



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 APPLICATION AND PUBLIC HEARING

DATE: March 17, 2026
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Bill Preston, Community Development Director
FILE NUMBER & APPLICANT: CPA#001-25, Rob Ellsworth; CPA#002-25, Jacob Liddicoat, CPA#003-25, Roberto Arteaga, CPA#004-25 Hordan Planning Services
LOCATION: 2001 Simpson Ln. & 2002, 2010, 2012, 2014 E. Viola Ave.
TAX PARCEL NUMBER(S): 18131513003, 18132942429, 18131933009, 18131933005, 18131933010, 18131442014, 18131442454, & 18131442455
DATE OF APPLICATION: April 30, 2025
DATE OF COMPLETENESS: May 29, 2025

PROJECT DESCRIPTION Comprehensive Plan Map Amendment (CPA) requesting to amend the Future Land Use map designation for eight (8) parcels as part of the City's 2050 Comprehensive Plan Update.

REQUEST FOR WRITTEN COMMENTS AND PUBLIC HEARING: These comprehensive plan map amendment requests will require two public hearings: one open record hearing before the City of Yakima's Planning Commission, which is scheduled for **April 8, 2026, at 3:00 p.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. to be followed by an open record hearing before the Yakima City Council. **A separate public notice will be provided for the City Council hearing in accordance with YMC Title 16.** Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Agencies, tribes, and the public are encouraged to review and comment on the proposed project. There is a 14-day comment period for this review. This may be your only opportunity to comment. All written comments received by **5:00 p.m. on March 31, 2026**, will be integrated into staff's presentation to the Planning Commission. Please reference file numbers (CPA#001-25, CPA#002-25, CPA#003-25, and CPA#004-25) in any correspondence you submit. You can mail your comments to:

Trevor Martin, AICP, Planning Manager
City of Yakima, Department of Community Development
129 North Second Street, Yakima, WA 98901

INTERPRETER SERVICES A request to have interpreter service at the public hearing shall be made to the Planning Division no later than 1 week in advance of the date of the hearing.

The applications including any applicable site plans can be viewed online: www.yakimawa.gov/public-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, 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 Y AUDIENCIA PUBLICA

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

FECHA OTORGADA: 17 de marzo, 2026
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Bill Preston, Director de Desarrollo Comunitario
No. DE ARCHIVO Y SOLICITANTE: CPA#001-25, Rob Ellsworth; CPA#002-25, Jacob Liddicoat, CPA#003-25, Roberto Arteaga, CPA#004-25 Hordan Planning Services
UBICACIÓN: 2001 Simpson Ln. & 2002, 2010, 2012, 2014 E. Viola Ave.
No. DE PARCELA(S): 18131513003, 18132942429, 18131933009, 18131933005, 18131933010, 18131442014, 18131442454, & 18131442455
FECHA DE APLICACIÓN: 30 de abril, 2026
FECHA DE APLICACIÓN COMPLETA: 29 de mayo, 2026

DESCRIPCIÓN DEL PROYECTO: Enmienda al mapa del Plan Integral (CPA) por la que se solicita modificar la designación del mapa de uso futuro del suelo de ocho (8) parcelas, como parte de la actualización del Plan Integral 2050 de la ciudad.

SOLICITUD DE COMENTARIOS POR ESCRITO Y AVISO DE AUDIENCIA PÚBLICA: Estas solicitudes de enmienda del mapa del plan integral requerirán la realización de dos audiencias públicas: una audiencia pública ante la Comisión de Planificación de la ciudad de Yakima, el **8 de abril, 2026 a las 3:00 p.m.** seguida de una audiencia pública ante el Concejo Municipal de Yakima. **Se proporcionará un anuncio público por separado para la audiencia ante el Concejo Municipal, de conformidad con el Título 16 del YMC.** Se invita a toda persona que desee expresar su opinión sobre el asunto a que asista a la audiencia para prestar declaración. Se anima a las agencias, las tribus y al público en general a que examinen el proyecto propuesto y presenten sus comentarios. El plazo para presentar comentarios es de 14 días. Esta puede ser su única oportunidad para hacerlo. Todos los comentarios por escrito recibidos antes de las **5:00 p. m. del 31 de marzo de 2026** se incluirán en la presentación que el personal realizará ante la Comisión de Planificación. Por favor, indique los números de expediente (CPA#001-25, CPA#002-25, CPA#003-25 y CPA#004-25) en cualquier correspondencia que envíe. Puede enviar sus comentarios por correo postal a:

Trevor Martin, AICP, Planning Manager
City of Yakima, Department of Community Development
129 North Second Street, Yakima, WA 98901

SERVICIOS DE INTERPRETACIÓN: Las solicitudes de servicios de interpretación para la audiencia pública deberán presentarse ante la División de Planificación con al menos una semana de antelación a la fecha de la audiencia.

La solicitud, que incluye todos los planos correspondientes, se encuentran en el siguiente link:
www.yakimawa.gov/public-notice.

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

Project Name: DANNY L BIRD

Site Address: 3908 RIVER RD

File Number(s): CPA#001-25

Proposal: Request for consideration under the Comprehensive Plan Periodic Update to change the Future Land Use Map designation of one parcel from Two-Family Residential (R-2) to Small Convenience Center (SCC).

VICINITY MAP



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Project Name: MAYRA JUAREZ

Site Address: 1105 S 72ND AVE

File Number(s): CPA#002-25

Proposal: Request for consideration under the Comprehensive Plan Periodic Update to change the Future Land Use Map designation of one parcel from Single Family Residential (R-1) to Large Convenience Center (LCC) and change the Future Land Use designation from Low Density Residential to Commercial Mixed Use.

VICINITY MAP



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Project Name: ROBERTO ARTEAGA

Site Address: 9503, 9509, 9515 TIETON DR

File Number(s): CPA#003-25

Proposal: Request for consideration under the Comprehensive Plan Periodic Update to change the Future Land Use Map designation of three parcels from single-family residential (R-1) to General Commercial (GC) and change the Future Land Use designation from Low Density Residential to Commercial Mixed Use.

VICINITY MAP



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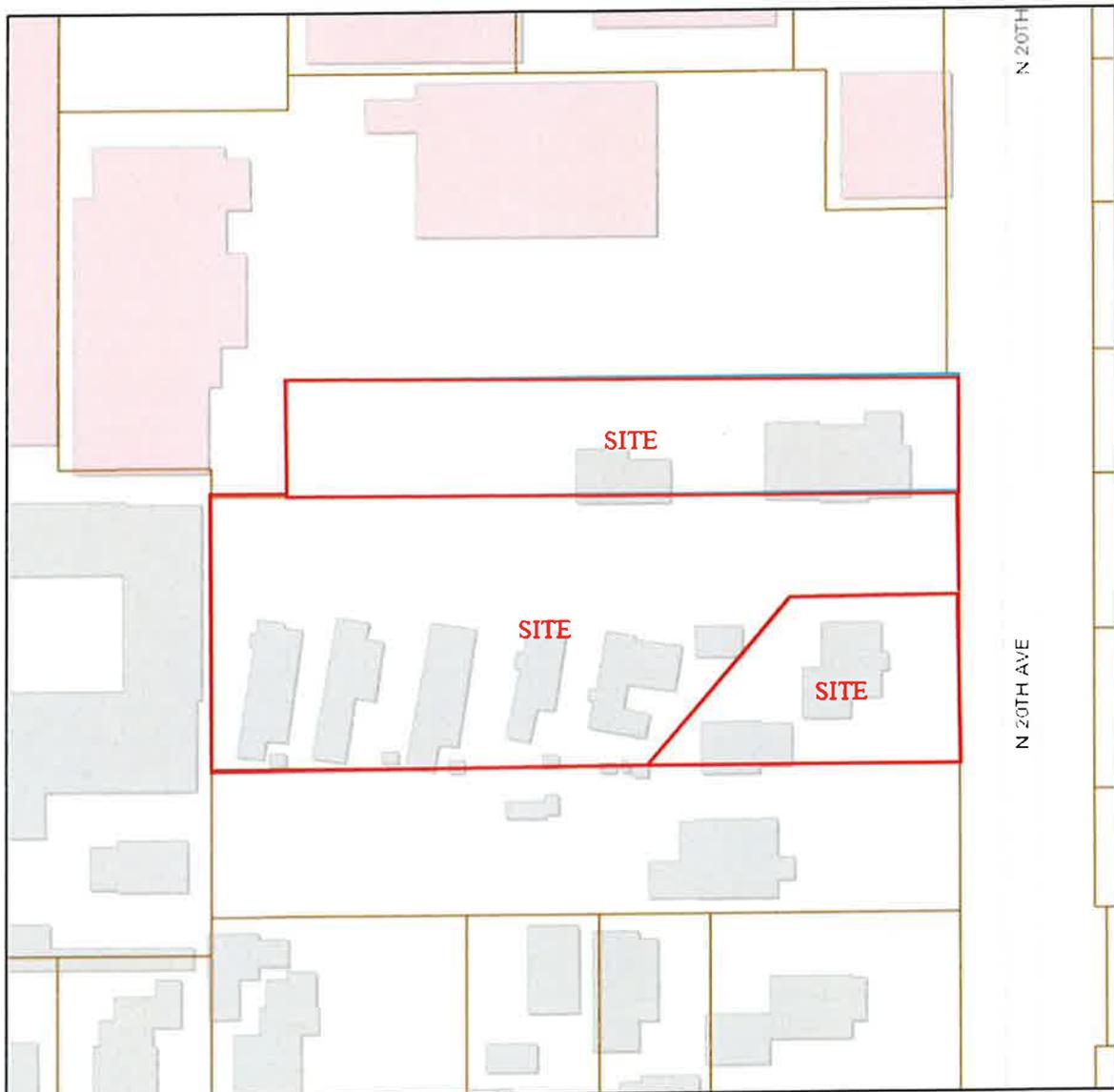
Project Name: MENARDS HOLDINGS LLC

Site Address: 810, 812, 814 N 20TH AVE

File Number(s): CPA#004-25

Proposal: Request for consideration under the Comprehensive Plan Periodic Update to change the Future Land Use Map designation of three parcels from Multi-Family Residential (R-3) to General Commercial (GC) and change the Future Land Use designation from Mixed Residential to Commercial Mixed Use.

VICINITY MAP



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