



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 PUBLIC HEARING**

**DATE:** July 28, 2023  
**TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director  
**SUBJECT:** Comprehensive Plan Map Amendment, Rezone and Environmental Review  
**File Numbers:** CPA#001-23, RZ#001-23, & SEPA#001-23  
**Project Applicant:** Allen Opfer, on behalf of Lloyd Butler DO and David Oplinger / Hear Me Now LLC  
**Project Location:** 1111 N 35<sup>th</sup> Ave  
**Parcel Numbers:** 181315-14472

**PROJECT DESCRIPTION** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to amend the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and concurrent rezone from Multifamily Residential (R-3) to General Commercial (GC).

**NOTICE OF PUBLIC HEARING** This comprehensive plan map amendment request will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by an open record hearing before the Yakima City Council. **A separate notice will be provided for the public hearing before the Yakima City Council.** The public hearing before the Planning Commission has been scheduled for **Wednesday, August 23, 2023**, beginning at **3:00 p.m. in the City Hall Council Chambers, 129 N 2<sup>nd</sup> St, Yakima, WA, 98901**. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony.

**NOTICE OF RECOMMENDATION** Following the public hearing, the Planning Commission will issue its 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 call Joseph Calhoun, Planning Manager, at (509) 575-6042, or email to: [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@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 OTORGADA:** 28 de julio, 2023  
**PARA:** Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes  
**DE:** Joan Davenport, AICP, Directora de Desarrollo Comunitario  
**ASUNTO:** Enmienda al Mapa del Plan Integral y Revisión Ambiental  
**No. DE ARCHIVO:** CPA#001-23, RZ#001-23, & SEPA#001-23  
**SOLICITANTE:** Allen Opfer, por parte de Lloyd Butler DO and David Oplinger / Hear Me Now LLC  
**UBICACIÓN:** 1111 N 35<sup>th</sup> Ave  
**No. DE PARCELA:** 181315-14472

**DESCRIPCIÓN DEL PROYECTO:** Enmienda al Mapa del Plan Integral (CPA) y Revisión Ambiental que solicita cambiar la designación del Mapa del Uso Futuro a una parcela de residencial mixto a comercial de uso mixto y rezonificación concurrente de residencial multifamiliar (R-3) a comercial general (GC).

**AVISO DE AUDIENCIA PÚBLICA:** Esta solicitud de enmienda al mapa del plan integral requerirá dos audiencias públicas; una audiencia de registro abierto ante la Comisión de Planificación de la Ciudad de Yakima seguida de una audiencia de registro abierto ante el Concejo Municipal de Yakima. **Se proporcionará un aviso por separado para la audiencia pública ante el Concejo Municipal de Yakima.** La audiencia pública ante la Comisión de Planificación ha sido programada para el **miércoles 23 de agosto 2023, comenzando las 3:00 p.m.** en la Sala del Consejo Municipal en el Ayuntamiento ubicada en el **129 N 2nd St, Yakima, WA 98901**. Cualquier persona que desee expresar su opinión sobre este asunto está invitada a asistir a la audiencia para presentar testimonio.

**AVISO DE LA RECOMENDACION:** Después de la audiencia pública, la Comisión de Planificación emitirá su recomendación dentro de diez (10) días hábiles. Cuando la recomendación este disponible, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso inicial.

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](mailto:ask.planning@yakimawa.gov)



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**WASHINGTON STATE ENVIRONMENTAL POLICY ACT  
DETERMINATION OF NONSIGNIFICANCE  
CITY OF YAKIMA, WASHINGTON**

**PROPOSAL:** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to amend the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and concurrent rezone from Multifamily Residential (R-3) to General Commercial (GC).


**PROPONENT:** Allen Opfer, on behalf of Lloyd Butler DO and David Oplinger / Hear Me Now LLC  
**LOCATION:** 1111 N 35<sup>th</sup> Ave  
**PARCEL NUMBERS:** 181315-14472  
**LEAD AGENCY:** City of Yakima  
**FILE NUMBERS:** CPA#001-23, RZ#001-23, & SEPA#001-23

**DETERMINATION:** The lead agency for this proposal has determined that the project will 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. The information is available to the public upon request at the City of Yakima Planning Division.

This DNS is issued under WAC 197-11-355. **There is no further comment period for this DNS.**

**CONTACT PERSON:** Joseph Calhoun, Planning Manager. Call (509) 575-6042 for more information.

**SEPA RESPONSIBLE OFFICIAL:** Joan Davenport, AICP  
**POSITION / TITLE:** Director of Community Development  
**TELEPHONE:** (509) 576-6417  
**ADDRESS:** 129 North 2nd Street, Yakima, WA 98901

SIGNATURE:  DATE: July 28, 2023

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

No later than: **August 11, 2023**

By (method): Complete appeal application form and payment of required 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.