



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 PETITION, PUBLIC HEARING, and ENVIRONMENTAL REVIEW

DATE: March 7, 2022
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Pape Properties Inc.
FILE NUMBER: CL3#004-21 & RWV#001-22
LOCATION: 1600 Pacific Ave.
TAX PARCEL NUMBER(S): 191320-34017
DATE OF APPLICATION: November 5, 2021
DATE OF COMPLETENESS: February 4, 2022

PROJECT DESCRIPTION Proposal to construct a 24,000 sq ft building to serve a farm/implements and tools and heavy construction equipment business, and vacate a portion of City Right-of-Way in the Regional Development (RD) zoning district.

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: Farm and Implements, Tools and Heavy Construction Equipment; and Right-of-Way Vacation
2. Level of Development: Construction of a 24,000 square foot building and Right-of-way vacation
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 6.88, 12, and 15 development standards. Additionally, the Right-of-Way petition is being processed under YMC 14.21.

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: Farm and Implements, Tools and Heavy Construction Equipment; Right-of-way vacation
2. Density of Development: N/A
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.

REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING Your views on this proposal are welcome. All written comments received by 5:00 p.m. on **March 28, 2022**, will be considered prior to issuing the recommendation to the Hearing Examiner. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **April 14, 2022 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 (RWV#001-22) and applicant's name (Pape Properties) in any correspondence you submit. The City Council shall decide whether or not to vacate the right-of-way. The hearing examiner will conduct the required public hearing and make a recommendation to the City Council. Any party wishing to be informed of the time, date, and place of the City Council meeting for the proposed vacation should submit a written request to the City of Yakima Planning Division. 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 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 threshold determination may be obtained by request 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, Grading Permit

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.

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.

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

Enclosed: Land Use Application, Petition, Vicinity Map, Record of Survey, and a Written Narrative



DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

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

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

AVISO DE PETITION 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: 7 de marzo, 2022
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Pape Properties Inc.
No. DE ARCHIVO: CL3#004-21 & RWV#001-22
UBICACIÓN: 1600 Pacific Ave.
No. DE PARCELA(S): 191320-34017
FECHA DE APLICACIÓN: November 5, 2021
FECHA DE APLICACIÓN COMPLETA: February 4, 2022

DESCRIPCIÓN DEL PROYECTO: Propuesta para construir un edificio de 24,000 pies cuadrados para un negocio agrícola/de implementos y herramientas y equipo pesado de construcción, y desocupar una parte de la vía pública de la ciudad en el distrito de zonificación de desarrollo regional (RD)

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: Negocio agrícola/de implementos y herramientas y equipo pesado de construcción
2. Nivel de desarrollo: Construcción de un edificio de 24,000 pies cuadrados y desocupar una parte de la vía pública.
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 todas las normas de desarrollo del título 12 y del título 15.
- 5.

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: Negocio agrícola/de implementos y herramientas y equipo pesado de construcción.
2. Densidad del desarrollo: N/A
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

AVISO DE AUDIENCIA PÚBLICA: Sus opiniones sobre esta propuesta son bienvenidas. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el **28 de marzo, 2022** serán considerados antes de emitir la recomendación al Examinador de Audiencias. 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 **14 de abril, 2022 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 (RWV#001-22) o al nombre del solicitante (Pape Properties) en cualquier correspondencia que envíe.

El Concejo Municipal decidirá si desocupar o no la vía pública. El Examinador de Audiencias llevara a cabo la audiencia pública requerida y hará una recomendación al Concejo Municipal. Cualquier persona que

desea ser informada de la hora, fecha y el lugar de la junta pública del Concejo Municipal para la petición propuesta deberá solicitarlo por escrito a la División de Planificación de la Ciudad de Yakima. 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 REVISIÓN AMBIENTAL: Esto es para notificar a las agencias públicas y privadas con jurisdicción y conocimiento ambiental que la Ciudad de Yakima, División de Planificación, se establece como la agencia principal, de acuerdo con la Ley Estatal de Política Ambiental de Washington (SEPA) para el proyecto mencionado anteriormente. **La Ciudad de Yakima está emitiendo una Determinación Preliminar de No-Significancia (DNS) para este proyecto.** La ley bajo WAC §197-11-340 se está utilizando. Se han identificado las siguientes condiciones que pueden utilizarse para mitigar los impactos ambientales adversos de la propuesta: no se identificaron impactos.

Permisos Requeridos: Los siguientes permisos/aprobaciones locales, estatales, y federales pueden o serán necesarios para este proyecto: ninguno

Estudios Requeridos: ninguno

Documentos Ambientales Existentes: Ninguno

Determinación preliminar de las regulaciones de desarrollo que se utilizarán para la mitigación y la consistencia del proyecto: Los proyectos futuros requerirán el cumplimiento del Código Internacional de Construcción, La Ordenanza de Zonificación del Área Urbana de la Ciudad de Yakima, el Plan Integral de la Ciudad de Yakima y los Estándares de Desarrollo del Título 12 de la Ciudad de Yakima.

AVISO DE LA DECISIÓN/RECOMENDACIÓN FINAL: Después de la audiencia pública, el Examinador de Audiencias emitirá su recomendación dentro de diez (10) días hábiles. Cuando la recomendación 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: Petición, Mapa, Record of Survey, Narrativa

RECEIVED

NOV 5 2021

CITY OF YAKIMA
PLANNING DIV.



Supplemental Application For:

TYPE (3) REVIEW

YAKIMA URBAN AREA ZONING ORDINANCE, YMC CHAPTER 15.15

PART II – LAND USE DESIGNATION

1. PROPOSED LAND USE TYPE: (As listed on YMC § 15.04.030 Table 4-1 Permitted Uses)

Farm and Implements, Tools and Heavy Construction Equipment

PART III - ATTACHMENTS INFORMATION

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

2. TRAFFIC CONCURRENCY (if required, see YMC Ch. 12.08, Traffic Capacity Test)

3. ENVIRONMENTAL CHECKLIST (if required by the Washington State Environmental Policy Act)

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

Use a separate sheet of paper if necessary.

1. 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.

See attached project description attached (Exhibit "A")

2. How is the proposal compatible to neighboring properties?

This property is adjacent to and/or in close proximity to existing truck and equipment dealerships.

3. What mitigation measures are proposed to promote compatibility?

Any mitigation measures required by city code.

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

Our proposal fits current zoning for this property of Regional Development (RD)

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

Our proposal is similar in nature with neighboring and adjacent properties.

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

See attached (Exhibit "B")

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

NOV - 5 2021

CITY OF YAKIMA
PLANNING DIV.

Project Description:

The project site is located at 1600 Pacific Ave. Yakima, WA 98901 and is approximately 348,897 sf or 8.010 Acres and is part of the old Yakima speedway which consists of gravel parking and some existing paved racetrack on the site with minor structures and bleacher seating that will be demolished (parcel numbers 191320-34017) which is located at the east side of the property. Property is zoned Regional Development (RD). This property parcel listed is currently set at 16 acres in total and has been submitted for a short plat review.

We will develop this property to house our new state of the art John Deere Agricultural & Turf facility.

The project will consist of one dwelling upon the 8-acre parcel. Within this location we will construct a type III-B building where the primary business for Papé Machinery is to sell new John Deere tractors & lawnmowers and to provide lifetime maintenance repairs as well as parts sales for this equipment to the agriculture and small consumer market. The building houses Office/Showroom space for the sales of John Deere farm and small consumer products and is also equipped with a Parts Warehouse storage for tractor parts and office staff to coordinate daily transactions. The Maintenance Bay will be used to service tractors and mowers. Total square footage for this building will be approx. 24,200 sq ft.

For parking spaces, we are including a total of 187 spaces

- 15 - standard stalls 9'x20'
- 1 - ADA Handicap stall (van)
- 171 - Equipment stalls 12'x35'

Business hours for this facility intend to be Monday-Friday 7:30am - 5:00pm and Saturday 7:30am - 4:00pm, the dealership is closed on Sundays.

(Exhibit B)

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

Papé builds state of the art facilities that create a high-image presence. We currently employ around 25 people at our current location and would plan to grow that to 30+ upon building a new, bigger location. We offer average annual wages approximately 40% higher than current Yakima City average per capita and are a significant tax generator for the region, for example, similar sized Papé operations in this region generated over \$1.5 million in such tax payments in 2019.

RECEIVED

NOV - 5 2021

**CITY OF YAKIMA
PLANNING DIV.**



Supplemental Application For:
RIGHT-OF-WAY VACATION

PART II - LOCATION

1. VICINITY - LOCATION OF RIGHT-OF-WAY TO BE VACATED:

SW corner of "Tract B" where S. 18th street turns into Pacific Ave.

2. LEGAL DESCRIPTION OF THE RIGHT-OF-WAY TO BE VACATED: (Attach if lengthy)

See attached

PART III - APPLICATION INFORMATION

1. A WRITTEN NARRATIVE: (Please submit a written response to the following questions)

A. What is the public benefit, reason for, and limitations of the proposed right-of-way vacation?

ROW currently exists behind fence line, difficult to maintain by City. Maintenance, liability, and responsibility of vacated ROW will shift away from the public to the applicant.

B. Does the vacation deny sole access to a public street for any property?

No

C. Is the proposal consistent with existing plans of the City? (Petitions should be consistent with the Six-year Transportation Improvement Plan, the Urban Area Comprehensive Plan and other official City Plans and policies)

The proposal is a partial vacation of a non-uniform portion of ROW. Vacation will not impact the City's Comp. Plan.

D. Is the vacation appropriate with existing zoning and land use? (Vacation of Right-of-Ways should be appropriate with existing and anticipated development in the area, based upon zoning, current use and long-range plans)

Yes, the vacation is consistent with existing zoning as the property will be contiguous with the parent parcel.

E. Are there any public or franchised utilities in the right-of-way to be vacated and if so, will they be relocated?

Not to the applicant's knowledge.

F. Please choose one:

☐ I have enclosed an appraisal of the property to be vacated

☒ I am electing to have the City of Yakima Planning Division determine the value of the property to be vacated per YMC 14.21.070.

PART IV - REQUIRED ATTACHMENTS

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

2. PETITION TO VACATE STREET OR ALLEY REQUIRED (attached)

3. TITLE REPORT

4. SURVEY OF THE AREA TO BE VACATED

5. APPRAISAL OF THE PROPERTY (an appraisal is required unless the applicant elects to have the City determine the value of the property to be vacated in accordance with YMC 14.21.070)

6. ENGINEERING PLAN (may be required to indicate how the curb, gutter and other physical features will be treated after the vacation is enacted.)

7. TRAFFIC ANALYSIS (A traffic analysis prepared by a Certified Engineer, which describes the impact to the City transportation network of the closure of the right-of-way, may be required depending on the right-of-way being vacated. As a result of that analysis, a Traffic Study may also be required)

Pape' Properties
Pacific Ave/So 18th Ave. R/W to be vacated

Legal Description

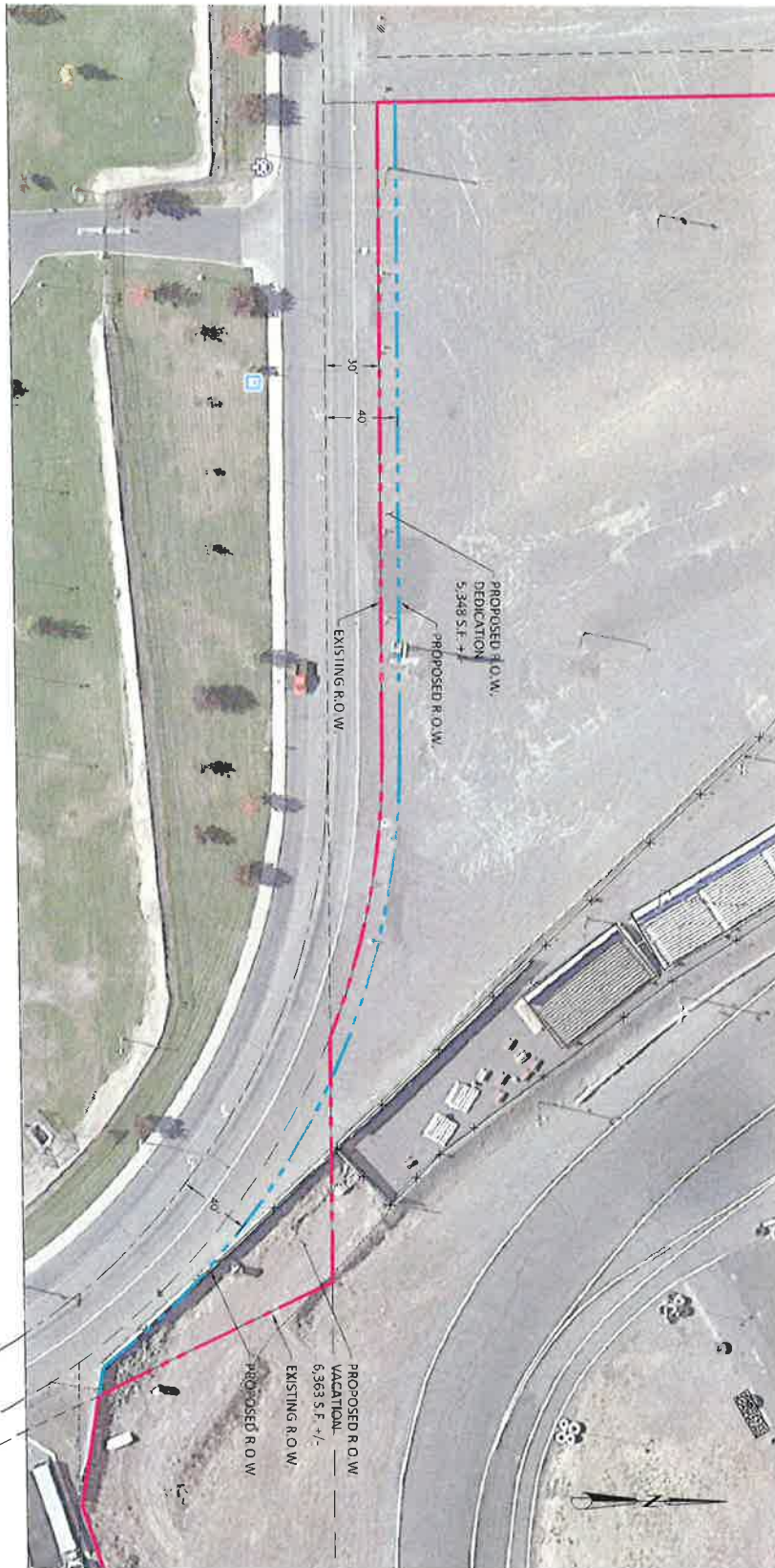
That portion of existing City of Yakima right of way shown on that certain Short Plat recorded in Book 84 of Short Plats, Page 88, records of Yakima County, Washington, and labeled as "Additional R/W herein dedicated" and more particularly described as follows:

That portion of City of Yakima road right of way, within Section 29, Township 13 North, Range 19 East, W.M., lying westerly of Lot 1 of said Short plat and lying northeasterly of a line adjacent to, parallel with and 45 feet northeasterly of the following described line:

Commencing at the Northwest corner of Section 29, Township 13 North, Range 19 East, W.M.; thence S89°30'E, along the north line of said Section, a distance of 2083.66 feet to the point of beginning; thence along the arc of a curve to the right, having a central angle of 64°33' and a radius of 380 feet; thence S24°57'E, a distance of 346.38 feet; thence along the arc of a curve to the right, having a central angle of 24°58' and a radius of 700 feet to the terminus of the herein described line.



RECEIVED
 JAN 25 2022
 CITY OF YAKIMA
 PLANNING DIV.



THE PAPÉ GROUP, INC.
 YAKIMA, WA
 RIGHT OF WAY EXHIBIT



WEDEN ENGINEERING

Survey • Civil • Planning • Engineering • Mapping

2000 N. 28th St. Ste. 100, Yakima, WA 98901
 (509) 225-2100 • Fax: (509) 225-2101
 www.weden-engineering.com

SCALE: 1" = 40'	DATE: 05/19/2021	SHEET 1 of 1
CAD FILE:	DRAWN BY: KLS	
REVIEWED BY: JLV		

NOV - 5 2021

CITY OF YAKIMA
PLANNING DIV.

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):**
Pape Kenworth Northwest truck dealership
2. **Applicant's Name & Phone:**
Pape Properties, Inc.
3. **Applicant's Address:**
355 Goodpastrure Island Rd. Eugene, OR 97401
4. **Contact Person & Phone:**
Aaron Van Ordstrand. (541) 948-2881
5. **Agency Requesting Checklist:** City of Yakima
6. **Proposed Timing Or Schedule (Including Phasing, If Applicable):**
Project development would like to be started November 2021
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:**
No
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:**
Phase 1 & 2 environmental inspections were conducted and completed prior to the purchase of the property.

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.

RECEIVED

NOV - 5 2021

**CITY OF YAKIMA
PLANNING DIV.**

10. List any government approvals or permits that will be needed for your proposal, if known:
Any permits from the City of Yakima that will pertain to the development of this project.

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.):

Construct a new state of the art Kenworth Truck Dealership on an 8 acre portion of the old Yakima speedway property. This will be approximately a 32,000 sq ft facility that will consist of the sales of new and used Kenworth trucks as well as maintenance repairs and parts sales for the heavy duty truck market.

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 will be located at 1600 Pacific Ave. Yakima, WA 98901. The project will be on an 8 acre portion of the parcel 191320-34017. This parcel is currently set at 16 acres and an application has been filed for a short plat to divide the property into (2) 8-acre parcels.

NOV - 5 2021

CITY OF YAKIMA
PLANNING DIV.**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)?

6%

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.

Sandy loam and gravelly fine sandy loam soils derived from alluvium with high infiltration rates

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

Per geotechnical report, no evidence of landslides, erosion, or slope movement observed.

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.

Grading on the 8-acre parcel will facilitate storm water conveyance and truck access; estimated cut = 14,845 cu yd fill = 8,718 cu yd

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

Erosion potential is relatively minor given the gravelly/sandy existing soils and inherent infiltration of stormwater.

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

Approximately 75%

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

BMPs for erosion control and treatment of polluted runoff will be implemented as described in the SWPPP and stormwater management report. Further measures will be implemented for work during wet weather, see geotechnical report.

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.**During construction, dust and equipment emissions
After completion, automobile and truck emissions**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:

Minimize idling of trucks/autos while parked.

NOV - 5 2021

CITY OF YAKIMA
PLANNING DIV.

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	
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. No	
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. None	

NOV - 5 2021

CITY OF YAKIMA
PLANNING DIV.**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.

Storm water runoff of impervious surfaces will occur from precipitation, no offsite runoff will occur. Storm water will be conveyed via sheet flow on the surface and conveyance piping to below-grade infiltration facilities that will meet State DOE requirements for flow control and water quality.

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

In the event of a major spill, waste materials could enter groundwater via the stormwater conveyance system; however, all liquid or solid waste materials will be stored in the building with appropriate preventative measures in place.

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

No

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

The Project will provide storm water flow control and treatment through infiltration BMP's pursuant to WA State Drainage Manual. No offsite runoff is anticipated under normal operation given the high-permeable soils.

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 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 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 type="checkbox"/> Other types of vegetation

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

None

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

None

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

Landscaping will be installed pursuant to local jurisdictional requirements.

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

None

NOV - 5 2021

CITY OF YAKIMA
PLANNING DIV.

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:
 None
2. List any threatened or endangered species known to be on or near the site.
 None
3. Is the site part of a migration route? If so, explain.
 No
4. Proposed measures to preserve or enhance wildlife, if any:
 N/A
5. List any invasive animal species known to be on or near the site.
 N/A

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, computers, and tools.
2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
 No
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:
 The building will meet or exceed government regulations for energy conservation.

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.

Bulk engine oil both new and use will be kept on site, under cover in double wall containment tanks.

RECEIVED

NOV - 5 2021

CITY OF YAKIMA
PLANNING DIV.

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

During phase 1 & 2 investigations drums of oil were noted. All contaminants were cleaned up and soil was remediated within state and local codes and compliance.

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

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.

None

5. Describe special emergency services that might be required.

Fire/ EMS

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

The Project will meet state and local building codes.

NOISE

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

Traffic and construction equipment.

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.

Truck traffic, construction equipment. Truck traffic and construction equipment would operate during hours that are allowed by local City codes as it relates to this construction project.

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

Properly maintained equipment to manufacturers specifications.

NOV - 5 2021

CITY OF YAKIMA
PLANNING DIV.**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 current use of the site is an abandoned race track and is bordered by business that fall within the same business model as our proposed project.

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?**

No.

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

No.

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

Grandstands, ticket booth, food stand, offices

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

Yes. All structures will be removed and/or demolished prior to construction.

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

Regional Development (RD)

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

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

N/A

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?**

45

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

None

RECEIVED**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)****LAND AND SHORELINE USE****NOV - 5 2021****12. Proposed measures to avoid or reduce displacement impacts, if any:**

N/A

**CITY OF YAKIMA
PLANNING DIV.****13. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

Project will comply with local land-use codes through permitting.

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

N/A

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

N/A

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

N/A

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

N/A

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

31 feet. Metal siding and insulated wall panels.

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

None

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

Our facilities are clean and modern looking. Comments are welcome from the City of Yakima.

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?

The front of the building will have glass windows on the store front. The building will be situated on the property in such a way that the store front faces south as to not interfere with the rising and setting of the sun.

RECEIVED

2. Could light or glare from the finished project be a safety hazard or interfere with views?
No.

NOV - 5 2021**CITY OF YAKIMA
PLANNING DIV.**

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:
Comments will be welcomed by the City of Yakima upon plan submission.

RECREATION

1. What designated and informal recreational opportunities are in the immediate vicinity?
Yakima County Fairgrounds and Yakima County baseball stadium.

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:
N/A

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.
Not to our knowledge.

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.

No.

RECEIVED

NOV - 5 2021

CITY OF YAKIMA
PLANNING DIV.

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.

N/A

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.

See attached site plan.

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?

Yes. Public transportation bus stops are available along Pacific Ave.

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

26- 9x20 standard car stalls, 2- ADA stalls, 25- 12x35 Class 8 stalls, 62- 12x65 tractor/trailer stalls

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).

Yes. Curb and gutter and landscaping improvements along Pacific Ave. as it pertains to the project to meet city code requirements.

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

No.

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?

Approximately 196 Average Daily Trips with approximately 25 PM Peak Hour trips. Data was obtained from similar, existing facility located in Coburg, OR.

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, the Project is not within the vicinity of agricultural lands.

RECEIVED

NOV - 5 2021

**CITY OF YAKIMA
PLANNING DIV.**

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

Project will pay required Traffic Impact Fees that will be used by the City to mitigate traffic impacts as needed.

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:

No

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

N/A

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.

Public Water/Sewer: City of Yakima; Electricity: Pacific Power; Refuse: City of Yakima; Telephone: Unknown

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.

Aaron Van Ordstrand

11-3-21

Property Owner or Agent Signature

Date Submitted

Aaron Van Ordstrand

Project Manager - Pape Properties, Inc.

Name of Signee

Position and Agency/Organization

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

D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities that would likely result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

RECEIVED

NOV - 5 2021

**CITY OF YAKIMA
PLANNING DIV.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

RECEIVED

NOV - 5 2021

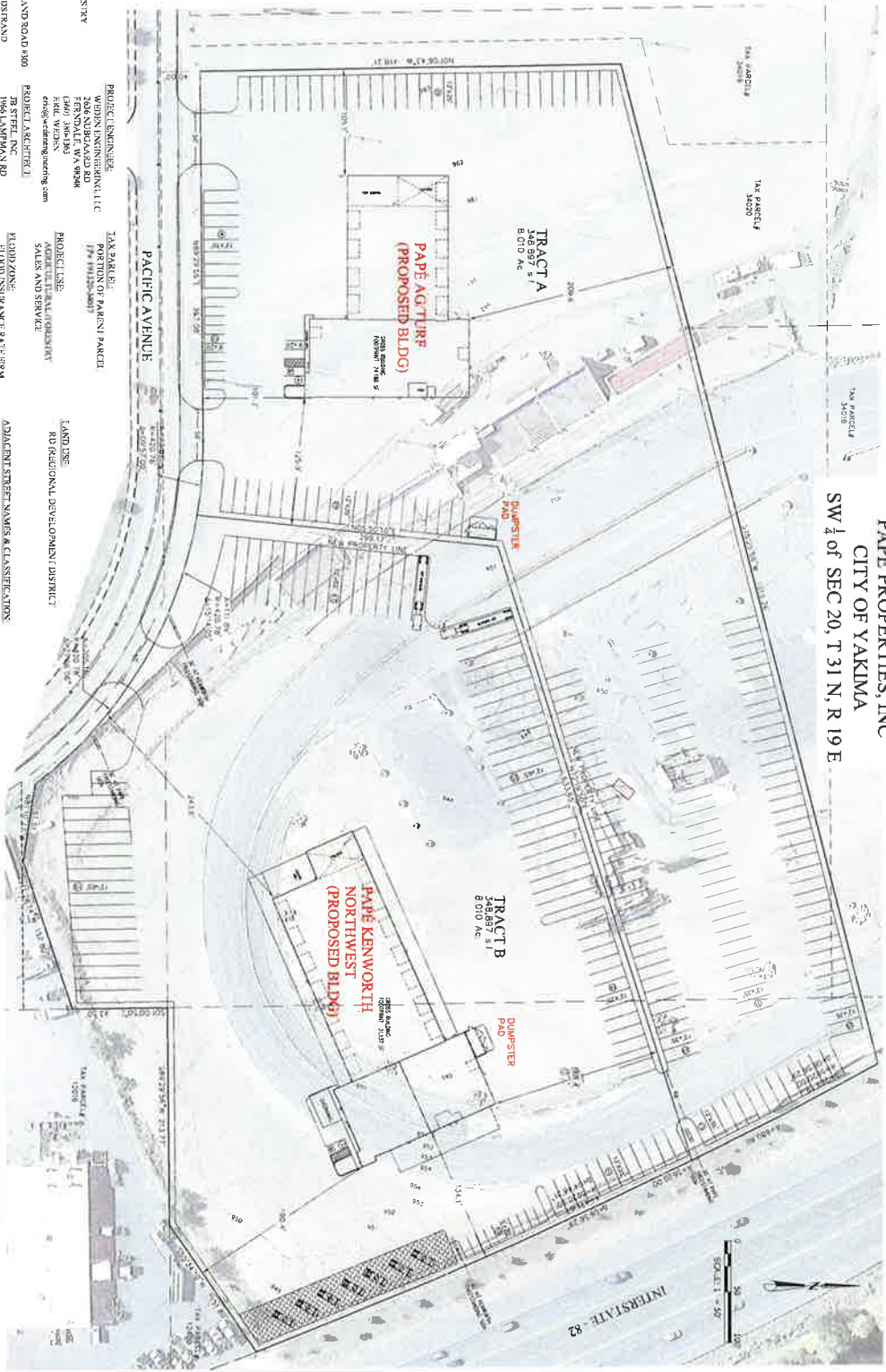
**CITY OF YAKIMA
PLANNING DIV.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

PAPÉ PROPERTIES, INC.
CITY OF YAKIMA
SW ¼ of SEC 20, T 31 N, R 19 E



PROJECT NAME:
PAPÉ VACUUM
KALAMAZOO DRIVE
YAKIMA, WA 98904

PROJECT ENGINEER:
WEDEN ENGINEERING, LLC
FERNDALE, WA 98948
(509) 380-1363
www.wedeneng.com

PROJECT OWNER:
PAPÉ PROPERTIES, INC.
335 GOODPASTER ISLAND ROAD #300
YAKIMA, WA 98904
(509) 380-1363
www.papeproperties.com

PROJECT ARCHITECT:
JBS STEEL INC.
10000 N. 10TH AVE. RD.
GOLD RILL, WA 98925
(509) 773-4035
www.jbssteel.com

PROJECT SURVEYOR:
WEDEN ENGINEERING, LLC
2700 RIVER RD.
YAKIMA, WA 98902
(509) 380-1363
www.wedeneng.com

LEGAL LINE REFERENCE:
TRACT A, PAPÉ PROPERTIES, INC. P.L.L.C.
PRELIMINARY SURVEY P.L.L.C. 1/11/2021
ENGINEERING DATED JULY 12, 2021

UTILITIES:
WATER: CITY OF YAKIMA
SEWER: CITY OF YAKIMA
GAS: PACIFIC GAS
TEL: 509-465-4444

LAND USE:
RD REGIONAL DEVELOPMENT DISTRICT

ADJACENT STREET NAMES & CLASSIFICATION:
PACIFIC AVENUE - ARTERIAL

DENSITY & DIMENSIONAL CALCULATIONS:
TOTAL: 16.00 AC. 160,000 S.F. 802,100 S.F.
TOTAL: 16.00 AC. 160,000 S.F. 802,100 S.F.
TOTAL: 16.00 AC. 160,000 S.F. 802,100 S.F.
TOTAL: 16.00 AC. 160,000 S.F. 802,100 S.F.

PARKING:
STANDARD STALLS (9'x20') - 15 SPACES
ADA HANDICAP STALLS (VAN) - 1 SPACE
TOTAL PARKING STALLS - 16 SPACES

TRACT A & B ARE PROPOSED FOR:
PAPÉ KENWORTH NORTHWEST
SITE PLAN APPROVAL PER CITY OF YAKIMA
NOTE OF DECISION, DATED OCT 13, 2020.
FILE # C2004240

RECEIVED

NOV - 5 2021
CITY OF YAKIMA
PLANNING DIV.



THE PAPÉ GROUP, INC.
YAKIMA, WA
SITE PLAN

WEDEN ENGINEERING, LLC
Development Planning • Project Management • Consulting

2636 N. Highway 82, Ferndale, WA 98948
(509) 380-1363 • (509) 380-1363
www.wedeneng.com

SCALE: 1" = 50'	DATE: 02/22/21	SHEET 1 of 1
CAD: K.L.	3/4" DRAWING RULE	

SITUATE IN A PORTION OF SOUTHWEST QUARTER
OF SECTION 20, TOWNSHIP 31 NORTH, RANGE 19 EAST 0° W.M.



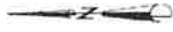
YAKIMA

09:00 AM [12/12/2019] 98.5%

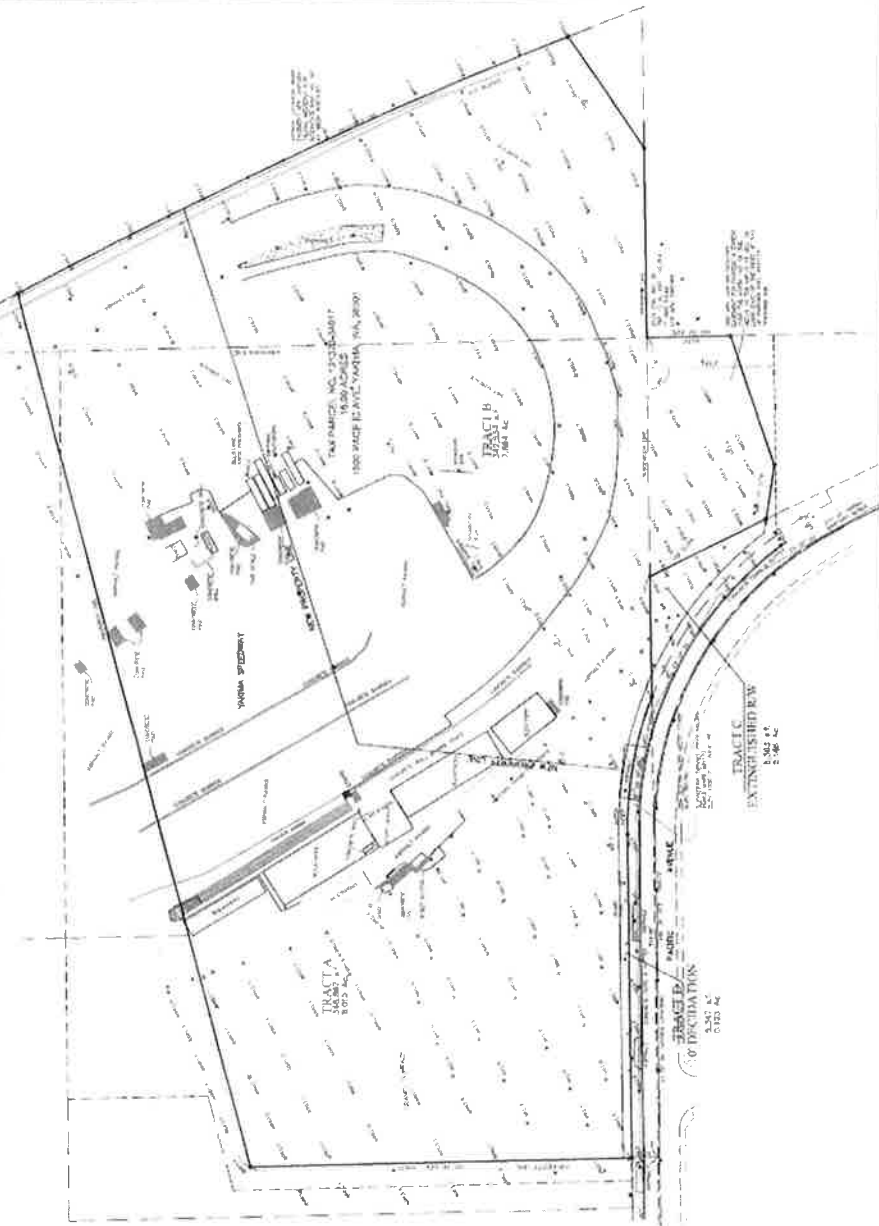
© 2003 Blackwell Publishing Ltd, *Journal of Internal Medicine* 253: 103–110

PAPÉ PROPERTIES, INC PRELIMINARY SHORT PLAT CITY OF YAKIMA, WA SITUATE IN A PORTION OF SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 31 NORTH, RANGE 19 EAST 7 N.W.

1. 100' x 100' x 100'	1. 100' x 100' x 100'
2. 100' x 100' x 100'	2. 100' x 100' x 100'
3. 100' x 100' x 100'	3. 100' x 100' x 100'
4. 100' x 100' x 100'	4. 100' x 100' x 100'
5. 100' x 100' x 100'	5. 100' x 100' x 100'
6. 100' x 100' x 100'	6. 100' x 100' x 100'
7. 100' x 100' x 100'	7. 100' x 100' x 100'
8. 100' x 100' x 100'	8. 100' x 100' x 100'
9. 100' x 100' x 100'	9. 100' x 100' x 100'
10. 100' x 100' x 100'	10. 100' x 100' x 100'



SCALE 1" = 50'



TITLE INFORMATION:
OWNER: PAPA PROPERTIES, INC
ADDRESS: 1000 PACIFIC AVE
TAX PARCEL: 191330-00017
TOPOGRAPHIC INFORMATION: PROVIDED BY GARY SUPERVISOR A
PAPA PROPERTIES, INC
PAPA PROPERTIES DATED 03/03/2007
SUTTER MAIN LOCATION: 8 37E 10N CITY OF YAKIMA, WA
SUTTER MAIN SITE: 8 37E 10N CITY OF YAKIMA, WA



WEDEN ENGINEERING, LLC
Civil Engineering, Surveying & Project Management
2535 Alameda Rd, Portland, OR 97248
(503) 284-1305 (503) 284-9255
www.wedenengineering.com

PAPA PROPERTIES, INC
PRELIMINARY SHORT PLAT
1000 PACIFIC AVENUE,
YAKIMA, WA

DRAWN BY:	ALL	DATE:	02/16/2007	SCALE:	1" = 50'
REVIEWED BY:	ES	JOB NO:	2704-07	SHEET:	2 OF 2

Project Name: PAPE PROPERTIES INC

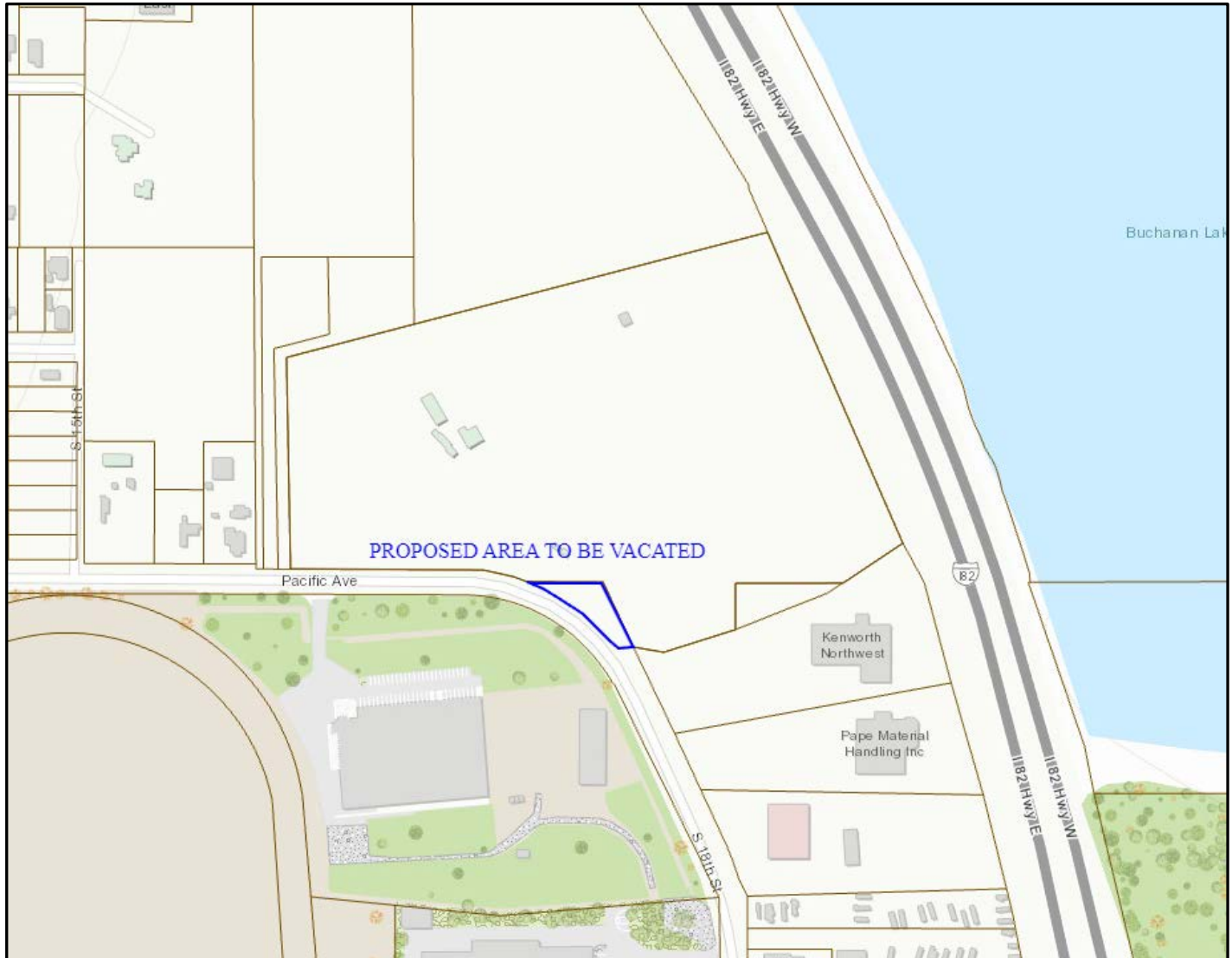
Site Address: 1600 PACIFIC AVE

File Number(s): RWV#001-22

Proposal: Proposal to vacate right-of-way in the southwest corner of "Tract B" where S. 18th St. turns into Pacific Ave and construct a 24,000 sq ft building to serve a farm/implements and tools and heavy construction equipment business in the RD zoning district.



VICINITY MAP



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: 2/17/2022

