



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING

DATE: March 6, 2020
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Digital Design and Development c/o Leanne Liddicoat (3611 River Rd #100, Yakima, WA 98902) on behalf of Bruce Lloyd
FILE NUMBER: RZ#001-20, CL2#008-20 & SEPA#003-20
LOCATION: 702 S. 48th Ave.
TAX PARCEL NUMBER(S): 181328-11006
DATE OF APPLICATION: January 22, 2020
DATE OF COMPLETENESS: February 19, 2020

PROJECT DESCRIPTION Proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert an existing two-story building into a four-unit apartment building with four indoor parking bays and a common laundry room.

DETERMINATION OF CONSISTENCY Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows:

1. The type of land use: Multifamily Development and Rezone
2. Level of Development: Multifamily Development 13 dwelling units / net residential acre
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.
4. Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards.

Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows:

1. The type of land use: Multifamily Development and Rezone
2. Density of Development: 13 dwelling units / net residential acre
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities.

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, under WAC § 197-11-928 for 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) per WAC § 197-11-355. 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 SEPA threshold determination will be mailed to parties of record and entities who were provided this notice and may be appealed pursuant to YMC § 6.88.170.

Required Permits: The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, Class 2 Land Use Review, SEPA Environmental Review

Required Studies: N/A

Existing Environmental Documents: None

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

REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING 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. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **March 26, 2020**, will be considered prior to issuing the final SEPA determination. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **April 23, 2020, at 9:00 a.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (RZ#001-20, CL2#008-20, & SEPA#003-20) and applicant's name (Bruce Lloyd) in any correspondence you submit. You can mail your comments to:

**Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St.; Yakima, WA 98901**

NOTICE OF RECOMMENDATION Following the public hearing, the Hearing Examiner will issue his recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered.

The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or email to trevor.martin@yakimawa.gov.

Enclosed: Narratives, Project Descriptions, SEPA Checklist, Site Plan, and Vicinity Map



DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901

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AVISO DE APLICACIÓN, REVISIÓN AMBIENTAL, Y AUDIENCIA PÚBLICA

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

FECHA OTORGADA: 6 de marzo, 2020
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Digital Design and Development c/o Leanne Liddicoat (3611 River Rd #100, Yakima, WA 98902) por parte de Bruce Lloyd
No. DE ARCHIVO: RZ#001-20, CL2#008-20 & SEPA#003-20
UBICACIÓN: 702 S. 48th Ave.
No. DE PARCELA(S): 181328-11006
FECHA DE APLICACIÓN: 22 de enero, 2020
FECHA DE APLICACIÓN COMPLETA: 19 de febrero, 2020

DESCRIPCIÓN DEL PROYECTO: Propuesta para rezonificar una parcela de 0.38 acres de zona residencial R-1 a zona comercial B-2 y convertir un edificio existente de dos pisos en un edificio de apartamentos de cuatro unidades con cuatro estacionamientos bajo techo y una lavandería común.

DETERMINACIÓN DE LA CONSISTENCIA Conforme al Código Municipal YMC §16.06.020(A), las consideraciones del proyecto se determinan consistentes con las siguientes normas aplicables:

1. El tipo de uso terrenal: Desarrollo multifamiliar y rezonificación
2. Nivel de desarrollo: Desarrollo multifamiliar de 13 unidades de vivienda por acre residencial
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a las normas de desarrollo del Título 12 y Título 15.

Conforme al Código Municipal YMC §16.06.020(B), los reglamentos de desarrollo y las consideraciones del plan comprensivo son coherentes, de la siguiente manera:

1. El tipo del uso terrenal: Desarrollo multifamiliar y rezonificación
2. Densidad del desarrollo: 13 unidades de vivienda por acre residencial
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

AVISO DE REVISIÓN AMBIENTAL: Esto es para notificar a las agencias con jurisdicción y experiencia ambiental y al público que la Ciudad de Yakima, Division de Planificación, se establece como la agencia principal, de acuerdo con la Ley Estatal de Política Ambiental de Washington (SEPA) bajo WAC §197-11-928 para la revisión de este proyecto. La Ciudad de Yakima ha revisado el proyecto propuesto para posibles impactos ambientales adversos y espera emitir una Determinación de No-Significancia (DNS) para este proyecto conforme al proceso DNS opcional en WAC § 197-11-355. La propuesta puede incluir medidas de mitigación bajo los códigos aplicables y el proceso de revisión del proyecto puede incorporar o requerir medidas de mitigación independientemente de si se prepara un EIS (Declaración de Impacto Ambiental). Una copia de la determinación de umbral posterior se enviara a las personas y agencias que comentaron y que recibieron este aviso, y se puede apelar de acuerdo con el Código Municipal de Yakima YMC § 6.88.170.

Permisos Requeridos: Los siguientes permisos/aprobaciones locales, estatales, y federales pueden o serán necesarios para este proyecto: Permiso de Construcción, Reviso Tipo 2, Revisión Ambiental SEPA

Estudios Requeridos: N/A

Documentos Ambientales Existentes: Ninguno.

Los Reglamentos de Desarrollo para la Mitigación y Consistencia de Proyectos Incluyen: La Ley Estatal de Política Ambiental de Washington, La Ordenanza de Zonificación del Área Urbana de Yakima, Los Estándares de Desarrollo del Título 12, y el Plan Integral del Área Urbana de Yakima.

SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA: Se anima a las agencias, tribus, y el público a revisar y comentar sobre el proyecto y sobre sus probables impactos ambientales. Habrá un periodo de veinte días para hacer sus comentarios. Este podría ser su única oportunidad para comentar. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el **26 de marzo, 2020** serán considerados antes de emitir la decisión final sobre esta solicitud. Esta propuesta requiere una audiencia pública con registro abierto con el Examinador de Audiencias. Por lo tanto, una audiencia pública se llevara a cabo el **jueves, 23 de abril, 2020** comenzando a las 9:00 a.m. en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública o a presentar comentarios por escrito. Por favor de hacer referencia al número de archivo (RZ#001-20, CL2#008-20, & SEPA#003-20) o al nombre del solicitante (Bruce Lloyd) en cualquier correspondencia que envíe. Por favor de enviar sus comentarios sobre esta propuesta a:

**Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St., Yakima, WA 98901**

AVISO DE LA RECOMENDACIÓN: Después de la audiencia pública, el Examinador de Audiencias emitirá su recomendación dentro de diez (10) días hábiles. Cuando la decisión final sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso.

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA.

Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov

Adjuntos: Narrativo, Descripción del Proyecto, Lista de SEPA, Plan de Sitio, Mapa



Supplemental Application For:
TYPE (2) REVIEW
 YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.14

PART II – LAND USE DESIGNATION AS LISTED ON TABLE 4-1 PERMITTED LAND USES

1. PROPOSED LAND USE TYPE: (See YMC § 15.04.030)
 Multifamily Dwelling (*): 0—7 DU/NRA

PART III - ATTACHMENTS INFORMATION

- 2. SITE PLAN REQUIRED (Please use the City of Yakima Site Plan Checklist, attached)
- 3. TRAFFIC CONCURRENCY (if required, see YMC Ch. 12.08, Traffic Capacity Test)
- 4. ENVIRONMENTAL CHECKLIST (if required by the Washington State Environmental Policy Act)

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

A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.
 On the second floor of the existing shop building two 1 bedroom and two studio apartments will be constructed. There is a man door designated for apartment access that leads into an area separated from the four indoor parking bays by a wall. A common laundry room will also be added on the first floor. In addition to the 4 parking stalls in the shop building 7 additional parking stalls will be provided, for a total of 11.

B. How is the proposal compatible to neighboring properties?
 A duplex is located to the west, single family to the south, the Glenmoor Green apartment complex to the east, and the Findery floral business to the north. Adding a multifamily dwelling on this property is consistent with neighboring uses.

C. What mitigation measures are proposed to promote compatibility?
 The shop building is to the rear of the property and has fencing and site screening for neighbors, with parking on-site. As needed, new outside lighting will be shielded to prevent glare.

D. How is your proposal consistent with current zoning of your property?
 A Type 2 Review in a B2 zone allows for Multi-family Residential units. This use also fits with the Community Mixed Use classification of the property.

E. How is your proposal consistent with uses and zoning of neighboring properties?
 The neighbor to the north is B2, east is R2, south is R1, and west is R2. The additional apartments in this proposal are consistent with neighboring uses.

F. How is your proposal in the best interest of the community?
 More residential options are needed in Yakima and this change will provide 4 apartments.

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Supplemental Application For:
REZONES
 YAKIMA MUNICIPAL CODE CHAPTER 15.23

PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

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

2. DESIRED ZONING OF SUBJECT PROPERTY:

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

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

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

4. EXISTING FUTURE LAND USE DESIGNATION:

Low Density Residential Mixed Residential Community Mixed-Use Commercial Mixed-Use
 CBD Commercial Core Regional Commercial Industrial

5. PROPOSED FUTURE LAND USE DESIGNATION:

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

If so what is the proposed future land use designation?

Low Density Residential Mixed Residential Community Mixed-Use Commercial Mixed-Use
 CBD Commercial Core Regional Commercial Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

PART III - REQUIRED ATTACHMENTS

1. WRITTEN NARRATIVE (see attached form)

2. ENVIRONMENTAL CHECKLIST (attached)

3. TRAFFIC CONCURRENCY (may be required)

4. SITE PLAN OR CONCEPTUAL SITE PLAN

A site plan is required if a land use development is proposed. If no land use development is proposed, a non-binding conceptual site plan is required and shall show potential future use of the property per YMC § 15.23.030 (B).

5. AUTHORIZATION:

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

[Handwritten Signature]

Property Owner Signature (required)

1/16/20

Date

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

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Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

PART IV – NARRATIVE (SUBMIT ANSWERS ON SEPARATE SHEET OF PAPER IF NEEDED)

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

See Attached Narrative

What is the status of existing land use?

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

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

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

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

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

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

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Rezone Application Narrative – 702 S. 48th Avenue

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

The property is currently zoned R-1 with a single-family residence and a 4 bay, 2 story shop building. It is next to a B2 property to the north and located in the future land use designation of Community Mixed Use. Neighboring parcels are zoned R2 to the east and west and R1 to the south. The owner wants to remodel the existing shop building into residential apartments, so it is a good mix between the surrounding uses of business, apartments, duplex and single family.

What is the status of existing land use?

The property is zoned R-1 and has a single family residence with a two story shop building

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

The rezone request complies with the Yakima Urban Area Comprehensive Plan and the property already has a future land use designation of Community Mixed Use.

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

The property is on 48th Avenue and connected to all needed utilities and infrastructure.

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

Existing public facilities would be able to handle any B2 zoning use. The neighboring commercial properties to the north have made the changes required through the planning and building permit process.

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

The neighborhood is close to the 48th Avenue and Nob Hill intersection. All neighbors to the north are B2 properties and include retail, professional and medical offices, a bank, convenience store and restaurants. The Glenmoor Green apartment complex is to the east, duplexes are to the west, and a single family residence is to the south. Farther south towards the 48th Avenue and Nob Hill intersection are neighborhood service businesses and residential.

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

The surrounding properties are all developed, so site screening is in place. A fence at least 6' high is on the west and north property line with landscaping. Tall arborvitae plants provide a screen on the southwest side of the driveway access, with a 5' fence next to the residence, and additional landscaping at the corner of the driveway access and 48th Avenue. There are retaining walls on the north and east sides of the property. A 25' driveway on the south side of the property provides access to the R-1 and R-2 parcels to the west and south.

On site there is parking between the existing residence and shop building as well as covered parking in the shop. Any exterior site lighting will be shielded to prevent glare for the neighbors.

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

More residential options are needed in Yakima and this change will provide 4 apartments, and it fits within the Community Mixed Use classification.

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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

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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 you 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

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project", "applicant", and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

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

1. Name Of Proposed Project (If Applicable):

Property Rezone to B2

2. Applicant's Name & Phone:

Digital Design and Development 509-833-8552

3. Applicant's Address:

3611 River Rd., Ste 100, Yakima, WA 98902

4. Contact Person & Phone:

Leanne Liddicoat 509-833-8552

5. Agency Requesting Checklist: City of Yakima

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

Tenant improvements to existing building Summer 2020

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

No additions planned

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

None known

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

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

No other applications pending

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

Property rezone to B2
Building permit

11. 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 .38 acre R-1 parcel has an existing single family residence and a 2-story 4 bay shop building in a mixed use neighborhood of commercial, apartments, duplexes, and single family homes. With a B2 rezone the owner will add 4 studio or 1 bedroom apartments on the second floor of the shop building.

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

The project site is at 702 S. 48th Avenue between Tieton Drive and Nob Hill Blvd across the street from Glenmoor Green apartments and south of The Findery floral shop. Bonnie Ln, a private road, is on the south property line as access to the parcels to the west.

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

EARTH

1. General description of the site (✓ one):

flat rolling hilly steep slopes mountainous other: _____

2. What is the steepest slope on the site (approximate percent slope)?

Less than 1%

3. 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

As a developed site there is grass and gravel over soil that is likely to be Kittitas Silt Loam with areas of Umapine Silt Loam, Track Loam, and Toppenish Silt Loam

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No indication

5. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No excavation is needed for this project

6. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Earthwork is not a part of this project. The driveway and parking areas are gravel.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

70%

8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The site will not be disturbed so additional measures are not needed

AIR

1. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

No emissions beyond typical residential car traffic

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known

3. Proposed measures to reduce or control emissions or other impacts to air, if any:

No additional measures planned for the existing site and residential use

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

SURFACE WATER

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.

No

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.

No

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.

None - project does not require earthwork

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

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.

No

GROUND WATER

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Not applicable - public utilities provide water

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 - connected to public sewer system

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

WATER RUNOFF (INCLUDING STORM WATER)

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.

The driveway and parking areas are gravel with a catch basin system in front of the shop

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

No

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No change

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

There is an existing catch basin system

PLANTS

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

- | | | | | |
|---|--------------------------------|--|-------------------------------------|--|
| Deciduous Trees: | Evergreen Trees: | Wet Soil Plants: | Water Plants: | Other: |
| <input type="checkbox"/> Alder | <input type="checkbox"/> Fir | <input type="checkbox"/> Cattail | <input type="checkbox"/> Milfoil | <input checked="" type="checkbox"/> Shrubs |
| <input type="checkbox"/> Maple | <input type="checkbox"/> Cedar | <input type="checkbox"/> Buttercup | <input type="checkbox"/> Eelgrass | <input checked="" type="checkbox"/> Grass |
| <input type="checkbox"/> Aspen | <input type="checkbox"/> Pine | <input type="checkbox"/> Bullrush | <input type="checkbox"/> Water Lily | <input type="checkbox"/> Pasture |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> Other | <input type="checkbox"/> Skunk Cabbage | <input type="checkbox"/> Other | <input type="checkbox"/> Crop Or Grain |
| | | <input type="checkbox"/> Other | | <input type="checkbox"/> Orchards, vineyards, or other permanent crops |
| | | | | <input checked="" type="checkbox"/> Other types of vegetation |

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

The existing landscaping will remain

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

None known

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

No additional landscaping is planned

5. List all noxious weeds and invasive species known to be on or near the site.

None known

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

ANIMALS

1. List any birds or other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

Songbirds

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

None known

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

The site is in the North America Fly Way

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

None needed

5. List any invasive animal species known to be on or near the site.

None known

ENERGY AND NATURAL RESOURCES

1. 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 for heating and lighting

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

No - this is an existing building

3. 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:

Updated LED lighting and HVAC units will be installed

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

ENVIRONMENTAL HEALTH

1. 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.

None known

2. Describe any known or possible contamination at the site from present or past uses.

None known

3. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

4. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable

5. Describe special emergency services that might be required.

No special services for residential use

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

No measures proposed

NOISE

1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?

Typical street traffic

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.

Construction is within an existing building so minimal noise impact. Long-term use is residential with no unusual noise.

3. Proposed measures to reduce or control noise impacts, if any:

None needed

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

LAND AND SHORELINE USE

1. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The site is currently a single family residence and shop building. The rezone to B2 is within the future land use classification of Community Mixed Use. Neighboring properties are B2, R2, or R1.

2. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

The established neighborhood is not agriculture, so no conversion of farmlands or forest.

3. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

Not applicable

4. **Describe any structures on the site.**

A single family residence of approximately 1,750sf and a two-story wood frame shop building of 1,340sf per floor

5. **Will any structures be demolished? If so, what?**

No structures will be demolished

6. **What is the current zoning classification of the site?**

R-1

7. **What is the current comprehensive plan designation of the site?**

Community Mixed Use

8. **If applicable, what is the current shoreline master program designation of the site?**

Not applicable

9. **Has any part of the site been classified as a critical area by the city or county? If so, specify.**

No

10. **Approximately how many people would reside or work in the completed project?**

6 people will reside on site

11. **Approximately how many people would the completed project displace?**

None

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

LAND AND SHORELINE USE

12. Proposed measures to avoid or reduce displacement impacts, if any.

Not applicable

13. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed use as apartments meets the intent of a Community Mixed Use designation, and is compatible with neighboring commercial, apartments, duplexes, and single family uses.

14. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

No neighboring agriculture

HOUSING

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

4 middle income units

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

3. Proposed measures to reduce or control housing impacts, if any:

This is a small addition of apartments in a neighborhood with large apartment complexes, so no additional measures to control housing are planned.

AESTHETICS

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The existing building is approximately 20' tall

2. What views in the immediate vicinity would be altered or obstructed?

No change as the building is existing

3. Proposed measures to reduce or control aesthetic impacts, if any:

Improvements are all on site in an existing structure

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

LIGHT AND GLARE

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Exterior lighting is on a sensor and would come on at dusk

2. Could light or glare from the finished project be a safety hazard or interfere with views?

Lighting is already in place. Any future lighting additions will be shielded to prevent glare.

3. What existing off-site sources of light or glare may affect your proposal?

None

4. Proposed measures to reduce or control light and glare impacts, if any:

No changes to existing, but future exterior lighting changes will be shielded to prevent glare

RECREATION

1. What designated and informal recreational opportunities are in the immediate vicinity?

Randall Park is about 1 mile south

2. Would the proposed project displace any existing recreational uses? If so, describe.

No

3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Not applicable

HISTORIC AND CULTURAL PRESERVATION

1. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

None known

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

HISTORIC AND CULTURAL PRESERVATION

2. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known

3. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable

TRANSPORTATION

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Access is primarily to 48th Avenue with secondary access to Bonnie Lane.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Public transit is available on Nob Hill Blvd and Tieton Drive. The closest bus stop is at Tieton and 48th Avenue.

3. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The existing shop has 4 bays for parking and 7 additional parking spaces will be provided on site.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

There are no frontage improvements for curbs, gutters, and sidewalks on 48th Avenue. Sidewalks are in place on the east side of 48th Avenue and on the west side closer to the intersection of Tieton Drive. For future B2 uses we will work with the city of Yakima to determine the extent of the improvements and timing.

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

Not applicable

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Daily vehicle trips are estimated at 7, with no truck traffic. 3 of these trips may be at peak times.

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

TRANSPORTATION

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:

No impact

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

Not applicable

PUBLIC SERVICES

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:

The project will not increase the need for public services.

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

Not applicable

UTILITIES

1. Check (✓) utilities currently available at the site:

electricity natural gas water refuse service telephone

sanitary sewer septic system other _____

2. 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.

Pacific Power, city of Yakima water, sewer, and garbage utilities for typical residential use

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C. SIGNATURE (To be completed by the applicant.)

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.

Leanne Liddicoat
Property Owner or Agent Signature

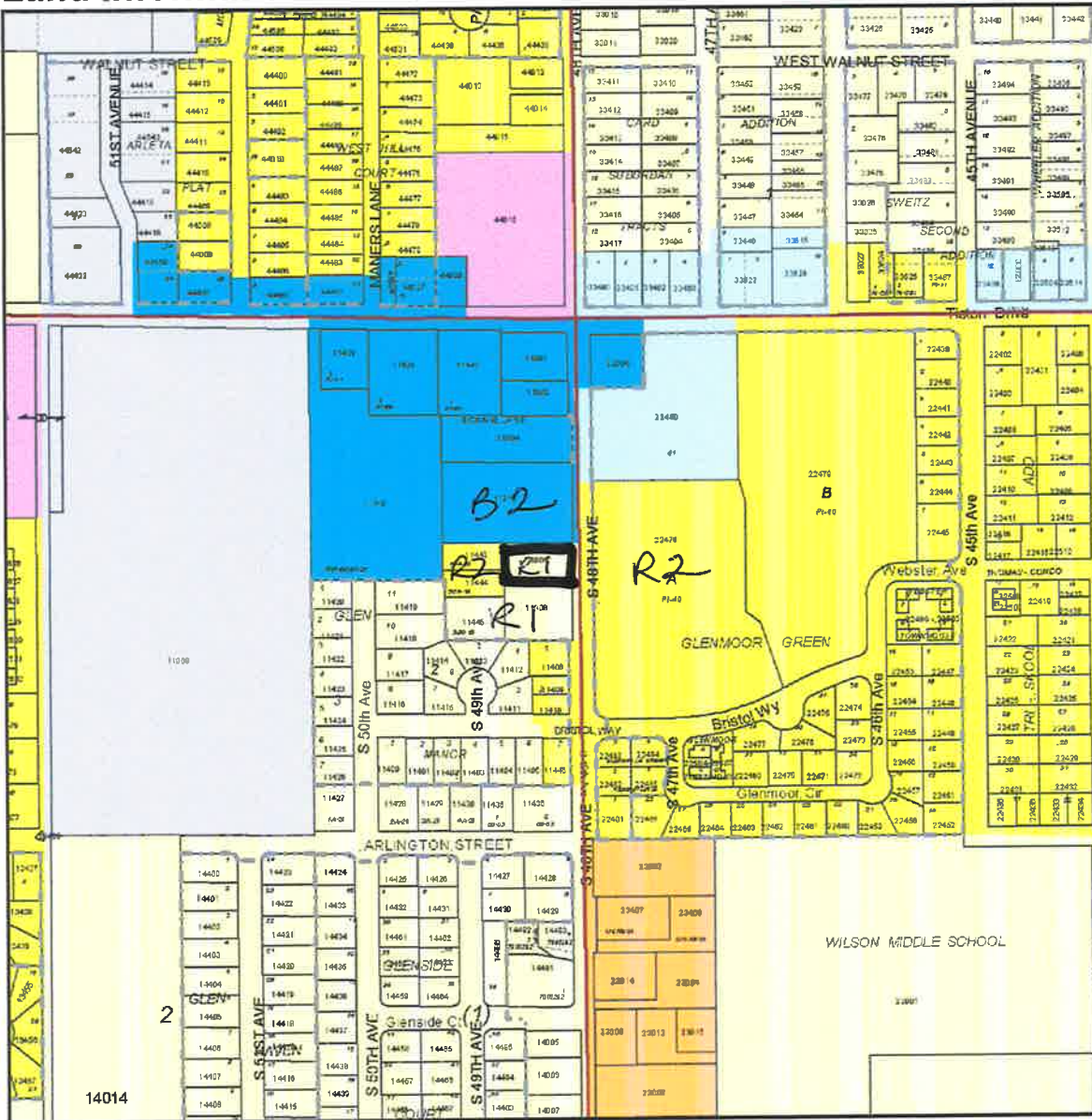
1/17/20
Date Submitted

Leanne Liddicoat
Name of Signee

Digital Design & Dev.
Position and Agency/Organization

**PLEASE COMPLETE SECTION "D" ON THE NEXT PAGES
IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW**

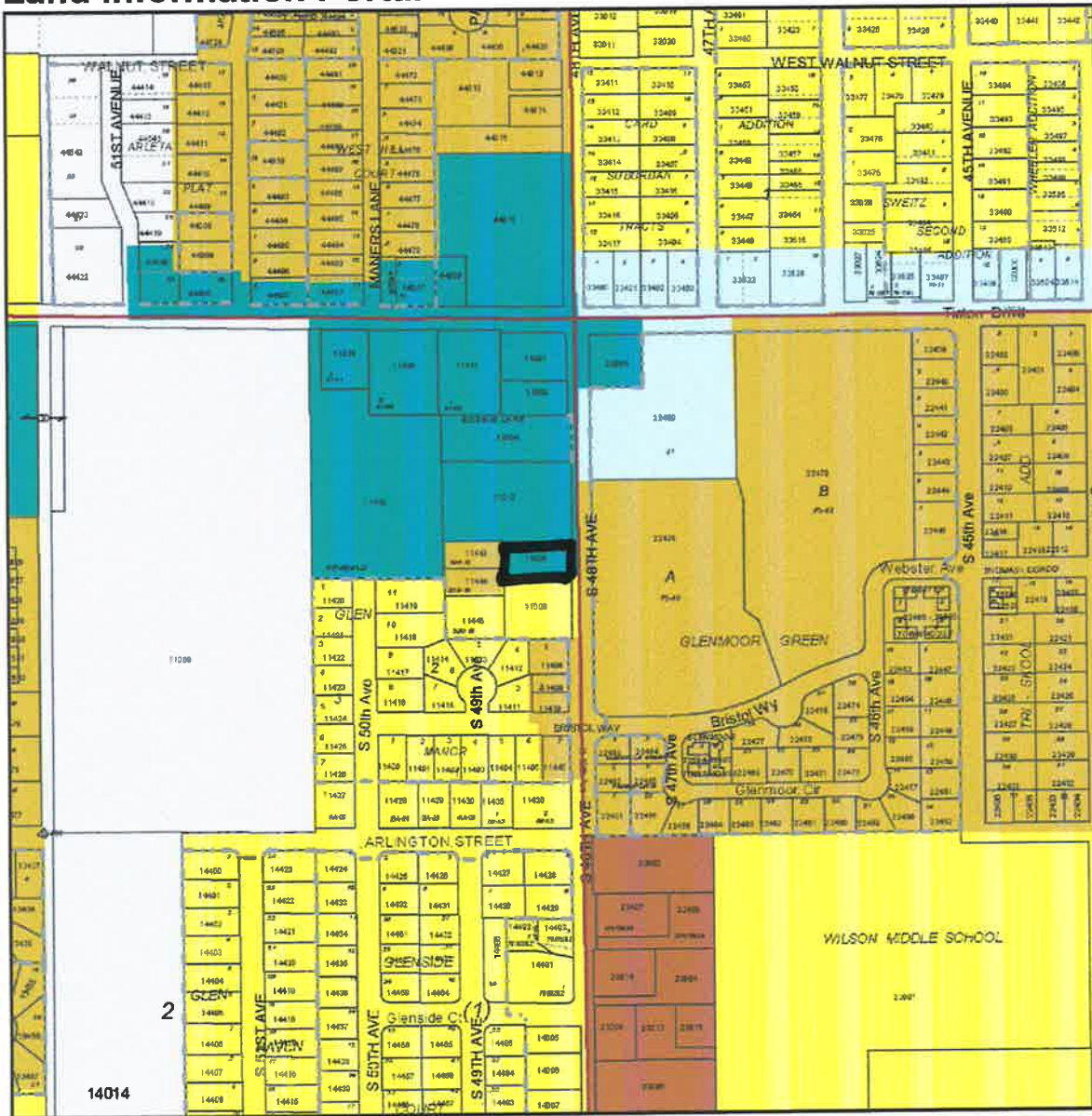
Zoning



702 S. 48th Avenue
currently R1
Rezone B2

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Future Land Use



702 S. 48th Avenue
Future Designation
Neighborhood
Commercial

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Overhead View

Legend

 702 S 48th Ave

Tieton Dr.

Bonnie Ln

S 48th Ave

B 2

access

2 story shop

702 S 48th Ave

house

Private - Bonnie Ln

R-2

R-2

R-1



View from NE corner

Legend

 702 S 48th Ave



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6.74 ft

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View from SE corner

Legend

702 S 48th Ave



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7.37 ft

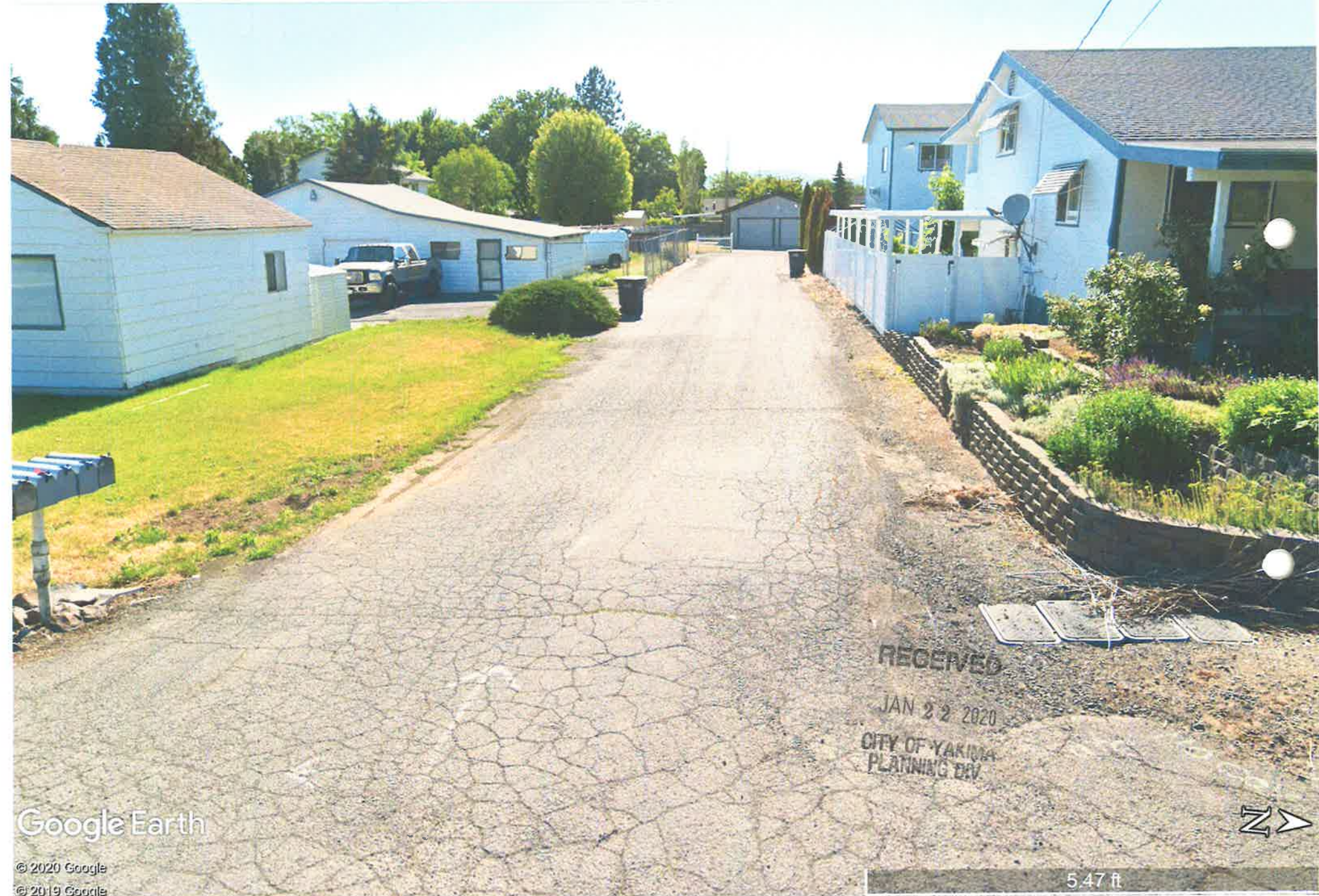


702 S. 48th

Driveway easement to west side duplex properties. Also used by neighbors to the south.

Legend

 702 S 48th Ave



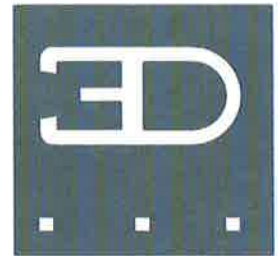
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5.47 ft





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 STEVE@3DYAKIMA.COM

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PROJECT:

RENOVATION APARTMENTS PROJECT

DESIGN DEVELOPMENT

SITE PLAN

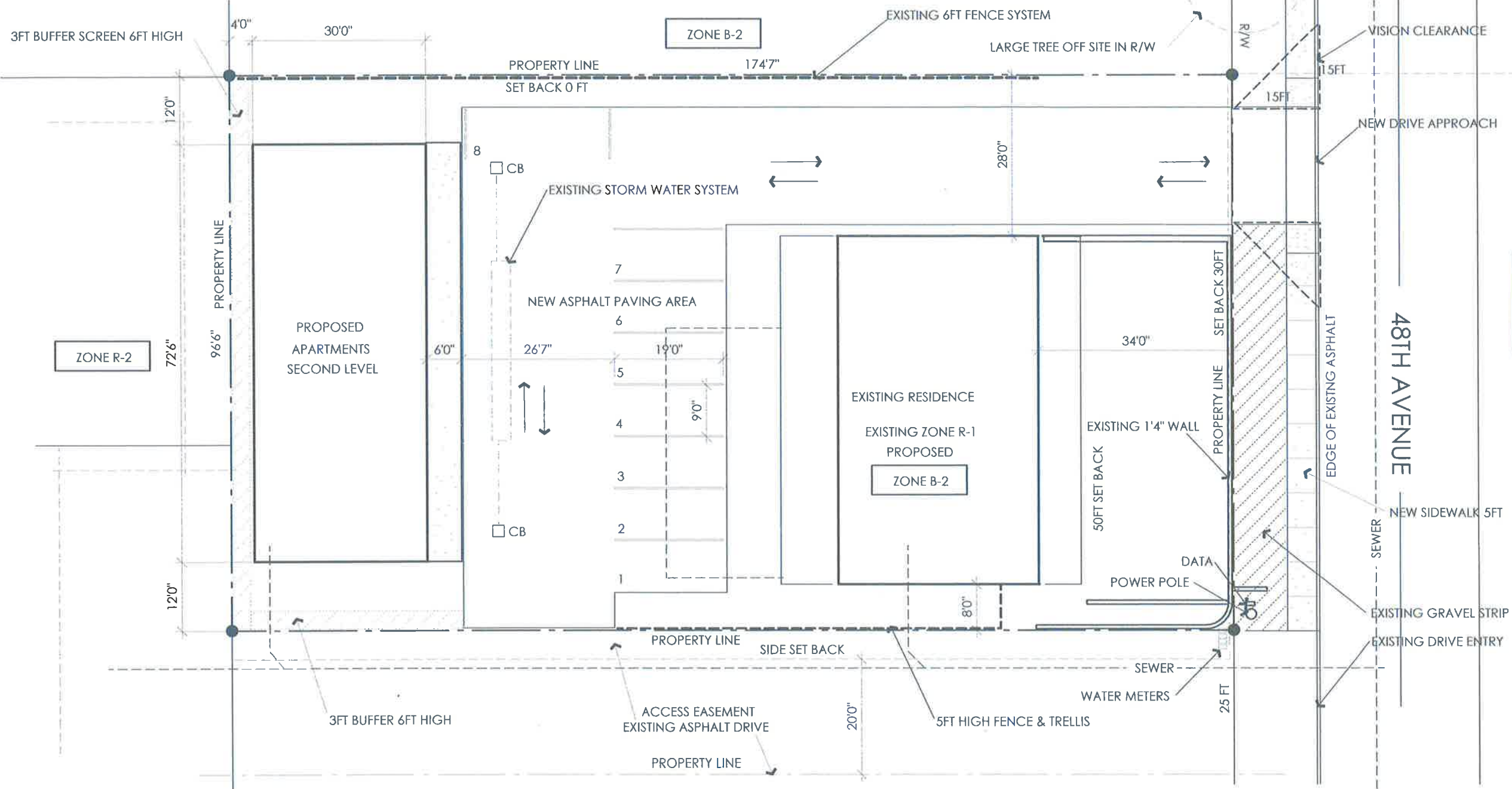
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 DRAWING DATE: JAN-20-20
 FILE #
 DRAWN BY: S.L.
 ISSUED FOR:
 REVIEW

VERSION NUMBER

V.1

SHEET:

C.1.0



PROJECT SITE PLAN

1"=20'

LOT COVERAGE:

RESIDENCE	1,750 SF
EXISTING SHOP	1,340 SF
SHOP PAD:	280 SF
PARKING AREA / DRIVE	3,800 SF
TOTAL COVERAGE:	7,170 SF
TOTAL SITE AREA:	10,744 SF
SITE COVERAGE PERCENTAGE	66 %

PROPERTY OWNER

BRUCE WILLIAM & GUADALUPE MARI LLOYD
 702 S 48TH AVE, YAKIMA, WA 98908

PARCEL NUMBER:

18132811006

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AERIAL SITE PHOTO

SCALE 1/16"=1'0"

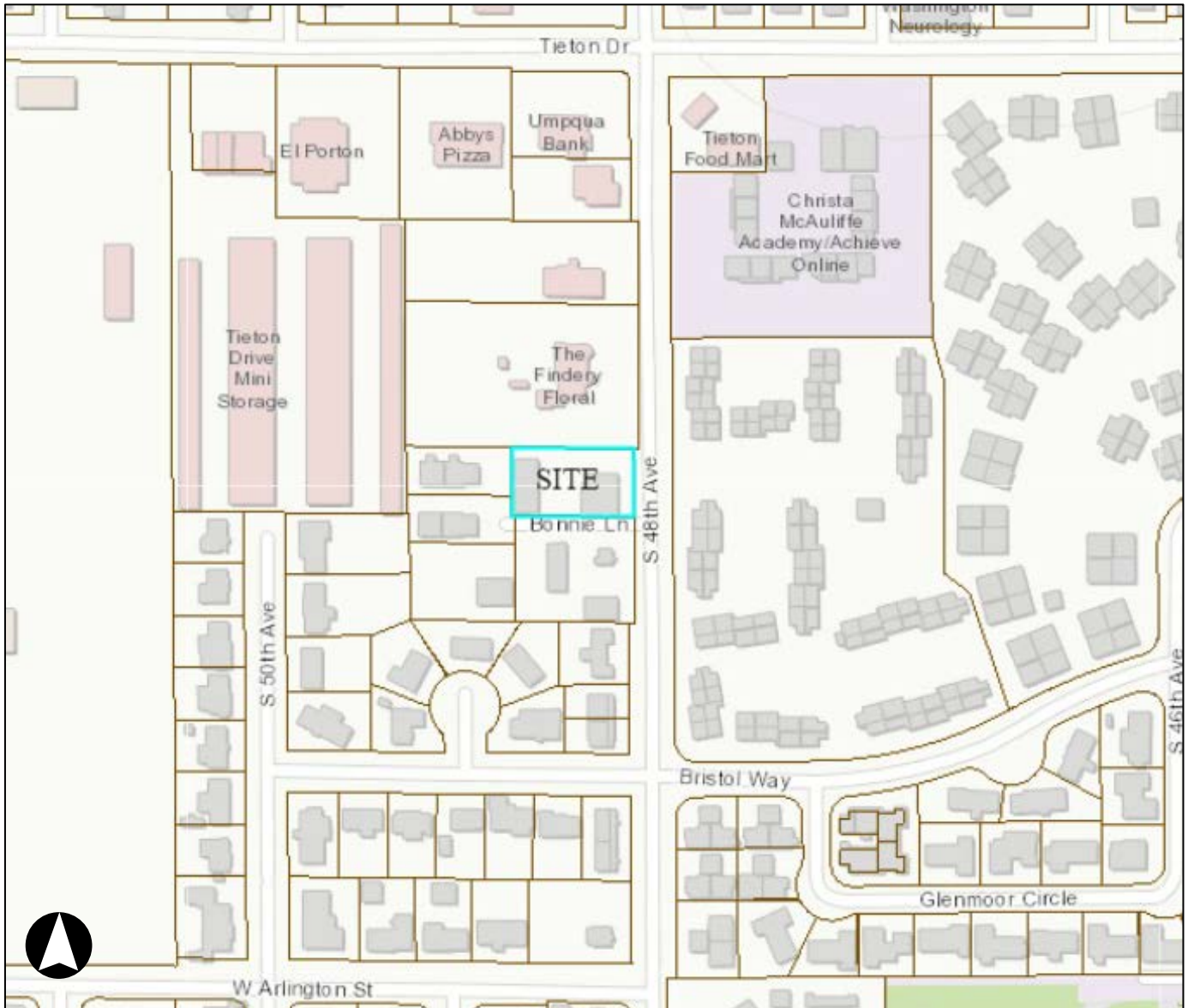
VICINITY MAP



File Number: RZ#001-20, CL2#008-20 & SEPA#003-20

Project Name: BRUCE LLOYD

Site Address: 702 S 48TH AVE



Proposal: Proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert a two-story shop building that is on site of the existing single-family residence into a four-unit apartment building with four indoor parking bays and a common laundry room.
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.

Date Created: 2/24/2020

