



DEPARTMENT OF COMMUNITY DEVELOPMENT
Bill Preston, Interim Director

Planning Division

Trevor Martin, AICP, Manager

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

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

NOTICE OF PUBLIC HEARING

DATE: July 2, 2024
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Bill Preston, Interim Community Development Director
SUBJECT: Comprehensive Plan Map Amendment, Rezone and Environmental Review
File Numbers: CPA#003-24, RZ#003-24, & SEPA#006-24
Project Applicant: Hordan Planning Services on behalf of Expensive Hay LLC/Grimes Co of Yakima LLC
Project Location: 8603 & 8604 W. Ahtanum Rd.
Parcel Numbers: 18120623028, 18120623027, & 18120623019

PROJECT DESCRIPTION Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to amend the Future Land Use map designation for three parcels from Low Density Residential to Community Mixed-Use and a concurrent rezone from Suburban Residential (SR) to Local Business (B-2).

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 14, 2024**, beginning at **3:00 p.m. in the City Hall Council Chambers, 129 N 2nd 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 Trevor Martin, AICP, Planning Manager, at (509) 575-6042, or email to: trevor.martin@yakimawa.gov.



DEPARTAMENTO DE DESARROLLO COMUNITARIO

Bill Preston, Director Interino

Division de Planificación

Trevor Martin, AICP, Gerente

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

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AVISO DE AUDIENCIA PÚBLICA

FECHA OTORGADA: 2 de julio, 2024
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Bill Preston, Director Interino de Desarrollo Comunitario
ASUNTO: Enmienda al Mapa del Plan Integral y Revisión Ambiental
No. DE ARCHIVO: CPA#003-24, RZ#003-24, & SEPA#006-24
SOLICITANTE: Hordan Planning Services on behalf of Expensive Hay LLC/Grimes Co of Yakima LLC
UBICACIÓN: 8603 & 8604 W. Ahtanum Rd.
No. DE PARCELA: 18120623028, 18120623027, & 18120623019

DESCRIPCIÓN DEL PROYECTO: Enmienda al Mapa del Plan Integral (CPA) y Revisión Ambiental que solicita cambiar la designación del Mapa del Uso Futuro a tres parcelas de Residencial de Baja Densidad a Uso Mixto Comunitario y una rezonificación concurrente de Residencial Suburbano (SR) a Negocio Local (B-2).

AVISO DE AUDIENCIA PUBLICA: 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 14 de agosto 2024, 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



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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 three parcels from Low Density Residential to Community Mixed-Use and a concurrent rezone from Suburban Residential (SR) to Local Business (B-2).

PROPONENT: Hordan Planning Services on behalf of Expensive Hay LLC/Grimes Co of Yakima LLC
LOCATION: 8603 & 8604 W. Ahtanum Rd.
PARCEL NUMBERS: 18120623028, 18120623027, & 18120623019
LEAD AGENCY: City of Yakima
FILE NUMBERS: CPA#003-24, RZ#003-24, & SEPA#006-24

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: Trevor Martin, AICP, Planning Manager. Call (509) 575-6042 for more information.

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

SIGNATURE:  **DATE:** July 2, 2024

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

No later than: **July 16, 2024**

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.