



Planning Division

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NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW AND PUBLIC HEARING

DATE: December 3, 2013

TO: Applicant and Adjoining Property Owners

FROM: Steve Osguthorpe, Community Development Director & Planning Manager

SUBJECT: Environmental Review and construction of a 56,575 sq. ft. residential mini-storage and Administrative Adjustment of the setback standard from an abutting residential district from 20 to 5 ft. – CL3#003-13, ADJ#006-13, and SEPA#020-13.

NOTICE OF APPLICATION

The City of Yakima Department of Community Development has received a Type 3, Administrative Adjustment Review, and State Environmental Policy Act Checklist (SEPA) applications from David Hoeger (applicant), on behalf of NEI Investors (property owner). The applicant has requested zoning and environmental review and approval for the proposed construction of a 56,575 sq. ft. residential mini-storage and Administrative Adjustment of the setback standard from an abutting residential district from 20 to 5 ft. The subject property is located at 8102 W. Nob Hill Blvd., Yakima, WA and is zoned Local Business (B-2).

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. The Optional DNS process in WAC § 197-11-355 is being used. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. This may be your only opportunity to comment. All written comments received by **December 23, 2013**, will be considered prior to issuing the final SEPA determination on this application.

NOTICE OF PUBLIC HEARING

This Type 3 conditional land use application requires that the Hearing Examiner hold a public hearing prior to rendering a decision on the land use application. This public hearing has been scheduled for Thursday, January 23, 2014, beginning at 9:00 a.m., in the Council Chambers, City Hall, 129 N 2nd Street, Yakima, WA. 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 N 2nd St., Yakima, WA 98901.

REQUEST FOR WRITTEN COMMENTS

Your views on the proposal are welcome. Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its possible environmental impacts. All written comments received

by **December 23, 2013**, will be considered prior to issuing the Final SEPA Determination. Written comments on the Type (3) and Administrative Adjustment Review will be accepted through the hearing date. Your comments on this project may be mailed to:

Steve Osguthorpe, Community Development Director
City of Yakima Planning Division
129 North 2nd Street
Yakima, WA 98901

or e-mail your comments to: jeff.peters@yakimawa.gov.

Please reference the applicant's name or file number(s) in your correspondence:
Hoeger – CL3#003-13, ADJ#006-13, and SEPA#020-13

Required Permits: Building Permit, Dust Control Permit, Stormwater, and Site Plan

Required Studies: None

Existing Environmental Documents: None

Development Regulations For Project Mitigation and Consistency Include: the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12, Development Standards, and the Yakima Urban Area Comprehensive Plan.

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

Encl: Narratives, Site Plans and Mailing Map

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(Class 3 Review)

- A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.**

The proposal is to construct a 55,800 square foot residential mini-storage complex at the southwest corner of South 80th Avenue and West Nob Hill Boulevard on approximately 2.8 acres. As proposed, Phase 1 would consist of 16,700 square feet in 4 separate buildings and Phase 2 would consist of 39,100 square feet in 6 separate buildings. A total of approximately 550 storage units will be created through this proposal. The project is proposed to be served with an on-site kiosk for rental of units and reception of rental payments. The kiosk will be located near the entrance to the complex and have 2 parking spaces. There will be no office and no on-site manager. An existing 1,000 square foot single family residence that is located on Assessor's Parcel Number 181330-41002 will be demolished as part of this project. The balance of the property is vacant.

The buildings are proposed to be constructed of steel and be approximately 16 feet high. Two of the buildings that are located along South 80th Avenue will be constructed with a retail style facade to break-up the mass of the buildings and provide some positive aesthetics to the project. At the south end of building A, where the kiosk is located, the building will extend to a height of approximately 21 feet to accommodate a clock tower (see attached conceptual drawing). The site will be fenced on three sides. Fencing along the west and south will be 6-foot high view obscuring. Fencing along South 80th Avenue will be 6-foot high open rail fencing. No fencing is proposed along the north property line, as the back of the mini-storage building will provide security. The area between the back of the mini-storage building and the future extension of West Nob Hill Boulevard will be constructed with Sitescreening Standard A. A gate will also be placed along this property line, near the northwest corner of the project.

There will be no on-site employees, no office, no manager and no restroom facilities. All storage is proposed to be indoors once the project is complete. This application seeks temporary outdoor storage on gravel parking during the construction time frame between the two phases. Temporary outdoor storage will be limited to 70 parking spaces and be located just north of Building D. Outdoor storage will be on a month to month basis and will be eliminated once the project is complete.

The main entrance will be near the southeastern corner of the property along South 80th Avenue. The entrance will be gated. The perimeter of the property along South 80th Avenue will be landscaped with grass, shrubs and trees. Landscaping along the west and south property lines will be xeroscape and consist of rocks and gravel. Landscaping along the north property line will be Sitescreening Standard A. These landscaped areas will also serve as drainage swales for the property. Other methods of storm water drainage may be necessary, if that is the instance, drainage trenches and pervious concrete will be the primary method of storm water retention. Thus, a combination of aboveground swales, drainage trenches and impervious concrete could be used.

The interior roadways will be hard-surfaced and will range in width from 20 to 30 feet. Portions of the interior driveways will be paved with pervious concrete to reduce the amount of impervious surface in the facility. After consulting with the Yakima Fire Department, 40-foot radius' were added for emergency vehicle turning movements inside the complex. If necessary, an emergency point of ingress and egress can be accommodated at the northwest corner of the property.

The facility will be open 7 days a week from 7:00 a.m. to 8:00 p.m. An on-site camera system will be installed for security purposes. Night-time security lighting will be low-impact to prevent light and glare from leaving the site. A site identification wall sign is proposed to be located on the clock tower. Other than that, no other sign is currently proposed for the facility. If additional signage is needed it will be in compliance with the B-2 zoning district standards. Domestic water for the site will be provided by the Nob Hill Water Company.

B. How is the proposal compatible to neighboring properties?

The proposal is compatible to neighboring properties because it has been designed as an internal compound. The concept is to have the storage buildings located adjacent to the north and south property lines to prevent any adverse noise or activity from bothering the surrounding property owners. The west property line setback will meet the district standard of 20 feet. The front of the proposal, along South 80th Avenue has been designed to have the least amount of "mass" at that location. The mass is broken-up by having two of the storage buildings along South 80th Avenue constructed with a retail style facade. In addition to the facades, the property abutting South 80th Avenue is proposed to be landscaped with grass, shrubs and trees. This will present the project in an aesthetically pleasing way to neighbors and the travelling public.

C. What mitigation measures are proposed to promote compatibility?

The proposal has been designed as a compound to keep all adverse aspects of the project from leaving the site. All traffic, loading, unloading, noise and lighting will be retained inside because the storage buildings will buffer these activities from neighboring properties. Additionally, 6-foot high view obscuring fences are proposed along the west and south property lines to protect the existing single-family residences in that area from the mass of the buildings.

D. How is your proposal consistent with current zoning of your property?

This proposal is consistent with the current zoning of the property because it is a commercial use being constructed in a commercial zoning district. This proposal provides a small service need in the district that will serve the needs of the community as anticipated by the zoning district. This proposal also has a high level of visibility and easy access to a major roadway (South 80th Avenue). Additionally, this proposal provides a service that is heavily dependent on vehicle

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access, discourages strip commercial development, is an infill project within an existing commercial district and improves the appearance of the commercial corridor.

E. How is your proposal consistent with uses and zoning of neighboring properties?

The proposal is consistent with the uses and zoning of neighboring properties because this is a classic mixed-use neighborhood. To the north and south, properties generally contain older single-family residential residences on large lots, which are zoned commercial. Properties to the west and southwest are also generally larger lots with older residences located on them. These properties are zoned Single-family Residential. The proposed use is more consistent with those existing uses because it is not a major retail or service establishment such as a mini-mart, gas station or tavern, uses which normally can be found in the B-2 zoning district. Property to the northeast contains a church, which is zoned Single-family Residential. The church is a Class 3 in that particular zoning district, similar to the proposed use on this lot. Directly east of the project, across South 80th Avenue, is a mobile home park. With its high density of residential housing units, it too, would be more compatible with a less intensive use across the street from it than other outright permitted uses in the B-2 zoning district.

F. How is your proposal in the best interest of the community?

This proposal is in the best interest of the community because it provides a new residential mini-storage complex in the West Valley area. The proponents have studied the vacancy rate of residential mini-storage units in West Valley and found the vacancy rate to be zero to 2 percent. Needless to say, the vacant mini-storage units that become available are quickly rented. One of the issues regarding mini-storage units when the vacancy rate is so low is that it is difficult to find a variety of different sized units. This project proposes several different sized units which will provide a variety of unit sizes to meet the market demand. This project is in the best interest of the community because it provides a needed service in an area where a demonstrated need for the service has been proven. Additionally, this project has been designed in a fashion that promotes compatibility with the surrounding neighborhood by promoting the concept of an internal compound to prevent adverse aspects of this project from leaving the site and meet as many of the required development standards as possible.

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WRITTEN NARRATIVE

(Side yard Adjustment)

A. How would the strict enforcement of the current standard affect your project?

The proposal is to adjust the side yard setback (south property line) from 20 feet to 5 feet where it abuts a residential district. There are two abutting parcels along the south property line, an easterly parcel which is zoned B-2 (same as the subject parcel) that parallels the subject property for approximately 365 feet and a westerly parcel which is zoned R-1 and parallels the subject property for approximately 55 feet. The proposed mini-storage building along the south property line will meet the required setback as it abuts the existing B-2 parcel (east parcel) but will not meet the required setback as it abuts the existing R-1 parcel (west parcel). The required setback for the mini-storage building as it abuts the R-1 zoned property is 20 feet from the property line. The proposal is to construct the mini-storage building 5 feet from the property line. The purpose of this setback request from the R-1 zoning district is to be able to construct the mini-storage building in a straight line along the south property line. Strict enforcement of the current standard would require the west 55 feet of the south mini-storage building to be "jogged" 20 feet to the north, which would create a severe internal design problem for the interior buildings and driveways which serve the majority of the facility. The requested adjustment of 55 feet is approximately a 4 percent setback adjustment as measured along the south property line. Additionally, it would create a 20 foot strip of property that would require regular maintenance in an area that is difficult to access.

Because this project has been designed with an internal compound to prevent adverse impacts of the mini-storage complex from leaving the site, this adjustment permits more of the property to be used for that purpose. A jog in the mini-storage building will create an opening in the structure and thus prevent the compound theory from mitigating any negative impacts of the project on adjoining properties. Setbacks are required to separate incompatible uses from one another. In this instance, the construction of the storage building in a straight line provides this separation and ensures compatibility between the uses. Strict enforcement of the current standard would create a need for an entire redesigned of the project. A redesign of the complex may have to be in a different configuration, which does not have the advantage of the compound concept. A redesign may include storage units that have storage unit openings that directly adjoin the residential district. This would be less compatible with the surrounding neighborhood because impacts such as noise would directly impact the adjoining residential district. The current storage unit complex configuration is a win-win scenario for all involved because it mitigates its impacts and prevents incompatibilities from occurring.

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B. How is the proposal compatible with neighboring properties? Have other adjustments been granted nearby?

The proposal is compatible with the neighboring properties because of its design. The project has been designed as a compound as stated above, which will mitigate adverse impacts to the surrounding neighborhood. To help mitigate the side yard setback, the proponents propose to plant a row of arborvitae along the 55-foot setback adjustment area. This will visually mitigate the requested adjustment. This is an infill project which will get rid of a weedy lot within the City Limits of Yakima. The proposed retail style facades will soften the aesthetic impact of the storage units on the neighborhood and the access to the project has been planned to have the least impact on the intersection of South 80th Avenue and West Nob Hill Boulevard. The project will be automated and fully secured. Based on this, the proponents believe that the proposal is compatible with neighboring properties.

The proponent is not aware of any other adjustments being granted nearby.

C. How is your proposal consistent with current zoning of your property?

The proposal is consistent with the zoning of the property because it meets the intent of the zoning district by providing a needed service to the local area. The complex is reliant on the transportation network for business and has easy access to a well travelled roadway. Additionally, the proposal still provides adequate setbacks when coupled with the existing and proposed setbacks between the existing and proposed uses. These setbacks continue to provide adequate privacy, light, air and view.

D. How is your proposal consistent with uses and zoning of neighboring properties?

The proposal is consistent with uses and zoning of neighboring properties because of its design and because the proposed use is low intensity. This proposed use is more consistent with the surrounding residential uses on all sides of the property. A land use that only generates occasional traffic and has limited hours of operation, is a better neighbor to surrounding residential uses, than a service or business that generates substantial traffic and has no limitations on its hours of operation. For these reasons, the proponents believe this proposal is consistent with uses and zoning of neighboring properties.

E. How is your proposal in the best interest of the community?

This proposal is in the best interest of the community because it has been designed to self-absorb all negative impacts of the project. The internal compound concept permits the use to exist and have no impact on the adjoining neighbors. This concept is in the best interest of the community because it permits an infill project to occur and has no affect on surrounding property owners. Adequate privacy, light, air and view are still being provided to the adjoining property owners on the south. The low elevation roof lines of the project also provide some relief to neighbors and the travelling public by not creating a large mass structure that is not aesthetically pleasing. This project has been designed to fit into this neighborhood and the community as a whole while providing a service where a need has been demonstrated.

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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): South 80th Avenue Mini-storage Complex

2. Applicant's Name & Phone: David and Teresa Hoeger – 509- 654-2989

3. Applicant's Address: 610 South 24th Avenue, Yakima, WA 98902

4. Contact Person & Phone: Bill Hordan – 509-249-1919

5. Agency Requesting Checklist: City of Yakima

6. Date The Checklist Was Prepared: Sept. 27, 2013 – Revised 11-1-13

7. Proposed Timing Or Schedule (Including Phasing, If Applicable): The project will be completed in two phases. Phase 1 will start shortly after land use permits and building permits are secured and Phase 2 will be constructed when Phase 1 is at 75 percent capacity and continue building by building until the project is complete.

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

No.

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

No other environmental information is known to have been prepared on this property.

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:

The proponents are not aware of any other applications that are pending for governmental approvals of other proposals that would directly affect this project.

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

- Class 3 Review
- Administrative Adjustment of Standards
- Development Agreement
- Building Permits
- Utility Connection Permits

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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 construct a 55,800 square foot residential mini-storage complex on approximately 2.8 acres. As proposed, Phase 1 would consist of 16,700 square feet in 4 separate buildings and Phase 2 would consist of 39,100 square feet in 6 separate buildings. A total of approximately 550 storage units will be created through this proposal. The project is proposed to be served with an on-site kiosk for rental of units and reception of rental payments. The kiosk will be located near the entrance to the complex and have 2 parking spaces. There will be no office and no on-site manager. One existing single-family residence is proposed to be demolished. The residence is approximately 1,000 square feet in size.

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 corner of West Nob Hill Boulevard South 80th Avenue, within the City Limits of Yakima, Washington. The common address for the property is 8102 & 8104 West Nob Hill Boulevard. The Assessor's Parcel Numbers for the property are 181330-41001 & 41002.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
1. Earth	
a. General description of the site (✓ one):	
XX flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <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)?	
The steepest slope on the site is about 1 percent.	

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 property contains Umapine silt loam drained, 0 to 2 percent slopes. The soil is classified as prime farmland.</p>	<p>RECEIVED NOV 01 2013 CITY OF YAKIMA PLANNING DIV.</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 filling is proposed for the property because it is flat. Crushed base course will be imported to the site for building pads and driveway construction. The estimated amount of crushed gravel is approximately 700 cubic yards. The gravel will come from an approved source.</p>		
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>No.</p>		
<p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>Approximately 80 percent of the site will be covered with imperious surface after the project is completed.</p>		
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:</p> <p>Best Management Practices (BMP's) will be implemented during construction to mitigate any potential erosion, i.e. silt fencing and on-site ponding.</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>Dust emissions and construction vehicle exhaust emissions are likely to occur during demolition and construction activities. After construction, minor car emissions can be expected from customers visiting the site. Quantities are not known, but are expected to be normal and minimal for this type of construction project.</p>		
<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>No known off-site sources of emissions or odor are known that would affect this project.</p>		
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>Fire hoses, water trucks and sprinklers will be used during demolition and construction activities to control dust emission impacts. Construction vehicles will be property maintained to reduce exhaust emissions.</p>		

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
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, Shaw Ditch is located within the roadway bar ditch just north of the subject property and also east, across the right-of-way of South 80th Avenue. The ditch flows into Wide Hollow Creek, located to the south.</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>Yes, on-site construction activities will occur within approximately 80 feet of the described waters. Construction activity will consist of clearing, grubbing and structural improvements. It is also likely that roadway frontage improvements will require road construction activities within about 40 feet of the waters described above as the water passes along South 80th Avenue.</p>	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">NOV 01 2013</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</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, no fill or dredging is proposed within the actual waters described above.</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>No surface water is proposed to be withdrawn or diverted.</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>Yes, a very small portion of the northeast corner of the property appears to be within the 100-year floodplain of Shaw Ditch, however, it also appears that the portion of property over which the floodplain passes will end up being dedicated to the City of Yakima as needed road right-of-way for West Nob Hill Boulevard and South 80th Avenue.</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 discharge of waste material to surface waters is proposed.</p>	
b. Ground:	
<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 groundwater will be withdrawn and no water is proposed to be charged to groundwater.</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.</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>c. Water Runoff (including stormwater):</p>	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">NOV 01 2013</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</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>Storm water runoff will be retained on-site through the use of aboveground swales, infiltration trenches, pervious concrete or a combination of all.</p>	
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No.</p>	
<p>3. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>A Storm Water Plan will be prepared by a professional engineer, licensed in the State of Washington, to design a storm water plan to ensure that all storm water generated on-site, is retained on-site.</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 checked="" type="checkbox"/> Fir <input type="checkbox"/> Cedar <input 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: WEEDS</p>	
<p>b. What kind and amount of vegetation will be removed or altered?</p>	
<p>All vegetation currently located on the property will be removed.</p>	
<p>c. List threatened or endangered species known to be on or near the site.</p>	
<p>To the proponents knowledge there are no threatened or endangered vegetative species on, or near, the site.</p>	
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p>	
<p>Upon completion of construction, the property line perimeters will be landscaped. The landscaping along South 80th Avenue (east property line) and the north property line will be grass, shrubs and trees. Vegetative species native to the state will be planted in these areas to enhance wildlife opportunities for food and habitat. Xeroscape landscaping, consisting of gravel and rock will be placed along the west and south property lines. This landscaping in this area will also be used for drainage purposes.</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>To the proponent's knowledge, there are no threatened or endangered bird, mammals or fish</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
species on, or near the site.	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">NOV 01 2013</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</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>Native plant species will be used on the site to promote and enhance wildlife opportunities for food and habitat.</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>Electricity will be used for energy. It will be used for mechanical devices and lighting purposes.</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>Not applicable. No heating or cooling processes are proposed.</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 project.</p>	
<p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>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>No known noise in the area will affect this project because it will be used as a storage facility.</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>Short-term noise – During demolition and construction activities there will be noise associated with removing the existing residence and constructing the mini-storage units. Noise levels should be normal for these commercial construction activities and occur between 6:00 a.m. and 6:00 p.m. Monday through Friday.</p> <p>Long-term noise -- Some minor vehicle noise will be associated with the completed project. The</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
noise will be generated	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">NOV 01 2013</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</p>
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>The project has been designed to create an interior compound that will keep any noise generated from the site within the interior of the complex. In essence, the storage buildings that are located along the perimeter of the north, east, west and south property lines have been designed to have no openings towards abutting properties. The doors to those storage buildings will open towards the interior of the complex, to prevent noise from disturbing adjoining properties. During demolition, construction and upon completion of the proposal, the project will be in compliance with the City Noise Ordinance.</p>	
<p>8. Land and Shoreline Use</p>	
<p>a. What is the current use of the site and adjacent properties?</p> <p>The current use of the property is residential and vacant land. Property to the north is residential and vacant. Properties to the west and south are residential. Property to the east is a mobile home park. Property to the northeast is a church.</p>	
<p>b. Has the site been used for agriculture? If so, describe.</p> <p>Not to the proponents knowledge.</p>	
<p>c. Describe any structures on the site.</p> <p>The property contains an existing single-family residence.</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>Yes, the single-family residence will be demolished</p>	
<p>e. What is the current zoning classification of the site?</p> <p>Local Business (B-2)</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Neighborhood Commercial</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable.</p>	
<p>h. Has any part of the site been classified as an "environmentally sensitive" area? If so specify.</p> <p>Not to the proponents knowledge.</p>	
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>No people will work or reside in the completed project. No on-site office is proposed.</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>Approximately 3 people will be displaced.</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>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>The project will be constructed to the standards of the Yakima Urban Area Comprehensive Plan and Zoning Ordinance and/or adjusted standards, as necessary to complete the desired project.</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>No new housing units will be provided.</p>	
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>One low-income residence will be eliminated.</p>	
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>None proposed.</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>The tallest height of any proposed structure, is the clock tower located on the retail facade, will be approximately 21 feet in height. The principal exterior of the storage buildings will be steel. The two most easterly buildings (located along South 80th Avenue) will be constructed with retail style facades and their principal exterior building material will be wood, stucco or a combination of both.</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No known views in the immediate vicinity will be altered or obstructed.</p>	
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>Storage buildings that front on South 80th Avenue have will be designed to have a retail style facade. This facade will offer some relief in the building to break-up the mass of the completed project. In addition to the facades, the property will be landscaped along South 80th Avenue and fenced with an open rail fence. The fencing is also proposed to help break-up the mass of the structures and prevent the feeling of a narrow road corridor when passing by the project. Required sitescreening standards, or higher standards, will be implemented along the north, west and south property lines to further reduce aesthetic impacts.</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>Lighting will be used at night for security purposes.</p>	
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No.</p>	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>There are no known sources of light or glare that would affect this proposal.</p>	<p style="text-align: right;">RECEIVED NOV 01 2013 CITY OF YAKIMA PLANNING DIV.</p>
<p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>Wal-pac lighting will be used within the facility. It will be directed inward and downward to prevent light and glare from leaving the property.</p>	
<p>12. Recreation</p>	
<p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>No designated recreational opportunities exist in the immediate area. Informal recreation in the form of walking, jogging and biking occur in the immediate area. Other informal recreational activities have been observed on church property located at the intersection of West Nob Hill Boulevard and South 80th Avenue, Wide Hollow Elementary School and West Valley Park.</p>	
<p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> <p>This project will not displace any of the existing recreational opportunities in the area.</p>	
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>None needed, none proposed.</p>	
<p>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 to the knowledge of the proponents.</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>No known landmarks or evidence of historic, archeological, scientific and/or cultural importance are known to be on, or next to, the site.</p>	
<p>c. Proposed measures to reduce or control impacts, if any:</p> <p>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 property is served by South 80th Avenue, which is proposed to be used as the primary access point to the project.</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?</p> <p>The completed project will have 2 parking spaces.</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
<p>How many would the project eliminate?</p> <p>Two parking spaces will be eliminated. These parking spaces are associated with the existing residence that is proposed to be demolished.</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>Initial indications from the City of Yakima are that frontage improvements are likely along South 80th Avenue and possibly West Nob Hill Boulevard.</p>		
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>No.</p>		
<p>f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.</p> <p>The proposal will generate approximately 10-15 vehicle trips per day once it is completed. Peak times are expected to be on weekends between 10:00 a.m. and 3:00 p.m.</p>	<p>RECEIVED</p> <p>NOV 01 2013</p> <p>CITY OF YAKIMA PLANNING DIV.</p>	
<p>g. Proposed measures to reduce or control transportation impacts, if any:</p> <p>Construct frontage improvements along adjoining roadways as determined through this process.</p>		
<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 increased need for public services is expected as a result of this project.</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>Electricity and domestic water will be needed for this project. The general construction activities will include underground trenching to extend the utilities from their existing location to this site.</p>		
<p>16. Utilities</p>		
<p>a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.</p>		
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.</p> <p>See 15b above.</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>		
<p> Property Owner or Agent Signature</p>	<p>11-1-13 Date Submitted <i>Revised</i></p>	

HORGER
STORAGE
KIOSK
TOWER

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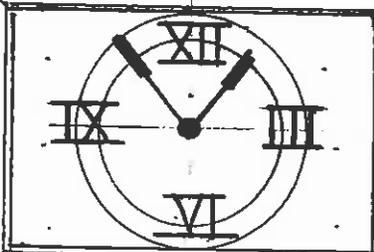
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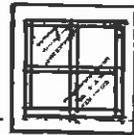
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20'-6" +/-

18'-0" PLATE



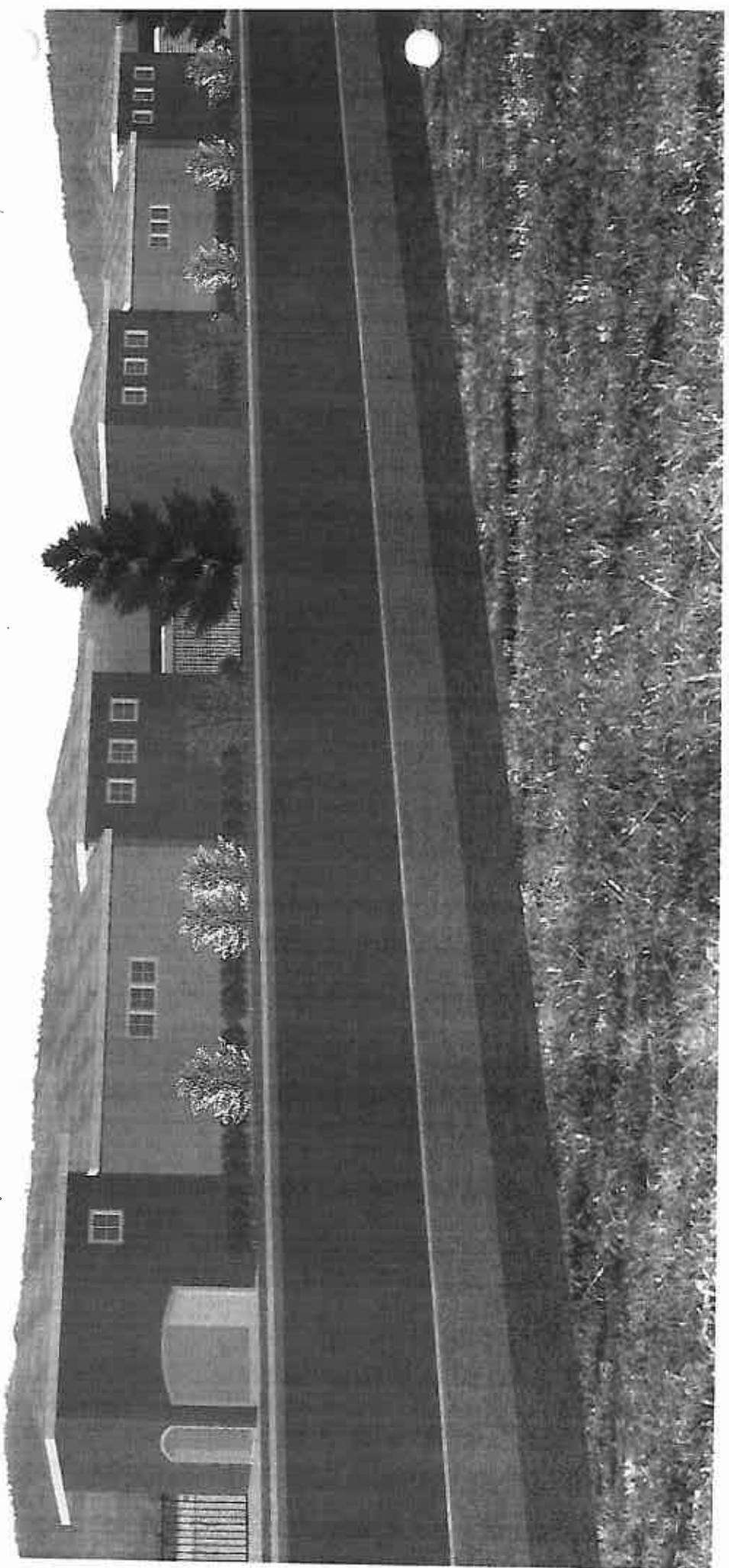
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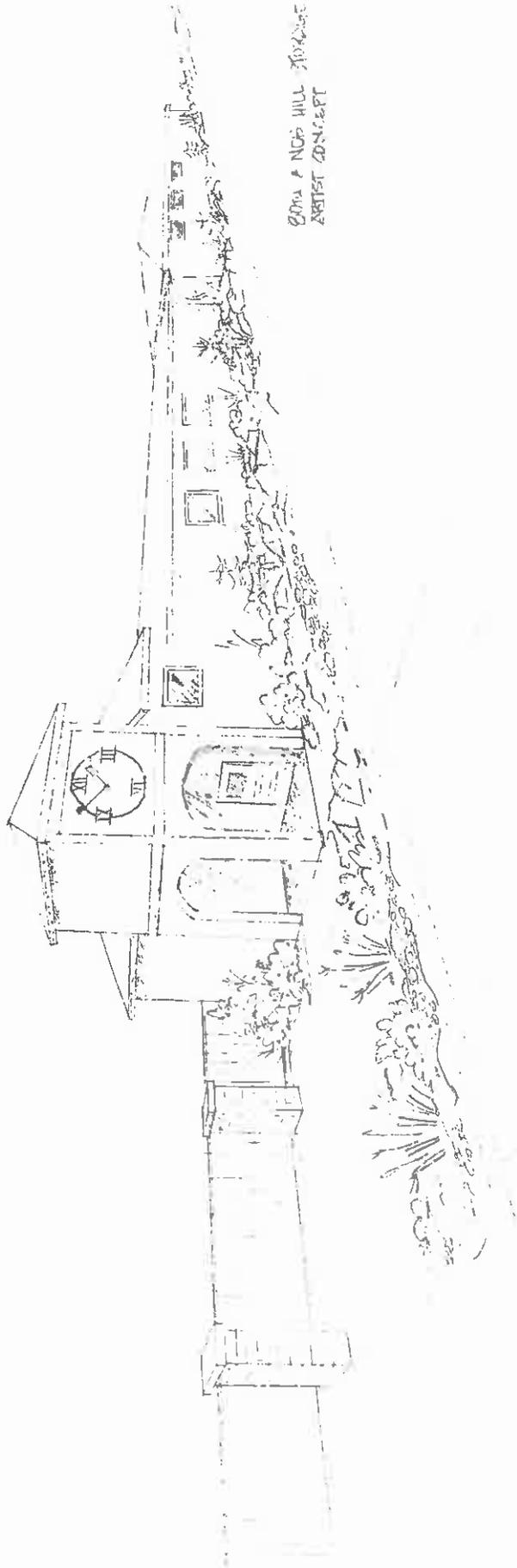


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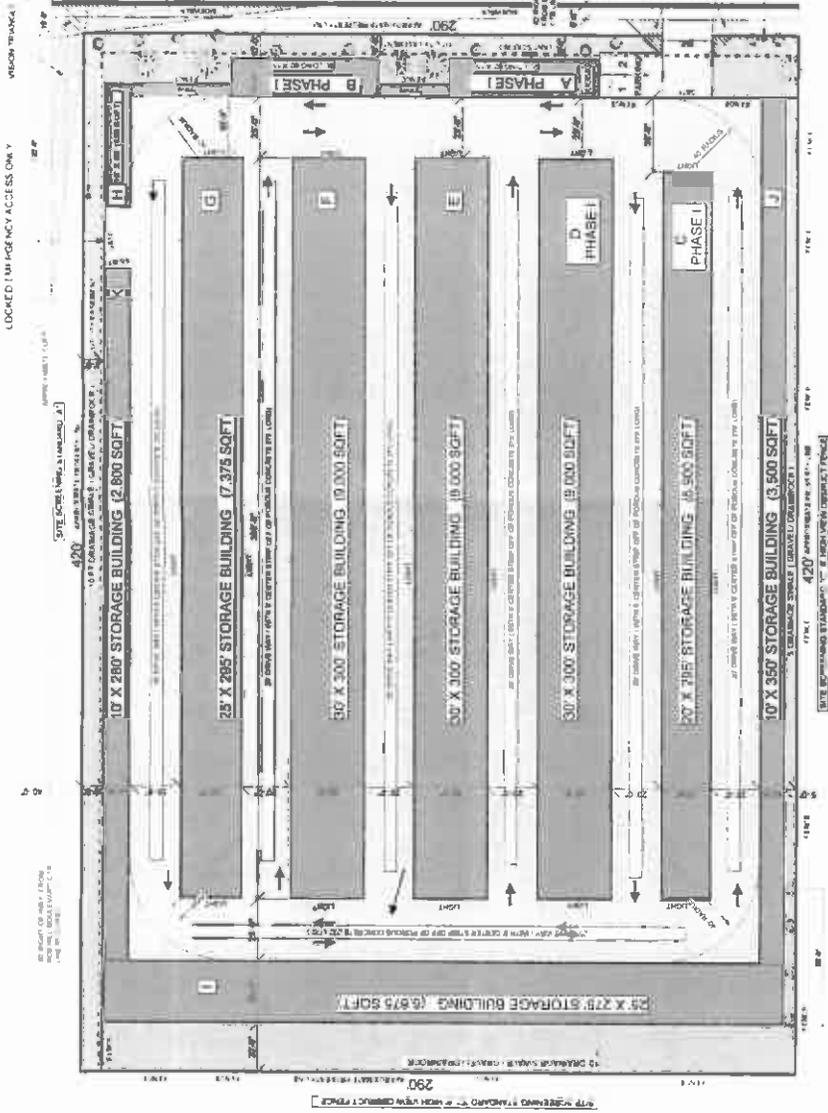


BONA FIDES HILL STORAGE
ARTIST CONCEPT



80TH & N 65TH HILL, STORAGE
ARTIST CONCEPT

NOB HILL BOULEVARD APPROXIMATE CENTER LINE



SITE PLAN

SCALE 1"=50'-0"

8102 W NOB HILL BLVD, YAKIMA, WA 98908 PARCEL # 18133041001

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