



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: December 17, 2024
TO: Applicant and Adjoining Property Owners
FROM: Bill Preston, Community Development Director
APPLICANT: Digital Design & Development on behalf of Lincoln Legacy West LLC (1450 N. 16th Ave. #102, Yakima, WA 98902)
FILE NUMBER: RZ#005-24, SEPA#016-24
LOCATION: 103, 105, 107 N. 40th Ave., & 3902 Summitview Ave.
TAX PARCEL NUMBER(S): 181322-42486, -42487, -42488, -42489, -42490, & -42492
DATE OF APPLICATION: August 22, 2024
DATE OF COMPLETENESS: November 7, 2024

PROJECT DESCRIPTION Proposal to rezone six parcels from Single-Family Residential (R-1) to Small Convenience Center (SCC).

REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING This rezone and environmental review will require two public hearings; one open record hearing before the Planning Commission 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 Planning Commission has been scheduled for **Wednesday, January 8, 2025**, beginning at **3:00 p.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 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 Eric Crowell, Senior Planner, at (509) 576-6736, or e-mail to eric.crowell@yakimawa.gov.

Enclosed: Narratives, Project Descriptions, Site Plan, and Vicinity Map



DEPARTAMENTO DE DESARROLLO COMUNITARIO
Bill Preston, P.E., Director

Trevor Martin, AICP, Gerente
Division de Planificación
129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901
Tel. (509) 575-6183 • Fax (509) 575-6105 • Email: ask.planning@yakimawa.gov

AVISO DE AUDIENCIA PÚBLICA

FECHA OTORGADA: 17 de diciembre, 2024
PARA: Solicitante y Propietarios Adyacentes
DE: Bill Preston, Interino de Desarrollo Comunitario
SOLICITANTE: Digital Design & Development por parte de Lincoln Legacy West LLC (1450 N. 16th Ave. #102, Yakima, WA 98902)
No. DE ARCHIVO: RZ#005-24, SEPA#016-24
UBICACIÓN: 103, 105, 107 N. 40th Ave., y 3902 Summitview Ave.
No. DE PARCELA(S): 181322-42486, -42487, -42488, -42489, -42490, y -42492
FECHA DE APLICACIÓN: 22 de agosto, 2024
FECHA DE APLICACIÓN COMPLETA: 7 de noviembre, 2024

DESCRIPCIÓN DEL PROYECTO: Propuesta para rezonificar seis parcelas de Residencial Unifamiliar (R-1) a Pequeño Centro de Conveniencia (SCC).

SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA: Esta rezonificación y revisión Ambiental requerirá dos audiencias públicas; una audiencia de registro abierto ante la Comisión de Planificación 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 Comisión de Planificación ha sido programada para el **miércoles 8 de enero 2025, comenzando las 3:00 p.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 RECOMENDACIÓN: Después de la audiencia pública, la Comisión de Planificación de la Ciudad de Yakima 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



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WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
December 17, 2024

PROJECT DESCRIPTION: Proposal to rezone six parcels from Single-Family Residential (R-1) to Small Convenience Center (SCC).

LOCATION: 103, 105, 107 N. 40th Ave., & 3902 Summitview Ave.

PARCEL NUMBER: 181322-42486, -42487, -42488, -42489, -42490, & -42492

PROPONENT: Digital Design & Development on behalf of Lincoln Legacy West LLC

PROPERTY OWNER: Lincoln Legacy West LLC

LEAD AGENCY: City of Yakima

FILE NUMBERS: RZ#005-24, SEPA#016-24

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: December 17, 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: **December 31, 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.