



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: June 16, 2026
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Bill Preston, Community Development Director
APPLICANT: HLA Engineering & Surveying, Inc. on behalf of Apple Tree Construction Company LLC (2803 River Rd., Yakima, WA 98902)
FILE NUMBER: PLP#002-26, SEPA#004-26
LOCATION: 2206 S. 96th Ave. & 9905 Occidental Rd.
TAX PARCEL NUMBER(S): 171336-44411 & 171336-44402
DATE OF APPLICATION: April 2, 2026
DATE OF COMPLETENESS: April 30, 2026

PROJECT DESCRIPTION Proposed preliminary long plat to subdivide two parcels and create 135 single-family lots, to be developed over 5 phases with approximately 27 lots developed per phase 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 public 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, July 9, 2026**, 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 application 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 Eric Crowell, Senior Planner, at (509) 576-6736, or e-mail to eric.crowell@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

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AVISO DE AUDIENCIA PÚBLICA

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: 16 de junio, 2026
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Bill Preston, Director de Desarrollo Comunitario
SOLICITANTE: HLA Engineering & Surveying, Inc. por parte de Apple Tree Construction Company LLC (2803 River Rd., Yakima, WA 98902)
No. DE ARCHIVO: PLP#002-26, SEPA#004-26
UBICACIÓN: 2206 S. 96th Ave. y 9905 Occidental Rd.
No. DE PARCELA(S): 171336-44411 y 171336-44402
FECHA DE APLICACIÓN: 2 de abril, 2026
FECHA DE APLICACIÓN COMPLETA: 30 de abril, 2026

DESCRIPCIÓN DEL PROYECTO: Propuesta de plano largo preliminar de subdivisión de dos parcelas para crear 135 lotes unifamiliares, que se desarrollarán en cinco fases, con aproximadamente 27 lotes por fase, en el distrito de zonificación R-1.

AVISO DE AUDIENCIA PUBLICA: 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 9 de julio 2026, 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
June 16, 2026

PROJECT DESCRIPTION: Proposed preliminary long plat to subdivide two parcels and create 135 single-family lots, to be developed over 5 phases with approximately 27 lots developed per phase in the R-1 zoning district.

LOCATION: 2206 S. 96th Ave. & 9905 Occidental Rd.
PARCEL NUMBER: 171336-44411 & 171336-44402
PROPONENT: HLA Engineering & Land Surveying, Inc.
PROPERTY OWNER: Apple Tree Construction Company LLC
LEAD AGENCY: City of Yakima

FILE NUMBERS: PLP#002-26, SEPA#004-26

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

6/16/2026

X Bill Preston

Bill Preston
P.E., Community Development Director
Signed by: Preston, Bill

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: **June 30, 2026.**

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.