509) 576-6669

Lisa.Maxey@yakimawa.gov

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



Notice of Public Hearing

Project Name: JOHNSON FAMILY CENTURY 21 LLC
Location: 5109 SUMMITVIEW AVE; Tax Parcel No.: 18132113468
Proposal: Change the Future Land Use map designation for approximately 4.25 acres of a 9.93 acre parcel from Medium-density Residential to Neighborhood Commercial and change the zoning of that portion of the parcel from Two-family Residential (R-2) to Local Business (B-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#009-15 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: 05/01/2015 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 # I-12



CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE

File Number:	CPA # 009-15 (1 sign)
Applicant/Project Name:	Johnson Family Orchards
Site Address:	5300 Block of Summitview Ave
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
 Applicant's Signature

10-1-15
 Date

WILLIAM P. Johnson
 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 2nd 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, or call Dave Andersen (509) 434-4491.

Sincerely,

Review Team
Growth Management Services

DOC.
INDEX
I-10

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

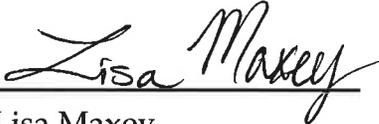
RE: CPA#009-15, RZ#009-15, SEPA#016-15

Johnson Family Century 21 LLC

5111 Summitview 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 1st 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
I-96

Parties of Record - Johnson Family Century 21 LLC - CPA#009-15

Eric Johnson 4906 Summitview Ave Yakima, WA 98908 johnsonorchards@aol.com	Johnson Family Century 21 Orchards LLC 4906 Summitview Ave Yakima, WA 98908	Gary Kissing 5101 Summitview Ave #6 Yakima, WA 98908
Department of Ecology Gwen Clear 15 W Yakima Ave Ste 200 Yakima, WA 98908 crosepacoordinator@ecy.wa.gov	Robert Bruce Kite 5101 Summitview Ave #15 Yakima, WA 98908 Bkite99@aol.com	Georgian Estates Condominium Association Paul Regimbal 5101 Summitview Ave #19 Yakima, WA 98908
Bob & Anne Massong 5101 Summitview Ave #11 Yakima, WA 98908 bobmassong@charter.net	Sue H. MacMichael 5101 Summitview Ave #22 Yakima, WA 98908	Corrine F. Neubert 5101 Summitview Ave #21 Yakima, WA 98908
Early & Marilyn Pratt 5101 Summitview Ave #16 Yakima, WA 98908	Paul Hayden 5101 Summitview Ave #4 Yakima, WA 98908	Arthur & Joanne Marsh 5101 Summitview Ave #7 Yakima, WA 98908
Anne den Hoed 5101 Summitview Ave #5 Yakima, WA 98908	Jean Schultz 5101 Summitview Ave #20 Yakima, WA 98908	Robert Redman 5101 Summitview Ave #18 Yakima, WA 98908
Yakima Valley Canal Co Robert Smoot 1640 Garretson Ln Yakima, WA 98908	Doris Drumhiller 5101 Summitview Ave #12 Yakima, WA 98908	James & Karin Avery 5302 Bitterroot Way Yakima, WA 98908 jandkavery@gmail.com
Robert Spear 5101 Summitview Ave #22 Yakima, WA 98908		

In-House Distribution E-mail List

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

Revised 12/2014

Type of Notice: Ntc of DNS

File Number: CPA#009-15, R2#009-15, SEPA#016-15

Date of Mailing: 7/1/15

DOC.
INDEX
I-9a

<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahatanum.net</p>	<p>Cascade Natural Gas Jim Robinson, Field Facilitator 701 South 1st Ave Yakima, WA 98902 Jim.robinson@cngc.com</p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org</p>
<p>Department of Commerce Growth Management Services, P.O. Box 42525 Olympia, WA 98504-2525 reviewteam@commerce.wa.gov</p>	<p>Department of Ecology Annie Szvetcz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov</p>	<p>Department of Ecology Gwen Clear 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov</p>
<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov</p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov</p>	<p>Department of Social & Health Services Jeanne Rodriguez P.O. Box 45848 Olympia, WA 98504 Jeanne.rodriguez@dshs.wa.gov</p>
<p>Dept of Archaeology & Historic Preservation Greg Griffith or Gretchen Kaehler, Deputy State Historic Preservation Officer P.O. Box 48343 Olympia, WA 98504-8343 dahp.separeview@dahp.wa.gov</p>	<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov</p>	<p>Engineering Division Dana Kallevig and Debbie Cook, City Engineer 129 N 2nd Street Yakima, WA 98901 dana.kallevig@yakimawa.gov debbie.cook@yakimawa.gov</p>
<p>Nob Hill Water Association Eric Rhoads, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 eric@nobhillwater.org</p>	<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org</p>	<p>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</p>
<p>Wastewater Division Marc Cawley or Jeremy Hoover 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov jeremy.hoover@yakimawa.gov</p>	<p>West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 wattsa@wvsd208.org</p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov</p>
<p>WSDOT Rick Holmstrom, Development Services 2809 Rudkin Road Union Gap, WA 98903 holmstr@wsdot.wa.gov</p>	<p>WSDOT, Aviation Division Carter Timmerman 7702 Terminal St SW Tumwater, WA 98501 timmerc@wsdot.wa.gov</p>	<p>Yakama Bureau of Indian Affairs Steve Wangemann, Deputy Superintendent for Trust Services P.O. Box 632 Toppenish, WA 98948 Steve.wangemann@bia.gov</p>
<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov</p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com</p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov</p>
<p>Yakima County Commissioners Commissioners.web@co.yakima.wa.us</p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us</p>	<p>Yakima County Public Services Lynn Deitrick, Planning Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn.Deitrick@co.yakima.wa.us</p>
<p>Yakima County Public Services Vern Redifer, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 Vern.redifer@co.yakima.wa.us</p>	<p>Yakima Greenway Foundation Al Brown, Executive Director 111 South 18th Street Yakima, WA 98901 al@yakimagreenway.org</p>	<p>Yakima Regional Clean Air Agency Hasan Tahat, Engineering & Planning Supervisor 329 North 1st Street Yakima, WA 98901 hasan@yrcaa.org</p>
<p>Yakima Valley Conference of Governments Shawn Conrad and Joseph Calhoun, Planner 311 North 4th Street, Ste# 202 Yakima, WA 98901 conrads@yvco.org calhounj@yvco.org</p>	<p>Yakima Valley Museum John A. Baule, Director 2105 Tieton Drive Yakima, WA 98902 john@yakimavalleymuseum.org</p>	<p>Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 keithk@wasteconnections.com</p>

DOC.
INDEX
 # I-9a

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		

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Type of Notice: NTC OF DNS

File Number: CPA#009-15, RZ#009-15, SEPA #016-15

Date of Mailing: 7/1/15

DOC.
INDEX
I-9a

Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, July 01, 2015 12:42 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 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 (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 - Johnson Family Century 21 LLC - CPA#009-15, RZ#009-15, SEPA# 016-15
Attachments: NOTICE OF DNS - Johnson Family Century 21 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.

Thank you!

Lisa Maxey

Department Assistant II

(509) 576-6669

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 Medium Density Residential to Neighborhood Commercial, and to concurrently rezone from Two-Family Residential (R-2) to Local Business (B-2).

PROPONENT: Johnson Family Century 21, LLC

LOCATION: 5111 Summitview Ave.

PARCEL NUMBERS: 18132113468

LEAD AGENCY: City of Yakima

FILE NUMBERS: CPA #009-15, RZ #009-15 & SEPA #016-15

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 2nd 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

I-9



City of Yakima Planning Division
129 N. 2nd street
Yakima, Washington 98901

August 28, 2015

RE: Johnson Family Century 21 LLC
File Numbers CPA #009-15, RZ #009-15 & SEPA # 016-15

Planning Commission:

Our names are James and Karin Avery. We reside at 5302 Bitterroot Way, Yakima and are adjacent property owners to the above parcel rezone application. As adjacent landowners to Johnson orchard for over 40 years we did not expect the land to remain an orchard indefinitely. However, we are against rezoning part of the parcel from Two Family Residential (R-2) to Local Business (B-2). This rezone is a bad idea for the neighborhood and the city for the following reasons.

1- There is no need for new Neighborhood commercial on Summitview. This is an unsubstantiated perception not a fact. The large residential subdivisions and population growth in West Valley do not create a need for Neighborhood Commercial on Summitview. These needs are already met by the Meadowbrook, Orchards and Wall Mart shopping areas. The Summitview area in question is adequately serviced by Chalet Place, Westpark and Glenwood Center and other nearby business areas. All three of these areas have several spaces not leased. A vacant business at 56th and Summitview has remained an eyesore for years.

2- The proposal is not located on an intersection of principle arterial, minor arterial or collector arterial but simply Summitview with no intersection. Without left hand turn lanes or stoplights access both in and out would be difficult at best. Turning on and off the main arterial to the west to Cowiche and Tieton will be more problematic in the future as that areas to the west grows.

3- There is no deficiency in the Comprehensive Plan. We need more residential lots in the city. The residential development just east of the proposal on the north side of Summitview is a well done example. The Johnson parcel would be a natural for this usage, hence the zoning R-2. Why would the city need another Neighborhood Commercial designation when there has been no substantial population growth in the immediate area. Again the growth sighted in the application is almost exclusively west of 72nd avenue. The Comprehensive Plan is correct as it stands.

4- Compatibility with existing neighborhoods is an issue as zoning B-2 allows up to 35 foot height of buildings. This kind of major development of over 4 acres would have severe impact on site lines of adjacent property owners to the north as well as other impacts such as lighting and noise.

DOC.
INDEX
I-89

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In summary the proposal should be denied and the parcel left as R-2. The application's main premise that the city needs more B-2 property in the immediate area is not correct and unsubstantiated. There is no public need for the proposed change.

We would be happy to amplify and discuss any objections in more detail.

Sincerely,

James K. Avery
Karin A. Avery

DOC.
INDEX

I-89

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AUG 31 2015

CITY OF YAKIMA
PLANNING DIV

6/23/15

Herewith is our response to the CPA narrative submitted by Hordan Planning Service on behalf of the Johnson Family Century 21, LLC.

The applicant alleges there is a dire need for Neighborhood Commercial in the central/west portion of the city of Yakima. Although this may be true, we feel he arrives at this decision with some strange assumptions and vague comparables.

First, the 2007 development referred to at 48th and Summitview is a corner lot with easy access off 48th allowing for minimal traffic problems. Paragraph two under Part IV. A seems strangely inapplicable. In 2007 Johnson Orchards had been established for over forty years, with likely grandfathered access and limited traffic problems.

Part IV. B begins on often-repeated reference to the application being, "a small neighborhood friendly" project, providing a buffer between residential use. Further explanation states, "does not route commercial vehicles through a residential neighborhood."

We are repeatedly reminded in the application that the full intent is to provide a residential buffer i.e.

- Part III I., last sentence, first paragraph
- Part III L., second sentence, first paragraph
- Part IV B., 3.12.3

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Again, last paragraph III L. in answer to incompatibility he responds with the magic, "buffer."

Later the application suggests the so-called buffer area shall allow for mixed use or additional family and/or multifamily homes.

1. This suggests different access and egress for both commercial and residential, all off Summitview, a hazardous problem.
2. While we await development of the buffer zones, what form does it take? Is it tress, grass, weeds?
3. Isn't residential a tough sell when adjacent commercial? Who wants to build their "dream home" within that proximity?
4. If #3 above fails, what assurance do we have that application to up zone the buffer area to B-2 will not be a logical alternative?

In addressing traffic issues be reminded that:

1. Banner Bank, although the city blocked left turn access on eastbound Summitview traffic, exiting the bank from 50th to Summitview is hazardous.
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DOC.
INDEX
 # I-8.p

Let's examine the size of this proposed rezone to put things in true perspective.

As submitted, the 4.5 acres is 640' x 32', less 140' x 140', or 203,460 SF. A football field is 57,600 SF. So we can place over three and one half football fields on this designated rezone. Another startling comparison reveals you could place Kindercare (41,708 SF), Chase Bank (38,581 SF), and Banner Bank (22,311 SF) all on the subject property almost TWICE!

Rezone = 203,460 SF

Banks + Kindercare = 102,850 SF

Subsequently, this "small neighborhood project" would create tremendous traffic problems off summitview.

Additionally, we feel the project is incompatible with the existing private and serene atmosphere we enjoy and could likely impact property values adversely.

We, the following object to the application for rezone at 5111 Summitview Ave, parcel 18132113468.

*José Drumheller
5108 Summitview Ave. Unit 11
Yakima, Washington*

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JUN 24 2015

CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX

F-8p

6-20-15

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DOC.
INDEX
I-80

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*Jean Schultzy
5101 Summitview # 20
(Gorgien Estate)*

DOC.
INDEX
I-80

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DOC.
INDEX
I-8n

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Anne den Hoed

Unit 5

5101 Summitview Ave #5

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DOC.
INDEX

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In addressing traffic issues be reminded that:

1. Banner Bank, although the city blocked left turn access on eastbound Summitview traffic, exiting the bank from 50th to Summitview is hazardous.
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DOC.
INDEX
I-8m

RECEIVED
JUN 23 2015
CITY OF YAKIMA
PLANNING DIV.

Let's examine the size of this proposed rezone to put things in true perspective.

As submitted, the 4.5 acres is 640' x 32', less 140' x 140', or 203,460 SF. A football field is 57,600 SF. So we can place over three and one half football fields on this designated rezone. Another startling comparison reveals you could place Kindercare (41,708 SF), Chase Bank (38,581 SF), and Banner Bank (22,311 SF) all on the subject property almost TWICE!

Rezone = 203,460 SF

Banks + Kindercare = 102,850 SF

Subsequently, this "small neighborhood project" would create tremendous traffic problems off summitview.

Additionally, we feel the project is incompatible with the existing private and serene atmosphere we enjoy and could likely impact property values adversely.

We, the following object to the application for rezone at 5111 Summitview Ave, parcel 18132113468.

ARTHUR E MARSH
5101 SUMMITVIEW AVE # 7
YAKIMA, WA 98908

Arthur E. Marsh

Joanne M Marsh
5101 Summitview Ave #7
Yakima, Wa. 98908

Joanne M. Marsh

DOC.
INDEX
I-8m

RECEIVED
JUN 23 2015
CITY OF YAKIMA
PLANNING DIV.

6/22/15

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The applicant alleges there is a dire need for Neighborhood Commercial in the central/west portion of the city of Yakima. Although this may be true, we feel he arrives at this decision with some strange assumptions and vague comparables.

First, the 2007 development referred to at 48th and Summitview is a corner lot with easy access off 48th allowing for minimal traffic problems. Paragraph two under Part IV. A seems strangely inapplicable. In 2007 Johnson Orchards had been established for over forty years, with likely grandfathered access and limited traffic problems.

Part IV. B begins on often-repeated reference to the application being, "a small neighborhood friendly" project, providing a buffer between residential use. Further explanation states, "does not route commercial vehicles through a residential neighborhood."

We are repeatedly reminded in the application that the full intent is to provide a residential buffer i.e.

- Part III I., last sentence, first paragraph
- Part III L., second sentence, first paragraph
- Part IV B., 3.12.3

Within III. L. Hordan conjectures on what could or should develop on the property adjacent west of subject application. Here his logic again calls for commercial for the entire area. This leads to the conclusion he would prefer commercial for the entire Johnson party but must offer "the buffer" appeasement.

Again, last paragraph III L. in answer to incompatibility he responds with the magic, "buffer."

Later the application suggests the so-called buffer area shall allow for mixed use or additional family and/or multifamily homes.

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DOC.
INDEX
I-81

RECEIVED
JUN 23 2015
CITY OF YAKIMA
PLANNING DIV.

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Paul M Hayden #4
Ronald Hayden #4

PAUL HADEN

5101 SUMMITVIEW #4

DOC.
INDEX
I-81

RECEIVED
JUN 23 2015
CITY OF YAKIMA
PLANNING DIV.

Master Copy

6-20-15

Herewith is our response to the CPA narrative submitted by Hordan Planning Service on behalf of the Johnson Family Century 21, LLC.

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DOC.
INDEX
I-8K

RECEIVED
JUN 23 2015
CITY OF YAKIMA
PLANNING DIV.

6-20-15

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*Carl & Mary Lynn Smith
5101 Summitview*

DOC.
INDEX
I-8K

RECEIVED
JUN 23 2015
CITY OF YAKIMA
PLANNING DIV.

6/21/15

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DOC.
INDEX
I-8j

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JUN 23 2015
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CORBINE F. NEUBERT 5101 Summitview #21, YAKIMA, WA. 98908
Corbine F. Neubert

DOC.
INDEX

I-8j

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PLANNING DIV.

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DOC.

INDEX

I-8 i

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JUN 23 2015
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PLANNING DIV.

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We, the following object to the application for rezone at 5111 Summitview Ave, parcel 18132113468.

SUE H. MacMICHAEL
5101 SUMMITVIEW AVE #22
YAKIMA, WA 98908-2884
Sue H. MacMichael

DOC.
INDEX

I-8 i

RECEIVED

JUN 23 2015

CITY OF YAKIMA
PLANNING DIV.

ROBERT R. REDMAN
ATTORNEY AT LAW

Robert Redman
5101 Summitview Ave. #18
Yakima, WA 98908-2884

June 22, 2015

Valerie Smith
City of Yakima
Planning Department

RE: CPA #009-15

Dear Ms. Smith

We reside at #18 Georgian Estates which is less than 300 feet from the orchard rezone.

One of the reasons we purchased our unit was the semi-rural setting of the development.

We fully concur with the comments of our neighbors, Mr. Kissling and Mr. Pratt, regarding the proposed rezone.

In addition, we strongly urge the Planning Commission to reject any project that adds to "strip-malling" Summitview Ave.

We also point out that there are sites already zoned commercial that are available to the petitioners, such as the northeast corner of Summitview and 56th Ave., the former "Tiger Mart" site.

Sincerely,



Robert R. Redman

DOC.
INDEX
I-8h

RECEIVED
JUN 23 2015
CITY OF YAKIMA
PLANNING DIV

Bob and Anne Massong
5101 Summitview Avenue #11
Yakima, WA 98908

E-mail: bobmassong@charter.net
Telephone: 509-965-3826

June 20, 2015

RECEIVED
JUN 23 2015
CITY OF YAKIMA
PLANNING DIV.

Valerie Smith
City of Yakima
Planning Department
129 N 2nd Street
Yakima, WA 98901

Re: CPA #009-15, RZ #009-15, SEPA #016-15

Dear Ms. Smith:

Although we are within 300 feet of the proposed rezone, we did not receive a mailing notice on the above referenced rezone by the City of Yakima.

We object to the rezone proposed in the application for the following reasons:

- Summitview Avenue traffic between 48th Avenue and 56th Avenue is very congested now.
 - At times it can be considered hazardous in front of the existing commercial establishments (Kinder Care, Banner Bank, Chase and the existing convenience/gas business) with traffic crossing over the existing 2 lanes at times.
 - As stated in Part III, the “property is becoming difficult to farm due...to an increase of traffic along Summitview Avenue, which makes it difficult to access...” If the owner of the property now feels the property is difficult to access, where he/she has a view of traffic going east and west, what will happen if a commercial rezone is approved and the new egress cannot provide the existing east and west view of traffic due to the slope of the property?
 - Currently a driver has limited visibility going west on Summitview Avenue past 51st due to a hill crest. The proposed egress will only add an additional hazard - cars will cross over the existing 2 lanes to enter the property and cars/commercial vehicles properly entering/exiting the property could be subject to rear-end accidents due to the limited visibility issue above.
 - We do not feel the residential buffer suggested for this property is adequate and leaves a lot to desire.
 - We feel rezoning this property will not only devalue the property at Georgian Estates but also the neighborhood surrounding it.

DOC.
INDEX
I-89

- Since the last relevant comprehensive plan was considered, large residential subdivisions in the west valley area have continued to be built. However, those subdivisions are **further west** and should not be considered as a change of circumstances since the last comprehensive plan.
 - It was indicated that the nearby shopping centers (Chalet Place, West Park and Glenwood) remain at 100% capacity. Why are there empty spaces in those shopping centers – especially Glenwood?
 - There are other properties that should be considered that would be closer to the new residential subdivisions being built which could provide better egress to the property and avoid the hazards that this property presents.

Please consider us to be a party of interest in this rezone.

Sincerely,

Bob Massong
Anne Massong

Bob and Anne Massong

DOC.
INDEX

I-89

RECEIVED

JUN 23 2015

CITY OF YAKIMA
PLANNING DIV.

June 22, 2015

To: Yakima City Planning Division

RE: Johnson Family Century 21 LLC Application No. CPA#009-15

Dear City Planners:

The Georgian Estates Condominium Association would like you to consider the following comments relating to the zoning change that is being proposed on the property adjacent to the Association property.

Let me begin by saying that not all of the association members received the notice of the proposed change even though all of us are part owners in each other's property. In addition, I think that the Association itself should have received the notice which, we did not.

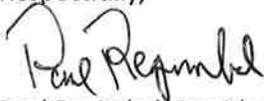
Regardless, the Association itself would like to say that we are opposed to the zoning change from R-2 to B-2 for the approximately 4.25 acres outlined on the map for the following reasons:

- We are very concerned about the potential increase in traffic that a business development would add to an already busy, and dangerous stretch of Summitview Ave.
- The proposed "buffer" zone that would remain R-2 appears to be inadequate, at best, especially considering that an access road would need to be put in for the remaining property that would retain the R-2 zoning.
- We are also concerned about noise, lighting, etc. that a business development would add to the peaceful setting that we presently have.
- Most of the unit owners took the R-2 zoning into consideration when choosing to purchase their unit. We suspect that our property values would decline if the zoning change is allowed. In addition, we are concerned that the attractiveness of future buyers would decline also.

Please take these concerns, and those of the individual Association members into consideration in making your final decision on this matter. We believe strongly that the zoning for this parcel should remain R-2.

Finally, while I am writing this on behalf of the Association, please consider the contents of this letter as my personal reasons why I believe that the zoning request should not be approved.

Respectfully,



Paul Regimbal, President, Georgian Estates Condominium Association
5101 Summitview Ave., Unit 19, Yakima, WA 98908

DOC.
INDEX

I-8f

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JUN 23 2015

CITY OF YAKIMA
PLANNING DIV.



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 2nd Street, 2nd Floor
Yakima, WA 98901

Re: SEPA 016-15

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 Medium Density Residential to Neighborhood Commercial, and Rezone from Two-Family Residential to Local Business. This is proposed by Johnson Family Century 21, LLC. 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.

Sincerely,

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

4308



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JUN 23 2015
CITY OF YAKIMA
PLANNING DEPT
DOC
INDEX
I-8e



Gary Kissling
5101 Summitview Ave.
Unit 6
Yakima, WA 98908

June 18, 2015

Valerie Smith
City of Yakima
Planning Department
129 N 2nd Street
Yakima, WA 98901

RE: CPA#0009-15

Dear Ms. Smith,

I reside at the above address. The property address represents a unit in a Horizontal Property Regime known as Georgian Estates. I did not receive mailing notice of the above referenced rezone action by the City of Yakima. I object to the change of zone proposed in the application. Summitview Avenue is routinely heavily congested by a combination of morning and evening commuter traffic between 56th Avenue and 48th Avenue. Further congestion is routinely caused by traffic entering and exiting both Solarity Credit Union and the daycare facility immediately West of the credit union. Adding the limitation to visibility caused by the hill crest on Summitview Avenue, I cannot envision how developers might mitigate the impact of additional traffic from the proposed business tract.

I would suggest that the City review the ordinances relative to notification of land use action. The Yakima County Assessor's depiction of the Georgian Estates condominium units is inaccurate and misleading. Identification of the Assessor's tax lot is based on the legal description in the Assessor's records. The description is not reflected in the drawing on the county's GIS mapping system. All 19 unit owners in Georgian Estates are "Fee" holders within 300 feet of the proposed rezone. I believe failure to properly notify all of the owners may be cause to set aside the entire land use action. I believe you may wish to review with the city attorney, your department's interpretation of the ordinance.

Please consider me a party of interest for this rezone.

Sincerely,
Gary Kissling



DOC.
INDEX
I-8d

RECEIVED
JUN 22 2015
CITY OF YAKIMA
PLANNING DIV

Maxey, Lisa

From: City of Yakima Web [web@ci.yakima.wa.us]
Sent: Monday, June 22, 2015 9:26 PM
To: Planning PostCard
Subject: Comments on Land Use Application: CPA#009-15

**Comments on Land Use Application Comments on Land Use Application:
CPA#009-15**

Name: Robert Bruce Kite

Address:
5101 Summitview Ave

Email:
bkite99@gmail.com

Subject:
Comments on Land Use Application Comments on Land Use Application: CPA#009-15

Message:

As a resident in Unit 15 I object to changing the Zoning designation as proposed in this application. When I purchased this home less than one year ago, there was no indication of a major change in land use next door. My reason to move here is related to a major health challenge that I am dealing with. This home provided wheelchair accessibility and a peaceful setting as I watch my life slip away due to the untreatable diagnosis of ALS or Lou Gehrig's Disease.

Please retain the R2 designation of land in this application that my last 2 or 3 years life expectancy are not disrupted.

Sincerely
Bruce Kite, MD

DOC.
INDEX
I-8C

YAKIMA VALLEY CANAL CO

1640 GARRETSON LANE
YAKIMA, WA 98908
PHONE 509-966-2300

CITY OF YAKIMA CODE ADMIN. DIVISION	
JUN 17 2015	
<input checked="" type="checkbox"/> REC'D	FAXED <input type="checkbox"/>
<input type="checkbox"/> PAID	FYI <input type="checkbox"/>

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: Johnson Family Century 21, LLC – CPA #009-15, RZ#009-15, SEPA #016-15

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
Manager
Yakima Valley Canal Co.

RECEIVED
JUN 17 2015
CITY OF YAKIMA
PLANNING DIV.
DOC.
INDEX
I-86

Maxey, Lisa

From: Karin Avery [jandkavery@gmail.com]
Sent: Saturday, June 06, 2015 4:29 PM
To: Planning PostCard
Subject: CPA#009-15

Follow Up Flag: Follow up
Flag Status: Completed

Please send me additional notices about this application. James and Karin Avery, 5302 Bitterroot Way, Yakima, Washington. e-mail is jandkavery@gmail.com
Thanks, James Avery

Karin Avery
jandkavery@gmail.com
Jim Avery

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#009-15, RZ#009-15, SEPA#016-15

Johnson Family Century 21, LLC

5111 Summitview 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 4th 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
I-7C

18132113012 DRAFT ISSUE HOLDINGS LLC 311 S 11TH AVE YAKIMA, WA 98902	18132113468 JOHNSON FAMILY CENTURY 21 ORCHARDS, LLC 4906 SUMMITVIEW AVE YAKIMA, WA 98908	18132113024 JPMORGAN CHASE BANK 270 PARK AVE NEW YORK, NY 10017
18132141413 KC PROPCO LLC 650 NE HOLLADAY ST PORTLAND, OR 97232	18132142494 ROGER L & DOROTHY A KLINE LIVING TRUST 135 N 52ND AVE YAKIMA, WA 98908	18132114463 SUE HUNT MACMICHAEL REVOCOABLE TRUST 5101 SUMMITVIEW AVE # 22 YAKIMA, WA 98908
18132113467 ANNE M & ROBBY D JR ROBINSON 5111 SUMMITVIEW AVE YAKIMA, WA 98908	18132113005 ARNOLD W III & DIANNA KUNZE 5406 W LINCOLN AVE YAKIMA, WA 98908	18132142500 BRENDEN LOYER 5205 CASCADE DR YAKIMA, WA 98908
18132114456 BRUCE & JOYCE KITE 5101 SUMMITVIEW AVE UNIT 15 YAKIMA, WA 98908	18132114455 BYRON W LOW 5101 SUMMITVIEW AVE UNIT 14 YAKIMA, WA 98908	18132142497 CHRIS F & JILL D BERG 140 N 52ND AVE YAKIMA, WA 98908
18132142505 CHUNG HON CHAN 5307 CASCADE DR YAKIMA, WA 98908	18132114461 CLARA JEAN SCHULTZ 5101 SUMMITVIEW # 20 YAKIMA, WA 98908	18132114462 CORRINE F NEUBERT 5101 SUMMITVIEW # 21 YAKIMA, WA 98908
18132142496 DARLENE USHER 139 N 52ND AVE YAKIMA, WA 98908	18132113401 DAVID C & MARGARET M IRWIN 5210 BITTERROOT WY YAKIMA, WA 98908	18132113030 DENNIS T RICHARDSON JR 5310 BITTERROOT WAY YAKIMA, WA 98908
18132113004 DONALD A PRIMROSE 5404 W LINCOLN AVE YAKIMA, WA 98908	18132114468 DORIS DRUMHILLER 5101 SUMMITVIEW # 12 YAKIMA, WA 98908	18132142502 DOROTHY J MORALES 5301 CASCADE DR YAKIMA, WA 98908
18132114457 EARL & MARILYN PRATT 5101 SUMMITVIEW AVE UNIT 16 YAKIMA, WA 98908	18132113402 EILEEN BIRKINBINE 5206 BITTERROOT WAY YAKIMA, WA 98908	18132113019 HAL H & MARY A MILLER 5310 W LINCOLN AVE YAKIMA, WA 98908
18132114458 HARRIET DAHL 5101 SUMMITVIEW AVE UNIT 17 YAKIMA, WA 98908	18132113020 JJ & ETHLYN R CHRISTENSON 5400 W LINCOLN AVE YAKIMA, WA 98908	18132113404 J MICHAEL GILMORE 5110 BITTERROOT WAY YAKIMA, WA 98908
18132113400 JAMES K & KARIN A AVERY 5302 BITTERROOT WAY YAKIMA, WA 98908	18132113403 JAMES T & KRIS RUSSI 5202 BITTERROOT WAYD YAKIMA, WA 98908	18132142503 JOEL A & KELLY HEDE 5303 CASCADE DR YAKIMA, WA 98908
18132142522 LEWIS W. SHEELEY 119 N 55TH AVE YAKIMA, WA 989083188	18132142507 MARION D. WHIPPLE 5401 CASCADE DR YAKIMA, WA 98908	18132113032 MATTHEW & MICHELLE L SEVIGNY 1212 N 16TH AVE YAKIMA, WA 98902

DOC.
INDEX
I-76

18132114460
PAUL T & BEVERLY REGIMBAL
5101 SUMMITVIEW AVE # 19
YAKIMA, WA 98908

18132142495
PHILIP & MARJORIE FLUAITT
137 N 52ND AVE
YAKIMA, WA 98908

18132142506
RICHARD A & CYNTHIA MILLER
510 S 119TH AVE
YAKIMA, WA 98908

18132113031
RICHARD G & JANICE M PICATTI
5314 BITTERROOT WAY
YAKIMA, WA 989082640

18132113029
ROBERT P LEWIS
5306 BITTERROOT WAY
YAKIMA, WA 98908

18132114459
ROBERT R & HARRIET J REDMAN
5101 SUMMITVIEW AVE UNIT 18
YAKIMA, WA 98908

18132142498
ROCIO Y MARTINEZ
5201 CASCADE DR
YAKIMA, WA 98908

18132142499
SAMUEL A & DEBORAH KARR
5204 CASCADE DR
YAKIMA, WA 98908

18132142508
STEPHEN & MICHELLE MCANINCH
237 PACKER JOHN DR
GARDEN VALLEY, ID 83622

18132142504
STEVE L & ERIN FARRIS
5305 CASCADE DR
YAKIMA, WA 98908

18132142501
TANNER & REBEKAH SMITH
5207 CASCADE DR
YAKIMA, WA 98908

18132114464
YVONNE MARQUARD
5101 SUMMITVIEW AVE
YAKIMA, WA 989082863

45
Total Parcels - Johnson Family Century 21 LLC
- CPA#009-15, RZ#009-15, SEPA#016-15

Hordan Planning Services
c/o Bill Hordan
410 North 2nd Street
Yakima, WA 98901

*Ntc of App + SEPA
CPA #009-15, RZ#009-15, SEPA #016-15
Sent 6/4/15*

**DOC.
INDEX**
I-7b

Ahtanum Irrigation District
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holmstr@wsdot.wa.gov

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Toppenish, WA 98948
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Commissioners.web@co.yakima.wa.us

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jmarvin@yakama.com

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Carter Timmerman
timmerc@wsdot.wa.gov

DOC.
INDEX
1-76

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

CPA#009-15
Hordan Planning Services
c/o Bill Hordan
410 North 2nd Street
Yakima, WA 98901
Hps410@qwestoffice.net

CPA#009-15
Johnson Family Century 21 Orchards, LLC
c/o Eric Johnson
4906 Summitview Avenue
Yakima, WA 98908
johnsonorchards@aol.com

Type of Notice:

Notice of App³ SEPA

File Number:

RZ-#016-15
CPA#009-15, SEPA#016-15

Date:

6/4/15

DOC.
INDEX
I-76

Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, June 04, 2015 3:54 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 - Johnson Family Century 21 LLC - CPA#009-15, RZ# 009-15, SEPA#016-15
Attachments: NOTICE OF APPLICATION & SEPA - Johnson Family Century 21 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.

Thank you!

Lisa Maxey

Department Assistant II

(509) 576-6669

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#009-15

Project Name: **JOHNSON FAMILY CENTURY 21 LLC**

Location: **5111 SUMMITVIEW**

Proposal: **Change the Future Land Use map designation for approximately 4.25 acres of a 9.93 acre parcel from Medium-density Residential to Neighborhood Commercial and change the zoning of that portion of the parcel from Two-family Residential (R-2) to Local Business (B-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#009-15 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 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 - 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: 05/01/2015 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
 # I-1a



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 #009-15, RZ#009-15, SEPA#016-15
Project Applicant: Johnson Family Century 21, LLC
Project Location: 5111 Summitview Avenue
Parcel Number(s): 18132113468

PROJECT DESCRIPTION

The City of Yakima Department of Community Development has received applications from Bill Hordan, Hordan Planning Services (applicant) on behalf of Johnson Family Century 21, 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 property from Medium Density Residential to Neighborhood Commercial, and to concurrently rezone from Two-Family Residential (R-2) to Local Business (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
I-7



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:

Johnson Family Century 21, LLC — CPA #009-15, RZ#009-15, SEPA #016-15

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, 2nd floor City Hall, 129 North 2nd 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 2nd 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

I-7



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 Johnson Family Century 21, LLC
410 N. 2nd Street
Yakima, WA 98901

Determination of Application Completeness

File No: CPA #009-15, RZ#009-15 & SEPA#016-15

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 5111 Summitview Avenue (Parcel No. 18132113468), was received and determined **complete** for processing as of May 1, 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.

Sincerely,


Valerie Smith, AICP
Senior Planner

**DOC.
INDEX**

I-6



Project Vicinity Map

CPA#009-15



Related Projects: SEPA#016-15, RZ#009-15

Applicant: ERIC JOHNSON

Location: 5111 SUMMITVIEW

Thursday - 05/21/2015 - 03:56:25

Contact City of Yakima Planning Division at 509-575-6183

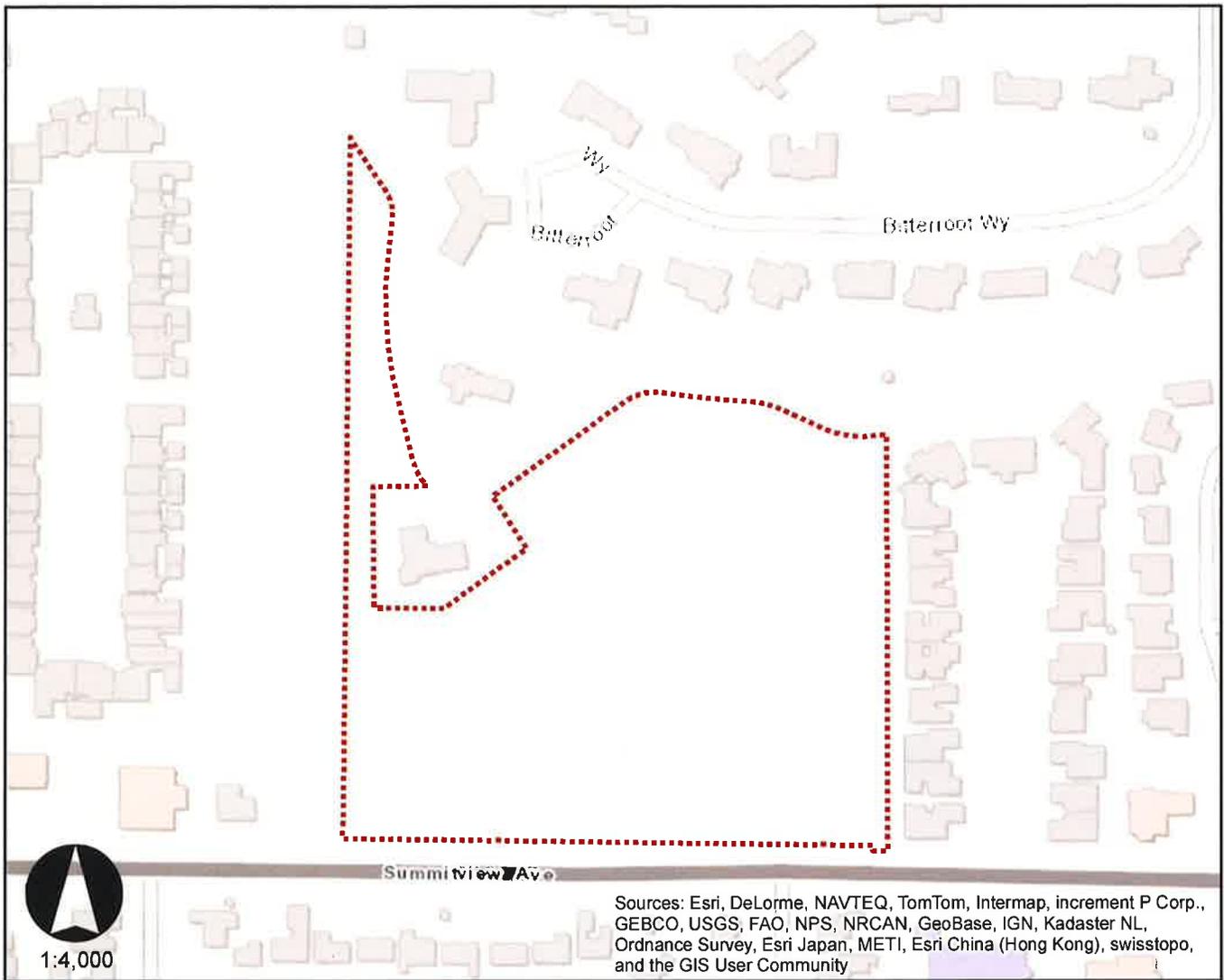
City of Yakima - Geographic Information Services



Proposal: Change the Future Land Use map designation for approximately 4.25 acres of a 9.93 acre parcel from Medium-density Residential to Neighborhood Commercial and change the zoning of that portion of the parcel from Two-family Residential (R-2) to Local Business (B-2).

DOC.
INDEX
I-S

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#009-15

Related Projects: SEPA#016-15, RZ#009-15
 Applicant: ERIC JOHNSON
 Location: 5111 SUMMITVIEW

Proposal: Change the Future Land Use map designation for approximately 4.25 acres of a 9.93 acre parcel from Medium-density Residential to Neighborhood Commercial and change the zoning of that portion of the parcel from Two-family Residential (R-2) to

Parcel List: 18132113468

**DOC.
 INDEX**
 # FS



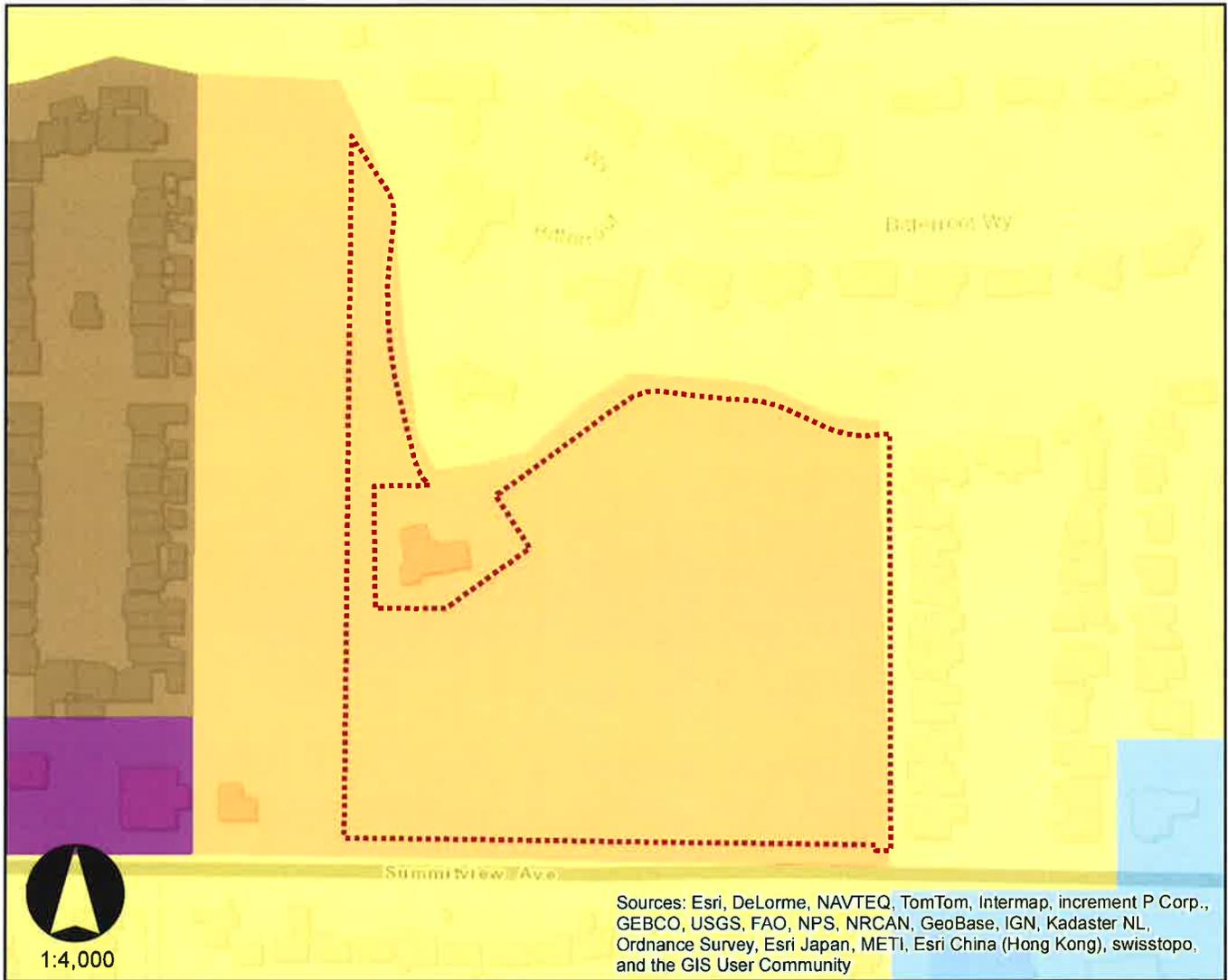
 Project Parcels

Vicinity Map

Thursday - 05/21/2015 - 03:56:28

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



CPA#009-15

Related Projects: SEPA#016-15, RZ#009-15
 Applicant: ERIC JOHNSON
 Location: 5111 SUMMITVIEW

Proposal: Change the Future Land Use map designation for approximately 4.25 acres of a 9.93 acre parcel from Medium-density Residential to Neighborhood Commercial and change the zoning of that portion of the parcel from Two-family Residential (R-2) to

Parcel List: 18132113468

- | | | |
|----------------------------|-------------------------|--------------------------|
| 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
 # I-5

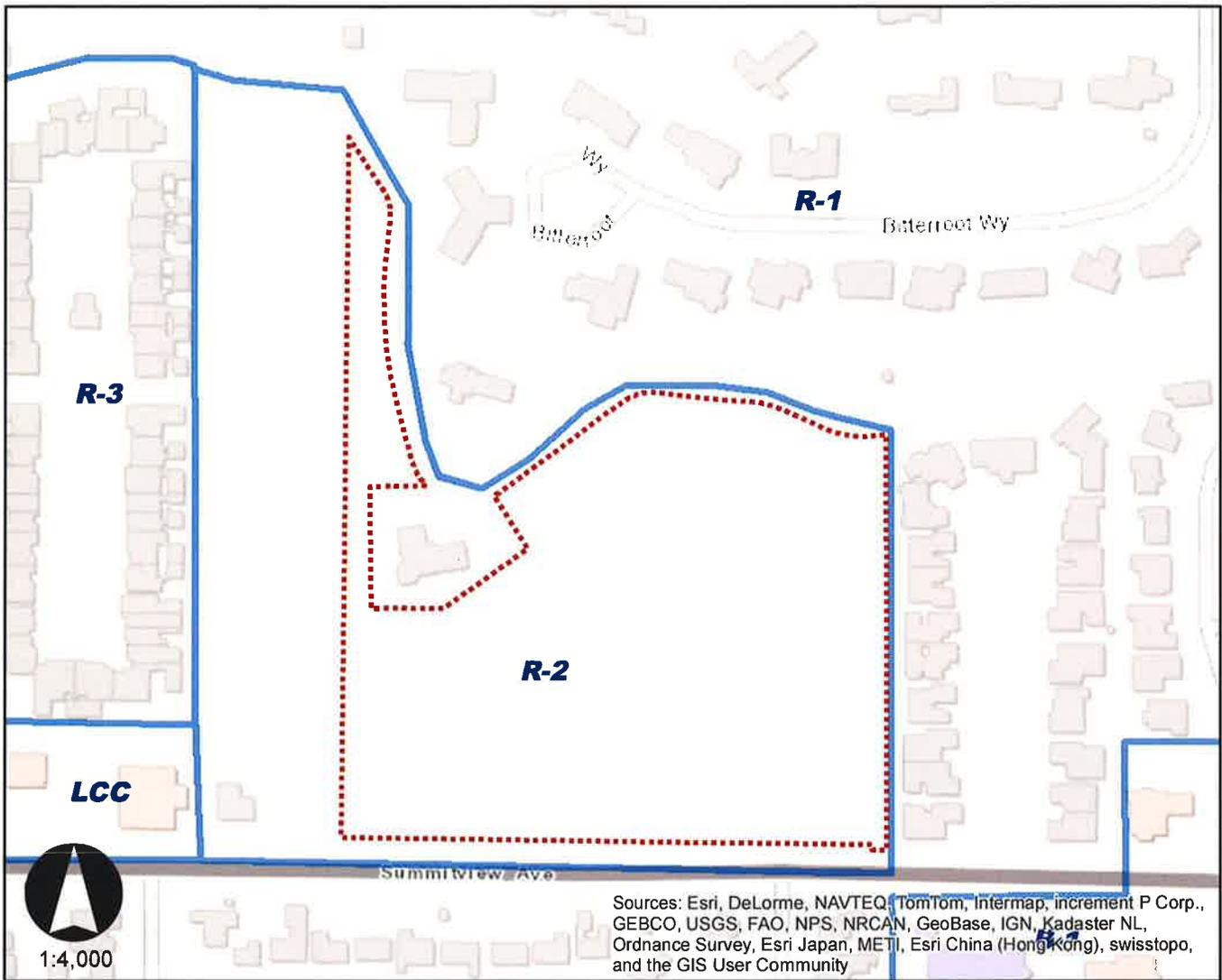


Future Land Use Map

Thursday - 05/21/2015 - 03:56:28

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

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CPA#009-15

Related Projects: SEPA#016-15, RZ#009-15

Applicant: ERIC JOHNSON

Location: 5111 SUMMITVIEW

Proposal: Change the Future Land Use map designation for approximately 4.25 acres of a 9.93 acre parcel from Medium-density Residential to Neighborhood Commercial and change the zoning of that portion of the parcel from Two-family Residential (R-2) to

Parcel List: 18132113468



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

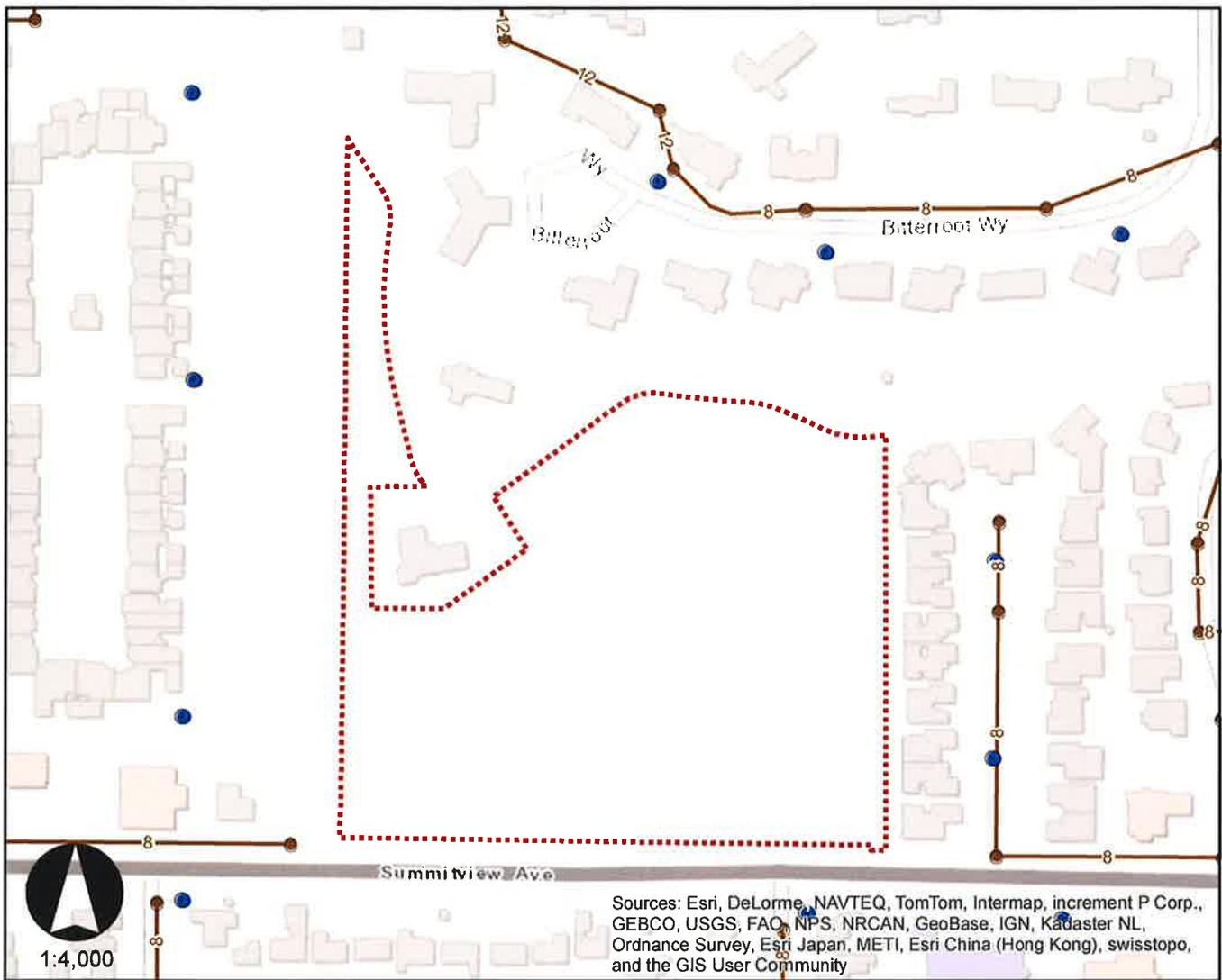
Zoning Map

Thursday - 05/21/2015 - 03:56:28

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DOC.
INDEX
IS

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



CPA#009-15

Related Projects: SEPA#016-15, RZ#009-15

Applicant: ERIC JOHNSON

Location: 5111 SUMMITVIEW

Proposal: Change the Future Land Use map designation for approximately 4.25 acres of a 9.93 acre parcel from Medium-density Residential to Neighborhood Commercial and change the zoning of that portion of the parcel from Two-family Residential (R-2) to

Parcel List: 18132113468

-  Project Parcels
-  Hydrants
-  Water Pipes

DOC.
INDEX
I-5



Utilities Map

Thursday - 05/21/2015 - 03:56:28

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

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CPA#009-15

Related Projects: SEPA#016-15, RZ#009-15
 Applicant: ERIC JOHNSON
 Location: 5111 SUMMITVIEW

Proposal: Change the Future Land Use map designation for approximately 4.25 acres of a 9.93 acre parcel from Medium-density Residential to Neighborhood Commercial and change the zoning of that portion of the parcel from Two-family Residential (R-2) to

Parcel List: 18132113468

DOC.
INDEX
 # I-S



 Project Parcels

Aerial Photo Map

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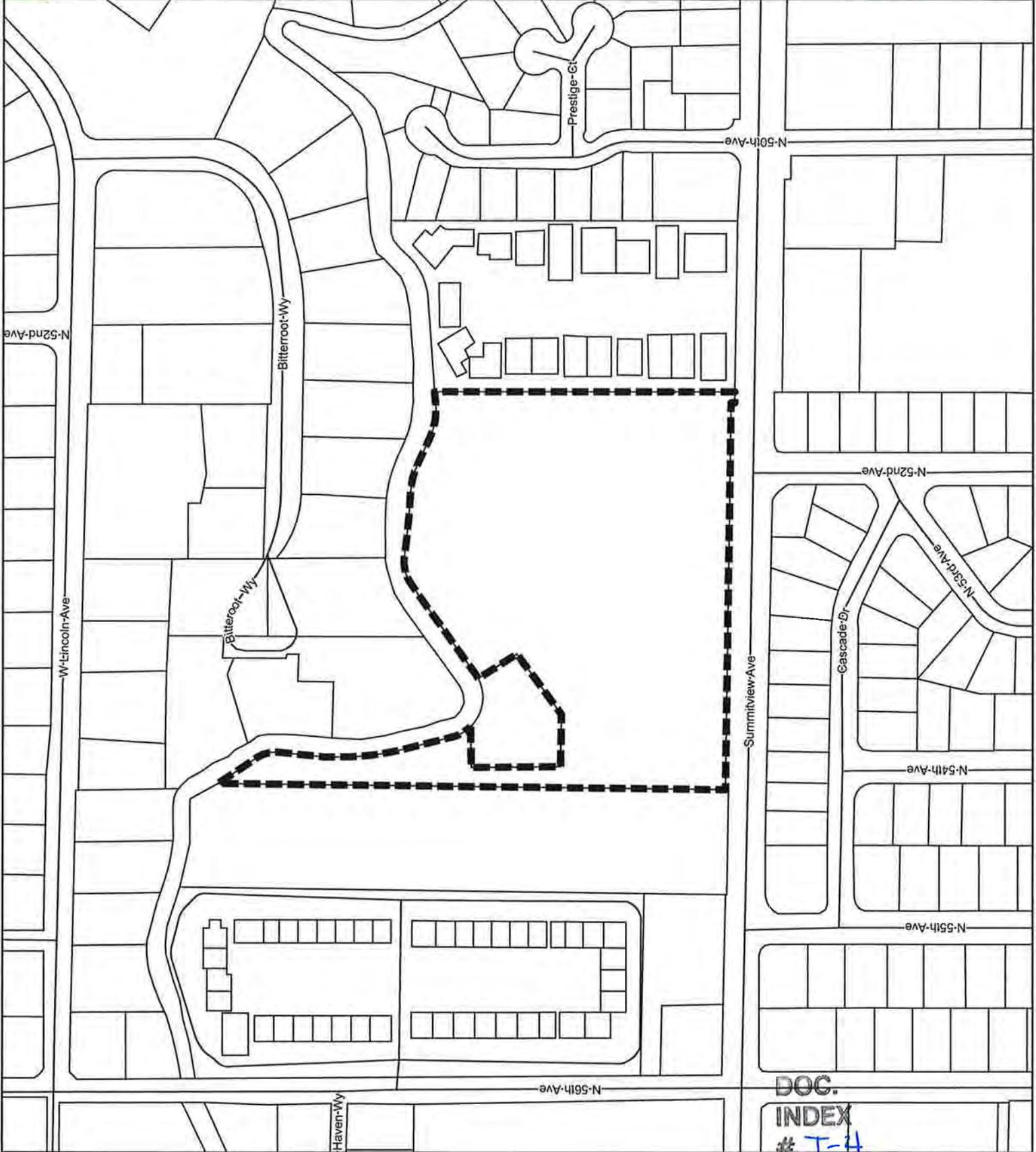
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Subject Property

Johnson

-  Subject Property
-  Parcels
-  All Roads



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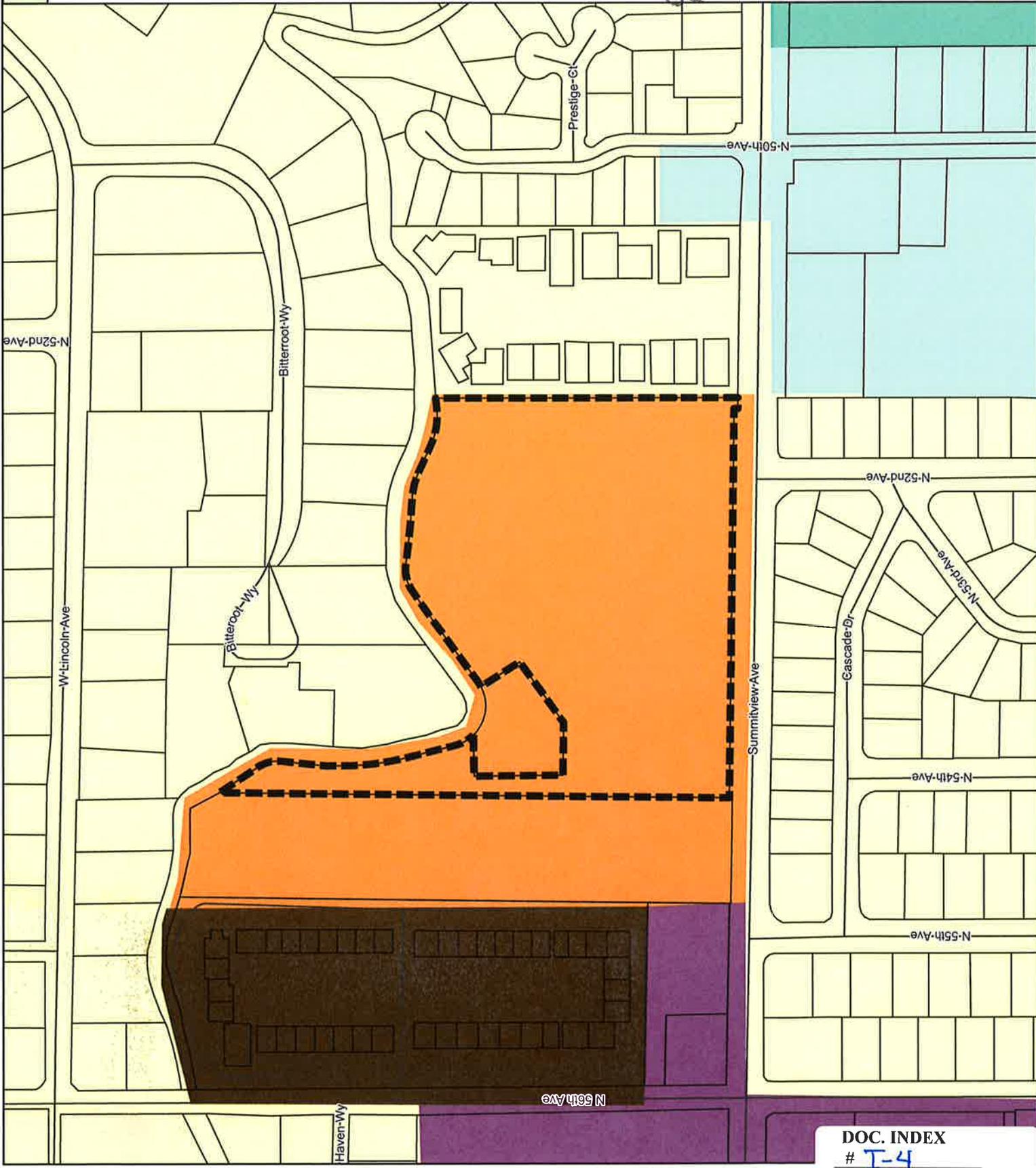
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DOC.
INDEX
I-4

Existing Zoning

Johnson

-  Subject Property
-  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



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DOC. INDEX
I-4

Proposed Zoning

Johnson

-  Subject Property
-  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
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-  SCC Small Convenience Center
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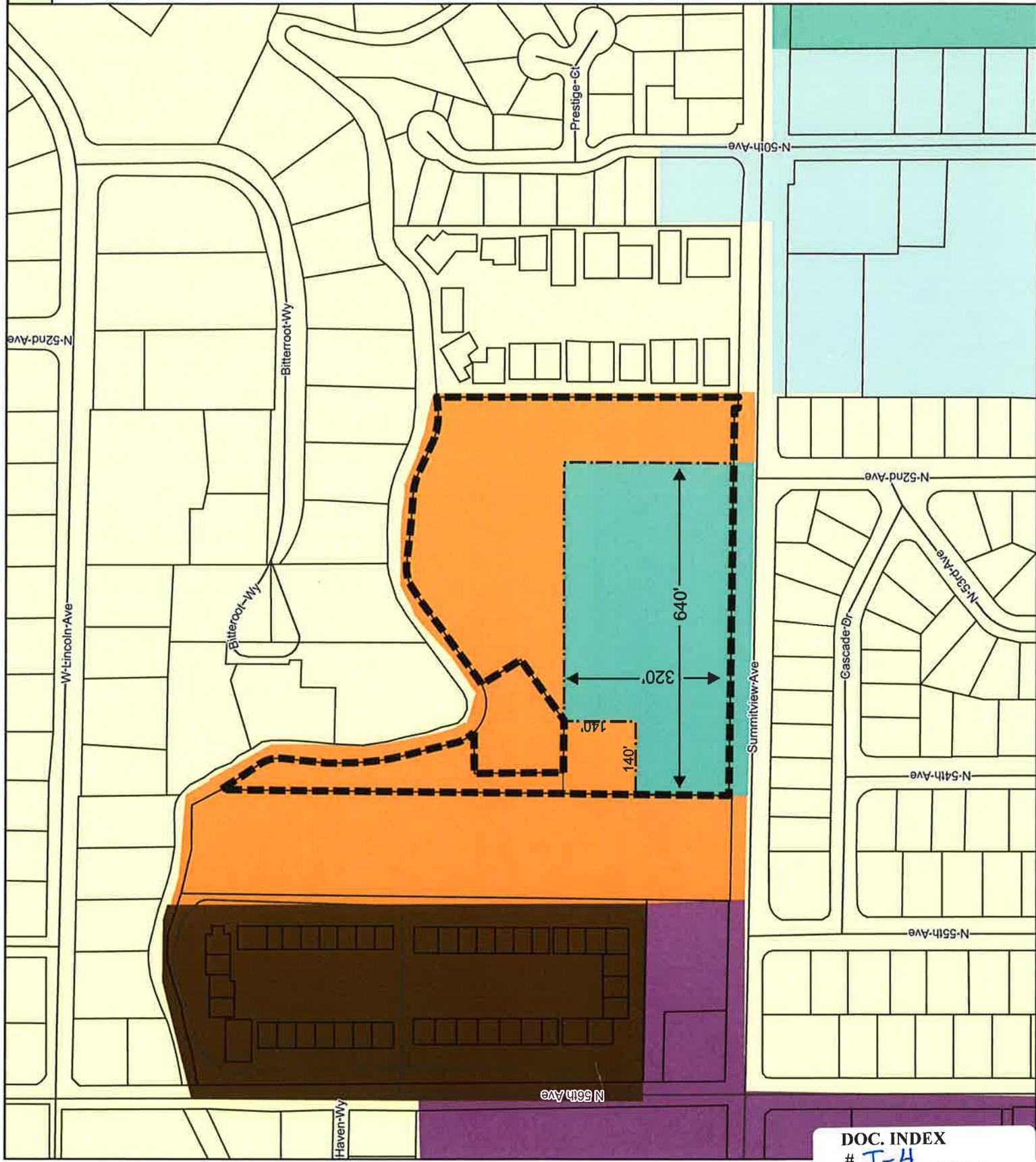
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Site and Adjacent Existing Future Land Use

Johnson

-  Subject Property
-  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



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**Proposed Future
Land Use**

Johnson

-  Subject Property
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Professional Office
-  Regional Commercial
-  Neighborhood Commercial
-  Large Convenience Center
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-  CBD Core Commercial
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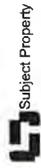
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DOC. INDEX
I-4

Critical Areas

Johnson



Subject Property
Stream Type - 2013 CAO

- 1
- 2
- 3
- 4
- 4 or 5
- Undetermined
- 5

SMP Streams Environments

- Natural
- Conservancy
- Rural
- Urban
- Urban Con
- Floodway/CMZ
- Local Wetland Inventory
- FEMA 100 Year Floodplain
- Zone A
- Zone AE
- FEMA 100 Year Floodway
- Floodway
- Parcels
- All Roads

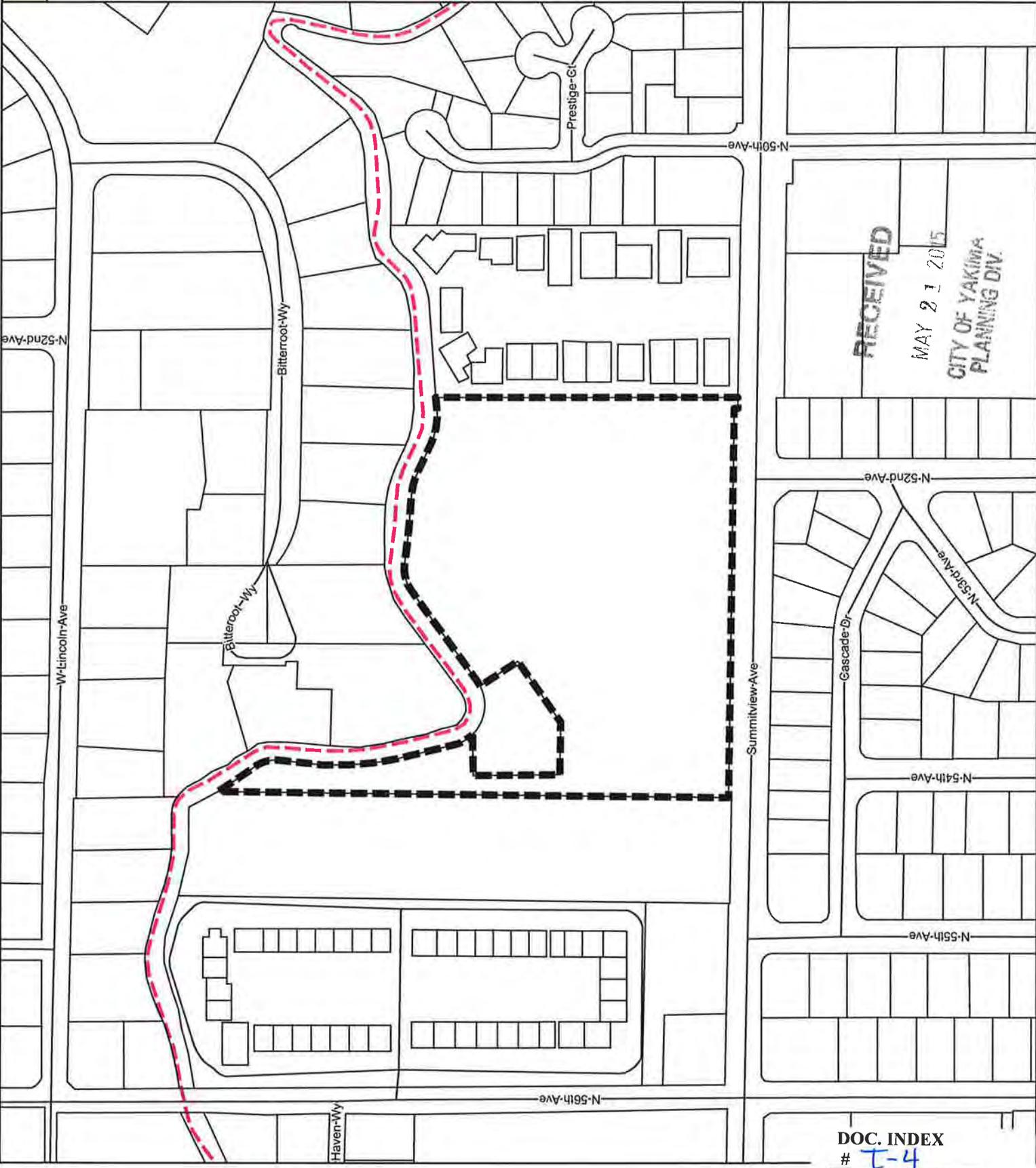
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DOC. INDEX
T-4



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 2nd Street, Yakima, WA 98901
4. Contact Person & Phone: Same as applicant.
5. Agency Requesting Checklist: City of Yakima
6. Date The Checklist Was Prepared: May 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, a future development plan will be developed to establish local businesses and residential uses on the property. Specific plans for development at this site have not been drafted at this time.

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DOC.
INDEX

I-3

MAY 21 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:

No additional environmental information is pending.

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 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 4.25 acres of a 9.93 acre parcel. The comprehensive plan land use change consists of changing the Future Land Use Map from Medium-density Residential to Neighborhood Commercial and the zoning from Two-family Residential to Local Business. The balance of the property is proposed to remain designated Moderate-density Residential and zoned Two-family Residential.

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 property lies on the north side of Summitview Avenue, approximately 600 feet east of the intersection of North 56th Avenue and Summitview Avenue, within the City Limits of Yakima, Washington. The property is vacant and there is no known address. The Yakima County Assessor's Parcel Number for the property is 181321-13468.

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 type="checkbox"/> flat <input checked="" 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>Approximately 3-5 percent.</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>According to the Soil Survey of Yakima County Area Washington, the soil types are Esquatzel silt loam, 0 to 2 percent slopes and Selah silt loam, 5 to 8 percent slopes. The Esquatzel silt loam, 0 to 2 percent slopes soil is classified as prime farmland.</p>	<p style="text-align: right;">RECEIVED</p> <p style="text-align: right;">MAY 21 2015</p> <p style="text-align: right;">CITY OF YAKIMA PLANNING DIV.</p>

DOC.
INDEX
I-3

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>Not applicable, no construction 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>	
2. Air	
<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>	
3. Water	
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>Yes, the north property line of the property abuts the Yakima Valley Canal.</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>	

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MAY 21 2015

CITY OF YAKIMA
PLANNING DIV.

DOC.

INDEX

I-3

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>Development of the property will be limited in scope due to the floodplain of Wide Hollow Creek. Any development proposed on the property will be subject to floodplain and critical areas review.</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: FRUIT TREES, ORCHARD GRASS & WEEDS</p>	

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MAY 21 2015
CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX
I-3

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<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>	
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>None needed, none proposed.</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 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. List any threatened or endangered species known to be on or near the site.</p> <p>None known by the property owner.</p>	
<p>c. Is the site part of a migration route? If so, explain.</p> <p>No.</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>None needed as part of this application, none proposed.</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.</p> <p>No energy is needed as part of this application.</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>No.</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:</p> <p>None needed as there is no proposal.</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.</p> <p>No.</p>	
<p>1. Describe special emergency services that might be required.</p> <p>No special emergency services are required for this application.</p>	
<p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>None needed, none proposed.</p>	

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MAY 21 2015

CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX
I-3

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
b. Noise	
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>Minor traffic noise exists from Summitview Avenue. This noise will not affect this proposal.</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.</p> <p>The land use change and rezone will not create any noise.</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>None needed, none proposed.</p>	
8. Land and Shoreline Use	
<p>a. What is the current use of the site and adjacent properties?</p> <p>The subject site contains a fruit orchard. Property to the east, north and south contain residential uses. Property to the west contains a single-family residence and orchard.</p>	
<p>b. Has the site been used for agriculture? If so, describe.</p> <p>Yes, the property is currently planted in orchard.</p>	
<p>c. Describe any structures on the site.</p> <p>Not applicable, there are no structures on the property.</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>Not applicable, there are no structures on the property.</p>	
<p>e. What is the current zoning classification of the site?</p> <p>Two-family Residential</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Medium-density Residential</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>	

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MAY 21 2015
CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX
I-3

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>i. 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.</p>	
<p>9. Housing</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 new 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. See 8.d. above.</p>	
<p>c. Proposed measures to reduce or control housing impacts, if any:</p>	
<p>Not applicable.</p>	
<p>10. Aesthetics</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>11. Light and Glare</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>12. Recreation</p>	
<p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p>	
<p>Recreational opportunities have been observed at Gilbert Park, which lies northeasterly of the site approximately 750 feet.</p>	
<p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p>	
<p>No recreational opportunities will be displaced.</p>	

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MAY 21 2015

DOC.

INDEX

I-3

CITY OF YAKIMA
PLANNING DIV.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<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>	
13. Historic and Cultural Preservation	
<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>	
14. Transportation	
<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 Summitview Avenue, which connects to other urban arterials and ultimately the State highway and interstate systems.</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.</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>	

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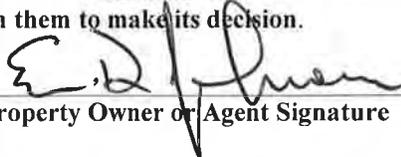
MAY 21 2011

CITY OF YAKIMA
PLANNING DIV

DOC.

INDEX

I-3

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>15. Public Services</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>16. Utilities</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.</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>C. SIGNATURE (To be completed by the applicant.)</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	Date Submitted
<p>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</p>	

RECEIVED

DOC.
INDEX
I-3

MAY 21 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
<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>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>Proposed measures to avoid or reduce such increases are:</p> <p>If applicable, complete an additional SEPA Checklist once a project has been proposed.</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>This proposal will have no effect to plants, animals, fish or marine life.</p>	
<p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</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>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>Not applicable, no natural resources are being exploited through this application.</p>	
<p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>None needed, none proposed.</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>The proposal does not affect environmentally sensitive areas.</p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>Compliance with local, state and federal environmental ordinances will ensure protection occurs.</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>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>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>Compliance with local, state and federal shoreline and land ordinances will ensure protection occurs.</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</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>Proposed measures to reduce or respond to such demand(s) are:</p> <p>All new development would be required to meet transportation concurrency requirements prior to development occurring.</p>	<p>RECEIVED</p>

DOC.
INDEX
I-3

MAY 21 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.	

RECEIVED

MAY 21 2015

CITY OF YAKIMA
PLANNING DIV.

**DOC.
INDEX**

I-3

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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

MAY 21 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: Eric D. Johnson; Mailing Address: 4906 Summitview Ave.; City: Yakima WA; Zip: 98908; Phone: (509) 966-3844; E-Mail: JOHNSONORCHARDS@AOL.COM

2. Applicant's Interest in Property: Check One: [X] Owner [] Agent [] Purchaser [] Other

3. Property Owner's Information (If other than Applicant): Name: Johnson Family Century 21 LLC; Mailing Address: SAME; City: ; St: ; Zip: ; Phone: ()

4. Subject Property's Assessor's Parcel Number(s): 181321-13468

5. Legal Description of Property. (if lengthy, please attach it on a separate document) SEE ATTACHED

6. Property Address: 5111 Summitview Ave. Yakima WA 98908

7. Property's Existing Zoning: [] SR [] R-1 [X] 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) [X] Environmental Checklist (SEPA Review) [X] Rezone [] Easement Release [] Right-of-Way Vacation [] Shoreline [] Transportation Concurrency [] Critical Areas Review [] Non-Conforming Use/Structure [] Variance [] Appeal to HE / City Council [] Temporary Use Permit [] Interpretation by Hearing Examiner [] Overlay District [] Modification [] Binding Site Plan [] Home Occupation [] Planned Development [] Comprehensive Plan Text or Map Amendment [] 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

Date 4/30/2015

Applicant's Signature

Date 4/30/2015

FILE/APPLICATION(S)# CDA#009-15, usepa#0116-15, R7#009-15

DATE FEE PAID: 05/01/15

RECEIVED BY: C. H. H. H.

AMOUNT PAID: \$1555.00

RECEIPT NO: CR-15-078724

DOC. INDEX # I-2

LEGAL DESCRIPTION

181321-13468 – LOT 2 AND THAT PORTION OF LOT 1, OF THAT CERTAIN CITY OF YAKIMA SHORT PLAT FILED FOR RECORD MAY 19, 2011, UNDER AUDITOR'S FILE NO. 7728562, RECORDS OF YAKIMA COUNTY, WASHINGTON, LYING WESTERLY & NORTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 89°08'50" EAST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 40.58 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 0°31'06" WEST 170.54 FEET;
THENCE NORTH 89°28'54" EAST 74.03 FEET, MORE OR LESS, TO THE SOUTH RIGHT OF WAY LINE OF THE YAKIMA VALLEY CANAL COMPANY CANAL AND THE TERMINUS OF THE LINE HEREIN DESCRIBED.

SUBJECT TO AND TOGETHER WITH EASEMENTS AND APPURTENANCES OF RECORD.

SITUATE IN YAKIMA COUNTY, WASHINGTON.

RECEIVED

MAY 21 2015

CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX

I-2

SUMMARY OF REQUEST

The request is to change the Comprehensive Plan Future Land Use Map designation and zoning on approximately 4.25 acres of a 9.93 acre parcel. The comprehensive plan land use change consists of changing the Future Land Use Map from Medium-density Residential to Neighborhood Commercial and the zoning from Two-family Residential to Local Business on approximately 4.25 acres. The balance of the property is proposed to remain designated Moderate-density Residential and zoned Two-family Residential.

RECEIVED

MAY 21 2015

CITY OF YAKIMA
PLANNING DIV.

**DOC.
INDEX
I-2**



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) **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.

[Handwritten Signature]
 Property Owner Signature (required)

 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

MAY 21 2015

CITY OF YAKIMA
 PLANNING DIV.

DOC. INDEX
 # I-2



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

MAY 21 2015
CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX
I-2

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, circumstances have changed since the original and last relative comprehensive plan were considered. Specifically, a significant amount of property that has been designated Neighborhood Commercial in the central/west portion of the City of Yakima has been developed. The specific change in circumstances that applies to this application is the development of a similar property at the southeast corner of North 48th Avenue and Summitview Avenue. That property had the comprehensive land use designation changed in 2007 to Neighborhood Commercial and was rezoned Local Business (B-2). The property is 1.25 acres in size and has been completely built-out. In fact, there are no vacancies at that new commercial center.

Another change that occurred in 2007 was that the proponent of this application processed a similar application for property south of Summitview Avenue and approximately 800 feet east of this subject property. That property is approximately 4.5 acres in size and contains Johnson Orchards and its fruit retail outlet. Since the time of the change in 2007, the agricultural industry has grown substantially. Based on this growth, the proponent has no desire to remove the existing business or orchard. Thus, although the property is designated Neighborhood Commercial, the property owner will not be removing the existing business or orchard to accommodate new businesses on the property anytime soon. Because of this, a shortage of Neighborhood Commercial designated property exists in this area. Since the same property owner owns both properties, it is his desire to request a change on the subject property to provide additional land designated for Neighborhood Commercial activities.

As was true in 2007 (the time of the last comprehensive plan change in this area), and remains true today, nearby shopping centers (Chalet Place, West Park & Glenwood Center) remain near 100 percent capacity and do not have any additional vacant land for development. Large residential subdivisions in the West Valley Area continue to be built upon and create a need for retail and service establishments in this area. No new areas of Neighborhood Commercial designated property, of any substantial size, have been added in the central/west Yakima area to compensate for the development which has occurred since the Comprehensive Plan Future Land Use Map was originally adopted and since amended. Based on findings above, a change in circumstances has occurred.

RECEIVED

MAY 21 2015

DOC.
INDEX

I-2

CITY OF YAKIMA
PLANNING DIV.

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 current relevant comprehensive plan because it complies with Goal 3.12 which states:

“Provide small scale, neighborhood convenience commercial use and services, primarily serving residents of adjacent neighborhoods.”

The goal is backed by all of the following policies:

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 stores.

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 uses shall be located at the intersection of Principle arterial, minor arterial or collector arterials.

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 areas.

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.

Proponent Comment – This project specifically meets the above goal and policies because the proposed change in land use would provide an area for small retail and service establishments, meets the appropriate lot size for neighborhood commercial activities (as it is 4.25 acres in size), is located approximately 600 feet east of the intersection of North 56th Avenue and Summitview Avenue (which is an area zoned Large Convenience Center), is located within the City limits and provided with full urban services and facilities, has adequate buffering to residential uses based on the location of existing land uses and how this proposal has been designed, does not route commercial vehicles through a residential neighborhood, will enhance existing established residential and commercial neighborhoods by providing an area for retail and service business that will provide services to existing local residents and other businesses located east and west of the site.

This proposal also promotes the idea of a small commercial center and not a strip commercial development. As proposed, the property is large enough to provide access to

RECEIVED

DOC.
INDEX
I-2

MAY 21 2015
CITY OF YAKIMA
PLANNING DIV.

the site by intersections and not individual driveway approaches. This better implements the plan because it avoids strip commercial development.

For all the reasons stated above, this proposal better implements the comprehensive plan because it is located in a mixed use area and meets the goals and policies for neighborhood commercial development, is located in an area of existing neighborhood commercial and professional businesses and is recognized as an area of high quality professional business and neighborhood commercial 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 update process, provides for a deficiency in the plan and promotes economic development.

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

Yes, the deficiency is that due to the low supply of property designated Neighborhood Commercial. Because of this, it is necessary to request a change in the land use designation of certain properties so that an adequate supply of neighborhood commercial property exists. Since the Comprehensive Plan is only periodically updated, annual amendments must be requested to fulfill the deficiencies until the next major update to the Plan occurs. A successful comprehensive land use change and rezone will help alleviate the deficiency by permitting commercial businesses a new, larger and safer area to locate.

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.

RECEIVED

DOC.
INDEX
I-2

MAY 21 2015
CITY OF YAKIMA
PLANNING DIV.

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. The proposal reduces sprawl and is served with an adequate transportation system. This proposal also encourages economic development in the urban area and provides an opportunity for neighborhood commercial uses to locate along an urban arterial, near a large convenience center.

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 is small because the proposal is the addition of approximately 4.25 acres in size. The cumulative impact of a project this small should be minimal.

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 proposal consists of a single parcel which contains an existing orchard. As proposed, approximately 4.25 acres of a 9.93 acre parcel is proposed to be designated Neighborhood Commercial and rezoned Local Business (B-2). The property has a gentle slope to the southwest and has direct access to Summitview Avenue. Domestic water is available along the properties frontage with Summitview Avenue. Sanitary sewer is available at the southwest corner of the property. The property is located in an area where all urban services and facilities are located, or can be extended to the property, as needed. The property lies in the West Valley School District and is served by the City of Yakima with police and fire service.

DOC.

INDEX

I-2

RECEIVED

MAY 21 2015

CITY OF YAKIMA
PLANNING DIV.



Supplemental Application For:
REZONES
 YAKIMA MUNICIPAL CODE CHAPTER 15.23

RECEIVED
 MAY 21 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.

E. D. Johnson
 Property Owner Signature (required) _____ Date _____

DOC.
 INDEX
 # 12

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

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PART III – REZONE NARRATIVE

(Number 7)

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

The subject property is suitable for uses permitted under the proposed zoning change because the property fronts on an urban arterial and has direct access to Summitview Avenue. The frontage along Summitview Avenue is wide enough to provide for two intersections to be constructed to serve the property. This will prevent strip commercial from occurring, where individual driveways are used to access commercial properties and are undesirable. Instead this development can provide an interior road network to serve both the commercial and residential uses proposed for the property. Although the property has a gentle slope to the southwest, the property can easily be graded to accommodate proposed neighborhood commercial uses. The property is located in a mixed-use area that consists of large convenience stores (Chalet Place, Safeway, Shopko), retail and service businesses (along Summitview Avenue), professional businesses (along Summitview Avenue) and mixed residential uses (the overall neighborhood). This proposal has been designed so that only a portion of the property will be rezoned to protect the integrity of the surrounding residential neighborhoods, yet permit the balance of the property to be developed, as it is currently zoned.

The property lies within the City Limits of Yakima and is served with full urban services and facilities. This is a classic infill project and will provide both residential and commercial land uses, which is a desirable aspect of the Washington State Growth Management Act because it promotes proper use of infrastructure.

What is the status of the existing land use?

The status of the existing land use is that the property is currently planted in orchard. Fruit grown on the site is retailed at Johnson Orchards, which lies approximately 800 feet southeast of the subject property. This property is becoming difficult to farm due to surrounding uses that have occurred over the years and an increase in traffic along Summitview Avenue, which makes it difficult to access with farm equipment and farm workers. It is currently the desire of property owner to surplus the property and provide additional business zoned property along Summitview Avenue. The sale of the property would provide an additional area for commercial development, as most of the available commercial property in this area is owned by this proponent and unavailable for development.

RECEIVED

**DOC.
INDEX**

I-2

MAY 21 2015
CITY OF YAKIMA
PLANNING DIV.

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 complies with Goal 3.12 which states:

“Provide small scale, neighborhood convenience commercial use and services, primarily serving residents of adjacent neighborhoods.”

The goal is backed by all of the following policies:

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 stores.

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 uses shall be located at the intersection of Principle arterial, minor arterial or collector arterials.

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 areas.

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.

Proponent Comment – This project specifically meets the above goal and policies because the proposed change in land use would provide an area for small retail and service establishments, meets the appropriate lot size for neighborhood commercial activities (as it is 4.25 acres in size), is located approximately 600 feet east of the intersection of North 56th Avenue and Summitview Avenue (which is an area zoned Large Convenience Center), is located within the City limits and provided with full urban services and facilities, has adequate buffering to residential uses based on the location of existing land uses and how this proposal has been designed, does not route commercial vehicles through a residential neighborhood, will enhance existing established residential and commercial neighborhoods by providing an area for retail and service business that will provide services to existing local residents and other businesses located east and west of the site.

This proposal also promotes the idea of a small commercial center and not a strip commercial development. As proposed, the property is large enough to provide access to

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**DOC.
INDEX
I-2**

MAY 21 2015
CITY OF YAKIMA
PLANNING DIV.

the site by intersections and not individual driveway approaches. This better implements the plan because it avoids strip commercial development.

For all the reasons stated above, this proposal better implements the comprehensive plan because it is located in a mixed use area and meets the goals and policies for neighborhood commercial development, is located in an area of existing neighborhood commercial and professional businesses and is recognized as an area of high quality professional business and neighborhood commercial 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 fronts on, and has direct access to, Summitview Avenue (an arterial roadway). The property is also served with all other infrastructure including domestic water, sanitary sewer, electricity, telephone and any other needed utilities. Additionally, the site is protected by the Yakima Police and Fire Departments and lies within the West Valley School District.

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, the existing public facilities are capable of supporting the most intensive use of the new zone. The property is served with full urban services and facilities, or services can be easily extended to the property, as necessary. If any short fall exists in the delivery of facilities, necessary mitigation will take place by the developer to ensure adequate public facilities are in place at his/her/their expense, as required through land use concurrency.

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

The proposed zone change is compatible with existing neighboring uses because the property owner has designed the rezone to be as compatible with surrounding land uses as possible. The property owner has a conceptual plan for the property, which shows how residential property is likely to occur on the balance of the subject property. Based on this, abutting properties to the east and north will continue to adjoin residential uses. Existing residential uses, south of Summitview Avenue, are located below road grade and should not be impacted by any commercial development, as they will generally not be able to see the property from their residences. Property to the west, is zoned Two-family Residential (R-2), contains a single-family residence which appears, from the outside, to

DOC.
INDEX
I-2

RECEIVED
MAY 21 2015
CITY OF YAKIMA
PLANNING DIV.

generally be in poor condition. The residence is located near the south edge of the property along Summitview Avenue. The balance of the property is planted in orchard. This property has been for sale for many, many, years and has not sold. Based on this, one can assume that the highest and best use of this property is likely trending toward the commercial and high-density residential side of land uses, as the property abuts a bank and condominium complex along its west border. Based on this, it is likely that a change in the land use designation and zoning will occur on this property in the future. So in essence, this proposal would be compatible with any future change of the property to the west which melds the bank property/condominium property and the subject property for compatibility purposes.

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

No specific mitigation is proposed as part of the rezone request, as it is a non-project application. However, appropriate mitigation is built into the zoning code through regular site plan approval, which would be required as part of any development plan for the property to ensure compatibility between uses. This specific rezone proposal, and its design, is intended to ensure that existing sensitive land uses in the area are protected from adverse impacts of a commercial development. Specifically, only a portion of the property is proposed for rezone at a location on the property that has the least affect on adjoining properties. The balance of the property will continue to be zoned residential, which is compatible with surrounding land uses. In essence, adequate buffering is proposed by leaving compatible zoning districts adjacent to one another.

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

The public need arises from the fact that there is a demonstrated need for additional Local Business (B-2) zoned property in the central/west Yakima Urban Area. Most commercial properties in this general area are fully developed and occupied. This includes the shopping centers known as Chalet Place, West Park, Glenwood Center and all those smaller uses established around them and along arterials between them. As indicated in the written narrative associated with the attached Comprehensive Land Use change request, the supply of B-2 property in this area is currently owned by the proponent of this application. The applicant indicates that due to the strong agricultural market at this time, he has no desire to develop the 4.5 acres of B-2 property which currently contains Johnson Orchards and its retail outlet. Thus, to alleviate this shortage, and provide additional land for commercial development, the property owner is willing to surplus this property because of the difficulty he is having farming it. Surrounding land uses are generally residential in nature (which is difficult to spray around) and traffic along Summitview Avenue has increased which makes it difficult to cross with farming equipment and farm labor. Based on this, the public need is met by providing adequate neighborhood commercially zoned property in an area where a shortage exists, while

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DOC.
INDEX
I-2

MAY 21 2015
CITY OF YAKIMA
PLANNING DIV.

reducing the risk of spray drift and vehicle/pedestrian accidents along Summitview Avenue.

In closing, this proposal will increase the availability of B-2 property in a mixed-use area where large convenience, retail and service businesses, professional businesses and residential uses have already located and have continued to locate, as appropriately zoned property is provided. This proposal makes use of existing infrastructure in the area and will meet the needs of the local business community by providing commercial property with safe and convenient access to the street network. To meet the demands of the local business and professional business community of Yakima, new land needs to be added to the current inventory of B-2 zoned property, so businesses have adequate choices of location, building lot size and opportunities to locate within the city limits. Approval of this application would permit new and existing businesses to move to this site or possibly attract new businesses to this area. The public expects successful businesses to remain and locate in Yakima. This rezone reflects those expectations and meets the public need and perspective.

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MAY 21 2015

CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX
I-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

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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:	Eric D. Johnson					
	Mailing Address:	4906 Summitview Ave.					
	City:	Yakima	WA	WA	Zip:	98908	Phone: (509) 966-3844
	E-Mail:	JOHNSONORCHARDS@AOL.COM					
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:	Johnson Family Century 21 LLC					
	Mailing Address:	Same					
	City:		St:		Zip:		Phone: ()
	E-Mail:						
4. Subject Property's Assessor's Parcel Number(s): 181321-13468							
5. Legal Description of Property. (if lengthy, please attach it on a separate document)							
6. Property Address: 5111 Summitview Ave. Yakima WA 98908							
7. Property's Existing Zoning: <input type="checkbox"/> SR <input type="checkbox"/> R-1 <input checked="" type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2							
8. Type Of Application: (Check All That Apply)							
<input type="checkbox"/> Administrative Adjustment	<input checked="" 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 checked="" 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.

Property Owner's Signature: [Signature]

Date: 4/30/2015

Applicant's Signature: _____

Date: 4/30/2015

FILE/APPLICATION(S)#	CDA#1009-15, Usepa#1116-15, R7#009-15
DATE FEE PAID!	RECEIVED BY!
05/01/15	Challinger
AMOUNT PAID!	RECEIPT NO!
\$155.00	CE-1-078724

DOC. INDEX # I-1

2015 COMPREHENSIVE PLAN MAP AMENDMENTS

City Council Public Hearing

CHAPTER J **PUBLIC NOTICES**

EXHIBIT #	DOCUMENT	DATE
J-1	Memo to Yakima Planning Commission Regarding Future Comprehensive Plan Annual Amendments Schedule	11/18/2014
J-2	2015 Comprehensive Plan Amendment Opening Process Display Ad and Legal Notice	01/22/2015
J-3	Set the Date for the 2015 Comprehensive Plan Map Amendments – R-2015-137 Agenda Statement and Resolutions	11/17/2015
J-4	Affidavit of Mailing of Notice of YPC's Recommendation (See DOC INDEX #AA-1, AA-2, AA-3 for YPC's Recommendations)	11/18/2015 11/20/2015
J-5	Letter of Transmittal to Deputy City Clerk for Public Hearing Notice Mailing Labels and Vicinity Map	11/19/2015
J-6	Notice of City Council Public Hearing on December 1st and December 7, 2015	11/20/2015
J-7	Notice of Correction to the City Council Public Hearing Notice	11/23/2015



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
NOTICE OF CORRECTION
REGARDING THE PUBLIC HEARINGS FOR THE 2015 COMPREHENSIVE PLAN MAP
AMENDMENTS AND REZONES**

Dear property owners, interested parties of record, and agencies,
On November 19th and 20th, 2015, the City of Yakima Clerk mailed you a Notice of Public Hearing giving notice that the Yakima City Council will conduct "closed record" public hearings for the Comprehensive Plan Map Amendments (CPA) and concurrent Rezone applications (RZ) listed below. This notice was incorrect with regard to the type of hearing to be conducted and is now being corrected with this notice. **NOTICE OF CORRECTION** In accordance with YMC § 16.10.090, the Yakima City Council will conduct an **open record** public hearing for all Comprehensive Plan Map Amendment applications. Open record means the public is invited to testify and new information may be introduced. And in accordance with YMC § 15.23.030, the City Council will hold a **public meeting** for all rezone applications to affirm or reject the Planning Commission's recommendation. If you have any question on these proposal, please call Jeff Peters, Supervising Planner at (509) 575-6163 or e-mail at jeff.peters@yakimawa.gov.

Affected Applications: CPA#001-15, RZ#001-15, CPA#002-15, RZ#002-15, CPA#003-15, RZ#003-15, CPA#004-15, RZ#004-15, CPA#005-15, RZ#005-15, CPA#006-15, RZ#006-15, CPA#007-15, RZ#007-15, CPA#008-15, RZ#008-15, CPA#009-15, and RZ#009-15.

Sincerely,

Jeff Peters
Supervising Planner

DOC.
INDEX
J-7



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 confirm placement prior to deadline, by contacting your account rep at (509) 577-7740.

Date:	11/20/15
Account #:	110358
Company Name:	CITY OF YAKIMA PLANNING
Contact:	ROSALINDA IBARRA
Address:	129 N 2ND STREET YAKIMA, WA 98901-2720
Telephone:	(509) 575-6164
Fax:	

Ad ID:	601393
Start:	11/23/15
Stop:	11/23/15
Total Cost:	\$84.60
# of Inserts:	2
Lines:	50.0
Ad Class:	6021
Ad Class Name:	Public Legal Notices
Account Rep:	Simon Sizer
Phone #:	(509) 577-7740
Email:	ssizer@yakimaherald.com

Run Dates:
Yakima Herald-Republic 11/23/15
YakimaHerald.com 11/23/15

**CITY OF YAKIMA
NOTICE OF CORRECTION
REGARDING THE PUBLIC
HEARINGS FOR THE 2015
COMPREHENSIVE PLAN
MAP AMENDMENTS AND
REZONES**

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(601393) November 23, 2015

Ad Proof

**CITY OF YAKIMA
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REGARDING THE PUBLIC
HEARINGS FOR THE 2015
COMPREHENSIVE PLAN
MAP AMENDMENTS AND
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(601393) November 23, 2015

DOC.
INDEX
J-7



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

**CITY OF YAKIMA
NOTICE OF PUBLIC HEARING
ON THE 2015 COMPREHENSIVE PLAN MAP AMENDMENTS**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct closed record public hearings to consider the Yakima Planning Commission's recommendations concerning the 2015 Comprehensive Plan Amendments and concurrent rezone applications. *Closed Record Hearing* means the public is invited to testify on the existing Yakima Planning Commission's records but will not be allowed to introduce any new information.

The Washington State Growth Management Act requires cities and counties to adopt land use regulations that are consistent with and implement their comprehensive plan. For 2015, the City of Yakima received a total of nine requests to amend the City's Future Land Use Map designation and concurrent rezone requests.

The following public hearings will be held **Tuesday, December 1, 2015 at 6:30 p.m.**, or soon thereafter, in the Council Chambers at City Hall, 129 No. 2nd Street, Yakima, Washington.

- A. CPA#001-15, RZ#001-15, SEPA #006-15, Elves Family Investments**
Vicinity of W. Nob Hill Boulevard and South 40th Street; Parcel 181327-31400. Proposal to change the Future Land Use Map designation of one parcel from High Density Residential to Neighborhood Commercial & concurrent Rezone of one parcel from Multi-Family Residential (R-3) to Local Business District (B-2).
- B. CPA#002-15, RZ#002-15, SEPA#008-15, Larry Hull**
Located at 304 Division Street. Proposal to change the Future Land Use Map designation from Industrial to General Commercial & concurrent Rezone from Light Industrial (M-1) to General Commercial (GC)
- C. CPA#003-15, RZ#003-15, SEPA#009-15, Super Cold Storage, LLC**
Located in the vicinity of River Rd & N. 16th Avenue, Parcels 181313-22015 and -22012. Proposal to change the Future Land Use Map designation of two parcels from Regional Commercial to Industrial & concurrent Rezone of two parcels from Large Convenience Center (LCC) to Light Industrial (M-1).
- D. CPA#006-15, RZ#006-15, SEPA#012-15, Westwood West Corp.**
Sixteen (16) parcels located in the vicinity of S. 64th Avenue & Tieton Drive. Proposal to change the Future Land Use designation from Low Density Residential to a combination of Professional Office, Regional Commercial, Medium Density Residential and High Density Residential & 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).

**DOC.
INDEX
J-6**

- E. CPA#007-15, RZ#007-15, SEPA#013-15, Cottonwood Partners, LLC**
Located in the vicinity of S. 64th Avenue & Occidental Rd. Parcels 181205-13009, -11001.
Proposal to change the Future Land Use Map from Low Density Residential and Medium Density Residential to High Density Residential & concurrent Rezone from Single-Family Residential (R-1) and Two-Family Residential (R-2) to High-Density Residential (R-3)
- F. CPA#009-15, RZ#009-15, SEPA#016-15, Johnson Family Century 21, LLC**
Located in the vicinity of Summitview Avenue & N. 52nd Avenue, Parcel 181321-13468.
Proposal to change the Future Land Use Map designation from Medium Density Residential to Neighborhood Commercial & concurrent Rezone from Two-Family Residential (R-2) to Local Business (B-2)

All interested persons are invited to attend this public hearing.

Dated this 20th day of November, 2015.

Jodi Stephens
Acting City Clerk

Mailed November 20, 2015

DOC.
INDEX
J-6



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

**CITY OF YAKIMA
NOTICE OF PUBLIC HEARING
ON THE 2015 COMPREHENSIVE PLAN MAP AMENDMENTS**

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The following public hearings will be held **Monday, December 7, 2015 at 6:30 p.m.**, or soon thereafter, in the Council Chambers at City Hall, 129 No. 2nd Street, Yakima, Washington.

- A. CPA#008-15, RZ#008-15, SEPA#014-15, Chelminar Association, Inc.**
Located in the vicinity of S. 46th Avenue and W. Chestnut Avenue, Parcels 181322-33474 and -33473. Proposal to change the Future Land Use Map designation of three parcels from Low Density Residential to Professional Office & concurrent Rezone of three parcels from Sing-Family Residential (R-1) to Professional Business (B-1).
- B. CPA#004-15, RZ#004-15, SEPA#010-15, What the Hay, LLC**
Located in the vicinity S. 88th Avenue & Wide Hollow Road, Parcel 181330-42402. Proposal to change the Future Land Use Map designation from Low Density Residential to High Density Residential & concurrent Rezone from Single-Family Residential (R-1) to Multi-Family Residential (R-3).
- C. CPA#005-15, RZ#005-15, SEPA#011-15, TM Rentals**
Located in the vicinity of S. 38th Avenue and W. Logan Avenue, Parcels 181327-43493, -43492, and -43494. Proposal to change the Future Land Use Map designation from Low Density Residential to Professional Office & concurrent Rezone of 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 Avenue.

All interested persons are invited to attend this public hearing.

Dated this 20th day of November, 2015.

Jodi Stephens
Acting City Clerk

Mailed November 20, 2015

DOC.
INDEX
5-6

YAKIMA HERALD-REPUBLIC CLASSIFIED 452-7355

**CITY OF YAKIMA
NOTICE OF PUBLIC HEARING
ON THE 2015 COMPREHENSIVE PLAN MAP AMENDMENTS**

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For further information, please contact Jeff Peters, Supervising Planner, 575-6163. Any citizen wishing to comment on this request is welcome to attend the public meeting or contact the City Council in the following manner: 1) Send a letter via regular mail to "Yakima City Council, 129 N. 2nd Street, Yakima, Wa. 98901"; or, 2) E-mail your comments to citycouncil@yakimawa.gov Dated this 20th day of November, 2015. Jodi Stephens, Acting City Clerk

(600690) November 20, 2015

**CITY OF YAKIMA
NOTICE OF PUBLIC HEARING
ON THE 2015 COMPREHENSIVE PLAN MAP AMENDMENTS**

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Located in the vicinity of S. 64th Avenue & Occidental Rd. Parcels 181205-13009, -11001. Proposal to change the Future Land Use Map from Low Density Residential and Medium Density Residential to High Density Residential & concurrent Rezone from Single-Family Residential (R-1) and Two-Family Residential (R-2) to High-Density Residential (R-3)

F. CPA#009-15, RZ#009-15, SEPA#016-15, Johnson Family Century 21, LLC

Located in the vicinity of Summitview Avenue & N. 52nd Avenue, Parcel 181321-13468. Proposal to change the Future Land Use Map designation from Medium Density Residential to Neighborhood Commercial & concurrent Rezone from Two-Family Residential (R-2) to Local Business (B-2)

For further information, please contact Jeff Peters, Supervising Planner, 575-6163. Any citizen wishing to comment on this request is welcome to attend the public meeting or contact the City Council in the following manner: 1) Send a letter via regular mail to "Yakima City Council, 129 N. 2nd Street, Yakima, Wa. 98901"; or, 2) E-mail your comments to citycouncil@yakimawa.gov Include in the e-mail subject line, "Meadow View Estates." Please also include your name and mailing address.

Dated this 20th day of November, 2015. Jodi Stephens, Acting City Clerk

(600701) November 19, 2015

DOC.

INDEX

J-6

CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

I, Lisa Maxey, as an employee of the City of Yakima, Planning Division, have transmitted to: Jodi Stephens, Deputy City Clerk, by hand delivery, the following documents:

1. Mailing labels for the nine applications processed for the **2015 Comprehensive Plan Map Amendments (CPA#001-15, CPA#002-15, CPA#003-15, CPA#004-15, CPA#005-15, CPA#006-15, CPA#007-15, CPA#008-15 & CPA#009-15)**. Including all labels for adjoining property owners within 300 feet of subject property, SEPA Reviewing Agencies, and all parties of record.
2. One vicinity map for all applications.

Signed this 19th day of November, 2015



Lisa Maxey
Department Assistant II

Received

By: _____



Date: _____

11-19-15

DOC.
INDEX
J-5

**300 ft Mailing List
Elves Family Investments
CPA#001-15**

~~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

~~Darryl Elves
17440 Nordic Cove Ln NW
Poulsbo, WA 98370~~

**DOC.
INDEX
J-5**

**300 ft Mailing List
Larry Hull
CPA#002-15**

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	19133022465 HOPUNION CRAFT BREWING SALES LLC 203 DIVISION ST YAKIMA, WA 98902
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
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	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
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	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

DOC.
INDEX

J-5

<p>18132511402 SKYLER A & JESSICA E KIEL 407 QUEEN ANNE BLVD YAKIMA, WA 98902</p>	<p>18132511414 STEPHAN & ANGELA DELANEY PO BOX 2684 YAKIMA, WA 98907</p>	<p>18132511412 STEPHAN G & 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 & SANDRA BOURGEOIS 621 S 3RD AVE YAKIMA, WA 98902</p>	

DOC.
INDEX
J-5

**300 ft Mailing List
Super Cold Storage LLC
CPA#003-15**

18131322407
CALCOE FEDERAL CREDIT UNION
1209 N 16TH AVE
YAKIMA, WA 98902

18131322010
CASCADE SELF STORAGE LLC
108 W MEAD AVE
YAKIMA, WA 98902

18131322401
CWI LP
PO BOX 2775
PASCO, WA 993022775

18131322007
LAB INVESTING CORP
17926 W DENTON AVE
LITCH FIELD PARK, AZ 85340

18131322016
OSPREY LAND MANAGEMENT LLC
307 S 11TH AVE
YAKIMA, WA 989023213

18131322001
PLYMOUTH RANCH LLC
PO BOX 1588
YAKIMA, WA 98907

~~18131322015
SUPER COLD STORAGE LLC
151 LOW RD
YAKIMA, WA 98908~~

18131321406
WASHINGTON FRUIT & PRODUCE CO
PO BOX 1588
YAKIMA, WA 989071588

18131322406
YAKIMA THEATRES INC
PO BOX 50
YAKIMA, WA 98907

18131322405
YAKIMA VALLEY MEMORIAL HOSPITAL
2811 TIETON DR
YAKIMA, WA 98902

18131323426
ARLENE & ERIC LIEN LIEN
PO BOX 444
YAKIMA, WA 989070444

18131324421
DOUGLAS F BETTAREL
1121 POMONA RD
YAKIMA, WA 98901

18131323432
JAMES A L FOWLER
3514 SUNSET BEACH DR NW
OLYMPIA, WA 98502

18131322408
WILLIAM A HAMBELTON
615 S 32ND AVE
YAKIMA, WA 989024019

~~Hordan Planning Services
c/o Bill Hordan
410 N 2nd St
Yakima, WA 98901~~

**DOC.
INDEX**

J-5

**300 ft Mailing List
What the Hay LLC
CPA#004-15**

<p>18133024410 COTTONWOOD PARTNERS LLC PO BOX 8310 YAKIMA, WA 989088310</p>	<p>18133013507 GREEN FAMILY TRUST 1034 S 88TH AVE YAKIMA, WA 98908</p>	<p>18133044011 HIGHLAND FRUIT GROWERS, INC. 8304 WIDE HOLLOW RD YAKIMA, WA 98908</p>
<p>18133042401 INTERNATIONAL CHURCH FOURSQUARE GOSPEL PO BOX 26902 LOS ANGELES, CA 900260176</p>	<p>18133013542 LOV FAMILY HOLDING TRUST 8708 GARDEN AVE YAKIMA, WA 98908</p>	<p>18133014005 STORAGECO LLC 3801 W WASHINGTON AVE YAKIMA, WA 989031181</p>
<p>18133013559 SUMMIT CREST CONSTRUCTION LLC PO BOX 8310 YAKIMA, WA 989088310</p>	<p>18133031001 WEST VALLEY FARM & RANCH LLC 205 S 75TH PL YAKIMA, WA 989081559</p>	<p>18133042402 WHAT THE HAY LLC PO BOX 8310 YAKIMA, WA 989088310</p>
<p>18133034002 BEVERLEE J CLAEYS 1306 S 88TH AVE YAKIMA, WA 98908</p>	<p>18133041006 CONNIE J & COLLEEN FISHER 8307 WIDE HOLLOW RD YAKIMA, WA 98908</p>	<p>18133013543 DARCI L ORANGE & MICHAEL W MERVOS 44492 CAYENNE TRAIL TEMECULA, CA 92592</p>
<p>18133013563 DEIDRE E DENNIS 1017 S 85TH AVE YAKIMA, WA 98908</p>	<p>18133013558 EMILY DAWN ADAMS 8504 GARDEN AVE YAKIMA, WA 98908</p>	<p>18133041011 GABRIEL MEJIA JR 1122 S 80TH AVE YAKIMA, WA 98908</p>
<p>18133024476 GARY M & TONI J PATRICK 1019 S 89TH AVE YAKIMA, WA 98908</p>	<p>18133043002 ISRAEL & BERTHA CERVANTES 8406 WIDE HOLLOW RD YAKIMA, WA 989089732</p>	<p>18133043003 JULIAN V & PATRICIA R STEENBERGEN 8502 ZIER RD YAKIMA, WA 98908</p>
<p>18133013506 KATE C ROSSMAN 1032 S 88TH AVE YAKIMA, WA 98908</p>	<p>18133034001 KEVIN J & DANIELLE R MARTZ 8802 WIDE HOLLOW RD YAKIMA, WA 989089734</p>	<p>18133013544 KRISTI D NEWMAN 8704 GARDEN AVE YAKIMA, WA 98908</p>
<p>18133024477 LLOYD & DIANE LOVELACE 8902 GARDEN AVE YAKIMA, WA 98908</p>	<p>18133013554 MARY POEPPPEL 8512 GARDEN AVE YAKIMA, WA 98908</p>	<p>18133013555 MELISSA MADSEN 1536 NE KATSURA ST ISSAQUAH, WA 98029</p>
<p>18133013556 NORMAN & BEVERLY LEAVERTON 5808A SUMMITVIEW AVE # 89 YAKIMA, WA 98908</p>	<p>18133013557 PAULA M EAKIN 8506 GARDEN AVE YAKIMA, WA 98908</p>	<p>18133013545 PETER K CROFTON 8702 GARDEN AVE YAKIMA, WA 98908</p>

DOC.
INDEX
1-5

18133013508

THOMAS J & TAMMY L MCMEEKIN

1036 S 88TH AVE

YAKIMA, WA 98908

Hordan Planning Services c/o Bill

Hordan

410 N 2nd St

Yakima, WA 98901

DOC.
INDEX

J-5

**300 ft Mailing List
TM Rentals
CPA#005-15**

18132734509 ALDERMAN PARTNERSHIP 4510 SNOWMOUNTAIN RD YAKIMA, WA 989082841	18132734470 LAYMAN FAMILY HOLDING TRUST 4001 LOGAN PL YAKIMA, WA 98902	18132743447 MAINE FAMILY HOLDING TRUST 3609 LOGAN LN YAKIMA, WA 989024834
18132743418 RAINIER MANAGEMENT INC PO BOX 1432 YAKIMA, WA 98907	18132743414 ROBERT & EUNICE KENNEDY LIVING TR 3805 W LOGAN AVE YAKIMA, WA 98902	18132743493 TM RENTALS PO BOX 1432 YAKIMA, WA 98907
18132743005 WIDE HOLLOW DEVELOPMENT LLC PO BOX 1432 YAKIMA, WA 98907	18132743429 ANNA M SHAY 7704 W BARGE ST YAKIMA, WA 98908	18132734492 BRUCE C & REBECCA D GOODELL 4002 LAURA LN YAKIMA, WA 98908
18132743424 DEBRA K CORNING 1321 S 38TH AVE YAKIMA, WA 98902	18132734471 DON & BILLIE NEUMEISTER 4003 LOGAN PL YAKIMA, WA 98908	18132743427 JENNIFER J MABRY 1323 S 38TH AVE YAKIMA, WA 98902
18132743415 JOHN J & DIANE E SMESTAD 3809 W LOGAN AVE YAKIMA, WA 989024830	18132743413 MICHAEL GAMBRELL PO BOX 9343 YAKIMA, WA 98909	18132734494 RALPH JR & PAMELA SUE LOPEZ 1406 S 40TH AVE YAKIMA, WA 989083931
18132734495 RALPH N & ESPERANZA LOPEZ 1410 S 40TH AVE YAKIMA, WA 98908	18132743448 RANDELL W SHANNON 3608 LOGAN LN YAKIMA, WA 98902	18132734506 RAYMOND & SUSAN KNOTTS 1400 S 40TH AVE YAKIMA, WA 989083931
18132734493 RICHARD & LINDA PATINO 4000 LAURA LN YAKIMA, WA 989083940	18132743494 ROCKY & KALLY MARQUIS 3912 W LOGAN AVE YAKIMA, WA 989024833	18132743416 ROGERS WATT 3901 W LOGAN AVE YAKIMA, WA 989024832
18132734469 SERGIO E GOMEZ 4002 LOGAN PLACE YAKIMA, WA 98908	18132743443 SHANE C LANGWELL 3607 LOGAN LN YAKIMA, WA 98902	18132743492 TED M JR MARQUIS 3801 W WASHINGTON AVE YAKIMA, WA 98902
18132743428 TOMAS J & MARY A SCHEND 3704 W PLATH AVE YAKIMA, WA 989024841	TM Rentals 3801 W Washington Ave Yakima, WA 98903	Bill Hordan Hordan Planning Services 410 N 2nd St Yakima, WA 98901

DOC.
INDEX

J-5

**300 ft Mailing List
Westwood West Corp
CPA#006-15**

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

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

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 98903

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

DOC.
INDEX
J-5

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 98012	18132911400 ROBERT J & SHARON L KIVI 6606 TIETON DR YAKIMA, WA 98908
18132133003 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

3-5
INDEX
DOC.

<p>18132911406 STEVEN M & VALERIE A BRANCH 701 PICKENS RD YAKIMA, WA 98908</p>	<p>18132911401 SUSAN E MARRA 10209 NW 11TH AVE VANCOUVER, WA 98685</p>	<p>18132911458 TIMOTHY HALL 1620 GIBBLER RD YAKIMA, WA 98908</p>
<p>18132822425 TODD W & LAURA A STAPLES 614 S 60TH AVE YAKIMA, WA 98908</p>	<p>18132911427 TYLER SCHULTZ PO BOX 2850 YAKIMA, WA 98907</p>	<p>Westwood West Corporation 414 Cherry Ridge Yakima, WA 98908</p>
<p>Hordan Planning Services 410 N 2nd St Yakima, WA 98901</p>		

DOC.
INDEX
J-5

300 ft Mailing List
Cottonwood Partners LLC
CPA#007-15

18120512003
BETTY M STEWART SURVIVORS TRUST
14665 154TH PL SE
RENTON, WA 98058

18120514004
CONGDON ORCHARDS INC
PO BOX 2725
YAKIMA, WA 989072725

18133333038
COTTONWOOD PARTNERS LLC
PO BOX 8353
YAKIMA, WA 989080353

18120513003
FAIRWAY INVESTMENTS LLC
6 S 2ND ST STE 918
YAKIMA, WA 98901

18120422002
NOVOBIELSKI SURVIVORS TRUST
5809 AHTANUM RD
YAKIMA, WA 989031049

18120512401
DENNIS L & JOANN M HOUFEK
PO BOX 8012
YAKIMA, WA 989088012

18133244009
CHESTER A MILLER
2212 S 64TH AVE
YAKIMA, WA 98903

18133334004
FRANCIS A & PAULA MOORE
5909 OCCIDENTAL RD
YAKIMA, WA 98903

18120513013
GARY & RUTH HANSEN
21611 AHTANUM RD
YAKIMA, WA 98903

18133334007
HAROLD W MATHIS
PO BOX 10899
YAKIMA, WA 98909

18120513401
JAMES W & BONNIE GOERZ
PO BOX 9846
YAKIMA, WA 989090846

18133334407
JOSEPH E & JENNIFER WALSH
5709 WALLA WALLA ST
YAKIMA, WA 98903

18120514405
LARRY E WOLF
5819 AHTANUM RD
YAKIMA, WA 98903

18133334009
LINDA ANN GURLEE
5805 OCCIDENTAL RD
YAKIMA, WA 98903

18133333016
MARIO GARCIA
2209 S 64TH AVE
YAKIMA, WA 98903

18133333036
MARIO V GARCIA
2209 S 4TH AVE
YAKIMA, WA 98903

18133333037
RANDALL D SHEPARD
2223 S 64TH AVE
YAKIMA, WA 98903

18133333439
RICHARD A KAREL
PO BOX 11203
YAKIMA, WA 98909

18133334006
RONALD L & LEANNE M AMER
11800 RUTHERFORD RD
YAKIMA, WA 98903

18133244007
RYAN & JOLENE M MAYGRA
2210 S 64TH AVE
YAKIMA, WA 98903

18120514409
VERNON & PAMELA HIBBARD
5815 AHTANUM RD
YAKIMA, WA 98903

Cottonwood Partners LLC
PO Box 8335
Yakima, WA 98908

Durant Development Services, Inc.
Tom Durant
P.O. Box 1723
Yakima, WA 98907

DOC.
INDEX
J-5

**300 ft Mailing List
Chelminar Association Inc
CPA#008-15**

<p>18132233474 CHELMINAR ASSOCIATION INC PO BOX 2115 YAKIMA, WA 989072115</p>	<p>18132233002 JAMES A & DARLENE RATHJEN TRUST 147 W OAKHAMPTON DR EAGLE, ID 83616</p>	<p>18132232483 WYNNE & M MAXINE HENDERSON SURVIVOR TRST 101 N 48TH AVE APT 27 YAKIMA, WA 98908</p>
<p>18132233428 AMY C BORST 612 GHORMLEY RD YAKIMA, WA 98908</p>	<p>18132233463 ANGEL D FEDUSKA 215 S 47TH AVE YAKIMA, WA 98908</p>	<p>18132232484 ANNE M LOPINTO 101 N 48TH AVE APT 28 YAKIMA, WA 98908</p>
<p>18132233431 AURA L GAMACHE 203 S 46TH AVE YAKIMA, WA 98908</p>	<p>18132233015 BRENDA J OWENS 208 S 47TH AVE YAKIMA, WA 98908</p>	<p>18132232422 BYRLE G HEAD 4507 W CHESTNUT AVE YAKIMA, WA 98908</p>
<p>18132233419 DOLORESTRUSTEE GALLOWAY 204 S 45TH AVE YAKIMA, WA 98908</p>	<p>18132233429 DOUGLAS VOLLAND 207 S 46TH AVE YAKIMA, WA 98908</p>	<p>18132232436 DOUGLAS A PEDERSEN 106 N 69TH AVE YAKIMA, WA 98908</p>
<p>18132233013 GUY M. KAPLICKY 4702 W CHESTNUT AVE YAKIMA, WA 989083263</p>	<p>18132233014 JEFFREY C & KARI A DEAN 206 S 47TH AVE YAKIMA, WA 98908</p>	<p>18132233465 JIMMY G & THERESA A ROSSEAU 732 SUMMITVIEW AVE # 590 YAKIMA, WA 98902</p>
<p>18132233471 JOHN B & JOYCE G FLACHSBART 206 S 46TH AVE YAKIMA, WA 98908</p>	<p>18132233418 JOSE C & NELLIE CHAVEZ 4502 W CHESTNUT AVE YAKIMA, WA 98908</p>	<p>18132232435 JUAN MENDOZA 4509 W CHESTNUT AVE YAKIMA, WA 98908</p>
<p>18132233432 KENDALL R & KATHRYN D STROUD 4504 W CHESTNUT AVE YAKIMA, WA 98908</p>	<p>18132233464 KENNETH A & KAREN L SPANTON 6168 ROAD S SE WARDEN, WA 98857</p>	<p>18132233469 KENNETH J BUCHANAN 210 S 46TH AVE YAKIMA, WA 98908</p>
<p>18132233430 MAXWELL BEDUHN 205 S 46TH AVE YAKIMA, WA 989083231</p>	<p>18132233470 NICOLAS & MARGARITA MENDOZA 208 S 46TH AVE YAKIMA, WA 98908</p>	<p>18132232487 PHYLLIS A SWARTZ 101 N 48TH AVE APT 30B YAKIMA, WA 98908</p>
<p>18132233001 RAY J & DIANA SALINAS 207 S 47TH AVE YAKIMA, WA 98908</p>	<p>18132232536 RAYMOND E & LOIS I VERONTE TR PO BOX 10924 YAKIMA, WA 989090924</p>	<p>18132233523 RYAN E & KIMBERLY BRUSO 206 S 45TH AVE YAKIMA, WA 98908</p>

DOC. INDEX
 # 1-5

18132232486
VICTOR LEWIS
79334 MONTEGO BAY DR
BERMUDA DUNES, CA 922038051

Chelminar Association Inc
8809 Alpine Ct
Yakima, WA 98908

DOC.
INDEX
J-5

**300 ft Mailing List
Johnson Family Century 21 LLC
CPA#009-15**

<p>18132113012 DRAFT ISSUE HOLDINGS LLC 311 S 11TH AVE YAKIMA, WA 98902</p>	<p>18132113468 JOHNSON FAMILY CENTURY 21 ORCHARDS, LLC 4906 SUMMITVIEW AVE YAKIMA, WA 98908</p>	<p>18132113024 JPMORGAN CHASE BANK 270 PARK AVE NEW YORK, NY 10017</p>
<p>18132141413 KC PROPCO LLC 650 NE HOLLADAY ST PORTLAND, OR 97232</p>	<p>18132142494 ROGER L & DOROTHY A KLINE LIVING TRUST 135 N 52ND AVE YAKIMA, WA 98908</p>	<p>18132114463 SUE HUNT MACMICHAEL REVOCOABLE TRUST 5101 SUMMITVIEW AVE # 22 YAKIMA, WA 98908</p>
<p>18132113467 ANNE M & ROBBY D JR ROBINSON 5111 SUMMITVIEW AVE YAKIMA, WA 98908</p>	<p>18132113005 ARNOLD W III & DIANNA KUNZE 5406 W LINCOLN AVE YAKIMA, WA 98908</p>	<p>18132142500 BRENDEN LOYER 5205 CASCADE DR YAKIMA, WA 98908</p>
<p>18132114456 BRUCE & JOYCE RITE 5101 SUMMITVIEW AVE UNIT 15 YAKIMA, WA 98908</p>	<p>18132114455 BYRON W LOW 5101 SUMMITVIEW AVE UNIT 14 YAKIMA, WA 98908</p>	<p>18132142497 CHRIS F & JILL D BERG 140 N 52ND AVE YAKIMA, WA 98908</p>
<p>18132142505 CHUNG HON CHAN 5307 CASCADE DR YAKIMA, WA 98908</p>	<p>18132114461 CLARA JEAN SCHULTZ 5101 SUMMITVIEW # 20 YAKIMA, WA 98908</p>	<p>18132114462 CORRINE F NEUBERT 5101 SUMMITVIEW # 21 YAKIMA, WA 98908</p>
<p>18132142496 DARLENE USHER 139 N 52ND AVE YAKIMA, WA 98908</p>	<p>18132113401 DAVID C & MARGARET M IRWIN 5210 BITTERROOT WY YAKIMA, WA 98908</p>	<p>18132113030 DENNIS T RICHARDSON JR 5310 BITTERROOT WAY YAKIMA, WA 98908</p>
<p>18132113004 DONALD A PRIMROSE 5404 W LINCOLN AVE YAKIMA, WA 98908</p>	<p>18132114468 DORIS DRUMHILLER 5101 SUMMITVIEW # 12 YAKIMA, WA 98908</p>	<p>18132142502 DOROTHY J MORALES 5301 CASCADE DR YAKIMA, WA 98908</p>
<p>18132114457 EARL & MARILYN PRATT 5101 SUMMITVIEW AVE UNIT 16 YAKIMA, WA 98908</p>	<p>18132113402 EILEEN BIRKINBINE 5206 BITTERROOT WAY YAKIMA, WA 98908</p>	<p>18132113019 HAL H & MARY A MILLER 5310 W LINCOLN AVE YAKIMA, WA 98908</p>
<p>18132114458 HARRIET DAHL 5101 SUMMITVIEW AVE UNIT 17 YAKIMA, WA 98908</p>	<p>18132113020 J J & ETHLYN R CHRISTENSON 5400 W LINCOLN AVE YAKIMA, WA 98908</p>	<p>18132113404 J MICHAEL GILMORE 5110 BITTERROOT WAY YAKIMA, WA 98908</p>

DOC.
INDEX
0-5

<p>18132113400 JAMES K & KARIN A AVERY 5302 BITTERROOT WAY YAKIMA, WA 98908</p>	<p>18132113403 JAMES T & KRIS RUSSI 5202 BITTERROOT WAYD YAKIMA, WA 98908</p>	<p>18132142503 JOEL A & KELLY HEDE 5303 CASCADE DR YAKIMA, WA 98908</p>
<p>18132142522 LEWIS W. SHEELEY 119 N 55TH AVE YAKIMA, WA 989083188</p>	<p>18132142507 MARION D. WHIPPLE 5401 CASCADE DR YAKIMA, WA 98908</p>	<p>18132113032 MATTHEW & MICHELLE L SEVIGNY 1212 N 16TH AVE YAKIMA, WA 98902</p>
<p>18132114460 PAUL T & BEVERLY REGIMBAL 5101 SUMMITVIEW AVE # 19 YAKIMA, WA 98908</p>	<p>18132142495 PHILIP & MARJORIE FLUAITT 137 N 52ND AVE YAKIMA, WA 98908</p>	<p>18132142506 RICHARD A & CYNTHIA MILLER 510 S 119TH AVE YAKIMA, WA 98908</p>
<p>18132113031 RICHARD G & JANICE M PICATTI 5314 BITTERROOT WAY YAKIMA, WA 989082640</p>	<p>18132113029 ROBERT P LEWIS 5306 BITTERROOT WAY YAKIMA, WA 98908</p>	<p>18132114459 ROBERT R & HARRIET J REDMAN 5101 SUMMITVIEW AVE UNIT 18 YAKIMA, WA 98908</p>
<p>18132142498 ROCIO Y MARTINEZ 5201 CASCADE DR YAKIMA, WA 98908</p>	<p>18132142499 SAMUEL A & DEBORAH KARR 5204 CASCADE DR YAKIMA, WA 98908</p>	<p>18132142508 STEPHEN & MICHELLE MCANINCH 237 PACKER JOHN DR GARDEN VALLEY, ID 83622</p>
<p>18132142504 STEVE L & ERIN FARRIS 5305 CASCADE DR YAKIMA, WA 98908</p>	<p>18132142501 TANNER & REBEKAH SMITH 5207 CASCADE DR YAKIMA, WA 98908</p>	<p>18132114464 YVONNE MARQUARD 5101 SUMMITVIEW AVE YAKIMA, WA 989082863</p>

<p>George D Marshall Yakima Valley Canal Co 10705 Gilbert Rd Ste B Yakima, WA 98903</p>	<p>Terry Wheeler 1109 S 41st Ave Yakima, WA 98908</p>	<p>Gwen Clear State of WA Department of Ecology 1250 W Alder Street Union Gap, WA 98903</p>
<p>Rob Conrad Super Cold Storage Co 151 Low Rd Yakima, WA 98908</p>	<p>Robert Smoot Yakima Valley Canal Co 1640 Garretson Ln Yakima, WA 98908</p>	<p>Darryl Elves Elves Family Investments 17440 Nordic Cove Ln Poulsbo, WA 98370</p>
<p>Ross Elves 210 Warrior Rd Yakima, WA 98901</p>	<p>Tyler Schultz 2105 Saint Helens St Yakima, WA 98902</p>	<p>Shelby Groth 2352 N Wenas Rd Selah, WA 98942</p>
<p>Carl Zarembo 24310 Old Owen Rd Monroe, WA 98272</p>	<p>Paul Gonseth, P.E. WA State Dept of Transportation 2809 Rudkin Rd Union Gap, WA 98903</p>	<p>Kim Cone 325 N 25th Ave Yakima, WA 98902</p>
<p>Hasan M. Tahat, Ph.D. 329 N 1st St Yakima, WA 98901</p>	<p>Joe Walsh 3301 W Nob Hill Blvd Yakima, WA 98902</p>	<p>Sherry Adams 3310 Stanton Rd Yakima, WA 98903</p>
<p>Bill Hordan 410 N 2nd St Yakima, WA 98901</p>	<p>Westwood West Corporation 414 Cherry Ct Yakima, WA 98908</p>	<p>Eric Johnson Johnson Family Century 21 Orchards LLC 4906 Summitview Ave Yakima, WA 98908</p>
<p>Bob & Anne Massong 5101 Summitview Ave #11 Yakima, WA 98908</p>	<p>Doris Drumhiller 5101 Summitview Ave #12 Yakima, WA 98908</p>	<p>Bruce Kite 5101 Summitview Ave #15 Yakima, WA 98908</p>
<p>Earl & Marilyn Pratt 5101 Summitview Ave #16 Yakima, WA 98908</p>	<p>Robert Redman 5101 Summitview Ave #18 Yakima, WA 98908</p>	<p>Paul Regimbal Georgian Estate Condominium Association 5101 Summitview Ave #19 Yakima, WA 98908</p>
<p>Jean Schultz 5101 Summitview Ave #20 Yakima, WA 98908</p>	<p>Corrine Neubert 5101 Summitview Ave #21 Yakima, WA 98908</p>	<p>Robert Spear 5101 Summitview Ave #22 Yakima, WA 98908</p>
<p>Sue H. MacMichael 5101 Summitview Ave #22 Yakima, WA 98908</p>	<p>Paul Haden 5101 Summitview Ave #4 Yakima, WA 98908</p>	<p>Anne den Hoed 5101 Summitview Ave #5 Yakima, WA 98908</p>
<p>Gary Kissling 5101 Summitview Ave #6 Yakima, WA 98908</p>	<p>Arthur & Joanne Marsh 5101 Summitview Ave #7 Yakima, WA 98908</p>	<p>Tom Durant 513 N Front St, Ste Q Yakima, WA 98901</p>

DOC. INDEX # 1-5

James & Karen Avery 5302 Bitterroot Way Yakima, WA 98908	12/1/2015	Joe Walsh 5709 Walla Walla St Yakima, WA 98903	12/1/2015	Earl & Lois Miller 5805 MacLaren St Yakima, WA 98908	12/1/2015
Linda Curlee 5805 Occidental Rd Yakima, WA 98903	12/1/2015	Larry E Wolf 5819 Ahtanum Rd Yakima, WA 98903	12/1/2015	Gayle & Vern Neland 5901 MacLaren Ave Yakima, WA 98908	12/1/2015
Genevieve Cameron 5903 MacLaren Ave Yakima, WA 98908	12/1/2015	James Cameron 5903 MacLaren St Yakima, WA 98908	12/1/2015	Francis & Paula Moore 5909 Occidental Rd Yakima, WA 98903	12/1/2015
Evan Berndt 607 S 60th Ave Yakima, WA 98908	12/1/2015	Alex Staples 607 S 60th Ave Yakima, WA 98908	12/1/2015	Grace Reid 608 S 60th Ave Yakima, WA 98908	12/1/2015
Resident 609 S 60th Ave Yakima, WA 98908	12/1/2015	Ann & Leroy Henning 612 S 60th Ave Yakima, WA 98908	12/1/2015	K. Short 613 Pickens Rd Yakima, WA 98908	12/1/2015
Laura & Todd Staples 614 S 60th Ave Yakima, WA 98908	12/1/2015	Denise Copeland 618 S 3rd Ave Yakima, WA 98902	12/1/2015	Karen & Joe Zook 625 Pickens Rd Yakima, WA 98908	12/1/2015
Lakemont Real Estate 7 S 3rd Ave Yakima, WA 98902	12/1/2015	Steven & Valerie Branch 701 Pickens Rd Yakima, WA 98908	12/1/2015	Ed & Kathy Medford 701 S 60th Ave Yakima, WA 98908	12/1/2015
John Kincheloe 702 S 59th Ave Yakima, WA 98908	12/1/2015	Gary Wetch 702 S 60th Ave Yakima, WA 98908	12/1/2015	Nancy Morter (Wetch) 702 S 60th Ave Yakima, WA 98908	12/1/2015
Bryce & Chris Cupp 704 S 60th Ave Yakima, WA 98908	12/1/2015	Brian Hunter 705 S 60th Ave Yakima, WA 98908	12/1/2015	Grace Reid 706 S 60th Ave Yakima, WA 98908	12/1/2015
Randy Robert 708 S 60th Ave Yakima, WA 98908	12/1/2015	Chester & Mary Vetter 709 Pickens Rd Yakima, WA 98908	12/1/2015	Steve Hein 709 S 59th Ave Yakima, WA 98908	12/1/2015
Janet Stohr 711 S 66th Ave Yakima, WA 98908	12/1/2015	Alan Klise 712 Pickens Rd Yakima, WA 98908	12/1/2015	Robert & Beverly Valdez 713 Pickens Rd Yakima, WA 98908	12/1/2015

INDEX
DOC.
-5

Janice Bommersbach 7608 Richey Rd Yakima, WA 98902	12/1/2015	Mark Eakin 801 S 60th Ave Yakima, WA 98908	12/1/2015	Terassa Keefe 802 S 60th Ave Yakima, WA 98908	12/1/2015
Clint & Jessica Hunter 805 S 60th Ave Yakima, WA 98908	12/1/2015	Arthur Busch 806 Pickens Rd Yakima, WA 98908	12/1/2015	Susan & Frank Remer 806 S 60th Ave Yakima, WA 98908	12/1/2015
David & Tanya Martinez 807 S 60th Ave Yakima, WA 98908	12/1/2015	Alice Nelson 808 S 60th Ave Yakima, WA 98908	12/1/2015	Steve Walters 809 Pickens Rd Yakima, WA 98908	12/1/2015
Annette Garcia 809 S 60th Ave Yakima, WA 98908	12/1/2015	Judith & Larry Zerr 814 S 59th Ave Yakima, WA 98908	12/1/2015	Terrie Geaudreau 8602 Grove Ave Yakima, WA 98908	12/1/2015
Barbara E Headrick 8602 Grove Ave Yakima, WA 98908	12/1/2015	Sonja Bossert 8704 MacLaren Ave Yakima, WA 98908	12/1/2015	Larry Hull Division Street Building LLC 901 Summitview Ave Ste 250 Yakima, WA 98902	12/1/2015
Kathi & Scott Hanses 9923 Orchard Ave Yakima, WA 98908	12/1/2015	Tom Durant PO Box 1723 Yakima, WA 98907	12/1/2015	Tyler Schultz PO Box 2580 Yakima, WA 98907	12/1/2015
Cottonwood Partners PO Box 8335 Yakima, WA 98908	12/1/2015	Marian Rockstroh 1002 S 88th Ave Yakima, WA 98908	12/7/2015	Mickey Nunn 1004 S 88th Ave Yakima, WA 98908	12/7/2015
Sam & Jessica Hansen 1006 S 83rd Ave Yakima, WA 98908	12/7/2015	Karen & Michael L Taylor 1007 S 85th Ave Yakima, WA 98908	12/7/2015	Mary Davis 1009 S 89th Ave Yakima, WA 98908	12/7/2015
Dave & Carol Miller 101 N 48th Ave #10 Yakima, WA 98908	12/7/2015	John R Crimin 101 N 48th Ave #13B Yakima, WA 98908	12/7/2015	Deborah Cornue 101 N 48th Ave #17A Yakima, WA 98908	12/7/2015
Brad & Dorothy Card 101 N 48th Ave #18A Yakima, WA 98908	12/7/2015	Diane Lindstrom 101 N 48th Ave #20A Yakima, WA 98908	12/7/2015	Larry & Myrna Weinman 101 N 48th Ave #20B Yakima, WA 98908	12/7/2015
Bill Wallace 101 N 48th Ave #22B Yakima, WA 98908	12/7/2015	Mary Anne Murray 101 N 48th Ave #23A Yakima, WA 98908	12/7/2015	John & Anne LoPinto 101 N 48th Ave #28 Yakima, WA 98908	12/7/2015

DOC.
INDEX
0-5

<p>Joyce Gaidies 101 N 48th Ave #36A Yakima, WA 98908</p>	<p>Marlene Copass 101 N 48th Ave #37A Yakima, WA 98908</p>	<p>Nancy Youmans 101 N 48th Ave #37B Yakima, WA 98908</p>
<p>Alice Whitaker 101 N 48th Ave #38 Yakima, WA 98908</p>	<p>Patricia Ackely 101 N 48th Ave #39A Yakima, WA 98908</p>	<p>Nancy A Kenmotsu Association of Unit Owners of Summitview Country 101 N 48th Ave #6B Yakima, WA 98908</p>
<p>Alex Silva 1010 S 88th Ave Yakima, WA 98908</p>	<p>Mary Ackerman 1010 S 89th Ave Yakima, WA 98908</p>	<p>Faviola Silva & Federico Villa 1012 S 88th Ave Yakima, WA 98908</p>
<p>Clary Cronkhite 1014 S 89th Ave Yakima, WA 98908</p>	<p>Tim Cotterell 1015 S 85th Ave Yakima, WA 98908</p>	<p>Kent & Colleen Russell 1015 S 89th Ave Yakima, WA 98908</p>
<p>Laura Congleton 1015 S 90th Ave Yakima, WA 98908</p>	<p>Brandon & Lindsay Emelko 1016 S 89th Ave Yakima, WA 98908</p>	<p>Isaac B. 1017 S 85th Ave Yakima, WA 98908</p>
<p>Micahel & Shelly O'Neill 1017 S 89th Ave Yakima, WA 98908</p>	<p>Jerry & Lovina Dodson 1017 S 90th Ave Yakima, WA 98908</p>	<p>Corey Congleton 1017 S 91st Ave Yakima, WA 98908</p>
<p>Gary M & Toni Patrick 1019 S 89th Ave Yakima, WA 98908</p>	<p>Alex & Cindy Hernandez 1022 S 91st Ave Yakima, WA 98908</p>	<p>Mildred Kivox 1024 S 88th Ave Yakima, WA 98908</p>
<p>Dennis Hammermeister 1028 S 88th Ave Yakima, WA 98908</p>	<p>Tena Green 1034 S 88th Ave Yakima, WA 98908</p>	<p>Tom & Tammy McMeekin 1036 S 88th Ave Yakima, WA 98908</p>
<p>Gwen Clear Yakima Regional Clean Air Agency 1250 W Alder Street Union Gap, WA 98903</p>	<p>Olivia Hart 1301 S 38th Ave Yakima, WA 98902</p>	<p>Steven Hart 1301 S 38th Ave Yakima, WA 98908</p>
<p>Barbara Kennedy 1314 S 38th Ave Yakima, WA 98902</p>	<p>Debra Corning 1321 S 38th Ave Yakima, WA 98908</p>	<p>Mike & Tina Gambrell 1322 S 38th Ave Yakima, WA 98902</p>
<p>Jennifer Mabry 1323 S 38th Ave Yakima, WA 98902</p>	<p>Jack Stapleton 1401 S 38th Ave Yakima, WA 98902</p>	<p>Gary & Doris Daley 1409 S 91st Ave Yakima, WA 98908</p>

DOC.
INDEX
5

<p>Bill & Ann Hicks West Valley Farm & Ranch LLC 205 S 75th Pl Yakima, WA 98908</p>	<p>Joe Walsh CWHBA 3301 W Nob Hill Blvd Yakima, WA 98908</p>	<p>Randy Shannon 3608 Logan Ln Yakima, WA 98902</p>
<p>Jim Maine 3609 Logan Ln Yakima, WA 98902</p>	<p>Thomas & Mary Schend 3704 W Plath Ave Yakima, WA 98902</p>	<p>Kathryn Gagnier 3706 McLean Dr Yakima, WA 98902</p>
<p>George Thompson 3721 McLean Dr Yakima, WA 98902</p>	<p>Rocky & Kally Marquis 3801 W Washington Ave Yakima, WA 98902</p>	<p>Ted M Jr Marquis TM Rentals 3801 W Washington Ave Yakima, WA 98902</p>
<p>Robert & Eunice Kennedy 3805 W Logan Ave Yakima, WA 98902</p>	<p>Diane Smestad 3809 W Logan Ave Yakima, WA 98902</p>	<p>John Smestad 3809 W Logan Ave Yakima, WA 98902</p>
<p>Rogers Watt 3901 W Logan Ave Yakima, WA 98902</p>	<p>Resident 4001 Summitview Ave, Ste 5 Yakima, WA 98908</p>	<p>Bill Hordan 410 N 2nd St Yakima, WA 98901</p>
<p>Katie Stroud 4504 W Chestnut Ave Yakima, WA 98908</p>	<p>Rich Hochrein 4702 Summitview Ave Yakima, WA 98908</p>	<p>Guy & Betty Kaplicky 4702 W Chestnut Ave Yakima, WA 98908</p>
<p>Tom Durant 513 N Front St, Ste Q Yakima, WA 98901</p>	<p>Joe Walsh 5709 Walla Walla St Yakima, WA 98903</p>	<p>Jeff Garretson 605 S 87th Ave Yakima, WA 98908</p>
<p>Lucille & Kenneth Meyers 702 S 88th Ave yakima, WA 98908</p>	<p>Song & Diane Yi 802 S 88th Ave Yakima, WA 98908</p>	<p>Royce Griffin 809 S 89th Ave Yakima, WA 98908</p>
<p>Judy Craven 8252 Westbrook Ave Yakima, WA 98908</p>	<p>Colleen & Connie Fisher 8307 Wide Hollow Rd Yakima, WA 98908</p>	<p>Brent Alexander-Rines 8501 Arlington Ave Yakima, WA 98908</p>
<p>Jay & Lisa Deloza 8501 Garden Ave Yakima, WA 98908</p>	<p>Robert & Chris Fawcett 8501 Grove Ave Yakima, WA 98908</p>	<p>Preston Fawcett 8501 Grove Ave Yakima, WA 98908</p>
<p>Patty Dion 8502 Garden Ave Yakima, WA 98908</p>	<p>Donna Schmutzler 8503 Garden Ave Yakima, WA 98908</p>	<p>Bruce Schmutzler 8503 Garden Ave Yakima, WA 98908</p>

DOC.
INDEX
0-5

<p>Nalda Bryson 8503 Midvale Rd Yakima, WA 98908</p>	<p>John & Pennie Whitish 8503 W Arlington Ave Yakima, WA 98908</p>	<p>Andy & Tamara Kline 8503 Westbrook Ave Yakima, WA 98908</p>
<p>Aly Bjerneby 8504 Westbrook Ave Yakima, WA 98908</p>	<p>Charity Yates 8505 Grove Ave Yakima, WA 98908</p>	<p>Thomas Kutty 8505 Westbrook Ave Yakima, WA 98908</p>
<p>Paula Eakin 8506 Garden Ave Yakima, WA 98908</p>	<p>Bill Johnson 8506 Grove Ave Yakima, WA 98908</p>	<p>Marilyn Johnson 8506 Grove Ave Yakima, WA 98908</p>
<p>Carol Carroll 8506 Westbrook Ave Yakima, WA 98908</p>	<p>Larry & Nancy Hasen 8507 Grove Ave Yakima, WA 98908</p>	<p>Nancy Hasen 8507 Grove Ave Yakima, WA 98908</p>
<p>Kim Shields 8508 Westbrook Ave Yakima, WA 98908</p>	<p>Brad & Cindy Arnesen 8509 Westbrook Ave Yakima, WA 98908</p>	<p>Cynthia Arnesen 8509 Westbrook Ave Yakima, WA 98908</p>
<p>Residents 8510 Midvale Rd Yakima, WA 98908</p>	<p>Mamie Barboza 8510 Westbrook Ave Yakima, WA 98908</p>	<p>Armando Barboza 8510 Westbrook Ave Yakima, WA 98908</p>
<p>Geneva Hartoon 8514 Garden Ave Yakima, WA 98908</p>	<p>Yong Kim 8601 Garden Ave Yakima, WA 98908</p>	<p>Renee Slaven 8601 Grove Ave Yakima, WA 98908</p>
<p>Lowell Bosshardt 8601 Midvale Rd Yakima, WA 98908</p>	<p>Carrie Wright 8601 Westbrook Ave Yakima, WA 98908</p>	<p>Terrie Geaudreau 8602 Grove Ave Yakima, WA 98908</p>
<p>Barbara E Headrick 8602 Grove Ave Yakima, WA 98908</p>	<p>Steve & Janie Richardson 8602 Westbrook Ave Yakima, WA 98908</p>	<p>Sung Park 8603 Westbrook Ave Yakima, WA 98908</p>
<p>Bill & Kathy Hartsock 8604 Arlington Ave Yakima, WA 98908</p>	<p>Nola & Tom Attaway 8604 Grove Ave Yakima, WA 98908</p>	<p>Emily Lick 8604 Westbrook Ave Yakima, WA 98908</p>
<p>Ryan Wisner 8605 Garden Ave Yakima, WA 98908</p>	<p>Roger & Angela Martinez 8605 W Arlington Ave Yakima, WA 98908</p>	<p>Joe & Karen Murillo 8605 Westbrook Ave Yakima, WA 98908</p>

5-5
DOG.
INDEX

<p>12/1/2015</p> <p>Dawna Fassler 8606 Grove Ave Yakima, WA 98908</p>	<p>12/1/2015</p> <p>Elaine Briggs 8606 Westbrook Ave Yakima, WA 98908</p>	<p>12/1/2015</p> <p>David Barnett 8608 Garden Ave Yakima, WA 98908</p>
<p>12/7/2015</p> <p>Victor Stiner 8610 Garden Ave Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Ronald Doughty 8700 Garden Ave Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Jeff & Leslee Thysell 8701 Grove Ave Yakima, WA 98908</p>
<p>12/7/2015</p> <p>Jeff & Nicole Wilkinson 8702 Bristol Way Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Anneliese Andrew 8702 Grove Ave Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Julia & Steve Jackson 8702 MacLaren Ave Yakima, WA 98908</p>
<p>12/7/2015</p> <p>Dianne Oeltjen 8702 Westbrook Ave Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Maria Ramos 8703 Webster Ave Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Mary and Eric Rotondo 8704 Bristol Way Yakima, WA 98908</p>
<p>12/7/2015</p> <p>Clarissa Alke 8704 Grove Ave Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Jon & Clarissa Alks 8704 Grove Ave Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Brenda Moore 8704 W Arlington Ave Yakima, WA 98908</p>
<p>12/7/2015</p> <p>Joy Kinzel Hottzinger 8705 Bristol Way Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Kathy Nelson 8705 Garden Ave Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Megan Calhoon 8705 Grove Ave Yakima, WA 98908</p>
<p>12/7/2015</p> <p>Hannah Lozano 8705 Grove Ave Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Terry Hawkinson 8705 Meadow Ln Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Noelle Bonds 8705 Midvale Rd Yakima, WA 98908</p>
<p>12/7/2015</p> <p>Doug & Nicole Donegan 8705 W Arlington Ave Yakima, WA 98908</p>	<p>12/7/2015</p> <p>JoAnn Schlepp 8706 Grove Ave Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Hay Young Lee 8707 Meadow Ln Yakima, WA 98908</p>
<p>12/7/2015</p> <p>Dorrit Lov 8708 Garden Ave Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Suzanne DeShaw 8800 Midvale Rd Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Irene Moen 8802 Midvale Rd Yakima, WA 98908</p>
<p>12/7/2015</p> <p>Jack Staples Chelminar Association Inc 8809 Alpine Ct Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Betty Jo & Kurt Hilyard 8901 Garden Ave Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Dr. Mike Brophy West Valley School District #208 8902 Zier Rd Yakima, WA 98908</p>
<p>12/7/2015</p> <p>Robert & Teresa Waller 9001 Garden Ave Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Martha Stewart 9004 Garden Ave Yakima, WA 98908</p>	<p>12/7/2015</p> <p>Jim & Barbara Snider 9006 Garden Ave Yakima, WA 98908</p>

DOC.
INDEX
5

12/1/2015
Mel Moore
904 Carriage Hill Dr
Yakima, WA 98908

12/1/2015
Paula Baker
9403 Wide Hollow Rd
Yakima, WA 98908

12/1/2015
Linda Crisp
9405 Wide Hollow Rd
Yakima, WA 98908

12/7/2015
TM Rentals
PO Box 1432
Yakima, WA 98907

12/7/2015
Tom Durant
PO Box 1723
Yakima, WA 98907

12/7/2015
James C. Carmody
Meyer, Fluegge & Tenney, P.S.
PO Box 22680
Yakima, WA 98907

12/7/2015
What the Hay LLC
PO Box 8310
Yakima, WA 98908

12/7/2015
Max & Rita Hochrein
PO Box 8335
Yakima, WA 98908

City Council Hearings - Parties of Record
2015 CPAs
12/1/15 & 12/7/15

DOC.
INDEX
J-5

Company/Organization Name	Name	Address	City	State	Zip Code	E-mail	CPA Reference	Council Hearing Notes
State of WA Department of Ecology	Bill Jordan	410 N 2nd St	Yakima	WA	98901	hps410@wsestofice.net	ALL	12/1/2015 Applicant
	Gwen Clear	1250 W Alder Street	Union Gap	WA	98903	crosepacoordinator@ecy.wa.gov	ALL	12/1/2015 Comment Letter 06/18/15
	Joe Walsh	3301 W Nob Hill Blvd	Yakima	WA	98902		ALL	12/1/2015 YPC Special Study Session - 08/17/15
	Joe Walsh	5709 Walla Walla St	Yakima	WA	98903		ALL	12/1/2015 YPC Public Hearing - 10/29/15
	Joe Walsh	5709 Walla Walla St	Yakima	WA	98903		ALL	12/7/2015 YPC Public Hearing - 10/29/15
	Tom Durant	513 N Front St, Ste Q	Yakima	WA	98901	durantdevelopment@charter.net	ALL	12/1/2015 YPC Special Study Session - 08/03/15
	Tom Durant	513 N Front St, Ste Q	Yakima	WA	98901	durantdevelopment@charter.net	ALL	12/7/2015 YPC Special Study Session - 08/03/15
	Tom Durant	PO Box 1723	Yakima	WA	98907	durantdevelopment@charter.net	ALL	12/1/2015 Representative
	Tom Durant	PO Box 1723	Yakima	WA	98907	durantdevelopment@charter.net	ALL	12/7/2015 Representative
Eves Family Investments	Darryl Eves	17440 Nordic Cove Ln	Poulsbo	WA	98370	evesfamily@embarqmail.com	CPA#001-15	12/1/2015 Applicant/Property Owner
	Hasan M. Tahat, Ph.D.	329 N 1st St	Yakima	WA	98901		CPA#001-15	12/1/2015 Comment Letter 06/19/15
	Ross Eves	210 Warrior Rd	Yakima	WA	98901		CPA#001-15	12/1/2015 YPC Public Hearing - 10/27/2015
	Terry Wheeler	1109 S 41st Ave	Yakima	WA	98908	teraru@aol.com	CPA#001-15	12/1/2015 Postcard/Email Comments 06/06/15
	Denise Copeland	618 S 3rd Ave	Yakima	WA	98902	deniscopeland@gmail.com	CPA#002-15	12/1/2015 E-mail Comments on 10/21/2015
Division Street Building LLC	Larry Hull	901 Summitview Ave Ste 250	Yakima	WA	98902	larry@megadolonic.net	CPA#002-15	12/1/2015 Property Owner
WMA State Dept of Transportation	Paul Gonsenth, P.E.	2809 Rudkin Rd	Union Gap	WA	98903		CPA#003-15	12/1/2015 Comment Letter 06/22/15
Super Cold Storage Co	Rob Conrad	1511 Low Rd	Yakima	WA	98908	rocnrad@suprapple.com	CPA#003-15	12/1/2015 Property Owner
	Alex & Cindy Hernandez	1022 S 91st Ave	Yakima	WA	98908		CPA#004-15	12/7/2015 YPC Public Hearing - 11/16/15
	Alex Silva	1010 S 88th Ave	Yakima	WA	98908		CPA#004-15	12/7/2015 YPC Public Hearing - 11/16/15
	Aly Biomeby	8504 Westbrook Ave	Yakima	WA	98908	alybiomeby@gmail.com	CPA#004-15	12/7/2015 E-mail Comments on 10/27/15
	Andy & Tamara Kline	8503 Westbrook Ave	Yakima	WA	98908	andy@klinec.com	CPA#004-15	12/7/2015 E-mail Comments on 10/27/15
	Anneliese Andrew	8702 Grove Ave	Yakima	WA	98908		CPA#004-15	12/7/2015 YPC Public Hearing - 10/29/15
	Amanda Barboza	8510 Westbrook Ave	Yakima	WA	98908	abarboza@stevetahus.com	CPA#004-15	12/7/2015 YPC Public Hearing - 10/27/15
	Barbara E Headrick	8602 Grove Ave	Yakima	WA	98908	beh42547@gmail.com	CPA#004-15	12/7/2015 YPC Public Hearing - 10/27/15
	Betty Jo & Kurt Hilliard	8901 Garden Ave	Yakima	WA	98908		CPA#004-15	12/7/2015 Comment Letter 10/26/15
	Bill & Ann Hicks	205 S 75th Pl	Yakima	WA	98908	wfarmst@ym.com	CPA#004-15	12/7/2015 YPC Special Study Session - 07/27/15
West Valley Farm & Ranch LLC	Bill & Kathy Hartsock	8604 Arlington Ave	Yakima	WA	98908		CPA#004-15	12/7/2015 YPC Public Hearing - 10/27/15
	Bill Jordan	410 N 2nd St	Yakima	WA	98901	hps410@wsestofice.net	CPA#004-15	12/7/2015 Applicant
	Bill Johnson	8506 Grove Ave	Yakima	WA	98908	mbilljw@gmail.com	CPA#004-15	12/7/2015 YPC Public Hearing - 10/27/15
	Brad & Cindy Arnesen	8509 Westbrook Ave	Yakima	WA	98908	bcarnesen@gmail.com	CPA#004-15	12/7/2015 E-mail Comments 11/13/15
	Brandon & Lindsay Emelko	1016 S 89th Ave	Yakima	WA	98908	lindsayemelko@yahoo.com	CPA#004-15	12/7/2015 Postcard/Email Comments 06/02/15
	Brent Moore	8704 W Arlington Ave	Yakima	WA	98908	brenda.moore@tretop.com	CPA#004-15	12/7/2015 YPC Public Hearing - 10/27/15
	Brent Alexander-Rines	8501 Arlington Ave	Yakima	WA	98908	brent@alexmo.com	CPA#004-15	12/7/2015 E-mail Comments 10/22/15
	Bruce Schmutzler	8503 Garden Ave	Yakima	WA	98908	bschmutz@live.com	CPA#004-15	12/7/2015 E-mail Comments on 11/06/15
	Carol Carroll	8506 Westbrook Ave	Yakima	WA	98908	ashleyk62@yahoo.com	CPA#004-15	12/7/2015 YPC Public Hearing - 10/27/15
	Carrie Wright	8601 Westbrook Ave	Yakima	WA	98908		CPA#004-15	12/7/2015 YPC Public Hearing - 10/27/15
	Charity Yates	8505 Grove Ave	Yakima	WA	98908		CPA#004-15	12/7/2015 YPC Public Hearing - 11/16/15
	Charissa Alike	8704 Grove Ave	Yakima	WA	98908	charissa.alike@gmail.com	CPA#004-15	12/7/2015 YPC Public Hearing - 10/27/15
	Clary Cronhite	1014 S 89th Ave	Yakima	WA	98908		CPA#004-15	12/7/2015 YPC Public Hearing - 11/16/15
	Colleen & Connie Fisher	8307 Wide Hollow Rd	Yakima	WA	98908	yakimafishfarm@gmail.com	CPA#004-15	12/7/2015 E-mail Comments 11/16/15
	Corey Congleton	1017 S 91st Ave	Yakima	WA	98908	corey.congleton@gmail.com	CPA#004-15	12/7/2015 Postcard/Email Comments 06/02/15
	Cynthia Arnesen	8509 Westbrook Ave	Yakima	WA	98908	clanarc@hotmail.com	CPA#004-15	12/7/2015 YPC Public Hearing - 10/27/15
Valley Ford Sales Inc	Dave & Kim Sutherland	8608 Garden Ave	Yakima	WA	98908	newcar@drivevalley.com	CPA#004-15	12/7/2015 E-mail Comments/Exhibit - 11/16/15
	David Barnett	8606 Grove Ave	Yakima	WA	98908	davearnbet@q.com	CPA#004-15	12/7/2015 YPC Public Hearing - 10/27/15
	Dawna Fassler	1028 S 88th Ave	Yakima	WA	98908	dawnt1865@aol.com	CPA#004-15	12/7/2015 YPC Public Hearing - 10/27/15
	Dennis Hamnermeister	8702 Westbrook Ave	Yakima	WA	98908		CPA#004-15	12/7/2015 YPC Public Hearing - 11/16/15
	Dianne Oelfen	8503 Garden Ave	Yakima	WA	98908		CPA#004-15	12/7/2015 YPC Public Hearing - 10/27/15
	Donna Schmutzler	8708 Garden Ave	Yakima	WA	98908	dsc1207@live.com	CPA#004-15	12/7/2015 YPC Public Hearing - 10/27/15
	Dorrit Lov	8705 W Arlington Ave	Yakima	WA	98908		CPA#004-15	12/7/2015 YPC Public Hearing - 10/27/15
	Doug & Nicole Donegan	8705 W Arlington Ave	Yakima	WA	98908		CPA#004-15	12/7/2015 Comment Letter/Exhibit - 11/16/15
West Valley School District #208	Dr. Mike Brophy	8902 Zier Rd	Yakima	WA	98908	brophy@mwsd208.org	CPA#004-15	12/7/2015 E-mail Comments on 11/10/15

DOC. INDEX # J-5

Company/Organization Name	Name	Address	City	State	Zip Code	E-mail	CPA Reference	Council Hearing Notes
Yakima Regional Clean Air Agency	Elaïne Briggs	8606 Westbrook Ave	Yakima	WA	98908	ibriggs-13999@yahoo.com	CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15
	Emily Lick	8604 Westbrook Ave	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15
	Faviola Silva & Federico Villa	1012 S 88th Ave	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 11/16/15
	Gary & Doris Daley	1409 S 91st Ave	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 11/16/15
	Gary M & Toni Patrick	1019 S 89th Ave	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 11/16/15
	Gwen Hartoon	8514 Garden Ave	Yakima	WA	98908	genevahrt@g.com	CPAH004-15	12/7/2015 Email Comments 11/16/15
	Gene Clear	1250 W Alder Street	Union Gap	WA	98903	crosepacoordinator@ecy.wa.gov	CPAH004-15	12/7/2015 Comment Letter 06/18/15
	Hannah Lozano	8705 Grove Ave	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15
	Hay Young Lee	8707 Meadow Ln	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 11/16/15
	Heather McPherson					hmtmcphe@on@gmail.com	CPAH004-15	12/7/2015 Comment Letter 11/09/15
	Irene Moen	8802 Midvale Rd	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 11/16/15
	Isaac B.	1017 S 85th Ave	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 11/16/15
	James A. Mortensen					mortensen_j@charter.net	CPAH004-15	12/7/2015 Email Comments on 11/07/15
	James C. Carmody	PO Box 22680	Yakima	WA	98907	carmody@mflaw.com	CPAH004-15	12/7/2015 Comment Letter 11/12/15
	Jay & Lisa Deloza	8501 Garden Ave	Yakima	WA	98908	lisa.deloza@me.com	CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15
Jeff & Leslie Thyseil	8701 Grove Ave	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Jeff & Nicole Wilkins on	8702 Bristol Way	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Jeff Garretson	605 S 87th Ave	Yakima	WA	98908	jeffgarretson@live.com	CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Jerry & Lovina Dods on	1017 S 90th Ave	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 11/16/15	
Jim & Barbara Shlder	9006 Garden Ave	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 11/16/15	
JoAnn Schlepp	8706 Grove Ave	Yakima	WA	98908	joann_schlepp@hotmail.com	CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Joe & Karen Murrillo	8605 Westbrook Ave	Yakima	WA	98908	kmurrillo@charter.net	CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Joe Walsh	3301 W Nob Hill Blvd	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 11/16/15	
John & Pennie Whitish h	8503 W Arlington Ave	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 11/16/15	
Jon & Clairssa Alks	8704 Grove Ave	Yakima	WA	98908	jonalks@gmail.com	CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Joy Kinzel Hottzinger	8705 Bristol Way	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 11/16/15	
Judy Craven	8252 Westbrook Ave	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 11/16/15	
Julia & Steve Jackson	8702 Macdalen Ave	Yakima	WA	98908	juls77jackson@hotmail.com	CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Karen & Michael L Taylor	1007 S 85th Ave	Yakima	WA	98908	mtylor1179@charter.net	CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Kathy Nelson	8705 Garden Ave	Yakima	WA	98908	kjnelson814@gmail.com	CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Kent & Colleen Russell	1015 S 89th Ave	Yakima	WA	98908	kenrtr@gmail.com	CPAH004-15	12/7/2015 Email Comments 11/16/15	
Kim Shields	8508 Westbrook Ave	Yakima	WA	98908	bdistinct@aol.com	CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Larry & Nancy Hasen	8507 Grove Ave	Yakima	WA	98908	lhasen57@gmail.com	CPAH004-15	12/7/2015 Comment Letter 10/27/15	
Laura Congleton	1015 S 90th Ave	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 11/16/15	
Linda Crisp	9405 Wide Hollow Rd	Yakima	WA	98908		CPAH004-15	12/7/2015 Comment Letter 10/26/15	
Lorene Colton					geese9ducks@gmail.com	CPAH004-15	12/7/2015 Email Comments 11/09/15	
Lowell Bosshardt	8601 Midvale Rd	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 11/16/15	
Lucille & Kenneth Meyers	702 S 88th Ave	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Mamie Barboza	8510 Westbrook Ave	Yakima	WA	98908	mamiebarboza@gmail.com	CPAH004-15	12/7/2015 Comment Letter 10/27/15	
Maria Ramos	8703 Webs ter Ave	Yakima	WA	98908	mramosQ17@gmail.com	CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Marian Rocks troh	1002 S 88th Ave	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Marilyn Johns on	8506 Grove Ave	Yakima	WA	98908	maj4hm@hotmail.com	CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Martha Stewart	9004 Garden Ave	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 11/16/15	
Mary Ackerman	1010 S 89th Ave	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 11/16/15	
Mary and Eric Rotondo	8704 Bristol Way	Yakima	WA	98908	maryarotondod@gmail.com	CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Mary Davis	1009 S 89th Ave	Yakima	WA	98908	holymkdv@icloud.com	CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Max & Rita Hochrein	PO Box 8335	Yakima	WA	98908		CPAH004-15	12/7/2015 YPC Public Hearing - 11/16/15	
Megan Calhoun	8705 Grove Ave	Yakima	WA	98908	megancalhoun@hotmail.com	CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Mel Moore	904 Carriage Hill Dr	Yakima	WA	98908	mmoore@aimon.com	CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Micahel & Shelly O'Neill	1017 S 89th Ave	Yakima	WA	98908	b4GVN@JUNO.com	CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	
Mickey Nunn	1004 S 88th Ave	Yakima	WA	98908	nunnmy4212@icloud.com	CPAH004-15	12/7/2015 YPC Public Hearing - 10/27/15	

DOC. INDEX # J-5

Company/Organization Name	Name	Address	City	State	Zip Code	E-mail	CPA Reference	Council Hearing Notes
	Mildred Knox	1024 S 88th Ave	Yakima	WA	98908		CPA#004-15	12/17/2015 YPC Public Hearing - 10/27/15
	Nalda Bryson	8503 Midvale Rd	Yakima	WA	98908	brysonn1@msn.com	CPA#004-15	12/17/2015 YPC Public Hearing - 10/27/15
	Nancy Hasen	8507 Grove Ave	Yakima	WA	98908	nancyhasen47@gmail.com	CPA#004-15	12/17/2015 YPC Public Hearing - 10/27/15
	Noelle Bonds	8705 Midvale Rd	Yakima	WA	98908	noelle_bonds@gmail.com	CPA#004-15	12/17/2015 Postcard/E-mail Comments 06/02/15
	Nola & Tom Attaway	8604 Grove Ave	Yakima	WA	98908		CPA#004-15	12/17/2015 YPC Public Hearing - 11/16/15
	Patty Dion	8502 Garden Ave	Yakima	WA	98908		CPA#004-15	12/17/2015 YPC Public Hearing - 10/27/15
	Paula Baker	9403 Wide Hollow Rd	Yakima	WA	98908		CPA#004-15	12/17/2015 Comment Letter 10/26/15
	Paula Eakin	8506 Garden Ave	Yakima	WA	98908	pauleakin@seleh.k12.wa.us	CPA#004-15	12/17/2015 Postcard/E-mail Comments 06/02/15
	Preston Fawcett	8501 Grove Ave	Yakima	WA	98908		CPA#004-15	12/17/2015 YPC Public Hearing - 11/16/15
	Renee Slaven	8601 Grove Ave	Yakima	WA	98908		CPA#004-15	12/17/2015 YPC Public Hearing - 11/16/15
	Residents	8510 Midvale Rd	Yakima	WA	98908		CPA#004-15	12/17/2015 YPC Public Hearing - 11/16/15
	Rich Hochrein	4702 Summitview Ave	Yakima	WA	98908	rich@summitresconstruction.com	CPA#004-15	12/17/2015 YPC Special Study Session - 07/27/15
	Robert & Chris Fawcett	8501 Grove Ave	Yakima	WA	98908	rfawcett7@gmail.com	CPA#004-15	12/17/2015 Comment Letter/E-mail Comments 06/02/15
	Robert & Teresa Waller	9001 Garden Ave	Yakima	WA	98908		CPA#004-15	12/17/2015 YPC Public Hearing - 10/27/15
	Roger & Angela Martinez	8605 W Arlington Ave	Yakima	WA	98908	rmartinezdmt@yahoo.com	CPA#004-15	12/17/2015 YPC Public Hearing - 10/27/15
	Ronald Doughty	8700 Garden Ave	Yakima	WA	98908		CPA#004-15	12/17/2015 YPC Public Hearing - 10/27/15
	Royce Griffin	809 S 89th Ave	Yakima	WA	98908	griffin042@yahoo.com	CPA#004-15	12/17/2015 YPC Public Hearing - 10/27/15
	Ryan Wisner	8605 Garden Ave	Yakima	WA	98908	rwisner454@msn.com	CPA#004-15	12/17/2015 YPC Public Hearing - 10/27/15
	Sam & Jessica Hansen	1006 S 83rd Ave	Yakima	WA	98908	jesica.m.norrnan@hotmail.com	CPA#004-15	12/17/2015 YPC Public Hearing - 10/27/15
	Sharon Cochran		Yakima	WA	98908	sharon.cochran@paceint.com	CPA#004-15	12/17/2015 Email Comments 11/10/15
	Song & Diane Yi	802 S 88th Ave	Yakima	WA	98908		CPA#004-15	12/17/2015 YPC Public Hearing - 11/16/15
	Steve & Jamie Richards on	8602 Westbrook Ave	Yakima	WA	98908	s.richardson100@me.com	CPA#004-15	12/17/2015 Email Comments 11/09/15
	Sung Park	8603 Westbrook Ave	Yakima	WA	98908		CPA#004-15	12/17/2015 YPC Public Hearing - 11/16/15
	Suzanne Deshaw	8800 Midvale Rd	Yakima	WA	98908		CPA#004-15	12/17/2015 YPC Public Hearing - 11/16/15
	Tena Green	1034 S 88th Ave	Yakima	WA	98908	tinekac63@aol.com	CPA#004-15	12/17/2015 Comment Letter 10/26/15
	Tertie Geaudreau	8602 Grove Ave	Yakima	WA	98908	tertieg199@gmail.com	CPA#004-15	12/17/2015 YPC Public Hearing - 10/27/15
	Terry Hawkinson	8705 Meadow Ln	Yakima	WA	98908		CPA#004-15	12/17/2015 Comment Letter/Exhibit - 11/16/15
	Thomas Kutty	8505 Westbrook Ave	Yakima	WA	98908	thomaskuttya@yahoo.com	CPA#004-15	12/17/2015 YPC Public Hearing - 10/27/15
	Tim & Jenae McCoy		Yakima	WA	98908	trccocys1@msn.com	CPA#004-15	12/17/2015 Email Comments 10/27/15
	Tim Cotterell	1015 S 85th Ave	Yakima	WA	98908	lawofficesoftrml@guestoffice.net	CPA#004-15	12/17/2015 YPC Public Hearing - 10/27/15
	Tom & Tammy McMeekin	1036 S 88th Ave	Yakima	WA	98908	trmcmeekin@hotmail.com	CPA#004-15	12/17/2015 Email Comments 10/22/15
	Tracy L Keniston	8601 Garden Ave	Yakima	WA	98908	tkenisto@zagmail.gonzaga.edu	CPA#004-15	12/17/2015 Email Comments 11/15/15
	Victor Stiner	8610 Garden Ave	Yakima	WA	98908		CPA#004-15	12/17/2015 YPC Public Hearing - 11/16/15
	Yong Kim		Yakima	WA	98908		CPA#004-15	12/17/2015 YPC Public Hearing - 11/16/15
What the Hay LLC	Barbara Kennedy	PO Box 8310	Yakima	WA	98908		CPA#004-15	12/17/2015 Property Owner
	Debra Corning	1314 S 38th Ave	Yakima	WA	98902		CPA#005-15	12/17/2015 Comment Letter 06/11/15
	Diane Smestad	1321 S 38th Ave	Yakima	WA	98908	bekede2@aol.com	CPA#005-15	12/17/2015 YPC Public Hearing - 10/28/15
	George Thomps on	3809 W Logan Ave	Yakima	WA	98902	dianesmestad@charter.net	CPA#005-15	12/17/2015 YPC Special Study Session - 07/27/15
	Jack Stapleton	3721 McLean Dr	Yakima	WA	98902		CPA#005-15	12/17/2015 Comment Letter 06/15/15
	Jennifer Mabry	1401 S 38th Ave	Yakima	WA	98902		CPA#005-15	12/17/2015 Comment Letter 06/19/15
	Jim Maine	1323 S 38th Ave	Yakima	WA	98902	jennjmabry@gmail.com	CPA#005-15	12/17/2015 Postcard/E-mail Comments 06/07/15
	John Smestad	3609 Logan Ln	Yakima	WA	98902	jim.maine@appleerees.ort.com	CPA#005-15	12/17/2015 Postcard/E-mail Comments 06/12/15
	Kathryn Gagnier	3706 McLean Dr	Yakima	WA	98902	bbqjon@hotmail.com	CPA#005-15	12/17/2015 YPC Special Study Session - 07/27/15
	Mike & Tina Gambrell	1322 S 38th Ave	Yakima	WA	98902	kaymyster22@aol.com	CPA#005-15	12/17/2015 Postcard/E-mail Comments 06/08/15
	Olivia Hart	1301 S 38th Ave	Yakima	WA	98902	rubysaab@aol.com	CPA#005-15	12/17/2015 Comment Letter 06/11/15
	Randy Shannon	3608 Logan Ln	Yakima	WA	98902	yakiman70@msn.com	CPA#005-15	12/17/2015 Comment Letter 06/11/15
	Robert & Eunice Kennedy	3805 W Logan Ave	Yakima	WA	98902		CPA#005-15	12/17/2015 Property Owner
	Roddy & Kally Marquis	3801 W Washington Ave	Yakima	WA	98902		CPA#005-15	12/17/2015 Property Owner
	Rogers Watt	3901 W Logan Ave	Yakima	WA	98902	rogersinyakima@hotmail.com	CPA#005-15	12/17/2015 Postcard/E-mail Comments 06/17/15
	Steven Hart	1301 S 38th Ave	Yakima	WA	98908	stevenhart@charter.net	CPA#005-15	12/17/2015 YPC Public Hearing - 10/28/15

DOC. INDEX # J-5

Company/Organization Name	Name	Address	City	State	Zip Code	E-mail	CPA Reference	Council Hearing Notes
TM Rentals	Ted M Jr Marquis	3801 W Washington Ave	Yakima	WA	98902	schendm@me.com	CPA#005-15	12/17/2015 Property Owner
	Thomas & Mary Schend	3704 W Plath Ave	Yakima	WA	98902	schendm@me.com	CPA#005-15	12/17/2015 Postcard/Email Comments 06/08/15
Westwood West Corporation	Alan Klise	712 Pickens Rd	Yakima	WA	98907		CPA#006-15	12/17/2015 Property Owner
	Alex Staples	607 S 60th Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15
	Alice Nelson	808 S 60th Ave	Yakima	WA	98908	acnelson@q.com	CPA#006-15	12/1/2015 YPC Public Hearing - 10/27/15
	Ann & Leroy Henning	612 S 60th Ave	Yakima	WA	98908	grandnagarca@hotmail.com	CPA#006-15	12/1/2015 Comment Letter 06/24/15
	Annette Garcia	809 S 60th Ave	Yakima	WA	98908	jabusch@me.com	CPA#006-15	12/1/2015 Postcard/Email Comments 06/23/15
	Arthur Busch	806 Pickens Rd	Yakima	WA	98908		CPA#006-15	12/1/2015 Postcard/Email Comments 06/24/15
	Brian Hunter	705 S 60th Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15
	Bryce & Chris Cupp	704 S 60th Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15
	Carl Zarembo	24310 Old Owen Rd	Monroe	WA	98272	carlzarembo@gmail.com	CPA#006-15	12/1/2015 Postcard/Email Comments 08/07/15
	Chester & Mary Vetter	709 Pickens Rd	Yakima	WA	98908	findingrecips@gmail.com	CPA#006-15	12/1/2015 Postcard/Email Comments 06/18/15
	Clint & Jessica Hunter	805 S 60th Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15
	David & Tanya Martinez	807 S 60th Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15
	Earl & Lois Miller	5805 Maclaren St	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15
	Ed & Kathy Medford	701 S 60th Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15
	Evan Berndt	607 S 60th Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15
	Gary Welch	702 S 60th Ave	Yakima	WA	98908	gwelch@loofburrow.com	CPA#006-15	12/1/2015 Postcard/Email Comments 06/09/15
	Gayle & Vern Neland	5901 Maclaren Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15
	Genevieve Cameron	5903 Maclaren Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15
	Grace Reid	608 S 60th Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 YPC Public Hearing - 10/27/15
	Grace Reid	706 S 60th Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15
	James Cameron	5903 Maclaren St	Yakima	WA	98908		CPA#006-15	12/1/2015 Phone Call Request - 07/08/15
	Janet Stohr	711 S 66th Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 YPC Public Hearing - 10/27/15
	Janice Bommers bach	7608 Richey Rd	Yakima	WA	98902		CPA#006-15	12/1/2015 Comment Letter 06/24/15
	John Kincheloe	702 S 59th Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15
Judith & Larry Zerr	814 S 59th Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15	
K. Short	613 Pickens Rd	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15	
Karen & Joe Zook	625 Pickens Rd	Yakima	WA	98908	gadzoos7@charter.net	CPA#006-15	12/1/2015 Postcard/Email Comments 06/23/15	
Kathl & Scott Hanses	9923 Orchard Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15	
Kim Cone	325 N 25th Ave	Yakima	WA	98902		CPA#006-15	12/1/2015 Comment Letter 06/24/15	
Laura & Todd Staples	614 S 60th Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15	
Mark Eakin	801 S 60th Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15	
Nancy Morner (Wetch)	702 S 60th Ave	Yakima	WA	98908	nancy.morner@yahoo.com	CPA#006-15	12/1/2015 Postcard/Email Comments 06/24/15	
Randy Robert	708 S 60th Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15	
Resident	609 S 60th Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15	
Robert & Beverly Valdez	713 Pickens Rd	Yakima	WA	98908	valdez598@gmail.com	CPA#006-15	12/1/2015 Postcard/Email Comments 06/12/15	
Robert Smoot	1640 Garretson Ln	Yakima	WA	98908		CPA#006-15	12/1/2015 Postcard/Email Comments 06/12/15	
Shelby Groth	2352 N Wenas Rd	Selah	WA	98942		CPA#006-15	12/1/2015 Comment Letter 06/17/15	
Sherry Adams	3310 Stanton Rd	Yakima	WA	98903		CPA#006-15	12/1/2015 Comment Letter 06/24/15	
Sonia Bossert	8704 Maclaren Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15	
Steve Hein	709 S 59th Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15	
Steve Walters	809 Pickens Rd	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15	
Steven & Valerie Branch	701 Pickens Rd	Yakima	WA	98908	stevensbranch@hotmail.com	CPA#006-15	12/1/2015 Postcard/Email Comments 06/24/15	
Susan & Frank Remer	806 S 60th Ave	Yakima	WA	98908	remersusan@gmail.com	CPA#006-15	12/1/2015 YPC Public Hearing - 10/28/15	
Terassa Keefe	802 S 60th Ave	Yakima	WA	98908		CPA#006-15	12/1/2015 Comment Letter 06/24/15	
Tyler Schultz	2105 Saint Helens St	Yakima	WA	98902	tyler@westwoodwest.com	CPA#006-15	12/1/2015 YPC Special Study Session - 08/17/15	
Tyler Schultz	PO Box 2580 414 Cherry Ct	Yakima	WA	98907		CPA#006-15	12/1/2015 Property Owner	
Barbara E Headrick	8602 Grove Ave	Yakima	WA	98908	beh42547@gmail.com	CPA#007-15	12/1/2015 YPC Public Hearing - 10/27/15	

DOC. INDEX # J-5

Company/Organization Name	Name	Address	City	State	Zip Code	E-mail	CPA Reference	Council Hearing Notes
Yakima Valley Canal Co	Francis & Paula Moore	5909 Occidental Rd	Yakima	WA	98903	jipaulamoore@gmail.com	CPA#007-15	12/1/2015 Postcard/E-mail Comments 09/12/15
	George D Mars hall	10705 Gilbert Rd Ste B	Yakima	WA	98903		CPA#007-15	12/1/2015 Comment Letter 06/04/15
	Larry E Wolf	5819 Altatum Rd	Yakima	WA	98903	wolfracing1@ms.n.com	CPA#007-15	12/1/2015 Postcard/E-mail Comments 06/08/15
	Linda Curlee	5805 Occidental Rd	Yakima	WA	98903	lindaseyeh@yaho.com	CPA#007-15	12/1/2015 Postcard/E-mail Comments 06/02/15
	Terrie Geaudreau	8602 Grove Ave	Yakima	WA	98908	terrieg199@gmail.com	CPA#007-15	12/1/2015 Comment Letter/Exhibit - 11/16/15
Cottonwood Partners	Alice Whitaker	PO Box 9335	Yakima	WA	98908		CPA#007-15	12/1/2015 Applicant/Property Owner
	Anne Lopinto	101 N 48th Ave #38	Yakima	WA	98908	awhit1932@gmail.com	CPA#008-15	12/1/2015 YPC Special Study Session - 08/03/15
	Bill Wallace	101 N 48th Ave #22B	Yakima	WA	98908	amlopinto@yahoo.com	CPA#008-15	12/1/2015 Postcard/E-mail Comments 06/06/15
	Brad & Dorothy Card	101 N 48th Ave #18A	Yakima	WA	98908	bwallace@rffc.com	CPA#008-15	12/1/2015 Postcard/E-mail Comments 06/08/15
Chelrinhar Association Inc	Dave & Carol Miller	101 N 48th Ave #10	Yakima	WA	98908	card@ef.com.net	CPA#008-15	12/1/2015 YPC Special Study Session - 08/03/15
	Deborah Cornue	101 N 48th Ave #17A	Yakima	WA	98908	dcornue@earthlink.net	CPA#008-15	12/1/2015 YPC Special Study Session - 08/03/15
	Diane Lindstrom	101 N 48th Ave #20A	Yakima	WA	98908	lindstrom.diane@gmail.com	CPA#008-15	12/1/2015 YPC Special Study Session - 08/03/15
	Guy & Betty Kaplicky	4702 W Chestnut Ave	Yakima	WA	98908		CPA#008-15	12/1/2015 Comment Letter 06/18/15
	Jack Staples	8809 Alpine Ct	Yakima	WA	98908	domnagu@charter.net	CPA#008-15	12/1/2015 Applicant / Property Owner
	John & Anne Lopinto	101 N 48th Ave #28	Yakima	WA	98908	ahell@help@yahoo.com	CPA#008-15	12/1/2015 YPC Special Study Session - 08/03/15
	John R Crimin	101 N 48th Ave #13B	Yakima	WA	98908	jcrrmin1@ms.n.com	CPA#008-15	12/1/2015 Postcard/E-mail Comments 06/08/15
	Joyce Gaidies	101 N 48th Ave #36A	Yakima	WA	98908	jgaidies@charter.net	CPA#008-15	12/1/2015 YPC Special Study Session - 08/03/15
	Katie Stroud	4504 W Chestnut Ave	Yakima	WA	98908	ktstroud@live.com	CPA#008-15	12/1/2015 YPC Public Hearing - 10/29/15
	Larry & Myrna Weimann	101 N 48th Ave #20B	Yakima	WA	98908	weimannml@juno.com	CPA#008-15	12/1/2015 YPC Special Study Session - 08/03/15
Association of Unit Owners of Summitview Country	Marlene Copass	101 N 48th Ave #37A	Yakima	WA	98908		CPA#008-15	12/1/2015 YPC Special Study Session - 08/03/15
	Mary Anne Murray	101 N 48th Ave #22A	Yakima	WA	98908	marmurray@bhscentral.com	CPA#008-15	12/1/2015 E-mail Comments 06/18/15
	Nancy A Kennemots u	101 N 48th Ave #6B	Yakima	WA	98908	pudden@ms.n.com	CPA#008-15	12/1/2015 Postcard/E-mail Comments 06/09/15
	Nancy Youmans	101 N 48th Ave #37B	Yakima	WA	98908		CPA#008-15	12/1/2015 YPC Special Study Session - 08/03/15
	Patricia Ackely	101 N 48th Ave #39A	Yakima	WA	98908	sarnandabelle@aol.com	CPA#008-15	12/1/2015 Postcard/E-mail Comments 06/17/15
	Resident	4001 Summitview Ave, Ste 5	Yakima	WA	98908	lw_mllr@yahoo.com	CPA#008-15	12/1/2015 YPC Public Hearing - 10/29/15
	Anne den Hoed	5101 Summitview Ave #5	Yakima	WA	98908		CPA#009-15	12/1/2015 Comment Letter 06/23/15
	Arthur & Joanne Marsh	5101 Summitview Ave #7	Yakima	WA	98908		CPA#009-15	12/1/2015 Comment Letter 06/23/15
	Bob & Anne Massong	5101 Summitview Ave #11	Yakima	WA	98908	bobmassong@charter.net	CPA#009-15	12/1/2015 YPC Special Study Session - 08/17/15
	Bruce Kite	5101 Summitview Ave #15	Yakima	WA	98908	bkite99@gmail.com	CPA#009-15	12/1/2015 Postcard/E-mail Comments 06/22/15
Johnson Family Century 21 Orchards, LLC	Corrine Neubert	5101 Summitview Ave #21	Yakima	WA	98908		CPA#009-15	12/1/2015 Comment Letter 06/23/15
	Doris Drumhiller	5101 Summitview Ave #12	Yakima	WA	98908		CPA#009-15	12/1/2015 Comment Letter 06/24/15
	Earl & Marilyn Pratt	5101 Summitview Ave #16	Yakima	WA	98908		CPA#009-15	12/1/2015 Comment Letter 06/23/15
	Eric Johnson	4906 Summitview Ave	Yakima	WA	98908	johnsonorchards@aol.com	CPA#009-15	12/1/2015 Applicant/Property Owner
	Gary Kissling	5101 Summitview Ave #6	Yakima	WA	98908		CPA#009-15	12/1/2015 Comment Letter 06/22/15
	James & Karen Avery	5302 Bitterroot Way	Yakima	WA	98908		CPA#009-15	12/1/2015 Postcard/E-mail Comments 06/06/15
	Jean Schultz	5101 Summitview Ave #20	Yakima	WA	98908		CPA#009-15	12/1/2015 Comment Letter 06/23/15
	Paul Haden	5101 Summitview Ave #4	Yakima	WA	98908		CPA#009-15	12/1/2015 Comment Letter 06/23/15
	Paul Rejmibal	5101 Summitview Ave #19	Yakima	WA	98908		CPA#009-15	12/1/2015 Comment Letter 06/23/15
	Robert Redman	5101 Summitview Ave #18	Yakima	WA	98908		CPA#009-15	12/1/2015 Comment Letter 06/23/15
Georgian Estate Condominium Association	Robert Spear	5101 Summitview Ave #22	Yakima	WA	98908		CPA#009-15	12/1/2015 Phone Call Request
	Sue H. MacMichael	5101 Summitview Ave #22	Yakima	WA	98908		CPA#009-15	12/1/2015 Comment Letter 06/23/15
	Lakemont Real Estate	7 S 3rd Ave	Yakima	WA	98902		CPA#009-15	12/1/2015 Spoke with Valerie @ the counter on 11/9/

DOC. INDEX # J-5

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Type of Notice: *City Council Hearings*
File Number(s): *2015 CPAs*
Date of Hearing: *12/1/15 + 12/7/15*

Scott Clark
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Dave Fonfara
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William Cook
7701 Graystone Court
Yakima, WA 98908

Patricia Byers
1530 Suncrest Way
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<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net</p>	<p>Cascade Natural Gas Jim Robinson, Field Facilitator 701 South 1st Ave Yakima, WA 98902 Jim.robinson@cngc.com</p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org</p>
<p>Department of Commerce Growth Management Services, P.O. Box 42525 Olympia, WA 98504-2525 reviewteam@commerce.wa.gov</p>	<p>Department of Ecology Annie Szvetecz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov</p>	<p>Department of Ecology Gwen Clear 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov</p>
<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov</p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov</p>	<p>Department of Social & Health Services Jeanne Rodriguez P.O. Box 45848 Olympia, WA 98504 Jeanne.rodriguez@dshts.wa.gov</p>
<p>Dept of Archaeology & Historic Preservation Greg Griffith or Gretchen Kaehler, Deputy State Historic Preservation Officer P.O. Box 48343 Olympia, WA 98504-8343 dahp.separeview@dahp.wa.gov</p>	<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov</p>	<p>Engineering Division Dana Kallevig and Debbie Cook, City Engineer 129 N 2nd Street Yakima, WA 98901 dana.kallevig@yakimawa.gov debbie.cook@yakimawa.gov</p>
<p>Nob Hill Water Association Nick Rogers, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 nick@nobhillwater.org</p>	<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org</p>	<p>U.S. Army Corps of Engineers, Regulatory Branch Deborah Knaub, Project Manager P.O. Box 3755 Seattle, WA 98124-3755 Deborah.J.Knaub@usace.army.mil</p>
<p>Wastewater Division Marc Cawley or Jeremy Hoover 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov jeremy.hoover@yakimawa.gov</p>	<p>West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 wattsa@wvwsd208.org</p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov</p>
<p>WSDOT Rick Holmstrom, Development Services 2809 Rudkin Road Union Gap, WA 98903 holmstr@wsdot.wa.gov</p>	<p>WSDOT, Aviation Division Carter Timmerman 7702 Terminal St SW Tumwater, WA 98501 timmerc@wsdot.wa.gov</p>	<p>Yakama Bureau of Indian Affairs Steve Wangemann, Deputy Superintendent for Trust Services P.O. Box 632 Toppenish, WA 98948 Steve.wangemann@bia.gov</p>
<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov</p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com</p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov</p>
<p>Yakima County Commissioners Commissioners.web@co.yakima.wa.us</p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us</p>	<p>Yakima County Public Services Lynn Deitrick, Planning Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn.Deitrick@co.yakima.wa.us</p>
<p>Yakima County Public Services Vern Redifer, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 Vern.redifer@co.yakima.wa.us</p>	<p>Yakima Greenway Foundation Al Brown, Executive Director 111 South 18th Street Yakima, WA 98901 al@yakimagreenway.org</p>	<p>Yakima Regional Clean Air Agency Hasan Tahat, Engineering & Planning Supervisor 329 North 1st Street Yakima, WA 98901 hasan@yrcaa.org</p>
<p>Yakima Valley Conference of Governments Shawn Conrad and Joseph Calhoun, Planner 311 North 4th Street, Ste# 202 Yakima, WA 98901 conrads@yvcog.org calhounj@yvcog.org</p>	<p>Yakima Valley Museum John A. Baule, Director 2105 Tieton Drive Yakima, WA 98902 john@yakimavalleymuseum.org</p>	<p>Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 keithk@wasteconnections.com</p>

DOC.
INDEX
7-5

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	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

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Type of Notice: City Council Hearings

File Number: 2015 CPAS

Date of ^{hearings} Mailing: 12/1/15 & 12/8/15

DOC.
INDEX
J-5

In-House Distribution E-mail List		
Name	Division	E-mail Address
Debbie Cook	Engineering	Debbie.cook@yakimawa.gov
Dana Kallevig	Wastewater	dana.kallevig@yakimawa.gov
Dan Riddle	Engineering	dan.riddle@yakimawa.gov
Mark Kunkler	Legal Dept	Mark.kunkler@yakimawa.gov
Jeff Cutter	Legal Dept	jeff.cutter@yakimawa.gov
Archie Matthews	ONDS	archie.matthews@yakimawa.gov
Mark Soptich	Fire Dept	mark.soptich@yakimawa.gov
Chief Rizzi	Police Department	Dominic.rizzi@yakimawa.gov
Joe Caruso	Code Administration	Joe.caruso@yakimawa.gov
Carolyn Belles	Code Administration	carolyn.belles@yakimawa.gov
Glenn Denman	Code Administration	glenn.denman@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.debusschere@yakimawa.gov
Dave Brown	Water/Irrigation	dave.brown@yakimawa.gov
Mike Shane	Engineering	mike.shane@yakimawa.gov
Randy Meloy	Wastewater	randy.meloy@yakimawa.gov
Scott Schafer	Public Works Dept	scott.schafer@yakimawa.gov
James Dean	Utilities	James.dean@yakimawa.gov
James Scott	Refuse Division	James.scott@yakimawa.gov
Kevin Futrell	Transit Division	kevin.futrell@yakimawa.gov
Joan Davenport	Planning	joan.davenport@yakimawa.gov
For the Record/File		
Binder Copy		Revised 10/2015

Type of Notice: City Council Hearings

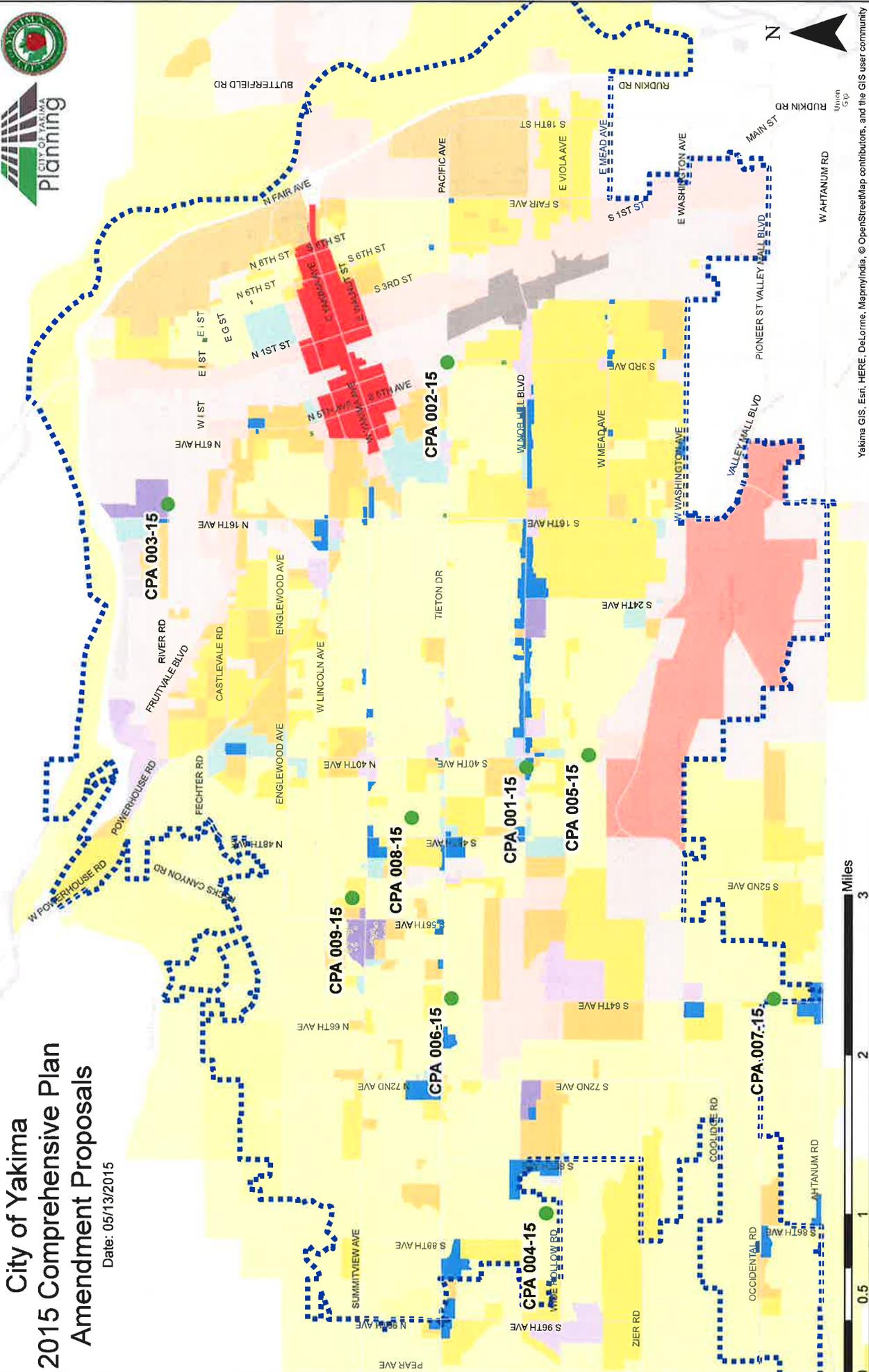
File Number(s): CPM #001-15, 002-15, 003-15, 004-15, 005-15, 006-15, 007-15, 008-15 + 009-15

Date of Mailing: hearings 12/1/15 + 12/8/15



City of Yakima 2015 Comprehensive Plan Amendment Proposals

Date: 05/13/2015



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DOG. INDEX # J-5

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

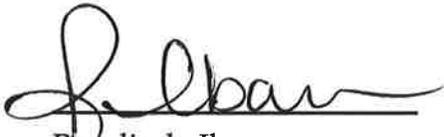
**RE: CPA#001-15, CPA#002-15, CPA#003-15, CPA#004-15, CPA#005-15,
CPA#006-15, CPA#007-15, CPA#008-15, CPA#009-15**

2015 Comprehensive Plan Amendments

citywide

I, Rosalinda Ibarra, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Yakima Planning Commission's Recommendation**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, and parties of record, 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 18th and 20th day of November, 2015.

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



Rosalinda Ibarra

Administrative Assistant

**DOC.
INDEX**

J-4

Ibarra, Rosalinda

From: Ibarra, Rosalinda
Sent: Wednesday, November 18, 2015 4:47 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; Schafer, Scott; Scott, James; Shane, Mike; Soptich, Mark
Cc: Peters, Jeff; Smith, Valerie; Al Rose; Alfred A. Rose ; 'Carmen Mendez'; Carmen Mendez (mdcmm303@gmail.com); Dave Fonfara; Ensey, Rick; Patricia Byers; Ron Anderson; Scott Clark; William Cook
Subject: NOTICE OF YPC FINDINGS OF FACT & RECOMMENDATION TO CITY COUNCIL - CPA#001-15, CPA#002-15, CPA#003-15, CPA#005-15, CPA#006-15, CPA#007-15, CPA#008-15, CPA#009-15
Attachments: YPC Findings _Approval - CPA#001, #002, #003, #006, #007, #009.pdf; YPC Findings _Denial - CPA#005, CPA#008.pdf

Good afternoon - attached are the Findings of Fact & Recommendation to City Council regarding CPA#001-15, CPA#002-15, CPA#003-15, CPA#005-15, CPA#006-15, CPA#007-15, CPA#008-15, and CPA#009-15. If you have any questions related to this notice please contact our office at the number listed below. Thank you!

Rosalinda Ibarra

Community Development Administrative Assistant
rosalinda.ibarra@yakimawa.gov

City of Yakima | Planning Division

129 North 2nd Street, Yakima WA 98901

p: (509) 575-6183 * f: (509) 575-6105



This email is a public record of the City of Yakima and is subject to public disclosure unless exempt under the Washington Public Records Act. This email is subject to the State Retention Schedule.

**DOC.
INDEX**

J-4

Maxey, Lisa

From: Maxey, Lisa
Sent: Friday, November 20, 2015 3:00 PM
To: Al Rose; Alfred A. Rose (silvrfx40@bmi.net); 'Carmen Mendez'; Carmen Mendez (mdcmm303@gmail.com); Dave Fonfara; Ensey, Rick; Ibarra, Rosalinda; Kunkler, Mark; Patricia Byers; Ron Anderson; Scott Clark; William Cook (cook.w@charter.net); Belles, Carolyn; Brown, David; Caruso, Joe; Cook, Debbie; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Futrell, Kevin; Kallevig, Dana; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Schafer, Scott; Scott, James; Shane, Mike; Soptich, Mark
Cc: Peters, Jeff
Subject: NOTICE OF YPC FINDINGS OF FACT & RECOMMENDATION TO CITY COUNCIL - What the Hay LLC - CPA#004-15
Attachments: YPC FINDINGS & RECOMMENDATION TO CITY COUNCIL - What the Hay LLC - CPA# 004-15.pdf

Good afternoon - attached are the Findings of Fact & Recommendation to City Council regarding CPA#004-15 – What the Hay LLC. If you have any questions related to this notice please contact assigned planner Jeff Peters at (509) 575-6163 or by e-mail at jeff.peters@yakimawa.gov. Thank you!

Lisa Maxey

Department Assistant II
(509) 576-6669

Lisa.Maxey@yakimawa.gov

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

Company/Organization Name	Name	Address	City	State	Zip Code	E-mail	CPA Reference	Notes
State of WA Department of Ecology	Gwen Clear	1250 W Alder Street	Union Gap	WA	98903	crosepaordinator@ecy.wa.gov	ALL	Comment Letter 06/18/15
	Joe Walsh	3301 W Nob Hill Blvd	Yakima	WA	98902		ALL	YPC Special Study Session - 08/17/15
	Bill Hordan	410 N 2nd St	Yakima	WA	98901	hps410@qwestoffice.net	ALL	Applicant
	Tom Durant	513 N Front St, Ste Q	Yakima	WA	98901	durantdevelopment@charter.net	ALL	YPC Special Study Session - 08/03/15
	Joe Walsh	5709 Wallia Wallia St	Yakima	WA	98903		ALL	YPC Public Hearing - 10/29/15
	Tom Durant	PO Box 1723	Yakima	WA	98907	durantdevelopment@charter.net	ALL	Representative
Elves Family Investments	Terry Wheeler	1109 S 41st Ave	Yakima	WA	98908	teraru@aol.com	CPA#001-15	Postcard/E-mail Comments 06/06/15
	Darryl Elves	17440 Nordic Cove Ln	Poulsbo	WA	98370	elvestfamily@embarcmail.com	CPA#001-15	Applicant/Property Owner
	Ross Elves	210 Warrior Rd	Yakima	WA	98901		CPA#001-15	Comment Letter 06/19/15
	Hasan M. Tahat, Ph.D.	329 N 1st St	Yakima	WA	98901		CPA#001-15	Comment Letter 06/19/15
	Denise Copeland	618 S 3rd Ave	Yakima	WA	98902	denisecopeland@gmail.com	CPA#002-15	E-mail Comments on 10/21/2015
Division Street Building LLC	Larry Hull	901 Summitview Ave Ste 250	Yakima	WA	98902	larry@megalodonic.net	CPA#002-15	Property Owner
Super Cold Storage Co	Rob Conrad	151 Low Rd	Yakima	WA	98908	rconrad@suporapple.com	CPA#003-15	Property Owner
WA State Dept of Transportation	Paul Gonseth, P.E.	2809 Rudkin Rd	Union Gap	WA	98903		CPA#003-15	Comment Letter 06/22/15
	Marian Rockstroh	1002 S 88th Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 10/27/15
	Mickey Nunn	1004 S 88th Ave	Yakima	WA	98908	nunny4212@icloud.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Sara & Jessica Hansen	1006 S 83rd Ave	Yakima	WA	98908	jessica.m.norman@hotmail.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Karen & Michael L Taylor	1007 S 85th Ave	Yakima	WA	98908	mtaylor1179@charter.net	CPA#004-15	YPC Public Hearing - 10/27/15
	Mary Davis	1009 S 89th Ave	Yakima	WA	98908	hollymkdavis@gmail.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Alex Silva	1010 S 88th Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Mary Ackerman	1010 S 89th Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Faviola Silva & Federico Villa	1012 S 88th Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Clary Cronkwhite	1014 S 89th Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Tim Cotterell	1015 S 85th Ave	Yakima	WA	98908	jawofficesoftiml@qwestoffice.net	CPA#004-15	YPC Public Hearing - 10/27/15
	Kent & Colleen Russell	1015 S 89th Ave	Yakima	WA	98908	Kentnr@gmail.com	CPA#004-15	E-mail Comments 11/16/15
	Laura Congleton	1015 S 90th Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Brandon & Lindsay Emelko	1016 S 89th Ave	Yakima	WA	98908	lindsavemeiko@yahoo.com	CPA#004-15	Postcard/E-mail Comments 06/02/15
	Isaac B.	1017 S 85th Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Micahel & Shelly O'Neill	1017 S 89th Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 10/27/15
	Jerry & Lovina Dodson	1017 S 90th Ave	Yakima	WA	98908	b4GVN@JUNO.com	CPA#004-15	YPC Public Hearing - 11/16/15
	Corey Congleton	1017 S 91st Ave	Yakima	WA	98908	corey.congleton@gmail.com	CPA#004-15	Postcard/E-mail Comments 06/02/15
	Gary M & Tomi Patrick	1019 S 89th Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Alex & Cindy Hernandez	1022 S 91st Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Mildred Kivox	1024 S 88th Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 10/27/15
	Dennis Hammermeister	1028 S 88th Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Tena Green	1034 S 88th Ave	Yakima	WA	98908	teneka63@aol.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Tom & Tammy McMeekin	1036 S 88th Ave	Yakima	WA	98908	jimcmeekin@hotmail.com	CPA#004-15	E-mail Comments 10/22/15
Yakima Regional Clean Air Agency	Gwen Clear	1250 W Alder Street	Union Gap	WA	98903	crosepaordinator@ecy.wa.gov	CPA#004-15	Comment Letter 06/18/15
West Valley Farm & Ranch LLC	Gary & Doris Daley	1409 S 91st Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
CWHBA	Bill & Ann Hicks	205 S 75th Pl	Yakima	WA	98908	wvffarms@vvn.com	CPA#004-15	YPC Special Study Session - 07/27/15
	Joe Walsh	3301 W Nob Hill Blvd	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Bill Hordan	410 N 2nd St	Yakima	WA	98901	hps410@qwestoffice.net	CPA#004-15	Applicant
	Rich Hochrein	4702 Summitview Ave	Yakima	WA	98908	rich@summitcrestconstruction.com	CPA#004-15	YPC Special Study Session - 07/27/15
	Jeff Garretson	605 S 87th Ave	Yakima	WA	98908	jeffgarretson@live.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Lucille & Kenneth Meyers	702 S 88th Ave	Yakima	WA	98908		CPA#004-15	Comment Letter 10/27/15
	Song & Diane Yi	802 S 88th Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Royce Griffin	809 S 89th Ave	Yakima	WA	98908	griffin042@yahoo.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Judy Craven	8252 Westbrook Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15

DOC. INDEX # 5-4

Company/Organization Name	Name	Address	City	State	Zip Code	E-mail	CPA Reference	Notes
	Colleen & Connie Fisher	8307 Wide Hollow Rd	Yakima	WA	98908	yakimafisherfarm@gmail.com	CPA#004-15	E-mail Comments 11/16/15
	Brent Alexander-Rines	8501 Arlington Ave	Yakima	WA	98908	brent@alexmo.com	CPA#004-15	E-mail Comments 10/22/15
	Jay & Lisa DeLoza	8501 Garden Ave	Yakima	WA	98908	lisa.deloz@me.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Preston Fawcett	8501 Grove Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Robert & Chris Fawcett	8501 Grove Ave	Yakima	WA	98908	rifawcett7@gmail.com	CPA#004-15	Comment Letter/Exhibit - 11/16/15
	Patty Dion	8502 Garden Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 10/27/15
	Bruce Schmutzler	8503 Garden Ave	Yakima	WA	98908	bschmut@live.com	CPA#004-15	E-mail Comments on 11/06/15
	Donna Schmutzler	8503 Garden Ave	Yakima	WA	98908	dsch1207@live.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Nalda Bryson	8503 Midvale Rd	Yakima	WA	98908	brysonnl@msn.com	CPA#004-15	YPC Public Hearing - 10/27/15
	John & Pennie Whitish	8503 W Arlington Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Andy & Tamara Kline	8503 Westbrook Ave	Yakima	WA	98908	andy@klinellc.com	CPA#004-15	E-mail Comments on 10/27/15
	Aly Bjorneby	8504 Westbrook Ave	Yakima	WA	98908	alybjorneby@gmail.com	CPA#004-15	E-mail Comments on 10/27/15
	Charity Yates	8505 Grove Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Thomas Kutty	8505 Westbrook Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 10/27/15
	Paula Eakin	8506 Garden Ave	Yakima	WA	98908	thomasakutty@yahoo.com	CPA#004-15	Postcard/E-mail Comments 06/02/15
	Bill Johnson	8506 Grove Ave	Yakima	WA	98908	paulaeakin@selah.k12.wa.us	CPA#004-15	YPC Public Hearing - 10/27/15
	Marilyn Johnson	8506 Grove Ave	Yakima	WA	98908	mbillwal@gmail.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Carol Carroll	8506 Westbrook Ave	Yakima	WA	98908	mal/him@hotmail.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Larry & Nancy Hasen	8507 Grove Ave	Yakima	WA	98908	lhasen57@gmail.com	CPA#004-15	Comment Letter 10/27/15
	Nancy Hasen	8507 Grove Ave	Yakima	WA	98908	nancyhasen47@gmail.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Kim Shields	8508 Westbrook Ave	Yakima	WA	98908	kdshields@aol.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Brad & Cindy Arnesen	8509 Westbrook Ave	Yakima	WA	98908	bcarnesen@icloud.com	CPA#004-15	E-mail Comments 11/13/15
	Cynthia Arnesen	8509 Westbrook Ave	Yakima	WA	98908	ctalarico@hotmail.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Residents	8510 Midvale Rd	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Armando Barboza	8510 Westbrook Ave	Yakima	WA	98908	abarboza@steviahns.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Mamie Barboza	8510 Westbrook Ave	Yakima	WA	98908	mamiebarboza@gmail.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Geneva Hartoon	8514 Garden Ave	Yakima	WA	98908	genevahart@q.com	CPA#004-15	E-mail Comments 11/16/15
	Yong Kim	8601 Garden Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Renee Slaven	8601 Grove Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Lowell Bosshardt	8601 Midvale Rd	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Carrie Wright	8601 Westbrook Ave	Yakima	WA	98908	ashleyk626@yahoo.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Barbara E Headrick	8602 Grove Ave	Yakima	WA	98908	bet42547@gmail.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Terrie Geaudreau	8602 Grove Ave	Yakima	WA	98908	terrieg199@gmail.com	CPA#004-15	Comment Letter/Exhibit - 11/16/15
	Steve & Janie Richardson	8602 Westbrook Ave	Yakima	WA	98908	s.richardson100@me.com	CPA#004-15	E-mail Comments 11/09/15
	Sung Park	8603 Westbrook Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Bill & Kathy Hartsock	8604 Arlington Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 10/27/15
	Nola & Tom Attaway	8604 Grove Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Emily Lick	8604 Westbrook Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 10/27/15
	Ryan Wisner	8605 Garden Ave	Yakima	WA	98908	rwisner4649@msn.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Roger & Angela Martinez	8605 W Arlington Ave	Yakima	WA	98908	rmartinezdmtz@yahoo.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Joe & Karen Murillo	8605 Westbrook Ave	Yakima	WA	98908	kmmurillo@charter.net	CPA#004-15	YPC Public Hearing - 10/27/15
	Dawna Fassler	8606 Grove Ave	Yakima	WA	98908	dawnmf1865@aol.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Elaine Briggs	8606 Westbrook Ave	Yakima	WA	98908	lbriggs-1999@yahoo.com	CPA#004-15	YPC Public Hearing - 10/27/15
	David Barnett	8608 Garden Ave	Yakima	WA	98908	daveandbet@q.com	CPA#004-15	YPC Public Hearing - 11/16/15
	Victor Stiner	8610 Garden Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 10/27/15
	Ronald Doughty	8700 Garden Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 10/27/15
	Jeff & Leslee Thysell	8701 Grove Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 10/27/15
	Jeff & Nicole Wilkinson	8702 Bristol Way	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15

DOC. INDEX # 24

Company/Organization Name	Name	Address	City	State	Zip Code	E-mail	CPA Reference	Notes
	Anneliese Andrew	8702 Grove Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 10/29/15
	Julia & Steve Jackson	8702 Maclaren Ave	Yakima	WA	98908	luis77jackson@hotmail.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Dianne Oeltjen	8702 Westbrook Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 10/27/15
	Maria Ramos	8703 Webster Ave	Yakima	WA	98908	mramos017@gmail.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Mary and Eric Rotondo	8704 Bristol Way	Yakima	WA	98908	maryarotondo@gmail.com	CPA#004-15	E-mail Comments 10/26/15
	Clarissa Alke	8704 Grove Ave	Yakima	WA	98908	clarissa.alk@gmail.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Jon & Clarissa Alks	8704 Grove Ave	Yakima	WA	98908	jonalks@gmail.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Brenda Moore	8705 W Arlington Ave	Yakima	WA	98908	brenda.moore@treetop.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Joy Kinzel Hottzinger	8705 Bristol Way	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Kathy Nelson	8705 Garden Ave	Yakima	WA	98908	k.kelson814@gmail.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Hannah Lozano	8705 Grove Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 10/27/15
	Megan Calhoon	8705 Grove Ave	Yakima	WA	98908	megancalhoon@hotmail.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Terry Hawkinson	8705 Meadow Ln	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Noelle Bonds	8705 Midvale Rd	Yakima	WA	98908	noelle.bonds@gmail.com	CPA#004-15	Postcard/E-mail Comments 06/02/15
	Doug & Nicole Donegan	8705 W Arlington Ave	Yakima	WA	98908		CPA#004-15	Comment Letter/Exhibit - 11/16/15
	JoAnn Schlepp	8706 Grove Ave	Yakima	WA	98908	joann_schlepp@hotmail.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Hay Young Lee	8707 Meadow Ln	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Dorrit Lov	8708 Garden Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 10/27/15
	Suzanne DeShaw	8800 Midvale Rd	Yakima	WA	98908		CPA#004-15	Comment Letter 10/26/15
	Irene Moen	8802 Midvale Rd	Yakima	WA	98908		CPA#004-15	Comment Letter 11/09/15
	Betty Jo & Kurt Hilyard	8901 Garden Ave	Yakima	WA	98908		CPA#004-15	Comment Letter 10/26/15
	Dr. Mike Brophy	8902 Zier Rd	Yakima	WA	98908	brophy@mvsd208.org	CPA#004-15	E-mail Comments on 11/10/15
West Valley School District #208	Robert & Teresa Waller	9001 Garden Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 10/27/15
	Martha Stewart	9004 Garden Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Jim & Barbara Snider	9006 Garden Ave	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
	Mel Moore	904 Carriage Hill Dr	Yakima	WA	98908	mmoore@aimon.com	CPA#004-15	YPC Public Hearing - 10/27/15
	Paula Baker	9403 Wide Hollow Rd	Yakima	WA	98908		CPA#004-15	Comment Letter 10/26/15
	Linda Crisp	9405 Wide Hollow Rd	Yakima	WA	98908		CPA#004-15	Comment Letter 10/26/15
Meyer, Fluegge & Tenney, P.S.	James C. Carmody	PO Box 22680	Yakima	WA	98907	carmody@mflaw.com	CPA#004-15	Comment Letter 11/12/15
What the Hay LLC		PO Box 8310	Yakima	WA	98908		CPA#004-15	Property Owner
		PO Box 8335	Yakima	WA	98908		CPA#004-15	YPC Public Hearing - 11/16/15
Valley Ford Sales Inc	Max & Rita Hochrein					newcar@drivevalley.com	CPA#004-15	E-mail Comments/Exhibit - 11/16/15
	Dave & Kim Suthard					hmmcoherson@gmail.com	CPA#004-15	YPC Public Hearing - 11/16/15
	Heather McPherson					mortensen_j@charter.net	CPA#004-15	E-mail Comments on 11/07/15
	James A. Mortensen					geese@ducks@gmail.com	CPA#004-15	E-mail Comments 11/09/15
	Lorene Colton					sharon.cochran@paceint.com	CPA#004-15	E-mail Comments 11/10/15
	Sharon Cochran					tmccovs1@msn.com	CPA#004-15	E-mail Comments 10/27/15
	Tim & Jeneane McCoy					tkenisto@zaimail.gonzaga.edu	CPA#004-15	E-mail Comments 11/15/15
	Tracy L Keniston					rubbyaah@aol.com	CPA#005-15	Postcard/E-mail Comments 06/16/15
	Olivia Hart	1301 S 38th Ave	Yakima	WA	98902		CPA#005-15	YPC Public Hearing - 10/28/15
	Steven Hart	1301 S 38th Ave	Yakima	WA	98902	stevenhart@charter.net	CPA#005-15	Comment Letter 06/11/15
	Barbara Kennedy	1314 S 38th Ave	Yakima	WA	98902		CPA#005-15	YPC Public Hearing - 10/28/15
	Debra Corning	1321 S 38th Ave	Yakima	WA	98902	betede2@aol.com	CPA#005-15	Comment Letter 06/11/15
	Mike & Tina Gambrell	1322 S 38th Ave	Yakima	WA	98902		CPA#005-15	Comment Letter 06/11/15
	Jennifer Mabry	1323 S 38th Ave	Yakima	WA	98902	lennimabry@gmail.com	CPA#005-15	Postcard/E-mail Comments 06/07/15
	Jack Stapleton	1401 S 38th Ave	Yakima	WA	98902		CPA#005-15	Comment Letter 06/19/15
	Randy Shannon	3608 Logan Ln	Yakima	WA	98902	yakiman70@msn.com	CPA#005-15	Comment Letter 06/11/15
	Jim Maine	3609 Logan Ln	Yakima	WA	98902	jim.maine@appletreesort.com	CPA#005-15	Postcard/E-mail Comments 06/17/15
	Thomas & Mary Schend	3704 W Plath Ave	Yakima	WA	98902	schendam@me.com	CPA#005-15	Postcard/E-mail Comments 06/08/15

DOC. INDEX # 4

Company/Organization Name	Name	Address	City	State	Zip Code	E-mail	CPA Reference	Notes
	Kathryn Gagnier	3706 McLean Dr	Yakima	WA	98902	katymyster322@aol.com	CPA#005-15	Postcard/E-mail Comments 06/08/15
	George Thompson	3721 McLean Dr	Yakima	WA	98902		CPA#005-15	Comment Letter 06/15/15
TM Rentals	Rocky & Kaily Marquis	3801 W Washington Ave	Yakima	WA	98902		CPA#005-15	Property Owner
	Ted M Jr Marquis	3801 W Washington Ave	Yakima	WA	98902		CPA#005-15	Property Owner
	Robert & Eunice Kennedy	3805 W Logan Ave	Yakima	WA	98902		CPA#005-15	Comment Letter 06/11/15
	Diane Smestad	3809 W Logan Ave	Yakima	WA	98902	dianesmestat@charter.net	CPA#005-15	YPC Special Study Session - 07/27/15
	John Smestad	3809 W Logan Ave	Yakima	WA	98902	bbqjon@hotmail.com	CPA#005-15	YPC Special Study Session - 07/27/15
	Rogers Watt	3901 W Logan Ave	Yakima	WA	98902	rogersinyakima@hotmail.com	CPA#005-15	Postcard/E-mail Comments 06/17/15
TM Rentals		PO Box 1432	Yakima	WA	98907		CPA#005-15	Property Owner
Yakima Valley Canal Co	Robert Smoot	1640 Garretson Ln	Yakima	WA	98908		CPA#006-15	Comment Letter 06/17/15
	Tyler Schultz	2105 Saint Helens St	Yakima	WA	98902	tyler@westwoodwest.com	CPA#006-15	YPC Special Study Session - 08/17/15
	Shelby Groth	2352 N Wenas Rd	Selah	WA	98942		CPA#006-15	Comment Letter 06/24/15
	Carl Zarella	24310 Old Owen Rd	Monroe	WA	98272	carl.zarella@gmail.com	CPA#006-15	Postcard/E-mail Comments 08/07/15
	Kim Cone	325 N 25th Ave	Yakima	WA	98902		CPA#006-15	Comment Letter 06/24/15
	Sherry Adams	3310 Stanton Rd	Yakima	WA	98903		CPA#006-15	Comment Letter 06/24/15
Westwood West Corporation		414 Cherry Ct	Yakima	WA	98908		CPA#006-15	Property Owner
	Earl & Lois Miller	5805 MacLaren St	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Gayle & Vern Neland	5901 MacLaren Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Genevieve Cameron	5903 MacLaren Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	James Cameron	5903 MacLaren St	Yakima	WA	98908		CPA#006-15	Phone Call Request - 07/08/15
	Alex Staples	607 S 60th Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Evan Berndt	607 S 60th Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Grace Reid	608 S 60th Ave	Yakima	WA	98908		CPA#006-15	YPC Public Hearing - 10/27/15
	Resident	609 S 60th Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Ann & Leroy Henning	612 S 60th Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	K. Short	613 Pickens Rd	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Laura & Todd Staples	614 S 60th Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Karen & Joe Zook	625 Pickens Rd	Yakima	WA	98908		CPA#006-15	Postcard/E-mail Comments 06/23/15
	Steven & Valerie Branch	701 Pickens Rd	Yakima	WA	98908	gadzooks7@charter.net	CPA#006-15	Postcard/E-mail Comments 06/24/15
	Ed & Kathy Medford	701 S 60th Ave	Yakima	WA	98908	steven.branch@hotmail.com	CPA#006-15	Postcard/E-mail Comments 06/24/15
	John Kincheloe	702 S 59th Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Gary Wetch	702 S 60th Ave	Yakima	WA	98908	rwetch@loofburrow.com	CPA#006-15	Postcard/E-mail Comments 06/09/15
	Nancy Morter (Wetch)	702 S 60th Ave	Yakima	WA	98908	nancy.morter@yahoo.com	CPA#006-15	Postcard/E-mail Comments 06/24/15
	Bryce & Chris Cupp	704 S 60th Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Brian Hunter	705 S 60th Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Grace Reid	706 S 60th Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Randy Robert	708 S 60th Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Chester & Mary Vetter	709 Pickens Rd	Yakima	WA	98908	findingrecipex@gmail.com	CPA#006-15	Postcard/E-mail Comments 06/18/15
	Steve Hein	709 S 59th Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Janet Stohr	711 S 66th Ave	Yakima	WA	98908		CPA#006-15	YPC Public Hearing - 10/27/15
	Alan Klise	712 Pickens Rd	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Robert & Beverly Valdez	713 Pickens Rd	Yakima	WA	98908	valdez6986@gmail.com	CPA#006-15	Postcard/E-mail Comments 06/12/15
	Janice Bombersbach	7608 Richey Rd	Yakima	WA	98902		CPA#006-15	Comment Letter 06/24/15
	Mark Eakin	801 S 60th Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Terassa Keefe	802 S 60th Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Clint & Jessica Hunter	805 S 60th Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Arthur Busch	806 Pickens Rd	Yakima	WA	98908	jabusch@me.com	CPA#006-15	Postcard/E-mail Comments 06/23/15
	Susan & Frank Remer	806 S 60th Ave	Yakima	WA	98908	remersusan@gmail.com	CPA#006-15	YPC Public Hearing - 10/28/15

DOC. INDEX
J-4

Company/Organization Name	Name	Address	City	State	Zip Code	E-mail	CPA Reference	Notes
	David & Tanya Martinez	807 S 60th Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Alice Nelson	808 S 60th Ave	Yakima	WA	98908	anelson@aol.com	CPA#006-15	YPC Public Hearing - 10/27/15
	Steve Walters	809 Pickens Rd	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Annette Garcia	809 S 60th Ave	Yakima	WA	98908	grandmargarita@hotmail.com	CPA#006-15	Postcard/E-mail Comments 06/17/15
	Judith & Larry Zerr	814 S 59th Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Sonja Bossert	8704 Maclaren Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Kathi & Scott Hanses	9923 Orchard Ave	Yakima	WA	98908		CPA#006-15	Comment Letter 06/24/15
	Tyler Schultz	PO Box 2580	Yakima	WA	98907		CPA#006-15	Property Owner
Yakima Valley Canal Co	George D Marshall	10705 Gilbert Rd Ste B	Yakima	WA	98903		CPA#007-15	Comment Letter 06/04/15
	Linda Curlee	5805 Occidental Rd	Yakima	WA	98903	lindasevahi@yahoo.com	CPA#007-15	Postcard/E-mail Comments 06/02/15
	Larry E Wolf	5819 Ahtanum Rd	Yakima	WA	98903	wolfracing1@msn.com	CPA#007-15	Postcard/E-mail Comments 06/08/15
	Francis & Paula Moore	5909 Occidental Rd	Yakima	WA	98903	ljpaulamoore@gmail.com	CPA#007-15	Postcard/E-mail Comments 09/12/15
	Barbara E Headrick	8602 Grove Ave	Yakima	WA	98908	beh42547@gmail.com	CPA#007-15	YPC Public Hearing - 10/27/15
	Terrie Geaudreau	8602 Grove Ave	Yakima	WA	98908	terrieg199@gmail.com	CPA#007-15	Comment Letter/Exhibit - 11/16/15
Cottonwood Partners	Dave & Carol Miller	PO Box 8335	Yakima	WA	98908		CPA#007-15	Applicant/Property Owner
	John R Crimin	101 N 48th Ave #10	Yakima	WA	98908	carol@efcom.net	CPA#008-15	YPC Special Study Session - 08/03/15
	Deborah Cornue	101 N 48th Ave #13B	Yakima	WA	98908	lcrimin1@msn.com	CPA#008-15	Postcard/E-mail Comments 06/08/15
	Brad & Dorothy Card	101 N 48th Ave #17A	Yakima	WA	98908	dcornue@earthlink.net	CPA#008-15	Postcard/E-mail Comments 06/10/15
	Diane Lindstrom	101 N 48th Ave #18A	Yakima	WA	98908	dotbradcard@gmail.com	CPA#008-15	YPC Special Study Session - 08/03/15
	Larry & Myrna Weinman	101 N 48th Ave #20A	Yakima	WA	98908	lindstrom.diane@gmail.com	CPA#008-15	YPC Special Study Session - 08/03/15
	Bill Wallace	101 N 48th Ave #20B	Yakima	WA	98908	weinmamml@uno.com	CPA#008-15	YPC Special Study Session - 08/03/15
	Mary Anne Murray	101 N 48th Ave #22B	Yakima	WA	98908	bwallace@nftc.ome	CPA#008-15	Postcard/E-mail Comments 06/08/15
	John & Anne Lopinto	101 N 48th Ave #23A	Yakima	WA	98908	mmurray@bhscentral.com	CPA#008-15	E-mail Comments 06/18/15
	Joyce Gaidies	101 N 48th Ave #28	Yakima	WA	98908	abell2help@yahoo.com	CPA#008-15	YPC Special Study Session - 08/03/15
	Marlene Copass	101 N 48th Ave #36A	Yakima	WA	98908	lgaidies@charter.net	CPA#008-15	YPC Special Study Session - 08/03/15
	Nancy Youmans	101 N 48th Ave #37A	Yakima	WA	98908		CPA#008-15	YPC Special Study Session - 08/03/15
	Alice Whitaker	101 N 48th Ave #37B	Yakima	WA	98908		CPA#008-15	YPC Special Study Session - 08/03/15
	Patricia Ackely	101 N 48th Ave #38	Yakima	WA	98908	awhit1932@gmail.com	CPA#008-15	YPC Special Study Session - 08/03/15
Association of Unit Owners of Summitview Country	Nancy A Kennmotsu	101 N 48th Ave #39A	Yakima	WA	98908	samandbelle@aol.com	CPA#008-15	Postcard/E-mail Comments 06/17/15
	Resident	101 N 48th Ave #6B	Yakima	WA	98908	lw_mllr@yahoo.com	CPA#008-15	Postcard/E-mail Comments 06/09/15
	Katie Stroud	4001 Summitview Ave, Ste 5	Yakima	WA	98908	puddken@msn.com	CPA#008-15	YPC Public Hearing - 10/29/15
	Guy & Betty Kaplicky	4504 W Chestnut Ave	Yakima	WA	98908	kkstroud@live.com	CPA#008-15	YPC Public Hearing - 10/29/15
	Jack Staples	4702 W Chestnut Ave	Yakima	WA	98908		CPA#008-15	Comment Letter 06/18/15
Chelminar Association Inc	Anne Lopinto	8809 Alpine Ct	Yakima	WA	98908	donnagu@charter.net	CPA#008-15	Applicant / Property Owner
	Eric Johnson	4906 Summitview Ave	Yakima	WA	98908	amlopinto@yahoo.com	CPA#008-15	Postcard/E-mail Comments 06/06/15
Johnson Family Century 21 Orchards LLC	Bob & Anne Massong	5101 Summitview Ave #11	Yakima	WA	98908	johnsonobchards@aol.com	CPA#009-15	Applicant/Property Owner
	Doris Drumhiller	5101 Summitview Ave #12	Yakima	WA	98908	bobmassong@charter.net	CPA#009-15	YPC Special Study Session - 08/17/15
	Bruce Kite	5101 Summitview Ave #15	Yakima	WA	98908		CPA#009-15	Comment Letter 06/24/15
	Earl & Marilyn Pratt	5101 Summitview Ave #16	Yakima	WA	98908		CPA#009-15	Postcard/E-mail Comments 06/22/15
	Robert Redman	5101 Summitview Ave #18	Yakima	WA	98908		CPA#009-15	Comment Letter 06/23/15
Georgian Estate Condominium Association	Paul Regimbald	5101 Summitview Ave #19	Yakima	WA	98908	bkite99@gmail.com	CPA#009-15	Comment Letter 06/23/15
	Jean Schultz	5101 Summitview Ave #20	Yakima	WA	98908		CPA#009-15	Comment Letter 06/23/15
	Corrine Neubert	5101 Summitview Ave #21	Yakima	WA	98908		CPA#009-15	Comment Letter 06/23/15
	Robert Spear	5101 Summitview Ave #22	Yakima	WA	98908		CPA#009-15	Comment Letter 06/23/15
	Sue H. MacMichael	5101 Summitview Ave #22	Yakima	WA	98908		CPA#009-15	Phone Call Request
	Paul Haden	5101 Summitview Ave #4	Yakima	WA	98908		CPA#009-15	Comment Letter 06/23/15
	Anne den Hoed	5101 Summitview Ave #5	Yakima	WA	98908		CPA#009-15	Comment Letter 06/23/15

DOC. INDEX
J-4

Company/Organization Name	Name	Address	City	State	Zip Code	E-mail	CPA Reference	Notes
	Gary Kissling	5101 Summitview Ave #6	Yakima	WA	98908		CPA#009-15	Comment Letter 06/22/15
	Arthur & Joanne Marsh	5101 Summitview Ave #7	Yakima	WA	98908		CPA#009-15	Comment Letter 06/23/15
	James & Karen Avery	5302 Bitterroot Way	Yakima	WA	98908		CPA#009-15	Postcard/E-mail Comments 06/06/15
Lakemont Real Estate		7 S 3rd Ave	Yakima	WA	98902		CPA#009-15	Spoke with Valerie @ the counter on 11/9/15

DOC.
INDEX
J-4



**BUSINESS OF THE CITY COUNCIL
YAKIMA, WASHINGTON
AGENDA STATEMENT**

Item No. 5.E.
For Meeting of: November 17, 2015

ITEM TITLE: Resolution setting dates of December 1, 2015 and December 7, 2015, for Public Hearings to review the Yakima Planning Commission's recommendation on nine (9) Comprehensive Plan Amendments

SUBMITTED BY: Joan Davenport, AICP Director of Community Development
Jeff Peters, Supervising Planner (509) 575-6163
Valerie Smith, AICP, Senior Planner (509) 575-6042

SUMMARY EXPLANATION:

A total of nine requests were submitted by the citizens of Yakima for consideration during the 2015 Annual Comprehensive Plan and concurrent rezone process. The City of Yakima Planning Commission has conducted study sessions on three occasions and held open record hearings on these requests. Due to the number of applications, two dates of City Council closed record hearings are proposed: December 1, 2015 and December 7, 2015. The location and specific schedule of these hearings to review the Planning Commission's Findings and Recommendations are detailed in the attached Resolution and map.

Resolution: X

Ordinance:

Other (Specify):

Contract:

Contract Term:

Start Date:

End Date:

Item Budgeted:

Amount:

Funding Source/Fiscal Impact:

Strategic Priority: Improve the Built Environment

Insurance Required? No

Mail to:

Phone:

**APPROVED FOR
SUBMITTAL:**

City Manager

**DOC.
INDEX
J-3**

RECOMMENDATION:

Adopt the attached resolution and provide the necessary public notice to conduct the closed record public hearings on the 2015 Comprehensive Plan Amendments.

ATTACHMENTS:

Description	Upload Date	Type
☐ Resolution setting date of hearings CPA 2015	11/6/2015	Resolution
☐ Map of 2015 CPA requests	11/6/2015	Backup Material

**DOC.
INDEX**

1-3

RESOLUTION NO. R-2015-137

A RESOLUTION setting time for six Public Hearings before the City Council on December 1, 2015, and setting time for three Public Hearings before City Council on December 7, 2015; regarding applications for the 2015 Annual Comprehensive Plan Amendments and concurrent application requests for rezones

WHEREAS, proposals for annual amendments to the Yakima Urban Area Comprehensive Plan 2025 and amendments to the Yakima Urban Area Zoning Ordinance (YUAZO) follow the City's established process for Comprehensive Plan Amendments YMC § 15.23 and YMC Title 16, and

WHEREAS, following study sessions and open record public hearings, the City of Yakima Planning Commission made recommendations and subsequent Findings of Fact regarding the proposals, now, therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YAKIMA:

Section 1. The City Council shall Set Date for six City Council Public Hearings regarding the 2015 Comprehensive Plan Map Amendments on December 1, 2015, at 6:30 PM in the City Council Chambers on the following items:

- A. CPA#001-15, RZ#001-15, SEPA #006-15, Elves Family Investments**
Vicinity of W. Nob Hill Boulevard and South 40th Street, Parcel 181327-31400. Proposal to change the Future Land Use Map designation of one parcel from High Density Residential to Neighborhood Commercial & concurrent Rezone of one parcel from Multi-Family Residential (R-3) to Local Business District (B-2).
- B. CPA#002-15, RZ#002-15, SEPA#008-15, Larry Hull**
Located at 304 Division Street. Proposal to change the Future Land Use Map designation from Industrial to General Commercial & concurrent Rezone from Light Industrial (M-1) to General Commercial (GC)
- C. CPA#003-15, RZ#003-15, SEPA#009-15, Super Cold Storage, LLC**
Located in the vicinity of River Rd & N 16th Avenue, Parcels 181313-22015 and -22012. Proposal to change the Future Land Use Map designation of two parcels from Regional Commercial to Industrial & concurrent Rezone of two parcels from Large Convenience Center (LCC) to Light Industrial (M-1).
- D. CPA#006-15, RZ#006-15, SEPA#012-15, Westwood West Corp**
Sixteen (16) parcels located in the vicinity of S. 64th Avenue & Tieton Drive Proposal to change the Future Land Use designation from Low Density Residential to a combination of Professional Office, Regional Commercial, Medium Density Residential and High Density Residential & 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).

DOC.
INDEX

J-3

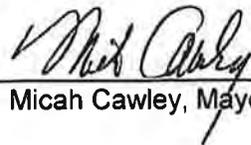
- E. CPA#007-15, RZ#007-15, SEPA#013-15, Cottonwood Partners, LLC**
 Located in the vicinity of S. 64th Avenue & Occidental Rd Parcels 181205-13009, -11001.
 Proposal to change the Future Land Use Map from Low Density Residential and Medium
 Density Residential to High Density Residential & concurrent Rezone from Single-Family
 Residential (R-1) and Two-Family Residential (R-2) to High-Density Residential (R-3)
- F. CPA#009-15, RZ#009-15, SEPA#016-15, Johnson Family Century 21, LLC**
 Located in the vicinity of Summitview Avenue & N. 52nd Avenue, Parcel 181321-13468
 Proposal to change the Future Land Use Map designation from Medium Density
 Residential to Neighborhood Commercial & concurrent Rezone from Two-Family
 Residential (R-2) to Local Business (B-2)

Section 2. The City Council shall Set Date for three City Council Public Hearings regarding the
 2015 Comprehensive Plan Map Amendments on December 7, 2015, at 6.30 PM in the City
 Council Chambers on the following items.

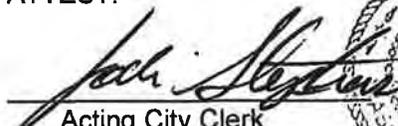
- G. CPA#008-15, RZ#008-15, SEPA#014-15, Chelminar Association, Inc.**
 Located in the vicinity of S. 46th Avenue and W. Chestnut Avenue, Parcels 181322-33474
 and -33473. Proposal to change the Future Land Use Map designation of three parcels
 from Low Density Residential to Professional Office & concurrent Rezone of three parcels
 from Sing-Family Residential (R-1) to Professional Business (B-1).
- H. CPA#004-15, RZ#004-15, SEPA#010-15, What the Hay, LLC**
 Located in the vicinity S. 88th Avenue & Wide Hollow Road, Parcel 181330-42402.
 Proposal to change the Future Land Use Map designation from Low Density Residential
 to High Density Residential & concurrent Rezone from Single-Family Residential (R-1) to
 Multi-Family Residential (R-3)
- I. CPA#005-15, RZ#005-15, SEPA#011-15, TM Rentals**
 Located in the vicinity of S. 38th Avenue and W. Logan Avenue, Parcels 181327-43493, -
 43492, and -43494 Proposal to change the Future Land Use Map designation from Low
 Density Residential to Professional Office & concurrent Rezone of 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 Avenue.

Section 3. It is further resolved that the City Clerk give notice of the Public
 Hearings in the form and manner prescribed by YMC § 16 10.090

ADOPTED BY THE CITY COUNCIL this 17th day of November, 2015


 Micah Cawley, Mayor

ATTEST:


 Acting City Clerk



DOC.
INDEX
 # J-3

YAKIMA HERALD REPUBLIC

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-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below.

Please confirm placement prior to deadline, by contacting your account rep at (509) 577-7740.

Date:	01/15/15
Account #:	110358
Company Name:	CITY OF YAKIMA PLANNING
Contact:	ROSALINDA IBARRA
Address:	DEPT OF COMMERCIAL ECONOMICAL DEVELOPEME 129 N 2ND STREET YAKIMA, WA 98901-2720
Telephone:	(509) 575-6164

Run Dates:	
Yakima Herald-Republic	01/22/15
Yakima Herald-Republic	02/11/15
YakimaHerald.com	01/22/15
YakimaHerald.com	02/11/15

Ad ID:	509435
Start:	01/22/15
Stop:	02/11/15
Total Cost:	\$191.73
Agate Lines:	54
# of Inserts:	4
Ad Class:	6021
Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@yakimaherald.com

Ad Proof

CITY OF YAKIMA PUBLIC NOTICE YEAR 2015 YAKIMA URBAN AREA COMPREHENSIVE PLAN AND REGULATORY AMENDMENT PROCESS

The City of Yakima Community Development Department will begin the 2015 annual amendment process to the Yakima Urban Area Comprehensive Plan 2025. Due to the State mandated update of the City's 2025 Comprehensive Plan, this year will be the final formal amendment process for citizens to propose changes to the current Yakima Urban Area Comprehensive Plan 2025. *For the years of 2016 and 2017 all proposed Comprehensive Plan Amendments will be reviewed and considered in concurrence with the City's required Comprehensive Plan Update Program, scheduled to be completed in June of 2017.* The City of Yakima Planning Commission will formally open the 2015 annual Amendment process on **Wednesday, February 11, 2015 at 3:30 pm in the City Council Chambers** located at 129 N 2nd Street, Yakima, WA 98901. **Amendment application forms will be available from the City Planning Division beginning February 11, 2015. The filing deadline is April 30, 2015.** Amendments to the Comprehensive Plan's Future Land Use Map require a \$500 nonrefundable application fee. Information pertaining to the Comprehensive Plan and land use regulatory amendment process is available from the Community Development Department, Planning Division, located on the second floor of City Hall, 129 North 2nd Street, Yakima, Washington 98901. For more information, please contact Jeff Peters, Supervising Planner, at (509) 575-6183.

(509435) January 22 and February 11, 2015

DOC.
INDEX

1-2

Proof for Yakima Herald-Republic
(Please initial the appropriate space)

Revise hard copy _____

Revise via email _____

OK as is _____

OK with revises _____
Need hard copy _____

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CITY OF YAKIMA PLANNING COMMISSION
Yakima Urban Area Comprehensive Plan Amendment
2015 Process

The City of Yakima Community Development Department will begin the 2015 annual amendment process to the Yakima Urban Area Comprehensive Plan 2025. Due to the State mandated update of the City's 2025 Comprehensive Plan, this year will be the final formal amendment process for citizens to propose changes to the current Yakima Urban Area Comprehensive Plan 2025. *For the years of 2016 and 2017 all proposed Comprehensive Plan Amendments will be reviewed and considered in concurrence with the City's required Comprehensive Plan Update Program, scheduled to be complete in June of 2017.* The City of Yakima Planning Commission will formally open the 2015 annual Amendment process on **Wednesday, February 11, 2015 at 3:30 pm in the City Council Chambers located at 129 N 2nd Street, Yakima, WA 98901. Amendment application forms will be available from the City Planning Division beginning February 11, 2015.** The filing deadline is April 30, 2015. Amendments to the Comprehensive Plan's Future Land Use Map require a \$500 nonrefundable application fee. Information pertaining to the Comprehensive Plan and land use regulatory amendment process is available from the Community Development Department, Planning Division, located on the second floor of City Hall, 129 North 2nd Street, Yakima, Washington 98901. For more information, please contact Jeff Peters, Supervising Planner, at (509) 575-6183.

04.509456.3Q

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INDEX
J-2

Maxey, Lisa

From: Simon Sizer <ssizer@yakimaherald.com>
Sent: Thursday, January 15, 2015 10:24 AM
To: Ibarra, Rosalinda
Subject: Re: Display Ad and Legal Notices: 2015 Comp Plan Map & Text Amendment Opening
Attachments: IBARRA-96-509435-1.pdf

I've scheduled this legal notice for 1/22 and 2/11, for a total cost of \$191.73.

I'll need to know what size you would like the display ad to be. Due to the holiday on Monday the earliest available publication date is Tuesday, January 20th. However, once I know what size of an ad you are looking for, I can see if there are any cancellations or if there is any space otherwise available.

On 1/14/15 5:20 PM, "Ibarra, Rosalinda" <Rosalinda.Ibarra@yakimawa.gov> wrote:

Hi Simon – can you please publish the attached notices as indicated below:

- Publish the **Legal Notice** on Thursday January 22nd, and Wednesday February 11th
- Publish the **Display Ad** on Sunday January 18, 2015, and Sunday February 15th in the Home Front Section

Send affidavit of publication and invoice to: Account 11002
City of Yakima Planning Division
129 N 2nd Street, Yakima, WA 98901

Rosalinda Ibarra
Community Development Administrative Assistant
rosalinda.ibarra@yakimawa.gov

City of Yakima | Planning Division <<http://www.yakimawa.gov/services/planning/>>
129 North 2nd Street, Yakima WA 98901
p: (509) 575-6183 * f: (509) 575-6105



This email is a public record of the City of Yakima and is subject to public disclosure unless exempt under the Washington Public Records Act. This email is subject to the State Retention Schedule.

--
Simon Sizer | Legal & Obituary Clerk
Yakima Herald-Republic
114 North 4th Street, Yakima, WA 98901

Phone: (509) 577-7740 | Fax: (509) 577-7766

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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/>

MEMORANDUM

TO: Planning Commission
FROM: Planning Division Staff
SUBJECT: Future Comprehensive Plan Annual Amendments Schedule
Date: November 18, 2014

Beginning in 2015, the City Planning Commission (PC) will commence review of the updating of the City of Yakima's Comprehensive Plan 2040, as required by the Growth Management Act (RCW 36.70A (4a)). The updated plan is due to be submitted to Washington State Department of Commerce on or before June 30, 2017. City staff is preparing a work program to meet this deadline. Annual amendments to the Plan are time-consuming and are generally driven by pending development requests. Typically proposals for annual amendments to the Yakima Urban Area Comprehensive Plan 2025 and amendments to the Yakima Urban Area Zoning Ordinance (YUAZO) follow the City's established process for Comprehensive Plan Amendments (CPA) per YMC § 15.23 and YMC Title 16.

At the November 12th Planning Commission meeting, the PC discussed and considered these options which were presented to them by Planning Division staff, and came to the following conclusions and recommendations which was requested to be forwarded on to City Council for their review and consideration:

- 1) 2015: Allow Citizen Requests to amend the Comprehensive Plan and follow the Annual Review Process. Last open opportunity for Amendments to the 2025 Plan. Extra public notice would be given, indicating when the next comprehensive plan cycle would occur.
- 2) 2016: No Annual Citizen Requests for Comprehensive Plan Amendments, Docket requests, to be considered with the 2040 Update.
- 3) 2017: Annual Citizen Requests to be accepted and move the Application Deadline to be on or after June 30th - these requests will be to amend the newly Adopted Yakima Comprehensive Plan 2040 (rather than the 2025 Plan)

Note: The Planning Division voiced their concern to the Planning Commission about essentially amending the comprehensive plan twice in 2017. Once with the 2040 Update, and then opening it up again for the Annual 2017 Amendment process. In accordance with RCW 36.70A.130, the City is limited to considering comprehensive plan amendments no more frequently than once per year, and concurrently so the cumulatively effect of the various proposals can be ascertained. City staff is researching options regarding how to incorporate amendment requests into the 2040 Comprehensive Plan Update.