



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

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

**NOTICE OF REVISED PUBLIC HEARING**

**DATE:** April 29, 2022  
**TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director  
**FILE NO.:** PLP#001-22, SEPA#002-22, & TCO#002-22  
**SITE ADDRESS:** 7405 and 7509 Occidental Rd.  
**APPLICANT:** PLSA Engineering and Surveying c/o Tom Durant, on behalf of Mike and Kathy Hovenkotter

**PROPOSAL:** Proposed Preliminary Long Plat to subdivide approximately 8.71 acres into 19 single-family lots in the Single Family (R-1) zoning district – Plat of Spring Creek Heights.

**REQUEST FOR WRITTEN COMMENT AND NOTICE OF REVISED PUBLIC HEARING:**

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. This request requires that the Yakima Planning Commission hold an open record public hearing, which is scheduled for **Wednesday May 25, 2022 at 3:00 p.m.** Any person desiring to express their views on the matter is invited to participate in the hearing to provide testimony.

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 **May 17, 2022**, will be considered in the staff recommendation to the Yakima Planning Commission. Please reference file numbers (PLP#001-22, SEPA#002-22) and applicant's name (Hovenkotter "Plat of Spring Creek") 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**

This public hearing was previously noticed as in-person but instead will be held virtually via Zoom.

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\\_cleciL-RTQ-sHrmlIIDL3Q](https://cityofyakima.zoom.us/webinar/register/WN_cleciL-RTQ-sHrmlIIDL3Q)**

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

If you have any questions regarding this proposal, please contact Trevor Martin, AICP, Senior Planner at (509) 575-6162 or email to: [trevor.martin@yakimawa.gov](mailto:trevor.martin@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 MODIFICADA

**FECHA DE AVISO:** 29 de abril, 2022

**PARA:** Agencias de Revisión Ambiental, Solicitante, y Propietarios Adyacentes

**DE:** Joan Davenport, AICP, Directora de Desarrollo Comunitario

**No. DE ARCHIVO:** PLP#001-22, SEPA#002-22, & TCO#002-22

**UBICACIÓN:** 7405 and 7509 Occidental Rd.

**SOLICITANTE:** PLSA Engineering and Surveying c/o Tom Durant, on behalf of Mike and Kathy Hovenkotter

**PROPUESTA:** Revisión de subdivisión preliminar para subdividir aproximadamente 8.71 acres en 19 lotes residenciales para viviendas unifamiliares en la zona residencial R-1 - Plat of Spring Creek Heights.

**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. Esta propuesta requiere una audiencia pública con registro abierto con la Comisión de Planificación de la Ciudad de Yakima. Por lo tanto, una audiencia pública se llevara a cabo el **miércoles 25 de mayo, 2022** comenzando a las **3:00 p.m.** Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a participar en la audiencia pública o a presentar comentarios por escrito.

Habrà 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., **17 de mayo, 2022** serán considerados en la recomendación a la Comisión de Planificación. Por favor de hacer referencia al número de archivo (PLP#001-22, SEPA#002-22, & TCO#002-22) o al nombre del solicitante (Hovenkotter) 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**

Previamente se notificó que esta audiencia pública iba a ser en persona pero se llevara a cabo virtualmente a través de la plataforma Zoom.

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\\_cleciL-RTQ-sHrmIIIDL3Q](https://cityofyakima.zoom.us/webinar/register/WN_cleciL-RTQ-sHrmIIIDL3Q)**

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

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).



DEPARTMENT OF COMMUNITY DEVELOPMENT  
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**WASHINGTON STATE ENVIRONMENTAL POLICY ACT  
DETERMINATION OF NONSIGNIFICANCE  
CITY OF YAKIMA, WASHINGTON  
April 29, 2022**

**PROJECT DESCRIPTION:** Proposed Preliminary Long Plat to subdivide approximately 8.71 acres into 19 single-family lots in the Single Family (R-1) zoning district – Plat of Spring Creek Heights.

**LOCATION:** 7405 and 7509 Occidental Rd.

**PARCEL NUMBER:** 181332-34019 & -34020

**PROPONENT:** PLSA Engineering and Surveying c/o Tom Durant

**PROPERTY OWNER:** Mike and Kathy Hovenkotter

**LEAD AGENCY:** City of Yakima

**FILE NUMBERS:** PLP#001-22, SEPA#002-22, & TCO#002-22

**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.

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: April 29, 2022 Signature *Glenn Denman* ACTING DEPT. DIRECTOR

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

No later than: **May 13, 2022.**

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.



