



DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

Joan Davenport, AICP, Director

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**CITY OF YAKIMA**

**NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, AND PUBLIC HEARING**

**DATE:** February 29, 2016  
**TO:** Applicant, Adjoining Property Owners, and SEPA Reviewing Agencies  
**FROM:** Joan Davenport, AICP, Community Development Director & Planning Manager  
**SUBJECT:** Notice of Application for a Type (3) and Environmental Review to demolish several buildings and to construct an 8,050 sq. ft. metal fabrication building along with several smaller support facilities over three (3) separate phases of development.

**NOTICE OF APPLICATION**

**LOCATION:** 801, 807, and 809 E. Viola Ave.  
**TAX PARCEL NUMBERS:** 191330-41453, 191330-41457, 191330-41458  
**PROJECT APPLICANT:** Hordan Planning Services on behalf of Jason Galloway  
**FILE NUMBER:** CL3#001-16 & SEPA#005-16  
**DATE OF APPLICATION:** January 27, 2016  
**DATE OF COMPLETENESS:** February 2, 2016

**PROJECT DESCRIPTION**

Proposal to construct an 8,050 sq ft building for metal fabrication and demolish an existing detached garage to be replaced with an outdoor storage area for raw material used in the fabrication process (phase 1); demolish the residence at 809 E Viola Ave and construct a new 40 ft wide driveway approach with a gated entrance and a 12 stall parking lot (phase 2); and construct a 600 sq ft building to be used as an office, restroom, and employee break room, and convert the existing residence at 807 E Viola Ave into an administrative office and demolish the existing office, storage shed, and carport (phase 3) in the General Commercial (GC) zoning district. 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.

**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 March 21, 2016**, will be considered prior to issuing the final SEPA 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, April 14, 2016 beginning at 9:00 a.m.**, in the Council Chambers, City Hall, 129 N 2<sup>nd</sup> Street, Yakima, WA. Any person desiring to express their views on the 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**

A copy of the Hearing Examiner's decision will be mailed to parties of record once it is rendered. Please send any written comments for the above described project to:

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

*Please be certain to reference the file number(s) or applicant's name in your correspondence. (CL3#001-16 – Galloway)*

The file containing the complete application is available for public review at the City of Yakima Planning Division, 2<sup>nd</sup> floor City Hall, 129 North Second Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or e-mail to [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

**Other Permits Required: N/A**

**Enclosed: Narrative, SEPA Checklist, Site Plan, and Vicinity Map**

## NARRATIVE

The proposal is to make changes and upgrades to an existing metal fabrication business. As proposed, the project would occur in three Phases. Phase 1 would be the construction of a 70' x 115' fabrication building and demolition of an existing detached garage associated with 807 East Viola Avenue. The area where the detached garage currently stands would be converted to an outdoor storage area for raw material used in the fabrication process.

Phase 2 consists of the demolition of the residence located at 809 East Viola Ave, construction of a new 40-foot wide driveway approach (with gated entrance) near the center of the 809 East Viola parcel and construction of a 12-space parking lot. A new interior gravel driveway will be constructed from the new road approach that would lead north, then west, and then south to the existing driveway approach which currently serves the facility. This new interior roadway will permit semi-truck traffic to enter and leave the property by providing an interior circular roadway. Both sides of the interior roadway, as it crosses 809 East Viola Avenue, will be used for outdoor storage of raw material used in the fabrication process.

Phase 3 would be the construction of a 12' x 50' combination office/restroom/employee break room on the south side of the new fabrication shop, conversion of the existing residence on 807 East Viola Avenue into a new administrative office and the demolition of the existing office, storage shed and carport associated with 870 East Viola Avenue. The three existing parking spaces which lie west of the existing office would then be moved easterly to a location where the existing office currently exists.

This project is a large undertaking by the property owner. Based on this, Phase 1 is expected to be completed in 2016, Phase 2 is expected to be completed in 2017 and Phase 3 is expected to be completed in 2018.

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# ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)  
(AS TAKEN FROM WAC 197-11-960)  
YAKIMA MUNICIPAL CODE CHAPTER 6.88

## PURPOSE OF CHECKLIST

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

## INSTRUCTIONS FOR APPLICANTS

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

## USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

1. **Name Of Proposed Project (If Applicable):** Not applicable
2. **Applicant's Name & Phone:** Bill Hordan, Hordan Planning Services – (509) 249-1919.
3. **Applicant's Address:** 410 North 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:** January 21, 2015
7. **Proposed Timing Or Schedule (Including Phasing, If Applicable):** Project to be completed in 3 phases, to start in 2016 and end in 2018 – see brief narrative below for details.
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:**

Portions of this property were rezoned during the City of Yakima 2014 Comprehensive Plan Update and environmental review for that purpose was conducted at that time.

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

No other applications are pending.

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

Class 3/Type 3 Review  
Short Plat Exemption

**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 make changes and upgrades to an existing metal fabrication business. As proposed, the project would occur in three Phases. Phase 1 would be the construction of a 70' x 115' fabrication building and demolition of an existing detached garage associated with 807 East Viola Avenue. The area where the detached garage currently stands would be converted to an outdoor storage area for raw material used in the fabrication process.

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This project is a large undertaking by the property owner. Based on this, Phase 1 is expected to be completed in 2016, Phase 2 is expected to be completed in 2017 and Phase 3 is expected to be completed in 2018.

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

The properties lie on the north side of East Viola Avenue about 850 feet east of South 1<sup>st</sup> Street, within the City Limits of Yakima, Washington. The address of the property is 801, 807 & 809 East Viola Avenue. The Yakima County Assessor's Parcel Numbers for the property is 191330-41453, 41457 & 41458.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<b>1. Earth</b>	
<b>a. General description of the site (✓ one):</b>	
X flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
<b>b. What is the steepest slope on the site (approximate percent slope)?</b>	
Approximately 1-2 percent.	
<b>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.</b>	
According to the Soil Survey of Yakima County Area Washington, the soil type on the property is Ashue Loam. It is classified as prime farmland.	
<b>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</b>	
No.	
<b>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</b>	
Some minor filling and grading will occur to create building pads for new structures, an interior roadway and leveling areas where structures are being removed. The exact quantities are not known but should be minimal, as the property is flat.	
<b>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</b>	
Some minor erosion could occur if a storm event occurs during construction.	
<b>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</b>	
Approximately 40 percent of the site will be covered with impervious surfaces.	
<b>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:</b>	
Best management practices will be used during construction activities to prevent soil erosion.	
<b>2. Air</b>	
<b>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.</b>	
Some minor blowing dust could occur during the construction phases of the project. Additionally, since some outdoor storage is occurring, some minor dust could occur when items are stored or removed from the storage areas. After construction, automobile and occasional semi-truck exhaust can be expected. Quantities are not known but should be normal for a metal fabrication shop.	
<b>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</b>	
None known by property owner.	
<b>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</b>	
A water truck and sprinklers will be used during construction and to maintain occasional dust problems. Gravel will be placed around the facility to control blowing dust on travelled ways and outdoor storage areas.	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<b>3. Water</b>	
<b>a. Surface:</b>	
<p>1. <b>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.</b></p> <p>There is no surface water body on or in the immediate area.</p>	
<p>2. <b>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.</b></p> <p>Not applicable.</p>	
<p>3. <b>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.</b></p> <p>Not applicable.</p>	
<p>4. <b>Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</b></p> <p>No.</p>	
<p>5. <b>Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</b></p> <p>No.</p>	
<p>6. <b>Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</b></p> <p>No.</p>	
<b>b. Ground:</b>	
<p>1. <b>Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.</b></p> <p>No.</p>	
<p>2. <b>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.</b></p> <p>Sanitary waste water will be discharged through existing on-site septic systems. The estimated quantity is approximately 280 gallons per day.</p>	
<b>c. Water Runoff (including stormwater):</b>	
<p>1. <b>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.</b></p> <p>Strom water from structures will be directed to catch basins and directed to a swale located along the east side of the property. Other storm water will be permitted to percolate and evaporate from the site, as it historically does at this time.</p>	<p style="text-align: right;">RECEIVED JAN 27 2016 CITY OF YAKIMA PLANNING DIV.</p>

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<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>See 3.c.1 above.</p>	
<p>4. Plants:</p>	
<p>a. Check (✓) types of vegetation found on the site:</p>	
<p>Deciduous Tree: <input type="checkbox"/> Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other</p>	
<p>Evergreen Green: <input type="checkbox"/> Fir <input type="checkbox"/> Cedar <input type="checkbox"/> Pine <input type="checkbox"/> Other</p>	
<p><input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture Crop Or Grain <input type="checkbox"/> Other</p>	
<p>Wet Soil Plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk Cabbage <input type="checkbox"/> Other</p>	
<p>Water Plants: <input type="checkbox"/> Milfoil <input type="checkbox"/> Eelgrass <input type="checkbox"/> Water Lily <input type="checkbox"/> Other</p>	
<p>Other Types Of Vegetation:</p>	
<p>b. What kind and amount of vegetation will be removed or altered?</p>	
<p>Approximately 10,000 square feet of grass will be removed from the site.</p>	
<p>c. List threatened or endangered species known to be on or near the site.</p>	
<p>None known by the property owner.</p>	
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p>	
<p>The site is commercial in nature and most of the site is proposed to be occupied/developed, thus no mitigation is proposed.</p>	
<p>5. Animals:</p>	
<p>a. Check (✓) any birds and animals which have been observed on or near the site or are known to be on or near the site:</p>	
<p>Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds <input type="checkbox"/> Other</p>	
<p>Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/> Other</p>	
<p>Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p>	
<p>b. List any threatened or endangered species known to be on or near the site.</p>	
<p>None known by the property owner.</p>	
<p>c. Is the site part of a migration route? If so, explain.</p>	
<p>No.</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p>	
<p>None needed, none proposed.</p>	
<p>6. Energy and Natural Resources</p>	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p>	
<p>Electricity is used for operating the metal fabrication equipment, as well as for heating and cooling 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>	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<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>All new structures will be constructed to the Washington Energy Code, as it applies to this project.</p>	
<p><b>7. Environmental Health</b></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 needed, none proposed.</p>	
<p>b. Noise</p>	
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>No noise exists in the area which would affect this land use change and rezone request.</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 – Normal activities and noise associated with commercial development should be expected during project construction. The noise is expected to occur from 7 am to 5 pm.</p> <p>Long-term noise – Some noise can be expected from the metal fabrication facility as product is being loaded and unload from semi-trucks or moved about the yard. These noises will generally occur Monday through Friday from 7 am to 6 pm. Some automobile noise from employees entering and leaving the site will also occur. The times may vary but will generally be near 7 am and 6 pm.</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>The construction of the new fabricating shop will reduce existing noise produced at the facility because it will be moving most outdoor noise generating activities indoors.</p>	
<p><b>8. Land and Shoreline Use</b></p>	
<p>a. What is the current use of the site and adjacent properties?</p> <p>The current use of the property is a metal fabrication business. Property to the west contains a commercial business. Properties to the north, east and south contain single-family residences.</p>	
<p>b. Has the site been used for agriculture? If so, describe.</p> <p>No.</p>	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>c. Describe any structures on the site.</p> <p>The site consists of 2 shops that are each 40' x 70' feet for a total of 5,600 sq. ft., a 1,200' storage shed, a 500 sq. ft. office, a 1,900 sq. ft. residence, a 870 sq. ft. detached garage and a 1,548 sq. ft. residence with associated 352 sq. ft. carport.</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>Yes, the 1,200 sq. ft. storage shed, 500 sq. ft. office, 870 sq. ft. detached garage, a 1,680 sq. ft. residence and 352 sq. ft. carport will be demolished.</p>	
<p>e. What is the current zoning classification of the site?</p> <p>General Commercial</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>General Commercial</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable.</p>	
<p>h. Has any part of the site been classified as an "environmentally sensitive" area? If so specify.</p> <p>No.</p>	
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>The business employs 10 persons.</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>This project will displace 3 people from the residential structures.</p>	
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>No specific mitigation is proposed, however, the rental residents will be given adequate notice to vacate the property, so they have time to find new accommodations.</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>Compliance with Yakima Urban Area Zoning Ordinance and Comprehensive Plan.</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 through this application.</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 residential unit will be demolished.</p>	
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>None proposed. The property is zoned General Commercial and is being developed as such.</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 height of the new fabrication building will be 30 feet. The principle exterior of the building will be steel.</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.</p>	<p>RECEIVED JAN 27 2016 CITY OF YAKIMA PLANNING DIV</p>

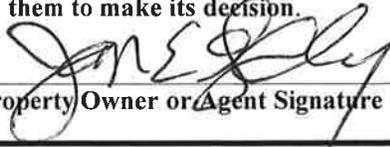
B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>c. <b>Proposed measures to reduce or control aesthetic impacts, if any:</b></p> <p>A slatted chain-link fence will be added to a portion of the north property line and along the east property line to control aesthetic impacts.</p>	
<p><b>11. Light and Glare</b></p>	
<p>a. <b>What type of light or glare will the proposal produce? What time of day would it mainly occur?</b></p> <p>Security lighting will be placed on the exterior of the new fabrication building. It will occur at night-time.</p>	
<p>b. <b>Could light or glare from the finished project be a safety hazard or interfere with views?</b></p> <p>No.</p>	
<p>c. <b>What existing off-site sources of light or glare may affect your proposal?</b></p> <p>There are no known sources of off-site light or glare which would affect this proposal.</p>	
<p>d. <b>Proposed measures to reduce or control light and glare impacts, if any:</b></p> <p>Security lighting will be directed inward and downward to prevent light from leaving the site.</p>	
<p><b>12. Recreation</b></p>	
<p>a. <b>What designated and informal recreational opportunities are in the immediate vicinity?</b></p> <p>The property is in the general area of a small school and the fairgrounds. Designated and informal recreational activities have been known to occur at each location.</p>	
<p>b. <b>Would the proposed project displace any existing recreational uses? If so, describe.</b></p> <p>No recreational opportunities will be displaced.</p>	
<p>c. <b>Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</b></p> <p>None needed, none proposed.</p>	
<p><b>13. Historic and Cultural Preservation</b></p>	
<p>a. <b>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.</b></p> <p>None known by the property owner.</p>	
<p>b. <b>Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural important known to be on or next to the site.</b></p> <p>None known by the property owner.</p>	
<p>c. <b>Proposed measures to reduce or control impacts, if any:</b></p> <p>None needed, none proposed.</p>	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p><b>14. Transportation</b></p> <p>a. <b>Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.</b></p> <p>The site is currently served by East Viola Avenue which connects to other urban arterials (mainly South 1<sup>st</sup> Street and Fair Avenue) and eventually the state highway system.</p> <p>b. <b>Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop?</b></p> <p>No, the nearest known stop is approximately 800 feet away to the west and to the east.</p> <p>c. <b>How many parking spaces would the completed project have? How many would the project eliminate?</b></p> <p>The completed project will have 12 parking spaces. Two parking spaces will be eliminated which are associated with an existing residence that is being demolished.</p>	
<p>d. <b>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).</b></p> <p>No.</p>	
<p>e. <b>Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</b></p> <p>No.</p>	
<p>f. <b>How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.</b></p> <p>Employee vehicles trips will be approximately 25 per day. Semi-truck trips will be approximately 1 per day. Local delivery trucks (small flat bed trucks) will be approximately 2 per day. UPS and Fed-Ex trucks will be approximately 2 per week. Customer trips (small truck &amp; automobile) will be about 10 per day. Peak times will be for employees at approximately 7 am and 5 pm. All other trips occur throughout mid-day with no peak volume occurring.</p> <p>g. <b>Proposed measures to reduce or control transportation impacts, if any:</b></p> <p>None proposed, as this is the current vehicle trips generated by the site at this time. No new vehicle trips are anticipated due to this project.</p>	
<p><b>15. Public Services</b></p> <p>a. <b>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:</b></p> <p>No.</p> <p>b. <b>Proposed measures to reduce or control direct impacts on public services, if any.</b></p> <p>c.</p> <p>None proposed.</p>	
<p><b>16. Utilities</b></p> <p>a. <b>Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.</b></p>	<p>RECEIVED JAN 27 2016 CITY OF YAKIMA PLANNING DIV.</p>

<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>No new utilities are proposed for the project.</p>	
<b>C. SIGNATURE (To be completed by the applicant.)</b>	
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.	
	1-26-16
Property Owner or Agent Signature	Date Submitted
<b>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</b>	

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**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 make changes and upgrades to an existing metal fabrication business. As proposed, the project would occur in three Phases. Phase 1 would be the construction of a 70' x 115' fabrication building and demolition of an existing detached garage associated with 807 East Viola Avenue. The area where the detached garage currently stands would be converted to an outdoor storage area for raw material used in the fabrication process.

Phase 2 consists of the demolition of the residence located at 809 East Viola Ave, construction of a new 40-foot wide driveway approach (with gated entrance) near the center of the 809 East Viola parcel and construction of a 12-space parking lot. A new interior gravel driveway will be constructed from the new road approach that would lead north, then west, and then south to the existing driveway approach which currently serves the facility. This new interior roadway will permit semi-truck traffic to enter and leave the property by providing an interior circular roadway. Both sides of the interior roadway, as it crosses 809 East Viola Avenue, will be used for outdoor storage of raw material used in the fabrication process.

Phase 3 would be the construction of a 12' x 50' combination office/restroom/employee break room on the south side of the new fabrication shop, conversion of the existing residence on 807 East Viola Avenue into a new administrative office and the demolition of the existing office, storage shed and carport associated with 870 East Viola Avenue. The three existing parking spaces which lie west of the existing office would then be moved easterly to a location where the existing office currently exists.

This project is a large undertaking by the property owner. Based on this, Phase 1 is expected to be completed in 2016, Phase 2 is expected to be completed in 2017 and Phase 3 is expected to be completed in 2018. It is also the intent of this project to maintain the 3 parcels which currently exist on the property but move them accordingly through the boundary line adjustment process as necessary. An application for a boundary line adjustment will be submitted upon approval of this project. Upon completion of the short plat exemption Parcel 191330-41453 would be approximately 67,570 sq. ft., Parcel Number 191330-41457 would be approximately 6,300 sq. ft. and Parcel 191330-41458 would be approximately 7,150 sq. ft. in size.

The business is a metal fabrication shop that makes structural components for the agricultural industry and other commercial and industrial users within the Yakima Valley. There are currently 10 employees at this facility. These proposed improvements to the facility will not add any additional employees. The improvements will permit outdoor work to be performed indoors and increase the capacity of the facility. Twelve parking spaces are proposed, which is 2 more than required based on shift work for a facility like this, so parking is adequate. The 12 parking spaces are proposed to be hard-surfaced and the balance of the "yard" is proposed to be a gravel surface to control dust and weeds. The general hours of operation are Monday through Friday 7 am to 6 pm. There are some occasions when over-time is necessary and that work will occur outside these general dates and times.

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

The proposal is compatible with existing neighboring land uses because surrounding properties that lie directly to the west and northwest are currently zoned General Commercial and consist of manufacturing and similar service businesses. Properties to the north, south and east are generally constructed with older single-family residences that are in poor repair and are cluttered with outdated/random items. This neighborhood appears to be in transition and even though the majority of the area is designated and zoned for residential purposes. Based on the surrounding trend away from residential uses and towards commercial and industrial uses, this use is compatible with the surrounding area, specifically since it already exists and this proposal will bring it into greater compliance with current rules and regulations. In essence, the loss of substandard housing in favor of newer commercial ventures, under today's codes, seems to be more compatible with the surrounding neighborhood than the current residential uses.

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

The project proposes to install Sitescreening Standard C along the perimeter of the property as it abuts residential uses. Specifically, the standard is proposed along a portion of the north and east sides of the property. This should help separate the uses from unsightly objects being seen from the residential neighborhood. Additionally, the hours of operation are generally limited to daylight hours, when most residential users are away from their property. The construction of the new fabrication shop will move some outdoor activities indoors, which will prevent unwanted noise from leaving the site, as it does now.

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

The property is currently zoned General Commercial. The General Commercial Zoning District generally is to accommodate wholesale and retail activities with some high-density residential development. The district is primarily located near and along the major arterials as designated by the Yakima Urban Area Comprehensive Plan. This proposal is consistent with the current zoning of the property because the land use currently exists on the property and is listed as a Class 3 Uses within the zoning district. Although Class 3 Uses by definition are "generally incompatible with adjacent and abutting property because of their size, emissions, traffic generation, neighborhood character or for other reasons", they may be permitted if they are determined to be compatible in the district if they are properly sited and designed. Under this proposal, the project is an upgrade to the facility which will bring it into better compliance with the current zoning district standards, which in turn, makes it consistent with the zoning of the property.

In conjunction with the zoning district, this proposal also implements the Comprehensive Plan. This proposal implements the applicable plan policies because it meets the following goals and policies:

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

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

Comment – This property lies between South 1<sup>st</sup> Street and Fair Avenue, both are urban arterials and provide this site with convenient access that serves the urban area and provides routes to the state highway and interstate systems for access to areas beyond the urban area.

Policy 3.10.2 – Discourage new strip commercial development. Strip commercial land uses shall only be allowed as infill of existing strip commercial areas, and will not extend the existing strip commercial areas.

Comment – This proposal promotes infill of the existing strip commercial by expanding an existing business currently located within the strip. The proposed expansion is not an expansion of the existing strip to establish a new use but to accommodate the expansion of an existing use.

**Goal 4.1: – Ensure that the local economy continues to revitalize and that new 21<sup>st</sup> Century jobs in all wage levels are available for residents.**

Policy 4.1.1 – The City and County will demonstrate their commitment to long-term economic growth by promoting a diverse economic base, providing opportunity for all residents. Growth that helps raise the average annual wage rate of community residents and preserves the environmental quality and livability of the community is viable growth and will improve the lifestyle of residents.

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

Comment – Approving this request will ensure that the local economy continues to be revitalized while providing above average wage jobs for the residents of Yakima. Since this is a manufacturing business, it provides material which provides primary and secondary job opportunities for local residents.

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

The proposal is consistent with uses and zoning of neighboring properties because the neighboring zoning directly to the west and northwest is General Commercial and contains similar uses as the one that currently exists on the subject property. Land uses to the south, north and east are a mixture of residential uses and high-density uses on fairly large lots. The zoning is a mixture of Two-family Residential and Multi-family Residential and consists of older

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residential structures in poor condition. These uses, their large lots sizes and the mixture of zoning districts act as a buffer between the uses which make the land use and zoning of the neighborhood consistent with one another.

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

This proposal is in the best interest of the community because it meets the intent of Yakima Urban Area Zoning Ordinance and the goals and policies of the Yakima Urban Area Comprehensive Plan. The proposal is an infill project that expands and updates an existing facility. The facility employs 10 people and provides above average wages for skilled workers. The majority of the work performed at this facility is for commercial and industrial facilities in the Yakima Valley. For these reasons, this proposal is in the best interest of the community.

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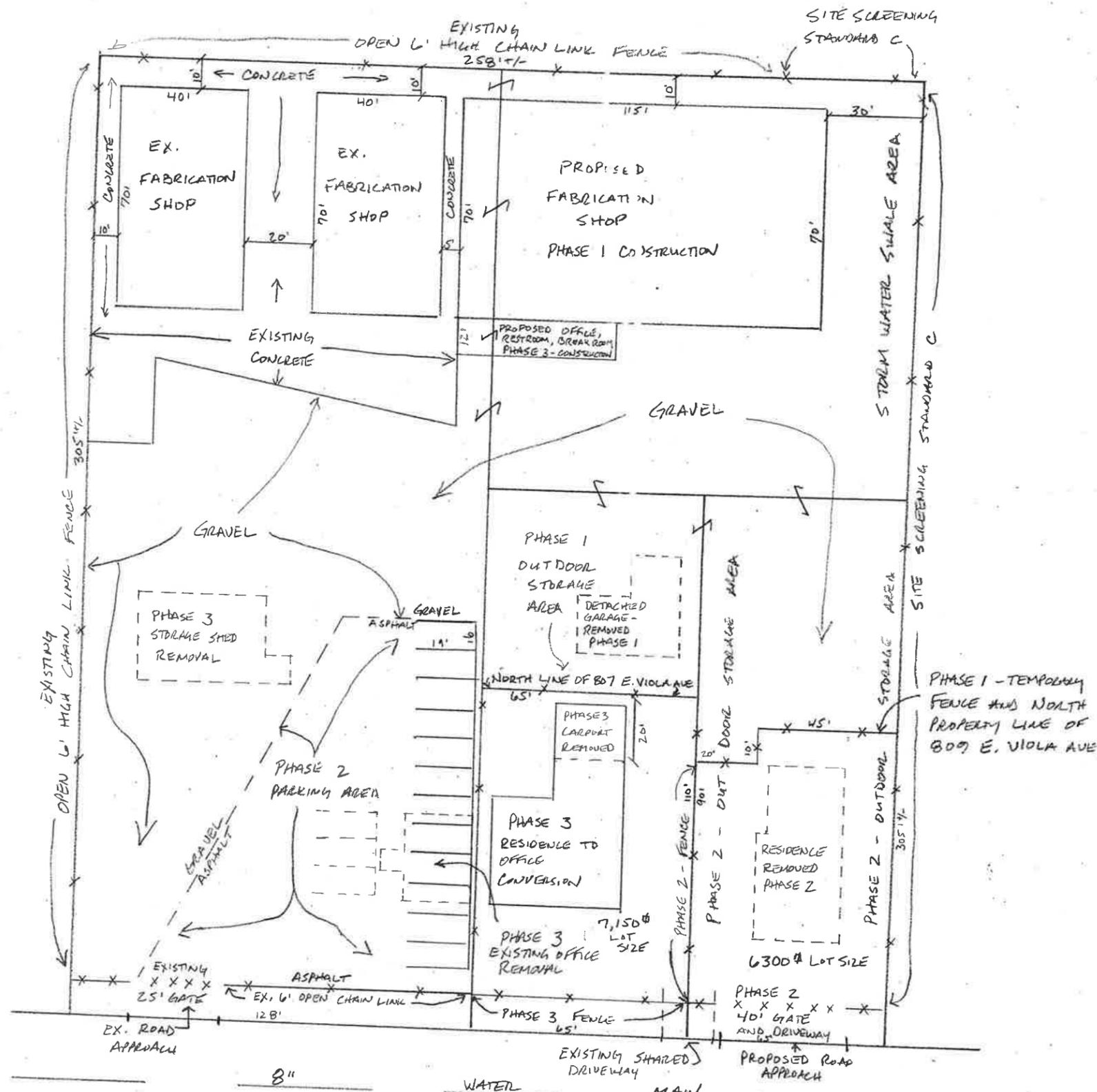
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# REQUIRED ATTACHMENT: SITE PLAN

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



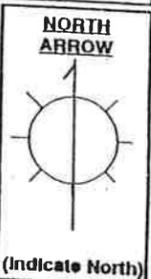
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LOT COVERAGE CALCULATION	
a) Footprint(s) of Existing Structure(s)	7,748 SQ FT
b) Building Addition/New Structure(s) Footprint(s)	8,650 SQ FT
c) Paved Area(s) (Driveways, Walkways, patios, etc.) Total	5,900 SQ FT
d) Proposed Paved Area(s)	9,000 SQ FT
e) Total Impervious Surface (a+b+c+d = e)	31,298 SQ FT
f) Lot Size	78,690 SQ FT
g) Lot Coverage (e/f x 100 = g)	40 %

PARKING CALCULATION	
(Reference Table 6-1 of the Urban Area Zoning Ordinance)	
a) 10	space(s) required
b) 12	space(s) provided

**LOT INFORMATION**  
 Parcel #(s) 191330-41453, 41457 & 41458  
 Site Address 801, 807 & 809 EAST VIOLA AVE  
 Zoning GC  
 Legal Description (brief) PORTION OF LOTS 15 & 16 OF TENNAUT AND MINES FAIRVIEW ACRES TRACTS

**MAP SCALE** (Please use the given scale, however, in some circumstances a different scale may work better.)  
**CHECK ONE**  
 Preferred Scale: 1 inch on the map = 20 feet on the ground  
 Custom Scale: 1 inch = 40'  
 \* Template tick marks are 1 inch apart



**BACKGROUND INFORMATION**  
 Applicant Name HORDAN PLANNING SERVICES  
 Site Address SEE ABOVE  
 Mailing Address 410 N. 2<sup>ND</sup> ST. YAKIMA, WA 98901  
 Contact Person BILL HORDAN  
 Applicant Signature BILL  
 Contact Phone: ( ) 249-1919

Produced by (print) BILL HORDAN  
 Date: 1-21-16

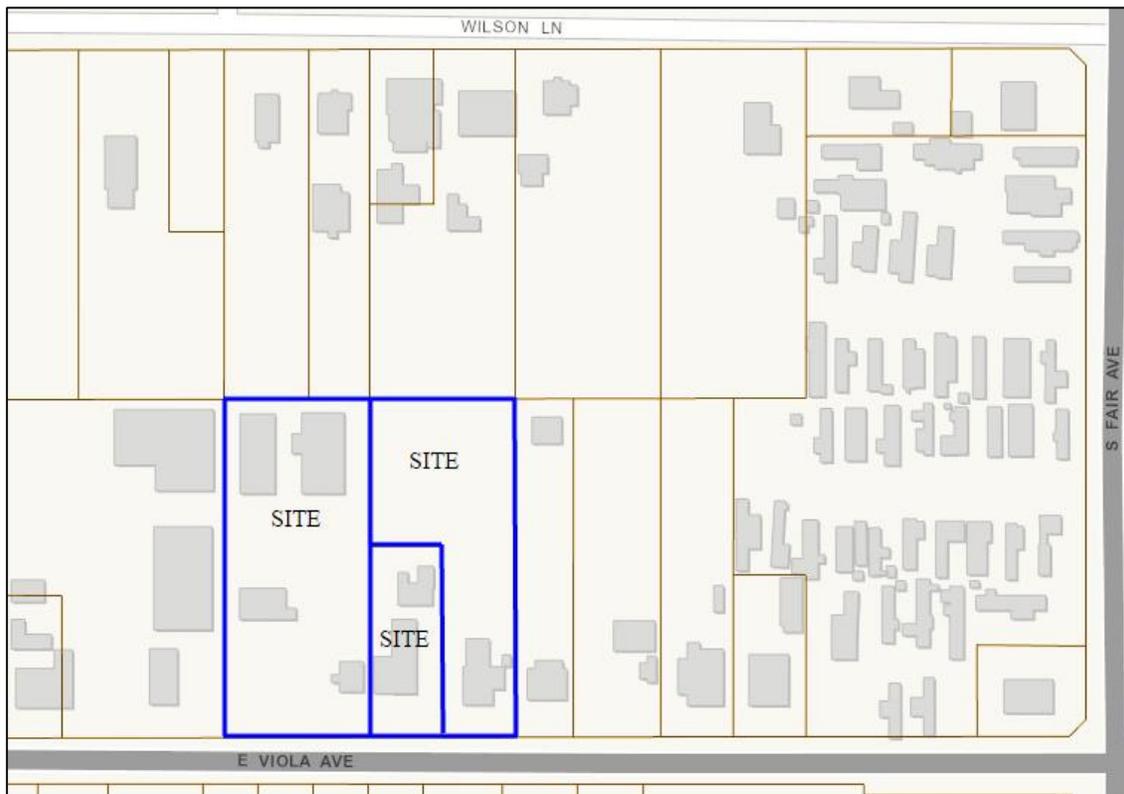
# VICINITY MAP



**File Number:** CL3#001-16

**Project Name:** JASON GALLOWAY

**Site Address:** 801, 807 & 809 E Viola Ave



Proposal: Proposal to construct an 8,050 sq ft building for metal fabrication and demolish an existing detached garage to be replaced with an outdoor storage area for raw material used in the fabrication process (phase 1); demolish the residence at 809 E Viola Ave and construct a new 40 ft wide driveway approach with a gated entrance and a 12 stall parking lot (phase 2); and construct a 600 sq ft building to be used as an office, restroom, and employee break room, and convert the existing residence at 807 E Viola Ave into an administrative office and demolish the existing office, storage shed, and carport (phase 3) in the GC zoning district.

Contact the City of Yakima Planning Division at (509) 575-6183

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.

