



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

WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
June 30, 2020

PROJECT DESCRIPTION: Master Planned Development to subdivide approximately 5.32 acres into 73 lots for 73 townhomes in the R-3 zoning district with a tract for common areas. The proposal to develop 73 townhomes was previously approved under file no. CL2#012-17 but did not include a request to subdivide the property into individual lots.

LOCATION: 2600 Racquet Ln.

PARCEL NUMBER: 181335-24022

PROPONENT: Racquet Lane Townhomes LLC

PROPERTY OWNER: Racquet Lane Townhomes LLC

LEAD AGENCY: City of Yakima

FILE NUMBERS: SEPA #012-20

DETERMINATION: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

[X] This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Joan Davenport
Position/Title: SEPA Responsible Official
Phone: (509) 575-6183
Address: 129 N. 2nd Street, Yakima, WA 98901

Date: June 30, 2020 Signature [Handwritten Signature]

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

No later than: July 14, 2020.

By method: Complete appeal application form and payment of \$580.00 appeal fee.

You should be prepared to make specific factual objections. Contact the City of Yakima Planning Division to read or ask about the procedures for SEPA appeals.





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### NOTICE OF PUBLIC HEARING

**DATE:** June 30, 2020  
**TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director  
**FILE NO.:** PD#002-20, PLP#001-20, and SEPA#012-20  
**SITE ADDRESS:** 2600 Racquet Ln.  
**APPLICANT:** Racquet Lane Townhomes LLC (500 Grade St., Kelso, WA 98626)

**PROPOSAL:** Master Planned Development to subdivide approximately 5.32 acres into 73 lots for 73 townhomes in the R-3 zoning district with a tract for common areas. The proposal to develop 73 townhomes was previously approved under file no. CL2#012-17 but did not include a request to subdivide the property into individual lots.

**NOTICE OF HEARING:** Notice is hereby given by the Department of Community Development, Planning Division that the public hearing previously *unscheduled* due to COVID-19 has been scheduled to be held on **Thursday, July 23, 2020**, beginning at **9:00 a.m.** or soon thereafter. **Due to the COVID-19 pandemic, the hearing will not be held in the City Hall Council Chambers, but will be held via Zoom.**

**All written comments received by 5:00 p.m. on July 13, 2020, will be considered prior to issuing the staff recommendation to the Hearing Examiner, and will be made part of the official record.**

This Zoom public hearing will be live streamed at [www.yakimawa.gov](http://www.yakimawa.gov) (go to the "City Council" drop-down menu and select "Stream Meetings Live") and telecast live on Y-PAC, Spectrum Cable Channel 194.

**IF YOU WOULD LIKE TO ATTEND THIS VIRTUAL MEETING TO LISTEN AND/OR TESTIFY, PLEASE REGISTER WITH YOUR NAME AND EMAIL ADDRESS IN ADVANCE**

**HERE:** [https://cityofyakima.zoom.us/webinar/register/WN\\_syHYKh0tRCyGso7bXeD4IA](https://cityofyakima.zoom.us/webinar/register/WN_syHYKh0tRCyGso7bXeD4IA)

After registering, you will receive emailed instructions for joining the meeting online with your device or by calling in.

**View the Hearing Online by Zoom:** To join the meeting, click the link in the confirmation email that you received after registering. All attendees will be muted upon entry. If you wish to speak during the public hearing, use the "raise your hand" feature. When it is your turn to speak, the host will unmute you. A message will appear on your screen, and you will need to select "unmute." You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you.

**Listen to the Hearing by Phone:** You may call any of the phone numbers listed in the confirmation email that you received after registering. You will need to enter the meeting ID and password when prompted. All attendees will be muted upon entry. If you wish to speak during the public hearing, press \*9 on your phone to "raise your hand." When it is your turn to speak, you will hear an automated announcement indicating your phone has been unmuted and you can now be heard by all participating in the meeting. You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you and you will hear an automated announcement indicating your phone has been muted.

If you have any questions regarding this proposal, please contact Eric Crowell, Associate Planner at (509) 576-6736 or email to: [eric.crowell@yakimawa.gov](mailto:eric.crowell@yakimawa.gov).



## 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 AUDIENCIA PÚBLICA

**FECHA DE AVISO:** 30 de junio, 2020  
**PARA:** Agencias de Revisión Ambiental, Solicitante, y Propietarios Adyacentes  
**DE:** Joan Davenport, AICP, Directora de Desarrollo Comunitario  
**No. DE ARCHIVO:** PD#002-20, PLP#001-20, SEPA#012-20  
**UBICACIÓN:** 2600 Racquet Ln.  
**SOLICITANTE:** Racquet Lane Townhomes LLC (500 Grade St., Kelso, WA 98626)

**DESCRIPCIÓN DEL PROYECTO:** Plan de Desarrollo para subdividir aproximadamente 5.32 acres en 73 lotes para viviendas en la zona residencial multi-familiar R-3 con un tramo para áreas comunes. La propuesta para desarrollar 73 viviendas fue aprobada previamente bajo el archivo CL2#012-17 pero no incluyó una solicitud para subdividir la propiedad en lotes individuales.

**AVISO DE AUDIENCIA PÚBLICA:** Por la presente, el Departamento de Desarrollo Comunitario, Division de Planificación avisa que la audiencia pública previamente imprevista debido a COVID-19 ha sido reprogramada para el jueves 23 de julio 2020 comenzando a las 9:00 am poco después. **Debido a la pandemia de COVID-19, la audiencia no se llevará a cabo en la Sala del Concejo Municipal, sino que será programada virtualmente usando la plataforma Zoom.**

**Todos los comentarios escritos recibidos antes de las 5:00 p.m. el 13 de julio 2020 serán considerados antes de emitir la recomendación al Examinador de Audiencias, y serán parte del archivo oficial.**

Esta audiencia pública de Zoom se transmitirá en vivo por internet en [www.yakimawa.gov](http://www.yakimawa.gov) (vaya al menú de "City Council" y seleccione "Stream Meetings Live"). También se transmitirá en vivo por YPAC, canal de cable Spectrum 194.

**SI DESEA ASISTIR A ESTA REUNIÓN VIRTUAL PARA ESCUCHAR Y/O TESTIFICAR, REGÍSTRESE POR ADELANTADO CON SU NOMBRE Y CORREO ELECTRÓNICO AQUÍ:**

[https://cityofyakima.zoom.us/webinar/register/WN\\_syHYKh0tRCyGso7bXeD4IA](https://cityofyakima.zoom.us/webinar/register/WN_syHYKh0tRCyGso7bXeD4IA)

Después de registrarse, recibirá instrucciones por correo electrónico para ingresar en línea con su dispositivo o llamando por teléfono.

**Ver la audiencia pública en línea por Zoom:** Para ingresar a la reunión, haga clic en el enlace ubicado en el correo electrónico de confirmación que recibió al registrarse. Todos los participantes serán silenciados al ingresar. Si desea hablar durante la audiencia pública, use la función para "levantar la mano". Cuando sea su turno de hablar, el anfitrión desactivará el silenciador. Un mensaje aparecerá en su pantalla y seleccione la opción "unmute". Debe anunciar su nombre y dirección postal para el registro antes de hacer sus comentarios. Una vez haya terminado sus comentarios, el anfitrión lo silenciará.

**Escuche la audiencia pública por teléfono:** Puede llamar a cualquiera de los números telefónicos ubicados en el correo electrónico de confirmación que recibió al registrarse. Deberá ingresar el ID y la contraseña de la reunión cuando se lo solicite. Todos los participantes serán silenciados al ingresar. Si desea hablar durante la audiencia pública, presione \*9 en su teléfono para "levantar la mano". Cuando sea su turno de hablar, escuchará un anuncio automatizado indicando que el audio de su teléfono ha sido activado y todos los participantes pueden escucharlo. Debe anunciar su nombre y dirección postal para el registro antes de hacer sus comentarios. Una vez haya terminado sus comentarios, el anfitrión lo silenciará y escuchará un anuncio automatizado indicando que su teléfono ha sido silenciado.

Si tiene preguntas sobre esta propuesta o este aviso, por favor de contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov).