



COMMUNITY DEVELOPMENT DEPARTMENT

Bill Preston, P.E., Director

Trevor Martin, AICP, Manager

Planning Division

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

Phone (509) 575-6183 • Fax (509) 575-6105 • Email: ask.planning@yakimawa.gov

NOTICE OF PUBLIC HEARING

DATE: October 8, 2024
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Bill Preston, P.E., Community Development Director
SUBJECT: Preliminary Long Plat and Environmental Review (2803 River Rd., Yakima, WA 98902)
FILE NUMBERS: PLP#002-24, SEPA#015-24
PROJECT APPLICANT: HLA Engineering & Land Surveying, Inc. on behalf of WM Real Property Holdings LLC (2550 Borton Rd., Yakima, WA 98903)
PROJECT LOCATION: 5903 Walla Walla St.
PARCEL NUMBER: 181333-33035

PROJECT DESCRIPTION Proposed preliminary long plat to subdivide 3.69 acres into 15 single-family lots in the R-1 zoning district.

NOTICE OF PUBLIC HEARING This preliminary long plat and environmental review will require two public hearings; one open record hearing before the Hearing Examiner to be followed by a closed 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 Hearing Examiner has been scheduled for **Thursday, November 14, 2024**, beginning at **9:00 a.m. in the City Hall Council Chambers**. 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 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 call Eric Crowell, Senior Planner, at (509) 576-6736, or email to: eric.crowell@yakimawa.gov.



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AVISO DE AUDIENCIA PÚBLICA

FECHA OTORGADA: 8 de octubre, 2024
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Bill Preston, P.E., Directora de Desarrollo Comunitario
ASUNTO: Propuesta Preliminar para Subdividir y Revisión Ambiental
No. DE ARCHIVO: PLP#002-24, SEPA#015-24
SOLICITANTE: HLA Engineering & Land Surveying por parte de WM Real Property Holdings LLC (2803 River Rd., Yakima, WA 98902)
UBICACIÓN: 5903 Walla Walla St.
No. DE PARCELA: 181333-33035

DESCRIPCIÓN DEL PROYECTO Propuesta para un plano largo preliminar para subdividir 3.69 acres en 15 lotes unifamiliares en el distrito de zonificación R-1.

AVISO DE AUDIENCIA PÚBLICA: Esta solicitud de propuesta para una subdivisión preliminar y revisión ambiental requerirá dos audiencias públicas; una audiencia de registro abierto ante el Examinador de Audiencias seguido por una de audiencia de registro cerrado 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 el Examinador de Audiencias ha sido programada para el **jueves 14 de noviembre 2024, comenzando las 9:00 a.m.** en la Sala del Consejo Municipal en el Ayuntamiento. 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, el Examinador de Audiencias emitirá su recomendación dentro de diez 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
October 8, 2024**

PROJECT DESCRIPTION: Proposed preliminary long plat to subdivide 3.69 acres into 15 single-family lots in the R-1 zoning district.

LOCATION: 5903 Walla Walla St.

PARCEL NUMBER: 181333-33035

PROPONENT: HLA Engineering & Land Surveying, Inc.

PROPERTY OWNER: WM Real Property Holdings LLC

LEAD AGENCY: City of Yakima

FILE NUMBERS: PLP#002-24, SEPA#015-24

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: Bill Preston

Position/Title: SEPA Responsible Official

Phone: (509) 575-6183

Address: 129 N. 2nd Street, Yakima, WA 98901

Date: October 8, 2024

Signature

☒ You may appeal this determination to: Bill Preston, P.E., Director of Community Development, at 129 N. 2nd Street, Yakima, WA 98901.

No later than: **October 22, 2024.**

By method: Complete appeal application form and payment of 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.