



*Planning Division*

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

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*www.buildingyakima.com • www.yakimawa.gov/services/planning/*

**NOTICE OF APPLICATION AND PUBLIC HEARING**

**DATE:** December 7, 2012  
**TO:** Applicant and Adjoining Property Owners  
**FROM:** Steve Osguthorpe, AICP; Community Development Director  
**APPLICANT:** Hordan Planning Services/Boyd Land, LLC  
**SUBJECT:** Notice of Type (3) land use and SEPA review  
**File Number:** CL3#007-12; ADJ#024-12; SEPA#032-12  
**Parcel Number:** 181315-14471  
**Date of Application:** November 14, 2012  
**Date of Determination of Completeness:** December 4, 2012

**PROJECT DESCRIPTION**

The City of Yakima Department of Community Development has received a land use application from Hordan Planning Services, on behalf of Boyd Land, LLC, property owner, to construct a new 10,000 square-foot medical clinic with 51 parking spaces in the R-3 zoning district; and an Administrative Adjustment to the rear yard and side yard setbacks.

**ENVIRONMENTAL REVIEW**

This is to notify all the public and private agencies with jurisdiction and environmental expertise that the City of Yakima Division of Environmental Planning has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) for the above stated project.

The City of Yakima is presently inclined towards the issuance of a Mitigated Determination of Non-Significance (DNS) on this project. The optional WAC 197-11-355 process 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. **This may be your only opportunity to comment on the environmental impacts of the proposed project. A copy of the Environmental Checklist is available upon request. The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal:**

1. Contractors doing clearing, grading, paving, construction or landscaping work must file a dust control plan with Yakima Regional Clean Air Authority (YRCAA).
2. Complete stormwater design plans, specifications and runoff/storage calculations supporting the stormwater design shall be submitted for review to the City of Yakima Engineer prior to construction.
3. During project construction, all contractors shall adhere to the City of Yakima noise regulations regarding hours of construction (YMC § 6.04.180).

**Required Permits:** The following local, state and federal permits/approvals may be needed for the proposed project: Grading Permit, Dust Control, Building Permit, Stormwater Permit. **Required Studies:** N/A. **Existing Environmental Documents:** N/A. **Preliminary determination of the development regulations that will be used for project mitigation and consistency:** Yakima Urban Area Zoning Ordinance

**Request for Written Comments:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. All written comments received by **December 27, 2012** will be considered prior to issuing the final threshold determination on this application.

**NOTICE OF PUBLIC HEARING**

This request requires that the Hearing Examiner hold an open record public hearing. The public hearing is scheduled to be held on **Thursday January 24, 2013**, 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 written comments. Following the public hearing, the Hearing Examiner will issue his decision within ten (10) business days.

**NOTICE OF DECISION**

The SEPA Decision will be available at the end of the 20-day comment period. A copy of the Hearing Examiner's decision will be mailed to you once it is rendered. Please send any written comments for the above described project to:

Steve Osguthorpe, AICP; Community Development Director  
City of Yakima, Department of Community Development  
129 North 2nd Street  
Yakima, Washington 98901

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 Street, Yakima, Washington. If you have any questions on this proposal, please call Joseph Calhoun, Associate Planner at (509) 575-6162 or e-mail at [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov).

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## WRITTEN NARRATIVE

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 to the business.**

The proposal is to construct a medical clinic and adjoining physical therapy facility on vacant property located on the southwest corner of North 35<sup>th</sup> Avenue and River Road. The project is being proposed by local neurosurgeon Dr. Meirelles who has an option to purchase the property from Boyd Land, LLC.

As proposed, a single structure totaling 10,000 square feet in size would be constructed on the property. The building would be divided into two separate spaces. The largest space would be a 7,000 square foot medical clinic which is to be occupied by two primary care physicians, a podiatrist, a neurologist and a neurosurgeon. The smaller space would be 3,000 square feet in size and contain an associated physical therapy center for patients requiring that service. Together, the two facilities will employ approximately 25 to 30 persons. This medical clinic will be run as a professional office facility and will be operated as such. Normal business hours for staff and patients will generally be Monday through Friday 7:00 a.m. to 6:00 p.m. The hours of operation for the physical therapy facility will generally operate on the same general hours. Occasionally, patients may be at either facility outside those hours and on Saturday.

The property is served by North 35<sup>th</sup> Avenue, a local access street, with access to River Road which lies to the north. The project is proposed to have 51 parking spaces and be served with public water and sewer. Due to the shallow depth of the property (143.47 feet), an administrative adjustment is being requested for a rear yard setback. This setback adjustment is necessary to accommodate the required landscaping strip, parking and sidewalk between North 35<sup>th</sup> Avenue and the face of the structure. Additionally, an administrative adjustment is being sought along the north property line to place the structure as far north on the property as possible, in anticipation of future building expansion to the south. No details are known about the expansion to the south but the proponent would like to keep his options open and not box himself in. The structure is proposed to be placed 10 feet south of the River Road right-of-way, which is the minimum setback permitted from a right-of-way in a residential zoning district.

The property is proposed to be landscaped with normal business-park-type landscaping. The landscaping will consist of trees, shrubs and low ground cover plantings. The lot coverage has been calculated at 76 percent. The height of the new structure is proposed to be approximately 28 to 30 feet and is likely to be constructed of stucco with stone and/or brick accents. All storm water is proposed to be retained on-site. Drainage calculations and storm water run-off areas will be appropriately placed on the property during the building permit process.

**B. How is the proposal compatible to neighboring properties?**

The proposal is compatible to neighboring properties because this is a mixed-use area. To the west of this property is Chesterly Park, a City maintained public park. This property directly abuts a parking lot associated with the park. The parking lot and this property are separated by an approximate 10-foot wide landscaped planting strip located on the city park property. Directly to the south and east are vacant lots also zoned Multi-family Residential. Further to the south, on North 35<sup>th</sup> Avenue, is the Chesterly Park assisted living facility and further to the east is property zoned Light Industrial which contains such uses as repair shops, the American Legion and mini-storage facilities. Property to the north, northeast and northwest is zoned General Commercial and contains such uses as a single-family residence, repair shops, professional offices and service and retail businesses. This proposal is similar in nature to those other neighboring properties. The general hours of operation are the same, the amount of traffic is similar and the structure will be similar in size and appearance. Because this property is located on a corner lot, it will be separated from the north and east properties by existing roadways. A parking lot within Chesterly Park abuts the property on the west, which is compatible with this use, as this property will have a parking lot on its east side. Property to the south is vacant but is expected to have a similar use located on it. If this project is approved, the purchaser of the property to the south, will know what land use exists to its north and that will determine the compatibility of that lot with the neighborhood.

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**C. What mitigation measures are proposed to promote compatibility?**

Proposed mitigation consists of following the sitescreening requirements of Table 7-1 in the zoning ordinance. Based on this the north and east property lines will be planted with a 10 foot wide planting strip. No sitescreening is required along the west or south property lines according to Table 7.1 and none is proposed. It is however, likely, that a fence will be place along the west and south property lines to separate this use from the park. Any fence erected would likely be between 4 and 6-feet in height.

**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 meets most of the development standards of the district, specifically lot coverage, building height, parking standards and two of the four setbacks. The R-3 Zoning District is a transitional zone usually located between commercial and residential districts to provide a buffer between uses. In this case, the residential districts that exist that need to be buffered through the transitional zoning in the area are mostly developed. The R-2 zoning district to the west is a public park and is not likely to be removed and replaced with housing anytime soon. Properties to the south, which are not vacant, contain high-density living dwellings and mobile home parks, which are a considerable distance from this proposal. In this case, buffering between the uses will be accomplished by placing a low-impact professional office structure along the cusp of an existing commercial zoning district and existing residential district. This type of proposal is consistent with the intent of the zoning district and surrounding zoning districts.

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CITY OF YAKIMA  
PLANNING DIV.**E. How is your proposal consistent with uses and zoning of neighboring properties?**

This proposal is consistent with uses and zoning of neighboring properties because of the mixed use aspect of the neighborhood. The uses in the neighborhood consist of residential, commercial and industrial uses. All these uses occur within the immediate area of the subject property. The immediate area also consists of a mixture of zoning districts. This property abuts General Commercial Zoning on its north, Two-family Residential zoning on its west and Multi-family zoning to its east and south. Beyond the multi-family zoning to the east, approximately 200 feet away, is Light Industrial Zoning. This is a classic mixed-use neighborhood and this use is consistent with surrounding uses and zoning because this use is permitted in many of those zoning districts outright or as a conditional use.

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

This proposal is in the best interest of the community because it is an infill project and is served with all urban services and facilities, which reduces sprawl. The project promotes economic development by the establishment of a business in an area which is compatible with this proposed use. The proposal will create new construction jobs, retain existing jobs and add new tax revenue to the property tax rolls by improving a vacant lot with a new medical clinic. Lastly, this clinic provides a wide range of health care to a broad range of the public which is a valuable asset to the community as a whole. For the reasons listed above, this project is in the best interest of the community.



Supplemental Application For:

# ADMINISTRATIVE ADJUSTMENT

YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.10

## PART II - APPLICATION INFORMATION

1. TYPES OF ADMINISTRATIVE ADJUSTMENTS (√ at least one)

SETBACKS: Front \_\_\_\_\_ Side  Rear \_\_\_\_\_

SIGNS: Height \_\_\_\_\_ Size \_\_\_\_\_

FENCES                       LOT COVERAGE                       SITESCREENING

PARKING                       OTHER

2. AMOUNT OF ADJUSTMENT

40'                      ±                      35'                      =                      5'  
Zoning Ordinance Standard                      Proposed Standard                      Adjustment

3. PROPOSED USE: (Must Be Taken From YMC Ch. 15.05, Table 4-1) OFFICES AND CLINICS

4. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY: (Attach if lengthy)

LOT 1, SHORT PLAT 7207996

## PART III - REQUIRED ATTACHMENTS

5. WRITTEN NARRATIVE: (See Part IV)

6. SITE PLAN REQUIRED: (Please use the City of Yakima Site Plan Checklist, attached)

## PART IV - WRITTEN NARRATIVE: (Please submit a written response to the following questions)

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

SEE ATTACHED WRITTEN NARRATIVE FOR ANSWERS TO ALL QUESTIONS.

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

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

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

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

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

Revised 02-11

**WRITTEN NARRATIVE**

(side yard setback)

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

Strict enforcement of the current standard will have a negative effect on the overall project, specifically to its future development. Due to the shallow depth of the property (143.70 feet), it has been necessary to construct an elongated building from north to south. To gain the best use of the property now, and into the future, the proponent is requesting that the north edge of the structure be 10 feet south of the River Road right-of-way. This request is based on the fact that it is likely that in the future, this building will be added onto on the south end. No specific plans exist for that addition at this time, however, it is proper planning especially in the medical field to make sure that there is adequate room on a property for expansion. Medical offices usually are required to move to a new location, if there is not room for expansion at their current site. This site plan provides for at least a 20 foot expansion on the south end of the building in the future.

As a condition of plat approval to create this parcel of property, additional right-of-way was required to be dedicated by the owner for River Road. That right-of-way dedication was based on the amount of right-of-way necessary to bring the right-of-way width of River Road up to modern day standards. Because the right-of-way width has been dedicated, it is unlikely that any additional right-of-way will be necessary in the future.

Based on this, the proponent is requesting that the structure be placed 10 feet south of the right-of-way, instead of 15 feet. This 10-foot setback complies with Note 2 of Table 5-1 in the zoning ordinance by requiring "*.....the minimum side yard setbacks shall be 10 feet from the side property line abutting the right-of-way.*" In essence, this request will move the structure 5 feet closer to the center line of River Road than the code permits, yet it provides at least the 10 foot minimum setback required when the right-of-way exceeds 40 feet.

The interesting aspect to this setback adjustment request is that if this property were in the General Commercial Zoning District directly across the street, the required side yard setback would be 30 feet from the centerline of River Road, instead of the required 40 feet of the Multi-family Residential zone. The intent in the setbacks appears to be to preserve the integrity of the residential structures in the Multi-family Residential Zoning District, which makes sense if people are living in the structure. In this instance, a professional office space is being constructed which does not have living quarters within it. So, it makes sense to interpret the fact that this structure could be placed closer to right-of-way because it is commercial instead of residential. For all the reasons listed above, it is the desire of the proponent to construct the building 35 feet from the design centerline of River Road instead of 40 feet.

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

The proposal is compatible to neighboring properties because this is a mixed-use area. To the west of this property is Chesterly Park, a City maintained public park. This property directly abuts a parking lot associated with the park. The parking lot and this property are separated by an approximate 10-foot wide landscaped planting strip located on the city park property. Directly to the south and east are vacant lots also zoned Multi-family Residential. Further to the south, on North 35<sup>th</sup> Avenue, is the Chesterly Park assisted living facility and further to the east is property zoned Light Industrial which contains such uses as repair shops, the American Legion and mini-storage facilities. Property to the north, northeast and northwest is zoned General Commercial and contains such uses as a single-family residence, repair shops, professional offices and service and retail businesses. This proposal is similar in nature to those other neighboring properties. The general hours of operation are the same, the amount of traffic is similar and the structure will be similar in size and appearance. Because this property is located on a corner lot, it will be separated from the north and east properties by existing roadways. A parking lot within Chesterly Park abuts the property on the west, which is compatible with this use, as this property will have a parking lot on its east side. Property to the south is vacant but is expected to have a similar use located on it. If this project is approved, the purchaser of the property to the south, will know what land use exists to its north and that will determine the compatibility of that lot with the neighborhood.

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

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

This proposal is consistent with the current zoning of the property because it meets most of the development standards of the district, specifically lot coverage, building height, parking standards and two of the four setbacks. The R-3 Zoning District is a transitional zone usually located between commercial and residential districts to provide a buffer between uses. In this case, the residential districts that exist that need to be buffered through the transitional zoning in the area are mostly developed. The R-2 zoning district to the west is a public park and is not likely to be removed and replaced with housing anytime soon. Properties to the south, which are not vacant, contain high-density living dwellings and mobile home parks, which are a considerable distance from this proposal. In this case, buffering between the uses will be accomplished by placing a low-impact professional office structure along the cusp of an existing commercial zoning district and existing residential district. This type of proposal is consistent with the intent of the zoning district and surrounding zoning districts.

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

This proposal is consistent with uses and zoning of neighboring properties because of the mixed use aspect of the neighborhood. The uses in the neighborhood consist of residential, commercial and industrial uses. All these uses occur within the immediate area of the subject property. The immediate area also consists of a mixture of zoning districts. This property abuts General Commercial Zoning on its north, Two-family Residential zoning on its west and Multi-family zoning to its east and south. Beyond the multi-family zoning to the east, approximately 200 feet away, is Light Industrial Zoning. This is a classic mixed-use neighborhood and this use is consistent with surrounding uses and zoning because this use is permitted in many of those zoning districts outright or as a conditional use.

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

This proposal is in the best interest of the community because it is an infill project and is served with all urban services and facilities, which reduces sprawl. The project promotes economic development by the establishment of a business in an area which is compatible with this proposed use. The proposal will ensure the highest and best use of the property, create new construction jobs, retain existing jobs and add new tax revenue to the property tax rolls by improving a vacant lot with a new medical clinic. Lastly, this clinic provides a wide range of health care to a broad range of the public which is a valuable asset to the community as a whole. For the reasons listed above, this project is in the best interest of the community.

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Supplemental Application For:

# ADMINISTRATIVE ADJUSTMENT

YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.10

## PART II - APPLICATION INFORMATION

1. TYPES OF ADMINISTRATIVE ADJUSTMENTS (✓ at least one)

SETBACKS: Front \_\_\_\_\_ Side \_\_\_\_\_ Rear

SIGNS: Height \_\_\_\_\_ Size \_\_\_\_\_

FENCES  LOT COVERAGE  SITESCREENING

PARKING  OTHER

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2. AMOUNT OF ADJUSTMENT

15' ± 10' = 5'  
Zoning Ordinance Standard Proposed Standard Adjustment

3. PROPOSED USE: (Must Be Taken From YMC Ch. 15.05, Table 4-1) OFFICES AND CLINICS

4. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY: (Attach if lengthy)

LOT 1, SHORT PLAT 7207996

## PART III - REQUIRED ATTACHMENTS

5. WRITTEN NARRATIVE: (See Part IV)

6. SITE PLAN REQUIRED: (Please use the City of Yakima Site Plan Checklist, attached)

## PART IV - WRITTEN NARRATIVE: (Please submit a written response to the following questions)

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

SEE ATTACHED WRITTEN NARRATIVE FOR ANSWERS TO ALL QUESTIONS.

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

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

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

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

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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## WRITTEN NARRATIVE

(rear yard setback)

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

Strict enforcement of the current standard will have a negative effect on the overall project because the building would have to be less than 50 feet wide, if it complied with the district standard. It is the proponents desire to have a building at least 50 feet in width, from east to west. Under these circumstances, this project will not locate on this property. To accommodate the required 10 foot planting strip along the east property line, the required parking spaces and driveways, a 6 foot wide area for landscaping and drainage retention which doubles as open space for lot coverage requirements, a 6 foot wide interior sidewalk and the 50 foot wide structure, there is only 10 feet left for the rear yard setback. Based on these factors a rear yard setback adjustment of 10 feet is being requested. This will permit the project to meet as many development standards in the "front" (east side) of the building as possible. When viewed from the rear yard (west side), there will be a 10 foot rear yard setback on this property and a 10 foot planting strip on the adjoining park property and then the park's parking lot. This actually provides a 20 strip of area between the two property's uses, which under these circumstances seems adequate. It is not likely that many changes will occur at the park that will adversely affect this project because this area of the park is improved with a hard surfaced parking lot.

Based on the fact that the proponent is attempting to meet as many required development standards as possible and construct a medical clinic to meet the doctors and patients, a 5 foot rear yard setback adjustment is necessary for this project.

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

The proposal is compatible to neighboring properties because this is a mixed-use area. To the west of this property is Chesterly Park, a City maintained public park. This property directly abuts a parking lot associated with the park. The parking lot and this property are separated by an approximate 10-foot wide landscaped planting strip located on the city park property. Directly to the south and east are vacant lots also zoned Multi-family Residential. Further to the south, on North 35<sup>th</sup> Avenue, is the Chesterly Park assisted living facility and further to the east is property zoned Light Industrial which contains such uses as repair shops, the American Legion and mini-storage facilities. Property to the north, northeast and northwest is zoned General Commercial and contains such uses as a single-family residence, repair shops, professional offices and service and retail businesses. This proposal is similar in nature to those other neighboring properties. The general hours of operation are the same, the amount of traffic is similar and the structure will be similar in size and appearance. Because this property is located on a corner lot, it will be separated from the north and east properties by existing roadways. A parking lot within Chesterly Park abuts the property on the west, which is compatible with this

use, as this property will have a parking lot on its east side. Property to the south is vacant but is expected to have a similar use located on it. If this project is approved, the purchaser of the property to the south, will know what land use exists to its north and that will determine the compatibility of that lot with the neighborhood.

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

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

This proposal is consistent with the current zoning of the property because it meets most of the development standards of the district, specifically lot coverage, building height, parking standards and two of the four setbacks. The R-3 Zoning District is a transitional zone usually located between commercial and residential districts to provide a buffer between uses. In this case, the residential districts that exist that need to be buffered through the transitional zoning in the area are mostly developed. The R-2 zoning district to the west is a public park and is not likely to be removed and replaced with housing anytime soon. Properties to the south, which are not vacant, contain high-density living dwellings and mobile home parks, which are a considerable distance from this proposal. In this case, buffering between the uses will be accomplished by placing a low-impact professional office structure along the cusp of an existing commercial zoning district and existing residential district. This type of proposal is consistent with the intent of the zoning district and surrounding zoning districts.

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

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

This proposal is in the best interest of the community because it is an infill project and is served with all urban services and facilities, which reduces sprawl. The project promotes economic development by the establishment of a business in an area which is compatible with this proposed use. The proposal will ensure the highest and best use of the property, create new construction jobs, retain existing jobs and add new tax revenue to the property tax rolls by improving a vacant lot with a new medical clinic. Lastly, this clinic provides a wide range of health care to a broad range of the public which is a valuable asset to the community as a whole. For the reasons listed above, this project is in the best interest of the community.

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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): Meirelles Medical Clinic
2. Applicant's Name & Phone: Bill Hordan, Hordan Planning Services – (509) 249-1919
3. Applicant's Address: 410 North 2<sup>nd</sup> Street, Yakima, WA 98901
4. Contact Person & Phone: Same as applicant.
5. Agency Requesting Checklist: City of Yakima
6. Date The Checklist Was Prepared: November 8, 2012
7. Proposed Timing Or Schedule (Including Phasing, If Applicable): If approved, the project is expected to start in the Spring of 2013.
8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain: No, not at this time.

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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:

None know by the applicant.

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 for governmental approval of other proposals, directly affecting the property covered by this proposal, are known by the applicant.

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

Class 3 Review, Administrative Adjustments, building permits, utility connection permits and air quality permits.

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 10,000 square foot medical clinic. As proposed, the single 10,000 square foot building would be divided into two spaces. One space will be 7,000 square feet and contain a medical office and the second space will be a 3,000 square foot physical therapy facility. The project will have 51 parking spaces. Two Administrative Adjustments are also being requested as part of this application. One adjustment is for a rear yard setback from the required 15 feet to 10 feet and the other adjustment is for a side yard setback from the required 40 foot setback to 35 feet.

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 North 35<sup>th</sup> Avenue and River Road, within the City Limits of Yakima, Washington. The address of the property is 1110 North 35<sup>th</sup> Avenue. The Yakima County Assessor's Parcel Number is 181315-14471.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
1. Earth	
a. General description of the site (✓ one):	
<input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. What is the steepest slope on the site (approximate percent slope)?	
Approximately 0-1 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 soil type is Ashue loam. It is classified as prime farmland.</p>	<p style="text-align: center;"><b>RECEIVED</b> NOV 14 2012 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 surface indications or history of unstable soils are known in the immediate area.</p>		
<p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>Earthwork disturbances will be typical for commercial construction and will consist of clearing and grubbing. Construction grade gravel, asphalt and concrete will be brought onto the site during construction activities. Quantities are not known at this time but should be minimum based on the size of the project. The source of fill, if needed, will come from an approved site.</p>		
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Some minor blowing dust erosion can be expected during construction activities. If precipitation falls during construction, some minor water erosion could also occur.</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>Upon completion of the project, approximately 76 percent of the site will be covered with impervious surfaces.</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) such as water trucks, silt fencing, mulching, proper scheduling of activities, on-site ponding etc., will be used to control wind and water erosion impacts.</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>Emissions associated with construction equipment and construction vehicle activity can be expected during the construction phase of the project, which will last approximately 3 months. Once the project is completed, vehicle emissions associated with medium-sized delivery vehicles (UPS &amp; Fed Ex) and passenger vehicles can be expected. Quantities are not known, but are expected to be minimal and normal of commercial activities.</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 applicant.</p>		

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>Construction vehicles and equipment will be well maintained to prevent excessive exhaust emissions into the air during the construction phase. The design of the project will have the goal to minimize construction trips to, and from, the project from other sites to reduce vehicle trips and their emissions.</p>	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">NOV 14 2012</p> <p style="text-align: center;"><b>CITY OF YAKIMA PLANNING DIV.</b></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 known surface water is located on the property. A review of the immediate area from aerial photos indicates that there is a small irrigation ditch located approximately 250 feet northerly of the subject property. The applicant has no familiarity with this irrigation ditch, its name or where it flows.</p>	
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>No.</p>	
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>Not applicable, no filling or dredging of water courses is proposed as part of this application.</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>Yes, storm drainage will be collected and treated on-site in accordance with the Eastern Washington Storm Water Manual and City of Yakima Standards. Injection wells and grassy swales or a combination of both will be used for storm water retention. Quantities are not known but will be calculated during the preparation of the storm water management plan in conjunction with building permit applications.</p>	

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**

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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.

Not applicable. No wastewater will be discharged into the ground.

**c. Water Runoff (including stormwater):**

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.

Storm water runoff will be collected and treated on-site as permitted by the Eastern Washington Storm Water Manual. The storm water collection system is likely to be a combination of different systems depending on where the systems are located. Systems most likely to be used are grassy swales, underground injection wells or a combination of both.

2. Could waste materials enter ground or surface waters? If so, generally describe.

Waste materials are not expected to be generated by this project. Any waste materials, such as oil and grease from the parking lot, will be collected by the storm water system and treated in accordance with the approved storm water plan.

3. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Storm water drainage facilities will be designed by an engineer licensed in the State of Washington to the Eastern Washington Storm Water Manual and in conjunction with the City Engineer. Storm water management will be handled as described in 3.c.1., as indicated above.

**4. Plants:**

**a. Check (✓) types of vegetation found on the site:**

Deciduous Tree:  Alder  Maple  Aspen  Other

Evergreen Green:  Fir  Cedar  Pine  Other

Shrubs  Grass  Pasture Crop Or Grain  Other

Wet Soil Plants:  Cattail  Buttercup  Bullrush  Skunk Cabbage  Other

Water Plants:  Milfoil  Eelgrass  Water Lily  Other

Other Types Of Vegetation: WEEDS

**b. What kind and amount of vegetation will be removed or altered?**

Current vegetation on the property consists of weeds. All the weeds will be removed.

**c. List threatened or endangered species known to be on or near the site.**

No threatened or endangered species are known to be on or near the site.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

Portions of the site will be planted with low ground cover plantings, shrubs and trees, as part of the landscaping proposed in the completed project.

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**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**

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**5. Animals:**

a. Check (✓) any birds and animals which have been observed on or near the site or are known to be on or near the site:

- Birds:  Hawk  Heron  Eagle  Songbirds  Other *QUAIL*  
Mammals:  Deer  Bear  Elk  Beaver  Other  
Fish:  Bass  Salmon  Trout  Herring  Shellfish  Other

b. List any threatened or endangered species known to be on or near the site.

No threatened or endangered species are known to be on or near the site.

c. Is the site part of a migration route? If so, explain.

No.

d. Proposed measures to preserve or enhance wildlife, if any:

Normal commercial landscaping associated with the construction of the new facility will be planted throughout the property which will help preserve some of the wildlife habitat that may be removed through the construction process.

**6. Energy and Natural Resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas will be used for heating, cooling and lighting needs.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

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:

The project will be constructed to meet the required energy codes, as determined by the appropriate construction ordinances.

**7. Environmental Health**

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

No.

1. Describe special emergency services that might be required.

No special emergency services are required for this project.

2. Proposed measures to reduce or control environmental health hazards, if any:

None needed, none proposed.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p><b>b. Noise</b></p>	<p><b>RECEIVED</b>  NOV 14 2012  CITY OF YAKIMA  PLANNING DIV.</p>
<p><b>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?</b></p> <p>Minor traffic noise and some commercial and industrial noise exist in the immediate area. It will not affect this proposal.</p>	
<p><b>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.</b></p> <p>Short-term noise – Normal noise associated with commercial construction activities. Construction noise would generally occur from about 6:00 a.m. to approximately 6:00 p.m.</p> <p>Long-term – Normal noise associated with a medium commercial and passenger vehicles can be expected upon completion of the project. Project completion noise would generally occur from approximately 7:00 a.m. to 6:00 p.m.</p>	
<p><b>3. Proposed measures to reduce or control noise impacts, if any:</b></p> <p>Compliance with the City of Yakima Noise Ordinance, as required for construction activities.</p>	
<p><b>8. Land and Shoreline Use</b></p>	
<p><b>a. What is the current use of the site and adjacent properties?</b></p> <p>The site is currently vacant. Property to the west is a city park. Properties to the north consist of residential and commercial businesses. Property to the east and south are vacant.</p>	
<p><b>b. Has the site been used for agriculture? If so, describe.</b></p> <p>Not to the knowledge of the applicant.</p>	
<p><b>c. Describe any structures on the site.</b></p> <p>The property is currently vacant.</p>	
<p><b>d. Will any structures be demolished? If so, what?</b></p> <p>No structures will be demolished as part of this application.</p>	
<p><b>e. What is the current zoning classification of the site?</b></p> <p>Multi-family Residential (R-3).</p>	
<p><b>f. What is the current comprehensive plan designation of the site?</b></p> <p>Medium-density Residential.</p>	
<p><b>g. If applicable, what is the current shoreline master program designation of the site?</b></p> <p>Not applicable.</p>	
<p><b>h. Has any part of the site been classified as an "environmentally sensitive" area? If so specify.</b></p> <p>No part of the property has been classified as an environmentally sensitive area.</p>	

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>The completed project will employ approximately 25-30 people.</p>	<p><b>RECEIVED</b></p> <p>NOV 14 2012</p> <p>CITY OF YAKIMA PLANNING DIV.</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>No persons will be displaced by this 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>This project is proposed to be in compliance with the Yakima Urban Area Comprehensive Plan and Yakima Urban Area Zoning Ordinance.</p>		
<p><b>9. Housing</b></p>		
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>Not applicable, no housing is being provided.</p>		
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>Not applicable.</p>		
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Not applicable.</p>		
<p><b>10. Aesthetics</b></p>		
<p>a. What is the tallest height of any proposed structures, not including antennas; what are the principal exterior building materials proposed?</p> <p>The tallest height of the building will be approximately 28 to 30 feet in height. The principal exterior building material is likely to be stucco with stone and/or brick accents.</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 by this project.</p>		
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The project is proposed to have landscaped street frontages and outdoor planting areas to help control aesthetic impacts.</p>		
<p><b>11. Light and Glare</b></p>		
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>No glare is expected to be produced by the finished project. However, security lighting in the form of wall-pacs and overhead parking lot lighting can be expected during night-time hours.</p>		

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views? No.</p>	<p style="text-align: center;"><b>RECEIVED</b> NOV 14 2012 CITY OF YAKIMA PLANNING DIV.</p>	
<p>c. What existing off-site sources of light or glare may affect your proposal? There are no known sources of off-site light or glare which are known to affect this proposal.</p>		
<p>d. Proposed measures to reduce or control light and glare impacts, if any: All lighting will be directed inward and downward to prevent light from leaving the site.</p>		
<p><b>12. Recreation</b></p>		
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? The property abuts a city owned public park known as Chesterly Park on its west property line. Walking, biking, soccer and jogging have been observed in the immediate area.</p>		
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. No recreational opportunities will be displaced by this project.</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: None proposed.</p>		
<p><b>13. Historic and Cultural Preservation</b></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. None known by the applicant.</p>		
<p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural important known to be on or next to the site. None known by the applicant.</p>		
<p>c. Proposed measures to reduce or control impacts, if any: None needed, none proposed.</p>		
<p><b>14. Transportation</b></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.  The site is currently served by North 35<sup>th</sup> Avenue, which connects to River Road. River Road connects to other urban arterials in the area and eventually into the state highway system. The State Route 12 and North 40<sup>th</sup> Avenue interchange lies approximately 1 mile northwest of the project site.</p>		

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**

Space Reserved for Agency Comments

b. Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop?

No, the nearest known transit stop is approximately 500 feet to the north.

c. How many parking spaces would the completed project have? How many would the project eliminate?

The completed project will have 51 parking spaces. No parking spaces will be eliminated.

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).

No new streets are proposed as part of this application, as the property is served by existing public streets.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Based on the ITE Manual (#720 - Medical/Dental Offices), the p.m. peak is 3.46 vehicle trips per 1,000, which equates to 34.6 p.m. peak hour trips

g. Proposed measures to reduce or control transportation impacts, if any:

No mitigation is proposed as part of this application. However, a Transportation Capacity Analysis application is being prepared in conjunction with this application for the City Traffic Engineer's review.

**15. Public Services**

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:

Normal public services would be needed, but no increased need is expected.

b. Proposed measures to reduce or control direct impacts on public services, if any.

None needed, none proposed.

**16. Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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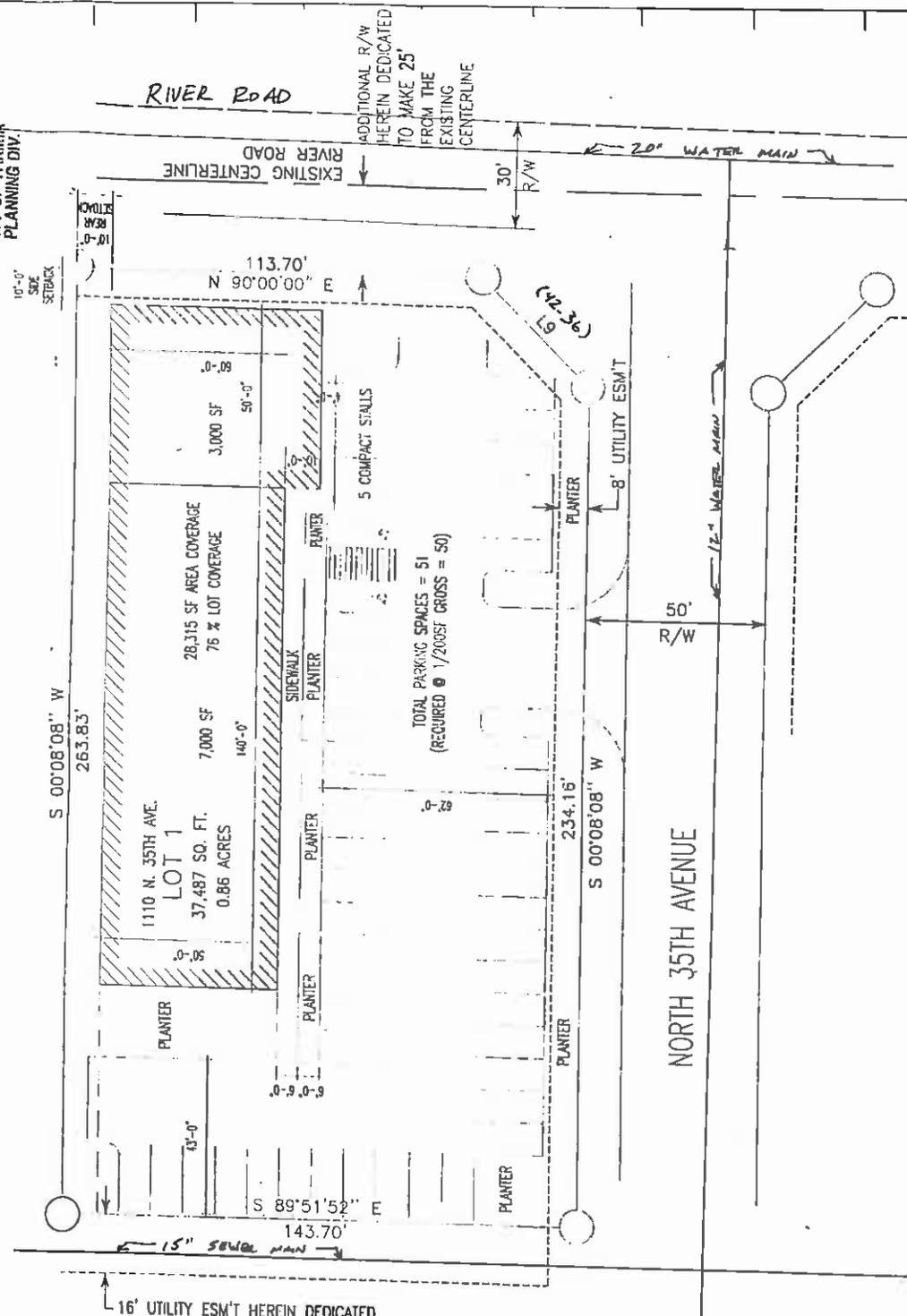
<b>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</b>	<b>Space Reserved for Agency Comments</b>
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.</p> <p>Utilities proposed for this project are electricity (Pacific Power), natural gas (Cascade Natural Gas), telephone (Centurylink), domestic water and sewer City of Yakima. General construction activities will consist of trenching associated with placement of underground utilities from their present locations to the project site.</p>	<p><b>RECEIVED</b></p> <p>NOV 14 2012</p> <p>CITY OF YAKIMA PLANNING DIV.</p>
<b>C. SIGNATURE (To be completed by the applicant.)</b>	
<p>The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.</p>	
 Property Owner or Agent Signature	11-9-12 Date Submitted



# REQUIRED ATTACHMENT SITE PLAN

Note: Producing the site plan from this template is preferred, however, the template can be substituted for your own medium (computer aided is acceptable)

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### LOT COVERAGE CALCULATION

a) Footprint(s) of Existing Structure(s)	10,000	SQ FT
b) Building Addition/New Structure(s) Footprint(s)		SQ FT
c) Paved Area(s) (Driveways, Walkways, patios, etc.) Total Proposed Paved Area(s)	18,315	SQ FT
d) Total Impervious Surface (a + b + c) = e)	28,315	SQ FT
f) Lot Size	37,487	SQ FT
g) Lot Coverage (e/f x 100 = g)	76	%

### PARKING CALCULATION (Reference Table 6-1 of the Urban Area Zoning Ordinance)

a) 50	space(s) required
b) 51	space(s) provided

### LOT INFORMATION

Parcel # (s) 181315-14471  
 Site Address 1110 NORTH 35<sup>TH</sup> AVE  
 Zoning R-3  
 Legal Description (line) LOT 1, SP-7201996

### BACKGROUND INFORMATION

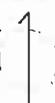
Applicant Name HORDAN PLANNING SERVICES  
 Site Address 1110 NORTH 35<sup>TH</sup> AVE  
 Mailing Address 410 N. 2<sup>ND</sup> ST. YAKIMA WA 98901  
 Contact Person BILL HORDAN Contact Phone ( ) 249-1319

MAP SCALE (Please use the given scale; however, in some circumstance a different scale may work better)

#### CHECK ONE

- Preferred Scale: 1 inch on the map = 20 feet on the ground
- Custom Scale: 1 inch = 30'
- \* Template to marks are 1 inch apart

NORTH  
ARROW



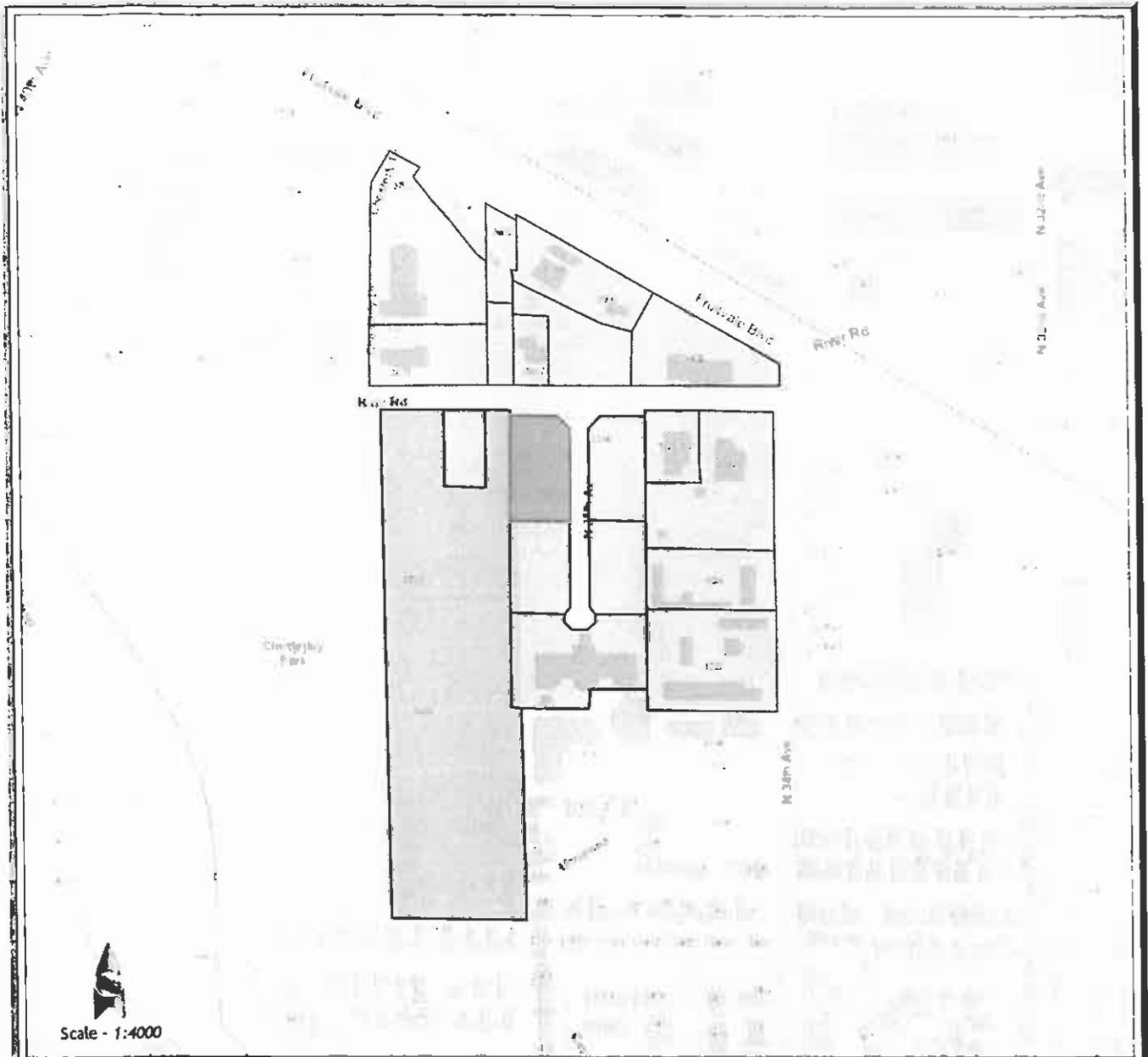
(Indicate North)

Produced by (print) SCHMID DESIGN, INC

Date 11-7-12

Applicant signature *BH*

Date 11-9-12



**City of Yakima, Washington**

File Number: **CL3#007-12, ADJ#024-12, SEPA#032-12**

Applicant: **Bill Hordan Planning Services**  
 Owner: **Boyd Land, LLC**

Request: **Construct a 10,000 sq ft medical clinic and physical therapy facility with an associated 51-stall parking lot and a 5' adjustment to the side and a rear yard setback in the R-3 zoning district.**

Location: **1110 North 35th Avenue**

Parcel Number(s): **18131514471**

-  **Subject Area Site**
-  **Property Notification Area**

**NOTIFICATION OF LAND USE APPLICATION**