

**COASTAL FARM REAL ESTATE INC
CPA#001-18, RZ#002-18 & SEPA#004-18**

**City Council
Open Record Public Hearing
November 6, 2018**

EXHIBIT LIST

Applicant: PLSA Engineering & Surveying on behalf of Coastal
Farm Real Estate Inc
File Number: CPA#001-18, RZ#002-18 & SEPA#004-18
Site Address: 13 & 15 E Washington Ave/802 E Russell Ln
Staff Contact: Joseph Calhoun, Planning Manager

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

YAKIMA PLANNING COMMISSION

RECOMMENDATION TO THE YAKIMA CITY COUNCIL FOR COMPREHENSIVE PLAN AMENDMENT AND REZONE CPA#001-18, RZ#002-18

August 22, 2018

WHEREAS, The City of Yakima adopted the Yakima Comprehensive Plan 2040 in June 6, 2017; and

WHEREAS, The City of Yakima last amended its Title 15 Zoning Ordinance on June 6, 2017; and

WHEREAS, The Washington Growth Management Act and local ordinances provide a process for the annual review of amendments to the Plan as requested by citizens, property owners and/or local government; and

WHEREAS, Under the provisions of YMC Ch. 1.42 the Yakima Planning Commission (YPC) is responsible for the review of these applications and for recommending the approval, modification or denial of each request; and

WHEREAS, On April 27, 2018 applications for Comprehensive Plan Amendment and Rezone were submitted by PLSA Engineering and Surveying, on behalf of Coastal Farm and Real Estate INC., to amend the Comprehensive Plan Future Land Use Map Designation from Industrial to Commercial Mixed Use, and concurrently Rezone from Light Industrial (M-1) to General Commercial (GC), parcels 191331-14023, 14024, 14025, and 14041 (City File CPA#001-18, RZ#002-18); and

WHEREAS, The applications were considered complete for processing on May 29, 2018 and public notice was provided, in accordance with the provisions of YMC Ch. 16.10, on June 8, 2018, and July 5, 2018; and

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on July 5, 2018, which was not appealed (City File SEPA#004-18); and

WHEREAS, The YPC held a study session to review this Comprehensive Plan Amendment and Rezone on June 27, 2018; and

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WHEREAS, The Yakima Planning Commission held an open record public hearing on August 8, 2018 to hear testimony from the public, consider the Amendment and Rezone, and provide a recommendation to the Yakima City Council;

Now therefore, the Yakima City Planning Commission presents the following findings of fact, conclusions, and recommendation to the Yakima City Council:

APPLICATION # CPA#001-18, RZ#002-18
APPLICANT: PLSA Engineering and Surveying, on behalf of Coastal Farm and Real Estate INC
APPLICANT ADDRESS: 521 N 20th Ave, Ste 3, Yakima, WA 98902
PROJECT LOCATION: 13 & 15 E Washington/802 E. Russell
PARCEL(S): 191331-14023, 14024, 14025, 14041

FINDINGS OF FACT

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Industrial to Commercial Mixed Use with a concurrent Rezone from Light Industrial (M-1) to General Commercial (GC) to facilitate the planned expansion of an existing retail use.
2. The subject parcels are approximately 4.1 acres in size and are surrounded by industrial and commercial uses and zoning.
3. The City of Yakima Planning Division provided a detailed staff report to the Planning Commission for review during their August 8, 2018 public hearing, with the recommendation of APPROVAL of the proposed amendment and rezone.
4. The proposed Comprehensive Plan Amendment is consistent with the applicable approval criteria in YMC § 16.10.040, as follows:
 - a. The amendment will facilitate the planned expansion of an existing retail use.
 - b. The Commercial Mixed Use designation implements several goals and policies of the 2040 plan.
 - c. The amendment does not correct an obvious mapping error, does not address a deficiency of the 2040 plan, and is consistent with the Growth Management Act and County-wide Planning Policies.
 - d. In consideration of cumulative impacts, even though this amendment will remove Industrial land, there will still be a 2.64 acre net gain within the city limits.
5. The proposed Rezone from Light Industrial (M-1) to General Commercial (GC) is consistent with the applicable approval criteria in YMC § 15.23.030, as follows:
 - a. Tom Durant from PLSA Surveying and Engineering testified on behalf of the applicant in favor of the proposed amendment and rezone.
 - b. The property is suitable for uses within the GC zoning district and will facilitate the planned improvement to an existing retail use.
 - c. The GC zoning district is an implementing zone of the Commercial Mixed Use Future Land Use Designation.
 - d. The property is currently capable of being served by all necessary public utilities and can be accessed by public streets.
 - e. The proposed Rezone is considered compatible with the surrounding neighborhood and no mitigation is proposed at this time.
 - f. The public need for this Rezone is to provide additional area for retail hardware and farm supplies.

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CONCLUSIONS

1. The Amendment and Rezone are minor in nature;
2. No adverse impacts have been identified;
3. No written comments or testimony was received in opposition to the request;
4. This proposal underwent Environmental Review;
5. The proposed Comprehensive Plan Future Land Use Map Amendment from Industrial to Commercial Mixed Use with a concurrent Rezone from Light Industrial (M-1) to General Commercial (GC) is consistent with the Yakima Urban Area Zoning Ordinance and Yakima Comprehensive Plan 2040.

MOTION

Based on the testimony and evidence presented during the public hearing, it was moved and seconded that the City of Yakima Planning Commission draft findings of fact and forward a recommendation of approval to the Yakima City Council. The motion carried unanimously.

RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed Comprehensive Plan Amendment from Industrial to Commercial Mixed Use and Rezone from Light Industrial (M-1) to General Commercial (GC) for files CPA#001-18 and RZ#002-18.

RECOMMENDED this 22nd day of August 2018.

By: 

Patricia Byers, Chair
Yakima Planning Commission

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

**CITY OF YAKIMA
FINDINGS of FACT, CONCLUSIONS & RECOMMENDATION
for
REQUEST FOR COMPREHENSIVE PLAN AMENDMENT AND REZONE**

Application # CPA#001-18, RZ#002-18

APPLICANT: PLSA Engineering and Surveying, on behalf of Coastal Farm and Real Estate INC
APPLICANT ADDRESS: 521 N 20th Ave, Ste 3, Yakima, WA 98902
PROJECT LOCATION: 13 & 15 E Washington/802 E. Russell
PARCEL(S): 191331-14023, 14024, 14025, 14041
DATE OF REQUEST: April 27, 2018
DATE OF RECOMMENDATION: August 8, 2018
STAFF CONTACT: Joseph Calhoun, Planning Manager

I. DESCRIPTION OF REQUEST:

The City of Yakima Department of Community Development has received applications from PLSA Engineering and Surveying, on behalf of Coastal Farm Real Estate INC, for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of the subject property. The owner is requesting to change the Future Land Use Map designation for the property from Industrial to Commercial Mixed Use and to concurrently rezone from Light Industrial (M-1) to General Commercial (GC).

II. CURRENT ZONING AND LAND USE:

The subject properties are approximately 4.1 acres in size and are zoned Light Industrial (M-1). Adjacent properties to this site have the following zoning and land use characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	GC	Commercial
South	M-1	Industrial (Across Washington Ave)
East	GC	Commercial
West	M-1	Industrial

III. PUBLIC NOTICE:

Mailing of Notice of Application	June 8, 2018
Public Hearing Notice Published	July 5, 2018
Posting of Property	June 1, 2018

IV. FINDINGS OF FACT:

A. Environmental Review.

Environmental Review (SEPA#004-18) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on July 5, 2018. No appeals were filed.

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B. Comments Received

No public comments were received.

C. Comprehensive Plan Amendment (CPA) Approval Criteria.

The Yakima Comprehensive Plan 2040, Future Land Use Map designates this area as Industrial. In accordance with the provisions of the Yakima Municipal Code, the following criteria must be considered in the review of any proposed amendment to the Yakima Comprehensive Plan.

YMC § 16.10.040 (1): To alter the Future Land Use Map or other plan policy map, or effect a Comprehensive Plan Text Amendment, the proposed amendment must do one or more of the following:

(a) Address circumstances that have changed since the last time the relevant Comprehensive Plan or text was considered:

Staff Response: This project is being processed to facilitate the future approved westward expansion of the existing retail operation at 2112 S 1st St onto the Industrial/M-1 property. The proposal from Industrial to Commercial Mixed Use will allow completion of a proposed property merger, so as not to create a split-zoned property.

(b) Better implement applicable Comprehensive Plan policies than the current relevant Comprehensive Plan map or text:

Staff Response: The purpose of the Commercial Mixed Use future land use designation is to promote the greater integration of mixed uses that offer great development choices to property owners, increased housing options, strengthened commercial retail areas, and lively pedestrian-oriented development. This proposal implements the following goals and policies:

Goal 2.1: Establish a development pattern consistent with the Community's Vision

Policy 2.1.3.: Review proposed Future Land Use designation changes for consistency with YMC Ch. 16.10 and the following criteria:

- Does the proposal conform to locational criteria set forth for the desired designation? Yes, the site is along a primary arterial corridor (Washington and S. 1st St.), consistent with Policy 2.2.4.B.*
- Is the site physically suited for the proposed designation? Yes. The site is suitable for commercial development and has access to necessary utilities.*
- Is the desired zone one of the implementing zones of the land use designation? Yes, the proposed General Commercial (GC) zone is an implementing zone of the Commercial Mixed Use land use designation.*
- Is the proposal a spot zone or a similar change that may create instability with the surrounding neighborhood? No, the proposal is consistent with other uses in the general vicinity.*

Policy 2.1.7.: Allow new development only where adequate public services can be provided.

Policy 2.1.10.: Require properties to assume zoning consistent with the City's Future Land Use Plan, as adopted or amended where appropriate.

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Policy 2.2.4.B.: Commercial Mixed Use location criteria – Existing and planned commercial centers and primary arterial corridors

Goal 2.5: Arterial corridors and other mixed use centers. Enhance the character, function, and economic vitality of Yakima's arterial corridors and mixed-use centers.

Policy 2.5.1: Allow for a mixture of compatible land uses along corridors and within mixed-use designation areas.

(c) Correct an obvious mapping error:

Staff Response: Not applicable. An obvious mapping error did not occur.

(d) Address an identified deficiency in the Comprehensive Plan:

Staff Response: The proposal does not address an identified deficiency in the plan, rather it is being proposed to implement the most appropriate land use designation and zoning district based on the future development plans of the applicant. As noted above, the site is well-suited for commercial development

(e) Is the proposed CPA coordinated with, and take into consideration, the Comprehensive Plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100?

Staff Response: This proposal is consistent with RCW 36.70A.100. This application is part of the annual CPA cycle for the Yakima Comprehensive Plan which the City of Yakima coordinates with adjacent jurisdictions. No comments were submitted from affected jurisdictions.

(f) Proposed CPAs must be consistent with the Growth Management Act (GMA), Ch. 36.70A. RCW, and the Yakima County Wide Planning Policy (CWPP).

Staff Response: This proposal is consistent with the Growth Management Act and the Yakima Countywide Planning Policy because the proposal directs urban growth to an existing urban area (within City Limits first) and encourages infill in the area where all urban level services and facilities are currently provided. The proposal reduces sprawl and is served with an adequate transportation system. This proposal also encourages economic development in the urban area and provides goods and services for the surrounding neighborhood and general Yakima Area.

(g) Cumulative impacts of all CPAs, including those approved since the original adoption of the Comprehensive Plan, shall be considered in the evaluation of any proposed amendments.

Staff Response: The impact should be minimal because the property under consideration is better suited for commercial development as opposed to industrial use. In examining all proposals for the 2018 cycle, with this change there will still be a 2.64 acre net gain to industrial property in the city limits.

D. COMPREHENSIVE PLAN CONCLUSIONS:

1. The amendment is minor in nature.
2. No adverse impacts have been identified by approving this amendment request.
3. A DNS was issued for this proposal on July 5, 2018, and the 14-day appeal period ended on July 19, 2018. No appeals were received.
4. No public comments were received in opposition to this proposed amendment.

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E. REZONE APPROVAL CRITERIA

In accordance with the provisions of the YMC § 15.23.030, recommendations to approve or deny proposed rezones shall include the following considerations:

(1) Testimony at public hearing.

After consideration of any public comments received during the course of the hearing it may be appropriate for the Planning Commission to modify the staff's recommendation. There were no public comments received during the comment period.

(2) The suitability of property in question for uses permitted under the proposed zoning.

The property is well suited for uses listed within Table 4-1 for the GC zoning district, and will facilitate the planned expansion of the existing adjacent commercial use.

(3) The recommendations from interested agencies and departments.

No agencies or departments have registered any opposition to this rezone.

(4) Compliance with the Comprehensive Plan.

The proposed General Commercial zoning district is an implementing zone of the Commercial Mixed Use future land use designation, and is consistent with several goals and policies, as indicated above in section IV.C of this report.

(5) The adequacy of public facilities, such as roads, sewer, water, and other required public services.

This property is currently capable of being served by all public utilities necessary for the support of commercial land uses. Water and Wastewater is available in Washington Ave. and Russell Ln.

(6) The compatibility of the proposed zone change and associated uses with neighboring land uses.

The proposed zone change is compatible with existing neighboring land uses because surrounding properties to the east and north are zoned GC, and will promote the expansion of the existing adjacent commercial use.

(6a) What mitigating measures are planned to address incompatibility, such as sitescreening, buffering building design, open space, traffic flow alteration, etc.?

No mitigation is proposed as part of this non-project rezone request. The surrounding properties are currently in commercial or industrial use and any needed mitigations could be required as part of regular site plan approval.

(7) The public need for the proposed change.

The public need for this change is related to providing additional area for retail hardware and farm supplies. The City of Yakima, and the County as a whole, rely heavily on agriculture and the future expansion of the existing commercial use will provide additional opportunity for the public.

F. REZONE CONCLUSIONS:

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1. The amendment is appropriate for the area.
2. No adverse impacts have been identified by the approval of this rezone.
3. The requested rezone implements the Commercial Mixed Use land use designation of the Yakima Comprehensive Plan 2040.
4. The property is currently served by all necessary public utilities capable of supporting commercial land uses.

V. RECOMMENDATION

The Community Development Department recommends APPROVAL of this amendment request from Industrial to Commercial Mixed Use to accommodate a concurrent rezone from M-1(Light Industrial) to GC (General Commercial)

RECOMMENDATION made this 8th day of August, 2018,

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VICINITY MAP



File Number: CPA#001-18, RZ#002-18 & SEPA#004-18

Project Name: COASTAL FARM REAL ESTATE INC

Site Address: 802 E RUSSELL LN, 13 & 15 E WASHINGTON AVE



Proposal: Change the Future Land Use map designation for three parcels from Industrial to Commercial Mixed-Use and change the zoning from Industrial (M-1) to General Commercial (GC), and change the zoning for the western portion of a fourth parcel from Industrial (M-1) to General Commercial (GC).

Contact the City of Yakima Planning Division at (509) 575-6183

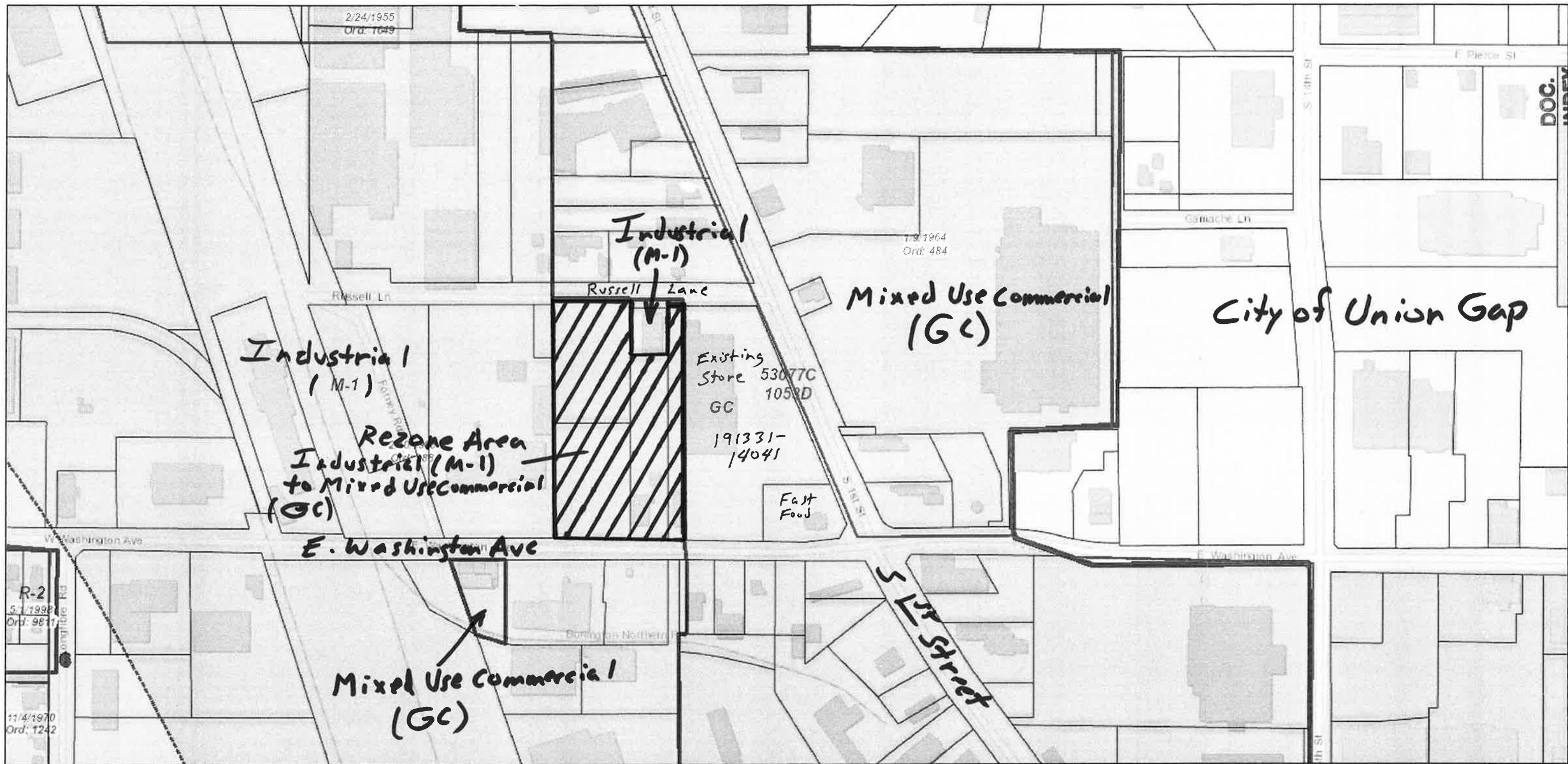
Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Date Created: 4/27/2018



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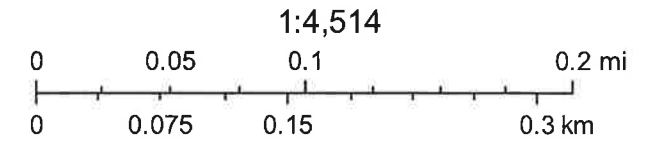
CityMap



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January 8, 2018

- | | | | | |
|--|---|--|---|--|
| <ul style="list-style-type: none"> Parcels Parcels Yellow CBD Parking Exempt Area Annexation Areas Yakima Urban Area Zoning Outlines Airport Safety Overlay - YMC 15.30 Primary Zones | <ul style="list-style-type: none"> Secondary Zone FEMA FIRM Panels Base Flood Elevations Floodway Areas FEMA Floodplain Zones A AE | Yakima Urban Area Zoning <ul style="list-style-type: none"> SR Suburban Residential R-1 Single Family R-2 Two Family R-3 Multi-Family B-1 Professional Business B-2 Local Business HB Historical Business | <ul style="list-style-type: none"> SCC Small Convenience Center LCC Large Convenience Center CBD Central Business District GC General Commercial M-1 Light Industrial M-2 Heavy Industrial RD Regional Development AS Airport Support | Future Land Use <ul style="list-style-type: none"> Low Density Residential Mixed Residential Central Business Core Commercial Commercial Mixed Use Regional Commercial Community Mixed Use Industrial |
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Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community



CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Coastal Farm Real Estate Inc

File Number: CPA#001-18, RZ#002-18 & SEPA#004-18

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		Wastewater is available for connection and/or extension if future development requires it. Sewer is available to the south of properties in E Washington Ave. and Russell Lane to the north.	dana.kallevig@yakimawa.gov	07/31/18

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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Coastal Farm Real Estate Inc

File Number: CPA#001-18, RZ#002-18 & SEPA#004-18

Note Type	Note Code	Text	Created By	Begin Date
GENERAL		The recommended project address for this is 2112 S 1st St. (Coastal Farm & Ranch)	Carolyn.Belles@y akimawa.gov	07/25/18

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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Coastal Farm Real Estate Inc

File Number: CPA#001-18, RZ#002-18 & SEPA#004-18

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		Fire/domestic water is adjacent to the site and available to serve the site. Extension may be required to serve additional fire hydrants as determined by Codes Division.	mike.shane@yaki mawa.gov	07/25/18

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**City of Yakima Development Services Team
Request For Comments
July 25, 2018**

To:	City of Yakima Development Services Team
From:	Joseph Calhoun
Subject:	Request for Comments
Applicant:	Coastal Farm and Real Estate LLC
File Number:	CPA#001-18, RZ#002-18
Location:	13 & 15 E Washington/802 E. Russell
Parcel Number(s):	191331-14023, 14024, 14025, 14041
DST MEETING DATE:	7/31/2018

Proposal

Comp Plan Amendment and Rezone from Industrial/M-1 to Commercial Mixed Use/GC to facilitate the future expansion plans of the existing Coastal Farm and Ranch retail use.

Please review the attached application and site plan and prepare any written comments you might have regarding this proposal. This project will come up for discussion at the weekly DST meeting to be held July 31, 2018 at 2:00 p.m. As always, should you have comments, but find you are unable to attend, please submit your comments prior to the meeting. My email address is joseph.calhoun@yakimawa.gov and the Planning Department's fax number is (509) 575-6105. Should you have any questions, or require additional information, please call me at (509) 575-6042.

Comments:

Contact Person

Department/Agency



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

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JUN 25 2018

CITY OF YAKIMA
PLANNING DIV.

June 25, 2018

Joseph Calhoun
City of Yakima Planning
129 N 2nd Street
2nd Floor Courthouse
Yakima, WA 98901

Re: Coastal Farm Real Estate Inc. CPA#001-18, RZ#002-18, SEPA #004-18

Dear Mr. Calhoun:

Thank you for the opportunity to comment on Coastal Farm Real Estate Inc. CPA#001-18, RZ#002-18, SEPA #004-18. We have reviewed the environmental checklist and have the following comments.

TOXIC CLEAN-UP

This project is located within the Yakima Railroad Area. The Yakima Railroad Area is a six-square mile area identified as having a high likelihood that groundwater is contaminated with tetrachloroethene (also known as PCE, perc, or perchloroethylene) above state cleanup levels. Concentrations of PCE above cleanup levels in the shallow aquifer have the potential to impact indoor air quality.

If you have any questions or would like to respond to these Water Resource comments, please contact **Valerie Bound** at (509) 454-7886.

Sincerely,

Terra Burgess for Gwen Clear

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012

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ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)
(AS TAKEN FROM WAC 197-11-960)
YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help you describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project", "applicant", and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND INFORMATION (To be completed by the applicant.)

1. Name Of Proposed Project (If Applicable):

Coastal Farm & Ranch Comprehensive Plan Amendment and Rezone

2. Applicant's Name & Phone:

PLSA Engineering & Surveying as agent for Coastal Farm Real Estate, Inc.

3. Applicant's Address:

521 North 20th Avenue, Suite 3, Yakima, WA 98902

4. Contact Person & Phone:

Thomas R Durant (509) 575-6990

5. Agency Requesting Checklist: City of Yakima

6. Proposed Timing Or Schedule (Including Phasing, If Applicable):

Plan Amendment and rezone process should be completed by the end of 2018

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

See the response to A.9 below. Merger or adjustment of the parcels comprising the site and property to the east.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

A Determination of Nonsignificance was issued on April 19, 2018 for the construction of additional buildings, storage and parking as part of the expansion of the Coastal Farm and Ranch retail store.

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A. BACKGROUND INFORMATION (To be completed by the applicant.)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

Class 1 review to expand the retail store on to this property was approved on April, 19, 2018. A building permit and related permits and approvals will be required to complete the project.

10. List any government approvals or permits that will be needed for your proposal, if known:

Land use map amendment and rezone approval by the City Council on recommendation of the Planning Commission. None of the permits required for expansion of the retail store are necessary for the proposed rezone and plan amendment.

11. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.):

Change the future land use map designation of parts of three parcels totaling 4.4 acres and part of a fourth parcel from Industrial to Mixed Use Commercial and their zoning from Light Industrial (M-1) to General Commercial (GC). This would result in a single plan designation and zoning for all of the parcels and the property owned by the proponent.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist:

North side of E. Washington Avenue about 225 feet west of the intersection with South 1st Street, extending from Washington Avenue north to Russell Lane. Addresses are 13 & 15 E. Washington Ave. and 802 E. Russell. Section 31, Township 13 N., Range 19 EWM. Parcel Numbers: 191331-14023, 14024, 14025. A portion of 191331-14041 is included in the application because on-line maps show it zoned M-1. This may be a result of imprecise mapping, but it is included in the application to ensure that all of the property owned by the proponent is included in the rezone and plan amendment.

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CITY OF YAKIMA
PLANNING DIV.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
Earth	
a. General description of the site (✓ one):	
<input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. What is the steepest slope on the site (approximate percent slope)? The site has been graded flat.	
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Sandy gravel. The site is not designated agricultural land of long-term commercial significance.	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No.	
e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. None for this proposal.	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No.	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Lot coverage for the approved land use is 73%. This proposal has no effect.	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None for this plan amendment and rezone proposal.	
Air	
a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. None result from this proposal.	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No.	
c. Proposed measures to reduce or control emissions or other impacts to air, if any: None for this proposal.	
Water	
a. Surface Water	<p style="text-align: center;">RECEIVED</p>

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>No.</p>	
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>N/A</p>	
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>N/A.</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No.</p>	
<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>No.</p>	
<p>b. Ground Water</p>	
<p>1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p>	
<p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>None.</p>	
<p>c. Water Runoff (including stormwater)</p>	

RECEIVED

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Stormwater runoff from impervious surfaces is being directed to engineered swales as a part of the approved development of the site. This rezone and plan amendment proposal has no effect.</p>	
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No.</p>	
<p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No.</p>	
<p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:</p> <p>None for this proposal.</p>	
Plants	
<p>a. Check (✓) types of vegetation found on the site:</p>	
Deciduous Tree:	<input type="checkbox"/> Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other
Evergreen Green:	<input type="checkbox"/> Fir <input type="checkbox"/> Cedar <input type="checkbox"/> Pine <input checked="" type="checkbox"/> Other
	<input checked="" type="checkbox"/> Shrubs <input type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop Or Grain <input type="checkbox"/> Orchards, vineyards, or other permanent crops
Wet Soil Plants:	<input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk Cabbage <input type="checkbox"/> Other
Water Plants:	<input type="checkbox"/> Milfoil <input type="checkbox"/> Eelgrass <input type="checkbox"/> Water Lily <input type="checkbox"/> Other
<input type="checkbox"/> Other types of vegetation	
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>None by this proposal.</p>	
<p>c. List threatened or endangered species known to be on or near the site.</p> <p>None known.</p>	
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>None for this proposal.</p>	
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>Thistle.</p>	
Animals	
<p>a. List any birds or other animals which have been observed on or near the site or are known to be on or near the site.</p> <p><i>Examples include:</i> <i>birds: hawk, heron, eagle, songbirds, other:</i> <i>mammals: deer, bear, elk, beaver, other:</i> <i>fish: bass, salmon, trout, herring, shellfish, other _____</i></p> <p>Song birds.</p>	
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>None.</p>	

RECEIVED

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>c. Is the site part of a migration route? If so, explain. None.</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any: None.</p>	
<p>e. List any invasive animal species known to be on or near the site. None.</p>	
Energy and Natural Resources	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electricity, natural gas</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.</p>	
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: None.</p>	
Environmental Health	
<p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. None for this proposal.</p>	
<p>1. Describe any known or possible contamination at the site from present or past uses. None known.</p>	
<p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None.</p>	
<p>3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None.</p>	
<p>4. Describe special emergency services that might be required. None.</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any: None.</p>	
b. Noise	
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? None.</p>	<p>RECEIVED</p>

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>None for this proposal.</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>None for this proposal.</p>	
Land and Shoreline Use	
<p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>A mixture of commercial & industrial land uses. Industrial primarily to the west, commercial to the east & mixed to the north & south. The proposal is consistent with surrounding plan designation and zoning.</p>	
<p>b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?</p> <p>It may have been farmed at some time in the past but it is not now designated agricultural land of long-term commercial significance or in current use tax status. There is no conversion.</p> <p>1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:</p> <p>No.</p>	
<p>c. Describe any structures on the site.</p> <p>Two metal storage buildings.</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>One of the storage buildings will be removed, but not as a result of this proposal.</p>	
<p>e. What is the current zoning classification of the site?</p> <p>M-1, Light Industrial. Proposed zoning is G-C, General Commercial.</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Industrial, proposed plan designation is Commercial Mixed Use</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>N/A.</p>	
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify.</p> <p>No.</p>	
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>No change in the number of workers result from this proposal. There are no residents.</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>None.</p>	

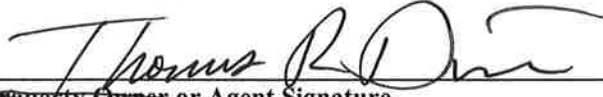
RECEIVED

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>k. Proposed measures to avoid or reduce displacement impacts, if any. N/A.</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The proposal is consistent with the zoning and land use of adjacent properties.</p>	
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: There are no nearby agricultural or forest lands of long-term commercial significance.</p>	
Housing	
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None.</p>	
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None.</p>	
<p>c. Proposed measures to reduce or control housing impacts, if any: N/A.</p>	
Aesthetics	
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? The tallest height of existing and approved buildings is 20 feet.</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed? None by this proposal.</p>	
<p>c. Proposed measures to reduce or control aesthetic impacts, if any: None for this proposal.</p>	
Light and Glare	
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None by this proposal.</p>	
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views? N/A.</p>	
<p>c. What existing off-site sources of light or glare may affect your proposal? None.</p>	
<p>d. Proposed measures to reduce or control light and glare impacts, if any: None for this proposal.</p>	
Recreation	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? None.</p>	
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. No.</p>	
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None.</p>	
Historic and Cultural Preservation	
<p>a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. No.</p>	
<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No.</p>	
<p>c. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. None.</p>	
Transportation	
<p>a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Access to the site is from E. Washington Avenue and indirectly from South 1st Street. No changes in existing access results from this proposal.</p>	
<p>b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Yes.</p>	
<p>c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? The approved project has 175 parking spaces. None are being eliminated.</p>	
<p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No.</p>	
<p>e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. The site is 672 feet from the industrial rail system and approximately 2 miles from Yakima Air Terminal (McAllister Field).</p>	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?</p> <p>No additional vehicular trips generated by this proposal.</p>	<p style="text-align: right;">RECEIVED APR 27 2018 CITY OF YAKIMA PLANNING DIV.</p>
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:</p> <p>No.</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any:</p> <p>None for this proposal.</p>	
Public Services	
<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:</p> <p>No.</p>	
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>None for this proposal.</p>	
Utilities	
<p>a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____</p>	
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>No new utilities result from this proposal.</p>	
C. SIGNATURE (To be completed by the applicant.)	
<p>The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.</p>	
<p> Property Owner or Agent Signature</p>	<p>April 27 2018 Date Submitted</p>
<p>Thomas R. Durant Name of Signee</p>	<p>Planning Manager, PLSA Eng'g & Survey'g Position and Agency/Organization</p>
<p>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</p>	

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CITY OF YAKIMA
PLANNING DIV.



LAND USE APPLICATION
CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT
129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901
PHONE: (509) 575-6183 EMAIL: ask.planning@yakimawa.gov

INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.
This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	PLSA Engineering & Surveying						
	Mailing Address:	521 N. 20th Avenue, Suite 3						
	City:	Yakima	St:	WA	Zip:	98902	Phone:	(509) 575-6990
	E-Mail:	tdurant@plsaofyakima.com						

2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____
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3. Property Owner's Information (If other than Applicant):	Name:	Coastal Farm Real Estate, Inc.						
	Mailing Address:	PO Box 99						
	City:	Albany	St:	OR	Zip:	97321	Phone:	()
	E-Mail:							

4. Subject Property's Assessor's Parcel Number(s): 191331-14023, 14024, 14025, 14041

5. Legal Description of Property. (if lengthy, please attach it on a separate document)
Attached

6. Property Address: 13 & 15 E. Washington Avenue and 802 E. Russell

7. Property's Existing Zoning:

SR R-1 R-2 R-3 B-1 B-2 HB SCC LCC CBD GC AS RD M-1 M-2

8. Type Of Application: (Check All That Apply)

Comprehensive Plan Amendment Environmental Checklist (SEPA Review) Rezone

Transportation Concurrency Master Application (select if submitting two or more applications under Title 15) Other: _____

PART II – SUPPLEMENTAL APPLICATION, PART III – REQUIRED ATTACHMENTS, & PART IV – NARRATIVE

9. SEE ATTACHED SHEETS

PART V – CERTIFICATION

10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Bryan G. Beale, Vice President 4-24-18
Property Owner's Signature Date

Thomas R. O'Neil 4/26/2018
Applicant's Signature Date

FILE/APPLICATION(S)# RZ #002-18, CPA #001-18, SEPA # 004-18

DATE FEE PAID: 4/27/18	RECEIVED BY: A. MARTINEZ	AMOUNT PAID: \$3,125.00	RECEIPT NO: CR-18-004426
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Supplemental Application For:
REZONES
 YAKIMA MUNICIPAL CODE CHAPTER 15.23

PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

SR R-1 R-2 R-3 B-1 B-2 HB SCC LCC CBD GC AS RD M-1 M-2

2. DESIRED ZONING OF SUBJECT PROPERTY:

SR R-1 R-2 R-3 B-1 B-2 HB SCC LCC CBD GC AS RD M-1 M-2

3. ZONING OF ADJOINING PROPERTY (check all that apply):

SR R-1 R-2 R-3 B-1 B-2 HB SCC LCC CBD GC AS RD M-1 M-2

4. EXISTING FUTURE LAND USE DESIGNATION:

Low Density Residential Mixed Residential Community Mixed-Use Commercial Mixed-Use
 CBD Commercial Core Regional Commercial Industrial

5. PROPOSED FUTURE LAND USE DESIGNATION:

Is there a proposed change to the Future Land Use Map?

If so what is the proposed future land use designation?

Low Density Residential Mixed Residential Community Mixed-Use Commercial Mixed-Use
 CBD Commercial Core Regional Commercial Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

Transportation Rights-Of-Way Police And Fire Protection Parks And Trails Schools
 Water Sewer Storm Drainage Electricity Natural Gas Telephone Cable TV

PART III - REQUIRED ATTACHMENTS

7. WRITTEN NARRATIVE (required): (stating the reason for the request for the rezone, explaining how the proposed amendment meets the proposed rezone request)

8. ENVIRONMENTAL CHECKLIST (required)

9. TRAFFIC CONCURRENCY (may be required)

10. SITE PLAN (required if the rezone is associated with land use development)

11. AUTHORIZATION:

I hereby authorize the submittal of this Rezone or Text Amendment Application to the City of Yakima for review.

Byron D. Bank, Vice President
 Property Owner Signature (required)

4-24-18
 Date

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

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 PLANNING DIV.



Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

PART IV - NARRATIVE

I. How is the subject property suitable for uses permitted under the proposed zoning?
See attached narrative.

What is the status of existing land use?
See attached narrative.

J. How is the rezone request in compliance with and/or how does the request deviate from the Yakima Urban Area Comprehensive Plan?
See attached narrative.

K. Are there adequate public facilities, such as traffic capacity, sewer services, potable water, stormwater drainage, schools, fire and police services, and other public services and infrastructure existing on and around the subject property?
See attached narrative.

Are the existing public facilities capable of supporting the most intensive use of the new (requested) zone? If not, what mitigating measures are going to be implemented to address any short falls in public services that may exist?
See attached narrative.

L. How is the proposed zone change compatible with the existing neighboring uses?
See attached narrative.

What mitigating measures are planned to address incompatibility, such as sitescreening, buffering building design, open space traffic flow alteration, etc.?
See attached narrative.

M. What is the public need for the proposed change?
See attached narrative.

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

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Narrative

This is an application to change the zoning of three parcels totaling 4.41 acres and a small part of a fourth parcel from Light Industrial (M-1) to General Commercial (GC).¹ The use of the property for the expansion of an existing farm supplies store has already been approved. The purpose of the rezone is to make the zoning of the expansion site the same as it is for the existing store. Also, the approval decision for the expansion includes a finding that indicates merger of existing lots across zoning boundaries would not be permitted. Commercial zoning is more consistent with the retail commercial use of the site and the use of property fronting on S. 1st Street to the north and south and across the street to the east. Adjacent properties that are industrial in character are mostly to the west and as proposed, the new zoning boundary is a logical extension of the existing boundary between GC and M-1 zoning.

A. How is the subject property suitable for uses permitted under the proposed zoning?

The property is flat, with access to two arterial streets (Washington Avenue and 1st Street). Washington Avenue, on which it fronts is improved with curbs, gutters, sidewalk and illumination. The site is served by City sewer and water service and internal infrastructure is being provided on the site for the approved use.

What is the status of existing land use?

The project site is now being developed for the expansion of an existing farm supplies store, recently approved by the City through Type 1 Review. Expansion consists of 39,468 square feet of additional buildings including a 31,092 square foot warehouse, 7,176 square feet of additional retail space and a 1,200 square foot hay storage structure. An existing 2,953 square foot retail garden structure is being relocated. Also included is additional hard-surfaced areas for fenced outdoor storage and 92 parking spaces bringing the total to 175 parking spaces.

B. How is the rezone request in compliance with and/or how does the request deviate from the Yakima Urban Area Comprehensive Plan?

The rezoning is being proposed in conjunction with a proposed change in the future land use map designation to Commercial Mixed Use, with which the zoning is consistent. The zoning and plan designations are consistent with the comprehensive plan primarily in that they are part of an existing commercial center along two primary arterial corridors (1st Street and Washington Avenue) and are consistent with the use and zoning of most of the properties that border the rezone site on the north, south and east. The development of the site does not provide for mixed residential use as seems to be preferred by current plan policies although it is not precluded since the proposed zoning allows for it.

¹ A portion of Parcel 191331-14041 is included in the application because on-line zoning maps appear to include a narrow strip of that parcel in the M-1 zoning district. This is to ensure that all of the M-1 zoned area owned by the proponent is included. Interpretation of YMC 15.22.060 would suggest that the zoning boundary is on the lot line.

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C. Are there adequate public facilities, such as traffic capacity, sewer services, potable water, stormwater drainage, schools, fire and police services, and other public services and infrastructure existing on and around the subject property?

All of the required public facilities are adequate or are being provided, having been reviewed previously by the approval decision for the expanded use of these properties. There are no indications that schools are not available or would lack adequate capacity and there is no existing or proposed residential use of the property.

Are the existing public facilities capable of supporting the most intensive use of the new (requested) zone? If not, what mitigating measures are going to be implemented to address any short falls in public services that may exist?

The 82,682 square foot retail store and warehouse that has been approved and that is existing on adjacent properties is one of the most intensive potential uses of the new zone. It has just been reviewed separately for development approval, including environmental review with no mitigating measures determined to be necessary, indicating that existing public facilities are capable of supporting it.

D. How is the proposed zone change compatible with the existing neighborhood uses?

The zone change is compatible with neighboring land uses as evidenced by: 1). The zoning and use is consistent with that of most of the surrounding areas that typically have commercial and industrial land use and 2). The fact that the use of the site approved as a Type 1 land use in the current M-1 zone is also a Type 1 land use in the proposed General Commercial zone.

What mitigating measures are planned to address incompatibility, such as sitescreeing, buffering, building design, open space traffic flow alteration, etc?

No mitigation measures intended to address potential incompatibility have been identified or required for the use of the property now being developed and the Class 1 approval decision concluded that the store is compatible with and should not conflict with land uses in the surrounding area (April 19, 2018 decision for CL#018-18, Conclusion V.A., p. 9). Landscaping is being provided as required by City code requirements.

E. What is the public need for the proposed change?

The proposal provides for additional public need for retail hardware and farm supplies and supports economic growth of an existing commercial business by facilitating the expansion of an existing store. The amount of land removed from the total area of Industrial zoning in the City is minimal.

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PLANNING DIV.

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Legal Description:

19133114023

BEG 30 FT N & 660 FT W OF SE COR NE1/4, TH N 612 FT, TH E 204 FT, TH S 612 FT, TH W 204 FT TO
BEG.EX S 306 FT

19133114024

W 204 FT OF E 660 FT OF N 306 FT OF S 336 FT OF NE1/4

19133114025

BEG 30 FT N & 335 FT W OF SE COR SE1/4 NE1/4, TH N 637 FT, TH W 131 FT, TH S 635.8 FT, TH 131 FT TO
POB. EX N 150 FT OF E 100 FT & EX N 25 FT RD.

19133114041

Section 31 Township 13 Range 19 Quarter NE BEG 30 FT N OF SE COR NE1/4, TH W 335 FT, TH N 617 FT
M/L TO S LN RD (RUSSELL LN) R/W, TH E AL SD R/W TO W'LY LN ST RD #3 (S 1ST ST) R SD R/W TO A PT 30
FT N OF S LN NW1/4 SEC 32, TH W TO POB EX BEG 30 FT N OF SE COR NE1/4 SEC 31, TH W 111.23 FT, TH
N 150 FT, TH E 170 FT M/L TO W'LY LN ST RD #3 (S 1ST ST) R/W, TH SE'L A PT 30 FT N OF S LN NW1/4 SEC
32, TH W TO POB

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**CITY OF YAKIMA
PLANNING DIV.**

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Supplemental Application For:
**COMPREHENSIVE PLAN
 AMENDMENT**

YAKIMA MUNICIPAL CODE, CHAPTER 16.10
 ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

PART II - APPLICATION INFORMATION

1. TYPE OF APPLICATION: Comprehensive Plan Text Amendment Future Land Use Map Amendment

2. EXISTING ZONING OF SUBJECT PROPERTY:

SR R-1 R-2 R-3 B-1 B-2 HB SCC LCC CBD GC AS RD M-1 M-2

3. DESIRED ZONING OF SUBJECT PROPERTY:

SR R-1 R-2 R-3 B-1 B-2 HB SCC LCC CBD GC AS RD M-1 M-2

4. EXISTING FUTURE LAND USE DESIGNATION:

Low Density Residential Mixed Residential Community Mixed-Use Commercial Mixed-Use
 CBD Commercial Core Regional Commercial Industrial

5. DESIRED FUTURE LAND USE DESIGNATION:

Low Density Residential Mixed Residential Community Mixed-Use Commercial Mixed-Use
 CBD Commercial Core Regional Commercial Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

Transportation Rights-Of-Way Police And Fire Protection Parks And Trails Schools
 Water Sewer Storm Drainage Electricity Natural Gas Telephone Cable TV

PART III - REQUIRED ATTACHMENTS

7. MAPS: Maps of the subject property indicating roads, any area designated as critical areas, the future land use designation of adjacent properties, and current & proposed future land use designations. Maps are to be provided in both an 8-1/2" by 11" and 11" by 17" format and to a standard engineering scale (e.g. 1:20).

8. SUBMITTAL FOR POLICY/REGULATORY AMENDMENTS: Identification of the proposed amendment indicating the section and paragraph location for the current Comprehensive Plan provision sought to be changed, if any, and including, for text amendments, the specific text sought to be added or amended. (attach)

9. WRITTEN NARRATIVE (required. see attached): (stating the reasons for the request for the amendment and explaining how the proposed amendment meets the criteria in YMC § 16.10.040)

10. TRAFFIC CONCURRENCY (may be required)

11. ENVIRONMENTAL CHECKLIST (required)

12. SITE PLAN

13. AUTHORIZATION:

I hereby authorize the submittal of this Comprehensive Plan Amendment Application to the City of Yakima for review.

Byron S. Bank, Vice President
 Property Owner Signature (required)

4-24-18
 Date

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

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Supplemental Application For:
**COMPREHENSIVE PLAN
AMENDMENT**
YAKIMA MUNICIPAL CODE CHAPTER 16.10

PART IV - NARRATIVE

A. Does your proposal address circumstances that have changed since the last time the relevant comprehensive plan map or text was considered? If so, how?
See attached narrative.

B. Does your proposal better implement applicable comprehensive plan policies than the current relevant comprehensive plan map or text? If so, how?
See attached narrative.

C. Does your proposal correct an obvious mapping error? If so, what is the error?
See attached narrative.

D. Does your proposal address an identified deficiency in the Comprehensive Plan? If so, what is the deficiency?
See attached narrative.

E. Is the proposed Comprehensive Plan Amendment coordinated with, and take into consideration, the comprehensive plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100? If so, how?
See attached narrative.

F. Is the proposed Comprehensive Plan Amendment consistent with the Growth Management Act (GMA), RCW Ch. 36.70A, and the Yakima County-Wide Planning Policy (CWPP)? If so, how?
See attached narrative.

G. Have the cumulative impacts of all comprehensive plan amendments been considered in the evaluation of the proposed amendment? If so, how?
See attached narrative.

H. For Future Land Use Map changes please provide descriptive information regarding the property, including the status of existing land use, access to sewer and water, as well as the availability of public facilities such as schools, fire and police services.
See attached narrative.

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

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CITY OF YAKIMA
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This is an application to change the future land use designation of three parcels totaling 4.41 acres and a small part of a fourth parcel from Industrial to Commercial Mixed-Use and the zoning from Light Industrial (M-1) to General Commercial (GC).¹ The location of the site is the north side of E. Washington Avenue and extending north to Russell Lane just west of the intersection of South 1st Street. The purpose of this request is to establish a single future land use designation and zoning for the retail store and accessory buildings, parking and outdoor storage that are now existing or have been approved by the City on this property. Boundary line adjustments have also been approved and the proposed change would eliminate the potential for conflicts from split zoning and two separate future land use designations.

A. Does your proposal address circumstances that have changed since the last time the relevant comprehensive plan map or text was considered? If so, how?

Approval by the City of the facility expansion on the property that is now zoned M-1 are the changed circumstances. Although this was initiated by the proponent, it was done in a manner consistent with City code and land use policy and as explained further in this narrative, the proposed rezone is consistent with plan policies.

B. Does your proposal better implement applicable comprehensive plan policies than the current relevant comprehensive plan map or text? If so, how?

Yes, because it would accommodate an established and approved retail commercial facility. For that reason, it more closely follows the locational criteria of Land Use Policy 2.2.4.B from the Comprehensive Plan for Commercial Mixed-Use designation than it does the criteria of Policy 2.2.2.7.B for Industrial designation. Since expansion of the retail business was approved by the City, the rezone site is now part of an existing commercial center along two primary arterial corridors (1st Street and Washington Avenue). While the site is physically suited to industrial activities with reasonable access to I-82, SR 24, existing rail and airport facilities, its use is now for commercial, rather than industrial purposes. The site is surrounded by a mixture of commercial and industrial uses, with industrial use more dominant to the west where the industrial zoning and land use designation would remain. Land uses to the north and south are mixed, and primarily commercial land uses: retail stores and fast-food restaurants to the east. This distribution is consistent with the site having a commercial land use designation and zoning to correspond with those existing along 1st Street while the Industrial designation borders the site to the west.

¹ A portion of Parcel 191331-14041 is included in the application because on-line zoning maps appear to include a narrow strip of that parcel in the M-1 zoning district. This is to ensure that all of the M-1 zoned area owned by the proponent is included. Interpretation of YMC 15.22.060 would suggest that the zoning boundary is on the lot line.

The proposed action meets the criteria for land use designation in Policy 2.1.3. from the comprehensive plan in the following manner:

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CITY OF YAKIMA
PLANNING DIV.

1. It conforms to the locational criteria for the Commercial Mixed-Use designation;
2. The site is physically suited for the designation;
3. The proposed GC zone implements the Commercial Mixed-Use designation;
4. The proposed change isolates one small parcel that currently has an Industrial plan designation. This should not be considered an illegal spot zone because it is not arbitrary or unreasonable, and the use of this property is not completely different from that of the surrounding area or zoning, it is just that the proponent does not own the property. If instead of this proposal, the proponent was to apply to change the entire farm supplies store developed site from commercial to industrial, in order to avoid leaving the neighboring parcel with a separate land use classification, another parcel, also not owned, at the corner of S. 1st and Washington would be similarly isolated, but with a commercial designation.

The proposed action is consistent with the following goals and policies from the comprehensive plan:

Goal 2.1. Establish a development pattern consistent with the community's vision.

Policy 2.1.7. Allow new development only where adequate public services can be provided.

Policy 2.1.10. Require properties to assume zoning consistent with the City's Future Land Use Plan, as adopted or amended where appropriate.

Goal 2.5. Arterial corridors and other mixed-use centers. Enhance the character, function, and economic vitality of Yakima's arterial corridors and mixed-use center.

Policy 2.5.1. Allow for a mixture of compatible land uses along corridors and within mixed-use designated areas....

No inconsistencies with comprehensive plan goals or policies were identified.

C. Does your proposal correct an obvious mapping error? If so, what is the error?

We are not asserting that there is an obvious mapping error.

D. Does your proposal address an identified deficiency in the Comprehensive Plan? If so, what is the deficiency?

Because of the change of the use occurring on the property, the commercial future land use designation is the most appropriate. The subject property lies at the boundary between

existing Commercial Mixed-Use and Industrial designated areas. While the property is generally consistent with both categories, the proposed designation better fits the existing and approved use. Revising the boundary as proposed by this application creates a Commercial Mixed-Use area with logical boundaries that extend outward from two arterial streets as indicated by the Comprehensive Plan. Considering that the two plan designations are both generally suitable in this location, the recent approval by the City of the expansion of an existing commercial use into this area supports the proposed amendment.

E. Is the proposed Comprehensive Plan Amendment coordinated with, and take into consideration, the comprehensive plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100? If so, how?

The nearest neighboring jurisdiction is Union Gap, which is about 900 feet from the rezone property to the east along Washington Avenue, and about ½ mile to the south on S. 1st Street. The land uses, zoning and plan designations in adjacent areas along these two streets across the City boundaries in Union Gap are also commercial. This proposal would be part of a consistent continuation of the commercial zoning and land use designations along the length of the two arterial streets.

No inconsistencies have been identified with the comprehensive plans of either Union Gap or Yakima County. The only regional issues that appear to be relevant are consistency between land use designations on common City boundaries and economic development policies that support existing businesses.

F. Is the proposed Comprehensive Plan Amendment consistent with the Growth Management Act (GMA), RCW Ch. 36.70A, and the Yakima County-Wide Planning Policy (CWPP)? If so, how?

The plan amendment is consistent with the planning goals of RCW 36.70A.040:

1. Urban Growth – The site is in an urban area where adequate public facilities and services exist or can be provided in the future.
5. Economic Development – Encourages economic development consistent with the comprehensive plan, promotes economic opportunities for all citizens and encourages growth within the capabilities of natural resources, public services and public facilities.
12. Public Facilities and Services – Necessary public facilities and services adequate to serve the development are or will be available at the time of occupancy and use without decreasing current service levels below locally established minimum standards.

There are no inconsistencies with the other planning goals. County-wide planning policies that are relevant to this proposal are basically re-statements of the planning goals stated above.

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G. Have the cumulative impacts of all comprehensive plan amendments been considered in the evaluation of the proposed amendment? If so, how?

Since at the time this application is being prepared, we do not have access to the other comprehensive plan amendments being considered by the City, the answer to this question is no. Since this is the first round of plan amendments since adoption of the 2017 update of the Comprehensive Plan, there should be no previously approved amendments to be considered. Based on the Supplemental Environmental Impact Statement for the 2017 plan update, and assuming that it accurately reflects the plan designations made under the preferred alternative, a total of 1,902 acres were designated Commercial Mixed Use and 2,509 acres designated industrial. This proposal would reduce the amount of industrial designated area and increase the amount of commercial designated area by 4.4 acres, a change of less than 0.1% of the total of each land use category City-wide.

Since mixed residential and commercial use is allowed by the comprehensive plan in commercially designated areas, the proposal potentially increases the number of possible residential units, but the plan does not break down projected population growth to be accommodated by residential development in mixed use versus single-purpose residential zoning districts so the effect that this proposal could have on growth projections has not been determined. Also, the proponent does not plan to provide for residential development on this site. There is no indication of any impact from this amendment on the comprehensive plan or land use policy.

H. For Future Land Use Map changes please provide descriptive information regarding the property, including the status of existing land use, access to sewer and water, as well as the availability of public facilities such as school, fire and police services.

The project site is now being developed for the expansion of an existing farm supplies store. The project consists of 39,468 square feet of additional buildings including a 31,092 square foot warehouse, 7,176 square feet of additional retail space and a 1,200 square foot hay storage structure. An existing 2,953 square foot retail garden structure is being relocated. Also included is additional hard-surfaced areas for fenced outdoor storage and 92 parking spaces bringing the total to 175 parking spaces.

The property is served by City sewer and water and necessary infrastructure is being provided on-site to serve the proposed expansion, indicating that these utilities are adequate. Washington Avenue is an improved four-lane arterial with curb, gutter, sidewalk and illumination on the entire frontage of the site. Fire and police services are available, and the non-residential use of this property has minimal need for schools.

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Surrounding land uses are primarily industrial to the west There is a fertilizer distributor bordering the site on the west and fruit packing/storage. The land uses are mixed commercial and industrial to the south and to the north. Land use to the east is mostly commercial including retail and fast food restaurants.

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**COASTAL FARM REAL ESTATE INC
CPA#001-18, RZ#002-18 & SEPA#004-18**

EXHIBIT LIST

**CHAPTER G
Notices**

DOC INDEX #	DOCUMENT	DATE
G-1	2015 Comprehensive Plan Amendment Opening Process Display Ad and Legal Notice	02/09/2018
G-2	Determination of Application Completeness	05/29/2018
G-3	Land Use Action Installation Certificate	06/04/2018
G-4	Notice of Application and Environmental Review G-4a: Postcard Notice G-4b: Parties and Agencies Notified G-4c: Affidavit of Mailing	06/08/2018
G-5	Notice of Public Hearing & Determination of Non-Significance G-5a: Legal Ad G-5b: Press Release & Distribution Email G-5c: Parties and Agencies Notified G-5d: Affidavit of Mailing	07/05/2018
G-6	YPC Agenda and Packet Distribution List	08/02/2018
G-7	YPC Agenda & Sign-In Sheet	08/08/2018
G-8	Notice of Yakima Planning Commission's Recommendation (See DOC INDEX#AA-1 for YPC Recommendation) G-8a: Parties and Agencies Notified G-8b: Affidavit of Mailing	08/27/2018
G-9	Letter of Transmittal to City Clerk for Public Hearing Notice Mailing Labels & 2018 CPA Docket (includes vicinity map)	10/03/2018

CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

I, Lisa Maxey, as an employee of the City of Yakima, Planning Division, have transmitted to: Sonya Claar-Tee, City Clerk, by hand delivery, the following documents:

1. Mailing labels for THE 2018 COMPREHENSIVE PLAN AMENDMENTS: CPA#001-18/RZ#002-18 - Coastal Farm Real Estate Inc; CPA#002-18/RZ#003-18 - Yakima Valley Farmworkers Clinic; CPA#003-18/RZ#004-18 - William Almon; CPA#004-18/RZ#005-18 - Riverpointe Landing LLC/Westtowne LLC; CPA#005-18/RZ#006-18 - West Valley Nursing Homes Inc; and CPA#007-18/RZ#008-18 - City of Yakima Wastewater Division; including all labels for parties of record and property owners within a radius of 300 feet of the subject properties.
2. The docket which includes descriptions of the requests and vicinity maps of the subject properties

Signed this 3rd day of October, 2018.



Lisa Maxey
Planning Specialist

Received By: 

Date: 10-3-18

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19133114023 COASTAL FARM REAL ESTATE INC PO BOX 99 ALBANY, OR 97321	19133114024 COASTAL FARM REAL ESTATE INC PO BOX 99 ALBANY, OR 97321	19133114025 COASTAL FARM REAL ESTATE INC PO BOX 99 ALBANY, OR 97321
19133114041 COASTAL FARM REAL ESTATE INC PO BOX 99 ALBANY, OR 97321	19133141011 DW COLUMBIA INVESTMENTS LLC 704 S 7TH AVE YAKIMA, WA 98902	19133223403 GTO PROPERTIES LLC 151 ANDRING WAY YAKIMA, WA 98901
19133223407 GTO PROPERTIES LLC 151 ANDRING WAY YAKIMA, WA 98901	19133223039 H D DEVELOPMENT OF MARYLAND INC PO BOX 105842 ATLANTA, GA 30348	19133223040 H D DEVELOPMENT OF MARYLAND INC PO BOX 105842 ATLANTA, GA 30348
19133114017 HANSEN PROPERTIES LP PO BOX 9755 YAKIMA, WA 98909	19133114012 MILLER FAMILY HOLDING TRUST PO BOX 10884 YAKIMA, WA 98909	19133223401 NATIONAL RETAIL PROPERTIES LP 450 S ORANGE AVE STE 900 ORLANDO, FL 32801
19133114010 R248 LLC 3409 HILLSIDE PL. YAKIMA, WA 98903	19133114013 R248 LLC 3409 HILLSIDE PL. YAKIMA, WA 98903	19133223038 RI-YAKIMA LLC 2025 4TH ST BERKELEY, CA 94710
19133232002 SHUEL ENTERPRISES LLC 2201 S FIRST ST UNION GAP, WA 98903	19133114030 WILBUR -ELLIS CO 16300 CHRISTENSEN RD # 135 TUKWILA, WA 98188	19133114045 WILBUR-ELLIS CO 16300 CHRISTENSEN RD # 135 TUKWILA, WA 98188
19133141404 YAKIMA COOPERATIVE ASSN 501 S FRONT ST YAKIMA, WA 98901	19133232015 YAKIMA COOPERATIVE ASSN 501 S FRONT ST YAKIMA, WA 98901	19133232400 YAKIMA COOPERATIVE ASSN 501 S FRONT ST YAKIMA, WA 98901
19133114042 YAKIMA RESTAURANTS INC 2738 N MAIN ST STE A FINDLAY, OH 45840	19133223036 ALAN P GAMACHE PO BOX 340 SELAH, WA 98942	19133114026 BRUCE K & SYLVIA L KIRKHAM 4703 MAPLE AVE YAKIMA, WA 98901
19133114040 DIANA LYNN THAYER 1350 WEIKEL RD YAKIMA, WA 98908	19133141408 HOWARD E MAGGARD 421 N 20TH AVE YAKIMA, WA 98902	19133141403 JOSEPH ESPINOZA 20 E WASHINGTON AVE YAKIMA, WA 98903
19133232431 KELLY KIRSCHNER 1314 N WENATCHEE AVE WENATCHEE, WA 98801	19133114014 MARVIN BRIGHT 1922 S 1ST ST YAKIMA, WA 98903	19133114015 MARVIN BRIGHT 1922 S 1ST ST YAKIMA, WA 98903

300-ft Mailing List
Coastal Farm Real Estate Inc.
CPA #001-18 / RZ #002-18

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19133141409 ROBERT & LYNDA COFFELT 161 CRAIGMORE DR ROCKINGHAM, VA 22801	19133141005 ROBERT A & VICKY L ISAAK 3701 COMMONWEALTH DR YAKIMA, WA 98901	19133141400 RUSSELL A REILAND 1817 S 1ST ST YAKIMA, WA 98903
19133141401 RUSSELL A REILAND 1817 S 1ST ST YAKIMA, WA 98903	19133141405 RUSSELL A REILAND 1817 S 1ST ST YAKIMA, WA 98903	19133141406 RUSSELL A REILAND 1817 S 1ST ST YAKIMA, WA 98903
19133141402 RUSSELL A & STEPHANIE C REILAND 1817 S 1ST ST YAKIMA, WA 98903	19133141003 STEVE PAULLIN 17200 COTTONWOOD CANYON RD YAKIMA, WA 98908	38 Total Parcels - Coastal Farm Real Estate Inc - CPA#001-18, RZ#002-18 & SEPA#004-18
PLSA Engineering & Surveying Inc Attn: Tom Durant 521 N 20th Ave #3 Yakima, WA 98902	Ntc of City Council Hearing CPA #001-18/RZ #002-18 Date of Hearing: 11/6/18	

PLSA Engineering & Surveying Inc Attn: Tom Durant 521 N 20 th Ave #3 Yakima, WA 98902 tdurant@plsaofyakima.com	Coastal Farm Real Estate Inc PO Box 99 Albany, OR 97321	
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Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov
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Mike Shane	Engineering	Mike.Shane@yakimawa.gov
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Sara Watkins	Legal Dept	Sara.Watkins@yakimawa.gov
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
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Chief Rizzi	Police Department	Dominic.Rizzi@yakimawa.gov
Scott Schafer	Public Works Dept	Scott.Schafer@yakimawa.gov
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Randy Layman	Refuse Division	Randy.Layman@yakimawa.gov
Naeem Kara	Transit Division	Naeem.Kara@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
For the Record/File		Revised 04/2018

Type of Notice: City Council Public Hearing

File Number: CPA #001-18/RZ #002-18

Date of Meeting: 11/6/18
Hearing

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Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, October 03, 2018 8:13 AM
To: Claar Tee, Sonya
Subject: Mailing Labels - 2018 Comp Plan Amendments Public Hearings
Attachments: In-House Distribution E-mail List_ updated 04.16.2018; Local Media List _07.05.2018

Good Morning Sonya,

Mailing labels will be delivered to you shortly for the 2018 Comprehensive Plan Amendments, scheduled for public hearing on Tuesday November 6, 2018. Please also email the notice to the following distribution groups (attached to ensure you have the latest versions): In-House Distribution E-mail List updated 04.16.2018 and Local Media List 07.05.2018.

Please also email the notice to the following parties:

tdurant@plsaofyakima.com
Hps410@qwestoffice.net
ron_duffield@yahoo.com
eight_is_great008@hotmail.com
teacherwetch@gmail.com
mthomes47@gmail.com
katyweatherley@gmail.com
Lhopkins21@aol.com
randolph2005@gmail.com
reliwahl@msn.com
jheri@ahtrees.org
colleen@ahtrees.org
Lance@beardedmonkeyracing.com
Kellie@yakimagreenway.org
aar7040@gmail.com
silvrfx40@bmi.net
jake@3dyakima.com
leanne.mickel@me.com
patbyers907@msn.com
Philipostriem@gmail.com
rob@mccormickaircenter.com
cook.w@charter.net

Thank you!



Lisa Maxey
Planning Specialist
Planning Division
p: 509.576.6669
129 North 2nd Street, Yakima, Washington, 98901



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

**DEPARTMENT OF COMMUNITY DEVELOPMENT
COMPREHENSIVE PLAN AMENDMENTS
SUMMARY OF REQUESTS**

The Department of Community Development received seven requests for amendments to the Future Land Use Map for the 2018 amendment review process. These include:

- APPLICANT:** PLSA Engineering & Surveying for Coastal Farm Real Estate Inc
- FILE NUMBERS:** CPA#001-18, RZ#002-18, SEPA#004-18
- LOCATION:** 802 E Russell Ln, 13 & 15 E Washington Ave
- PARCEL NO:** 191331-14023, 191331-14024, 191331-14025, 191331-14041
- AMENDMENT REQUEST** Change the Future Land Use map designation for three parcels from Industrial to Commercial Mixed-Use and change the zoning from Industrial (M-1) to General Commercial (GC), and change the zoning for the western portion of a fourth parcel from Industrial (M-1) to General Commercial (GC).



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APPLICANT: Hordan Planning Services for Yakima Valley Farm Workers Clinic
FILE NUMBERS: CPA#002-18, RZ#003-18, SEPA#005-18
LOCATION: 600 & 611 Wilson Ln, 1410, 1412, 1414 & 1418 S 7th St
PARCEL NO: 191330-41425, 191330-41426, 191330-41427, 191330-41428, 191330-41431, 191330-41432
AMENDMENT REQUEST Change the Future Land Use map designation for six parcels from Mixed Residential to Commercial Mixed-Use and rezone six parcels from Two-Family Residential (R-2) to General Commercial (GC) in anticipation of future expansion of the adjacent medical clinic.



APPLICANT: Hordan Planning Services for William Almon
FILE NUMBERS: CPA#003-18, RZ#004-18, SEPA#006-18
LOCATION: 1104 S 48th Ave
PARCEL NO: 181328-41405
AMENDMENT REQUEST Change the Future Land Use map designation for one parcel from Low-density Residential to Community Mixed-Use and rezone one parcel from Single-family Residential (R-1) to Professional Business (B-1).



APPLICANT: Hordan Planning Services for Riverpointe Landing LLC & Westtowne LLC
FILE NUMBERS: CPA#004-18, RZ#005-18, SEPA#007-18
LOCATION: 1429, 1431, & 1439 N 16th Ave
PARCEL NO: 181312-33005, 181312-22002, 181312-33003
AMENDMENT REQUEST Change the Future Land Use map designation for three parcels from Regional Commercial to Industrial and rezone three parcels from Large Convenience Center (LCC) to Light Industrial (M-1).



APPLICANT: Hordan Planning Services for West Valley Nursing Homes Inc

FILE NUMBERS: CPA#005-18, RZ#006-18, SEPA#008-18

LOCATION: Vicinity of S 85th Ave & Occidental Rd

PARCEL NO: 181206-21001, 181206-21005, 181206-21007,
181206-21401, 181206-21402

AMENDMENT REQUEST Retain the Future Land Use map designation for five parcels of Mixed Residential and zoning designation of Multi-family Residential (R-3) previously approved through CPA#006-12, RZ#006-12, and a property use and development agreement executed by City Council which limited development of the property to multi-family senior living and senior care residential facilities. The property owner wishes to explore additional housing opportunities, including but not limited to, senior living/senior care land use and therefore proposes to vacate the property use and development agreement to allow for other multi-family uses.



APPLICANT: Hordan Planning Services for Israel Zaragoza

FILE NUMBERS: CPA#006-18, RZ#007-18, SEPA#009-18

LOCATION: 1317 S 7th St

PARCEL NO: 191330-14510

AMENDMENT REQUEST Change the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and rezone one parcel from Two-Family Residential (R-2) to General Commercial (GC) in anticipation of future expansion of the adjacent automotive accessories retail store and detail/installation shop.



APPLICANT: City of Yakima Wastewater Division

FILE NUMBERS: CPA#007-18, RZ#008-18, SEPA#010-18

LOCATION: Vicinity of S 22nd St & Hwy 24

PARCEL NO: 191329-41400, 191328-32005, 191329-41404

AMENDMENT REQUEST Change the Future Land Use map designation for three parcels from Low-density Residential to Commercial Mixed-Use and rezone three parcels from Suburban Residential (SR) to General Commercial (GC) to enable a future proposal for a low-barrier homeless shelter use.



AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

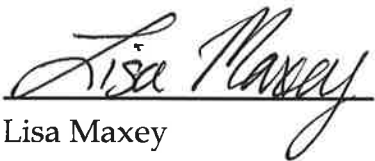
RE: CPA#001-18 & RZ#002-18

Coastal Farm Real Estate Inc

13 & 15 E Washington Ave/802 E Russell Ln

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Yakima Planning Commission's Recommendation to City Council**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and parties of record, and that said notices were mailed by me on the 27th day of **August, 2018**.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Lisa Maxey

Planning Specialist

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PLSA Engineering & Surveying Inc Attn: Tom Durant 521 N 20 th Ave #3 Yakima, WA 98902 tdurant@plsaoofyakima.com	Coastal Farm Real Estate Inc PO Box 99 Albany, OR 97321	
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Joseph Calhoun	Planning Division	Joseph.Calhoun@yakimawa.gov
Chief Rizzi	Police Department	Dominic.Rizzi@yakimawa.gov
Scott Schafer	Public Works Dept	Scott.Schafer@yakimawa.gov
Loretta Zammarchi	Refuse Division	Loretta.Zammarchi@yakimawa.gov
Randy Layman	Refuse Division	Randy.Layman@yakimawa.gov
Naeem Kara	Transit Division	Naeem.Kara@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
For the Record/File		Revised 04/2018

Type of Notice: Ntc of YPC Recommendation
 File Number: CPA #001-18, RZ #002-18
 Date of Mailing: 8/27/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Monday, August 27, 2018 8:49 AM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Ibarra, Rosalinda; Kallevig, Dana; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rizzi, Dominic; Schafer, Scott; Shane, Mike; Watkins, Sara; Zammarchi, Loretta
Cc: Calhoun, Joseph
Subject: Notice of YPC Recommendation to City Council - Yakima Valley Farm Workers Clinic - CPA#002-18 & RZ#003-18
Attachments: NOTICE OF YPC RECOMMENDATION_YVFWC - CPA#002-18 & RZ#003-18.pdf

Attached is a Notice of the Yakima Planning Commission's Recommendation to City Council regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Joseph Calhoun at (509) 575-6042 or email to: joseph.calhoun@yakimawa.gov. Thank you!

Lisa Maxey

Planning Specialist | City of Yakima Planning Division

(509) 576-6669 ~ Lisa.Maxey@yakimawa.gov

Planning Division: (509) 575-6183

129 N 2nd Street, Yakima, WA 98901





DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

NOTIFICATION OF PLANNING COMMISSION'S RECOMMENDATION TO THE YAKIMA CITY COUNCIL

DATE: August 27, 2018
TO: Applicant and Parties of Record
SUBJECT: Notice of Yakima Planning Commission's Recommendation to
The Yakima City Council
FILE #(S): CPA#001-18 & RZ#002-18
APPLICANT: PLSA Engineering & Surveying on behalf of Coastal Farm Real
Estate Inc
PROJECT LOCATION: 13 & 15 E Washington Ave/802 E Russell Ln

On August 22, 2018, the City of Yakima Planning Commission rendered their recommendation on **CPA#001-18 and RZ#002-18**, a proposal to change the Future Land Use map designation for three parcels from Industrial to Commercial Mixed-Use and change the zoning from Industrial (M-1) to General Commercial (GC), and change the zoning for the western portion of a fourth parcel from Industrial (M-1) to General Commercial (GC). The application was reviewed at an open record public hearing held on August 8, 2018.

A copy of the Planning Commission's Findings and Recommendation is enclosed.

The Planning Commission's Recommendation will be considered by the Yakima City Council in a public hearing to be scheduled. The City Clerk will notify you of the date, time and place of the public hearing.

For further information or assistance you may contact Planning Manager Joseph Calhoun at (509) 575-6042 or email to: joseph.calhoun@yakimawa.gov.

A handwritten signature in black ink, appearing to be "JC" followed by a flourish.

Joseph Calhoun
Planning Manager

Date of Mailing: **August 27, 2018**
Enclosures: Planning Commission's Recommendation

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

City of Yakima Planning Commission

PUBLIC HEARING

City Hall Council Chambers

Wednesday August 8, 2018

3:00 p.m. – 5:00 p.m.

YPC Members:

Chairwoman Patricia Byers, Vice-Chair Al Rose, Bill Cook, Jacob Liddicoat, Robert McCormick, Leanne Hughes-Mickel, and Philip Ostriem

Council Liaison: Jason White

City Planning Staff:

**Joan Davenport (Community Development Director); Joseph Calhoun (Planning Manager);
Eric Crowell (Associate Planner); Trevor Martin (Associate Planner);
Colleda Monick (Assistant Planner); Rosalinda Ibarra (Administrative Assistant);
and Lisa Maxey (Planning Specialist)**

AGENDA

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Audience Participation
- V. Approval of Meeting Minutes of July 25, 2018
- VI. Public Hearings: 2018 Comprehensive Plan Map Amendments (Part 1 of 2)
 - A. COASTAL FARM REAL ESTATE INC (CPA#001-18, RZ#002-18, SEPA#004-18)
802 E Russell Ln; 13 & 15 E Washington Ave
 - B. YAKIMA VALLEY FARM WORKERS CLINIC (CPA#002-18, RZ#003-18, SEPA#005-18)
600 & 611 Wilson Ln; 1410, 1412, 1414 & 1418 S 7th St
 - C. CITY OF YAKIMA WASTEWATER DIVISION (CPA#007-18, RZ#008-18, SEPA#010-18)
Vicinity of Highway 24 & S 22nd St
- VII. Discussion: Hotel/Motel & Extended Stay Hotel/Motel Uses & Definitions
- VIII. Other Business
- IX. Adjourn

Next Meeting: August 22, 2018

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**YPC Staff Report & Packet Distribution List
Coastal Farm Real Estate Inc
CPA#001-18, RZ#002-18 & SEPA#004-18**

YPC PACKET:

Patricia Byers
Patbyers907@msn.com

Al Rose
Silvrfx40@bmi.net
aar7040@gmail.com

Bill Cook
Cook.w@charter.net

Rob McCormick
rob@mccormickaircenter.com

Jake Liddicoat
jake@3dyakima.com

Leanne Hughes-Mickel
leanne.mickel@me.com

Philip Ostriem
Philipostriem@gmail.com

PLSA Engineering & Surveying
Attn: Tom Durant
521 N 20th Ave #3
Yakima, WA 98902
tdurant@plsaofyakima.com

AGENDA & STAFF REPORT ONLY:

Coastal Farm Real Estate Inc
PO Box 99
Albany, OR 97321

Date Distributed: 8/2/18

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#001-18, RZ#002-18, & SEPA#004-18

Coastal Farm Real Estate Inc

802 E Russell Ln, 13 & 15 E Washington Ave

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Public Hearing and DNS**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, parties of record, and all property owners of record within a radius of 300 feet of subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 5th day of July, 2018.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Lisa Maxey
Planning Specialist

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19133114023 COASTAL FARM REAL ESTATE INC PO BOX 99 ALBANY, OR 97321	19133114024 COASTAL FARM REAL ESTATE INC PO BOX 99 ALBANY, OR 97321	19133114025 COASTAL FARM REAL ESTATE INC PO BOX 99 ALBANY, OR 97321
19133114041 COASTAL FARM REAL ESTATE INC PO BOX 99 ALBANY, OR 97321	19133141011 DW COLUMBIA INVESTMENTS LLC 704 S 7TH AVE YAKIMA, WA 98902	19133223403 GTO PROPERTIES LLC 151 ANDRING WAY YAKIMA, WA 98901
19133223407 GTO PROPERTIES LLC 151 ANDRING WAY YAKIMA, WA 98901	19133223039 H D DEVELOPMENT OF MARYLAND INC PO BOX 105842 ATLANTA, GA 30348	19133223040 H D DEVELOPMENT OF MARYLAND INC PO BOX 105842 ATLANTA, GA 30348
19133114017 HANSEN PROPERTIES LP PO BOX 9755 YAKIMA, WA 98909	19133114012 MILLER FAMILY HOLDING TRUST PO BOX 10884 YAKIMA, WA 98909	19133223401 NATIONAL RETAIL PROPERTIES LP 450 S ORANGE AVE STE 900 ORLANDO, FL 32801
19133114010 R248 LLC 3409 HILLSIDE PL. YAKIMA, WA 98903	19133114013 R248 LLC 3409 HILLSIDE PL. YAKIMA, WA 98903	19133223038 RI-YAKIMA LLC 2025 4TH ST BERKELEY, CA 94710
19133232002 SHUEL ENTERPRISES LLC 2201 S FIRST ST UNION GAP, WA 98903	19133114030 WILBUR -ELLIS CO 16300 CHRISTENSEN RD # 135 TUKWILA, WA 98188	19133114045 WILBUR-ELLIS CO 16300 CHRISTENSEN RD # 135 TUKWILA, WA 98188
19133141404 YAKIMA COOPERATIVE ASSN 501 S FRONT ST YAKIMA, WA 98901	19133232015 YAKIMA COOPERATIVE ASSN 501 S FRONT ST YAKIMA, WA 98901	19133232400 YAKIMA COOPERATIVE ASSN 501 S FRONT ST YAKIMA, WA 98901
19133114042 YAKIMA RESTAURANTS INC 2738 N MAIN ST STE A FINDLAY, OH 45840	19133223036 ALAN P GAMACHE PO BOX 340 SELAH, WA 98942	19133114026 BRUCE K & SYLVIA L KIRKHAM 4703 MAPLE AVE YAKIMA, WA 98901
19133114040 DIANA LYNN THAYER 1350 WEIKEL RD YAKIMA, WA 98908	19133141408 HOWARD E MAGGARD 421 N 20TH AVE YAKIMA, WA 98902	19133141403 JOSEPH ESPINOZA 20 E WASHINGTON AVE YAKIMA, WA 98903
19133232431 KELLY KIRSCHNER 1314 N WENATCHEE AVE WENATCHEE, WA 98801	19133114014 MARVIN BRIGHT 1922 S 1ST ST YAKIMA, WA 98903	19133114015 MARVIN BRIGHT 1922 S 1ST ST YAKIMA, WA 98903

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<p>19133141409 ROBERT & LYNDA COFFELT 161 CRAIGMORE DR ROCKINGHAM, VA 22801</p>	<p>19133141005 ROBERT A & VICKY L ISAAK 3701 COMMONWEALTH DR YAKIMA, WA 98901</p>	<p>19133141400 RUSSELL A REILAND 1817 S 1ST ST YAKIMA, WA 98903</p>
<p>19133141401 RUSSELL A REILAND 1817 S 1ST ST YAKIMA, WA 98903</p>	<p>19133141405 RUSSELL A REILAND 1817 S 1ST ST YAKIMA, WA 98903</p>	<p>19133141406 RUSSELL A REILAND 1817 S 1ST ST YAKIMA, WA 98903</p>
<p>19133141402 RUSSELL A & STEPHANIE C REILAND 1817 S 1ST ST YAKIMA, WA 98903</p>	<p>19133141003 STEVE PAULLIN 17200 COTTONWOOD CANYON RD YAKIMA, WA 98908</p>	<p>38 Total Parcels - Coastal Farm Real Estate Inc - CPA#001-18, RZ#002-18 & SEPA#004-18</p>
<p>PLSA Engineering & Surveying Inc Attn: Tom Durant 521 N 20th Ave #3 Yakima, WA 98902</p>	<p><i>Ntc of Public Hearing + DNS CPA#001-18, RZ#002, SEPA#004 Sent 7/5/18</i></p>	

<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahatanum.net</p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org</p>	<p>Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov</p>
<p>Dept of Archaeology & Historic Preservation Greg Griffith or Gretchen Kaehler, Deputy State Historic Preservation Officer P.O. Box 48343 Olympia, WA 98504-8343 Sepa@dahp.wa.gov</p>	<p>Department of Commerce Growth Management Services P.O. Box 42525 Olympia, WA 98504-2525 reviewteam@commerce.wa.gov</p>	<p>Department of Ecology Annie Szvetcz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov sepaunit@ecy.wa.gov lori.white@ecy.wa.gov</p>
<p>Department of Ecology Gwen Clear, Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov</p>	<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov</p>	<p>Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov</p>
<p>Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov</p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov</p>	<p>Department of Social & Health Services Terri Sinclair-Olson Operations Support and Services Division P.O. Box 45848 Olympia, WA 98504 Terri.Sinclair-Olson@dshs.wa.gov</p>
<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov</p>	<p>Engineering Division Bob Degrosellier and Brett Sheffield, City Engineer 129 N 2nd Street Yakima, WA 98901 dana.kallevig@yakimawa.gov</p>	<p>Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 bob@nobhillwater.org</p>
<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org</p>	<p>Parks & Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 Jessica.logan@parks.wa.gov</p>	<p>US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 david.j.moore@usace.army.mil</p>
<p>Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov</p>	<p>West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 wattsa@wvsd208.org</p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov</p>
<p>WSDOT South Central Regional Planning Office SCplanning@wsdot.wa.gov</p>	<p>WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov</p>	<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov</p>
<p>Yakama Nation Environmental Mgmt Program Elizabeth Sanchey, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchey@yakama.com</p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com</p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov</p>
<p>Yakima County Commissioners Commissioners.web@co.yakima.wa.us</p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us</p>	<p>Yakima County Flood Control District Terry Keenhan & Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 Terry.Keenhan@co.yakima.wa.us Dianna.Woods@co.yakima.wa.us</p>
<p>Yakima County Planning Lynn Deitrick & Jason Earles 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn.Deitrick@co.yakima.wa.us Jason.Earles@co.yakima.wa.us</p>	<p>Yakima County Public Services Vern Redifer, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 Vern.redifer@co.yakima.wa.us</p>	<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org</p>

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Yakima Regional Clean Air Agency
Hasan Tahat, Engineering & Planning Supervisor
329 North 1st Street
Yakima, WA 98901
hasan@yrcaa.org

Yakima School District
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Yakima, WA 98902
izutsu.scott@yakimaschools.org

Yakima Valley Conference of Governments
Mike Shuttleworth, Planning Manager
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Mike.shuttleworth@yvcog.org

Yakima Valley Museum
John A. Baule, Director
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Yakima, WA 98902
john@yakimavalleymuseum.org

Yakima Waste Systems
Keith Kovalenko, District Manager
2812 1/2 Terrace Heights Dr.
Yakima, WA 98901
keithk@wasteconnections.com

Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902	Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903
Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504	Environmental Protection Agency NEPA Review Unit 1200 6th Ave #900 Seattle, WA 98101	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903
Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Airport Planner 1601 Lind Ave SW Renton, WA 98055-4056	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504	Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901
Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902	Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901	United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903
WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	Eastern Drinking Water Operations River View Corporate Center 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216	Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948
Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948	Yakima School District Dr. Jack Irion, Superintendent 104 North 4th Ave Yakima, WA 98902
Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336
Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903	US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755	

\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES_updated 7.2.18 - Form List.docx

Type of Notice: Notice of Public Hearing & DNS

File Number: CPA #001-18, RZ #002-18, SEPA #004-18

Date of Mailing: 7/5/18

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Parties of Record – Coastal Farm Real Estate Inc – CPA#001-18, RZ#002-18, SEPA#004-18

Department of Commerce reviewteam@commerce.wa.gov	PLSA Engineering & Surveying Inc Attn: Tom Durant 521 N 20 th Ave #3 Yakima, WA 98902 tdurant@plsaofyakima.com	Coastal Farm Real Estate Inc PO Box 99 Albany, OR 97321
--	---	---

In-House Distribution E-mail List		
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Joe Caruso	Code Administration	Joe.Caruso@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov
Vick DeOchoa	Code Administration	Vick.DeOchoa@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
Mike Shane	Engineering	Mike.Shane@yakimawa.gov
Pat Reid	Fire Dept	Pat.Reid@yakimawa.gov
Jeff Cutter	Legal Dept	Jeff.Cutter@yakimawa.gov
Sara Watkins	Legal Dept	Sara.Watkins@yakimawa.gov
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
Joseph Calhoun	Planning Division	Joseph.Calhoun@yakimawa.gov
Chief Rizzi	Police Department	Dominic.Rizzi@yakimawa.gov
Scott Schafer	Public Works Dept	Scott.Schafer@yakimawa.gov
Loretta Zammarchi	Refuse Division	Loretta.Zammarchi@yakimawa.gov
Randy Layman	Refuse Division	Randy.Layman@yakimawa.gov
Naeem Kara	Transit Division	Naeem.Kara@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
For the Record/File		Revised 04/2018

Type of Notice: NTC of Public Hearing & DNS

File Number: CPA #001-18, RZ #002-18, SEPA #004-18

Date of Mailing: 7/5/18

Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, July 05, 2018 10:26 AM
To: 'Department of Commerce (CTED) - Review Team'; Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Ibarra, Rosalinda; Kallevig, Dana; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rizzi, Dominic; Schafer, Scott; Shane, Mike; Watkins, Sara; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bertrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Department of Social & Health Services; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Scott Izutsu - Yakima School District; US Army Corps of Engineers - David Moore; WA State Parks & Recreation Commission; West Valley School District - Angela Watts; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Patrick Wright; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchez; Yakama-Klickitat Fisheries - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Terry Keenhan; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - John A. Baule; Yakima Waste Systems - Keith Kovalenko; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); Jacob Liddicoat; Leanne Hughes-Mickel; Patricia Byers; Philip Ostriem; Rob McCormick; White, Jason; William Cook (cook.w@charter.net); Associated Press; Bastinelli, Mike; Brown, Michael; Davido, Sean; El Mundo; El Sol de Yakima; Fannin, John; Hispanic Chamber of Commerce; KAPP TV News; KBBO-KRSE Radio - manager; KCJT TV News; KDNA Noticias; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KUNW-TV Univision; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; RCDR - Maria DJ Rodriguez; Reed C. Pell; Tu Decides; Tu Decides - Albert Torres; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima School District - Jack Irion; Yakima Valley Business Times; Yakima Valley Business Times - George Finch; Beehler, Randy
Cc: Calhoun, Joseph
Subject: Notice of YPC Public Hearing & DNS - Coastal Farm Real Estate Inc - CPA#001-18, RZ# 002-18 & SEPA#004-18
Attachments: NOTICE OF PUBLIC HEARING & DNS - Coastal Farm Real Estate Inc - CPA#001-....pdf

Attached is a Notice of Yakima Planning Commission Public Hearing and Determination of Non-Significance (DNS) regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Joseph Calhoun at (509) 575-6042 or email to: joseph.calhoun@yakimawa.gov. Thank you!

Lisa Maxey

Planning Specialist | City of Yakima Planning Division

(509) 576-6669 ~ Lisa.Maxey@yakimawa.gov

Planning Division: (509) 575-6183

129 N 2nd Street, Yakima, WA 98901



-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below.
Please proof read notice carefully to check spelling and run dates,
if you need to make changes

Date:	07/02/18
Account #:	110358
Company Name:	CITY OF YAKIMA PLANNING
Contact:	ROSALINDA IBARRA,AP
Address:	129 N 2ND STREET YAKIMA, WA 98901-2720
Telephone:	(509) 575-6164
Fax:	

Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@yakimaherald.com
Ad ID:	824294
Start:	07/05/18
Stop:	07/05/18
Total Cost:	\$416.10
Lines:	228.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	07/05/18

CITY OF YAKIMA
NOTICE OF PUBLIC HEARINGS – 2018 COMPRE-
HENSIVE PLAN MAP AMENDMENT & REZONE
APPLICATIONS

Date: July 5, 2018

File Numbers: CPA #001-18, RZ#002-18, SEPA#004-18;
Project Applicant: PLSA Engineering & Surveying (521 N
20th Ave #3, Yakima, WA 98902) on behalf of Coastal Farm
Real Estate INC; **Project Location:** 13 & 15 E. Washing-
ton Ave/802 E. Russell; **Parcel Numbers:** 191331-14023,
-14024, -14025, -14041; **Proposal:** Change the Future Land
Use map designation for three parcels from Industrial to Com-
mercial Mixed-Use and change the zoning from Industrial
(M-1) to General Commercial (GC), and change the zoning
for the western portion of a fourth parcel from Industrial (M-1)
to General Commercial (GC).
File Numbers: CPA #002-18, RZ#003-18, SEPA#005-18;
Project Applicant: Hordan Planning Services (410 N 2nd St,
Yakima, WA 98901) on behalf of Yakima Valley Farmworkers
Clinic; **Project Location:** Vicinity of S 7th St and Wilson Ln;
Parcel Numbers: 191330-41425, -41426, -41427, -41428,
-41431, -41432; **Proposal:** Change the Future Land Use map
designation for six parcels from Mixed Residential to Com-
mercial Mixed-Use and rezone six parcels from Two-Family
Residential (R-2) to General Commercial (GC) in anticipation
of future expansion of the adjacent medical clinic.
File Numbers: CPA#007-18, RZ#008-18, SEPA#010-18;
Project Applicant: City of Yakima Wastewater Division
(2220 E Viola Ave, Yakima, WA 98901); **Project Location:**
Vicinity of Highway 24 and S 22nd St; **Parcel Numbers:** Por-
tion of 191329-41400, -41404, and 191328-32005; **Project:**
Change the Future Land Use map designation for three par-
cels from Low-density Residential to Commercial Mixed-Use
and rezone three parcels from Suburban Residential (SR)
to General Commercial (GC) to enable a future proposal for a
low-barrier homeless shelter use.

The requests listed above will require two public hearings;
one open record hearing before the City of Yakima Planning
Commission to be followed by an open record hearing before
the Yakima City Council. The public hearing before the Plan-
ning Commission has been scheduled for **August 8, 2018**,
beginning at 3:00 p.m., in the Council Chambers, City Hall,
129 N 2nd St, Yakima, WA. Any person desiring to express
their views on this matter is invited to attend the public hear-
ing or to submit their written comments to: City of Yakima,
Planning Division, 129 N 2nd St, Yakima, WA 98901. A **sepa-
rate notice will be provided for the public hearing before
the Yakima City Council.** If you have any questions on this
proposal please call Joseph Calhoun, Planning Manager at
(509) 575-6042 or email at: joseph.calhoun@yakimawa.gov.

File Numbers: CPA#003-18, RZ#004-18, SEPA#006-18;
Project Applicant: Hordan Planning Services (410 N 2nd
St, Yakima, WA 98901) on behalf of William Almon; **Project
Location:** 1104 S 48th Ave; **Parcel Number:** 181328-41405;
Proposal: Change the Future Land Use map designation
for one parcel from Low-density Residential to Community
Mixed-Use and rezone one parcel from Single-family Resi-
dential (R-1) to Professional Business (B-1).
File Numbers: CPA#004-18, RZ#005-18, SEPA#007-18;
Project Applicant: Hordan Planning Services (410 N 2nd St,
Yakima, WA 98901) on behalf of Riverpointe Landing LLC;
Project Location: 1429, 1431, & 1439 N 16th Ave; **Parcel
Numbers:** 181312-33005, -22002, and -33003; **Proposal:**
Change the Future Land Use map designation for three
parcels from Regional Commercial to Industrial and rezone
three parcels from Large Convenience Center (LCC) to Light
Industrial (M-1).
File Numbers: CPA#005-18, RZ#006-18, SEPA#008-18;
Project Applicant: Hordan Planning Services (410 N 2nd St,
Yakima, WA 98901) on behalf of West Valley Nursing Homes
Inc; **Project Location:** Vicinity of S 85th Ave and Occiden-
tal Rd; **Parcel Numbers:** 181206-21001, -21005, -21007,
-21404, -21402; **Proposal:** Retain the Future Land Use map
designation for five parcels of Mixed Residential and zon-
ing designation of Multi-family Residential (R-3) previously
approved through CPA#006-12, RZ#006-12, and a property
use and development agreement executed by City Council
which limited development of the property to multi-family
senior living and senior care residential facilities. The prop-
erty owner no longer proposes a senior living/senior care land
use and therefore proposes to vacate the property use and
development agreement to allow for other multi-family uses.
File Numbers: CPA#006-18, RZ#007-18, SEPA#009-18;
Project Applicant: Hordan Planning Services (410 N 2nd
St, Yakima, WA 98901) on behalf of Israel Zaragoza; **Project
Location:** 1317 S 7th St; **Parcel Number:** 191330-14510;
Proposal: Change the Future Land Use map designation for
one parcel from Mixed Residential to Commercial Mixed-Use
and rezone one parcel from Two-Family Residential (R-2) to
General Commercial (GC) in anticipation of future expansion
of the adjacent automotive accessories retail store and detail/
installation shop.

The requests listed above will require two public hearings;
one open record hearing before the City of Yakima Plan-
ning Commission to be followed by an open record hearing
before the Yakima City Council. The public hearing before the
Planning Commission has been scheduled for **August
22, 2018**, beginning at 3:00 p.m., in the Council Chambers,
City Hall, 129 N 2nd St, Yakima, WA. Any person desiring
to express their views on this matter is invited to attend the
public hearing or to submit their written comments to: City of
Yakima, Planning Division, 129 N 2nd St, Yakima, WA 98901.
**A separate notice will be provided for the public hearing
before the Yakima City Council.** If you have any questions
on this proposal please call Trevor Martin, Associate Planner
at (509) 575-6162 or email at: trevor.martin@yakimawa.gov.

(824294) July 5, 2018

Courtesy of Yakima Herald-Republic

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**CITY OF YAKIMA
NOTICE OF PUBLIC HEARINGS – 2018
COMPREHENSIVE PLAN MAP AMENDMENT & REZONE
APPLICATIONS**

Date: July 5, 2018

File Numbers: CPA #001-18, RZ#002-18, SEPA#004-18;
Project Applicant: PLSA Engineering & Surveying (521 N 20th Ave #3, Yakima, WA 98902) on behalf of Coastal Farm Real Estate INC; **Project Location:** 13 & 15 E. Washington Ave/802 E. Russell; **Parcel Numbers:** 191331-14023, -14024, -14025, -14041; **Proposal:** Change the Future Land Use map designation for three parcels from Industrial to Commercial Mixed-Use and change the zoning from Industrial (M-1) to General Commercial (GC), and change the zoning for the western portion of a fourth parcel from Industrial (M-1) to General Commercial (GC).

File Numbers: CPA #002-18, RZ#003-18, SEPA#005-18;
Project Applicant: Hordan Planning Services (410 N 2nd St, Yakima, WA 98901) on behalf of Yakima Valley Farmworkers Clinic; **Project Location:** Vicinity of S 7th St and Wilson Ln; **Parcel Numbers:** 191330-41425, -41426, -41427, -41428, -41431, -41432; **Proposal:** Change the Future Land Use map designation for six parcels from Mixed Residential to Commercial Mixed-Use and rezone six parcels from Two-Family Residential (R-2) to General Commercial (GC) in anticipation of future expansion of the adjacent medical clinic.

File Numbers: CPA#007-18, RZ#008-18, SEPA#010-18;
Project Applicant: City of Yakima Wastewater Division (2220 E Viola Ave, Yakima, WA 98901); **Project Location:** Vicinity of Highway 24 and S 22nd St. **Parcel Numbers:** Portion of 191329-41400, -41404, and 191328-32005; **Project:** Change the Future Land Use map designation for three parcels from Low-density Residential to Commercial Mixed-Use and rezone three parcels from Suburban Residential (SR) to General Commercial (GC) to enable a future proposal for a low-barrier homeless shelter use.

The requests listed above will require two public hearings; one open record hearing before the City of Yakima Planning Commission to be followed by an open record hearing before the Yakima City Council. The public hearing before the Planning Commission has been scheduled for **August 8, 2018**, beginning at **3:00 p.m.**, in the Council Chambers, City Hall, 129 N 2nd St, Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St, Yakima, WA 98901. **A separate notice will be provided for the public hearing before the Yakima City Council.** If you have any questions on this proposal please call Joseph Calhoun, Planning Manager at (509) 575-6042 or email at: joseph.calhoun@yakimawa.gov.

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File Numbers: CPA#003-18, RZ#004-18, SEPA#006-18;
Project Applicant: Hordan Planning Services (410 N 2nd St, Yakima, WA 98901) on behalf of William Almon; **Project Location:** 1104 S 48th Ave; **Parcel Number:** 181328-41405; **Proposal:** Change the Future Land Use map designation for one parcel from Low-density Residential to Community Mixed-Use and rezone one parcel from Single-family Residential (R-1) to Professional Business (B-1).

File Numbers: CPA#004-18, RZ#005-18, SEPA#007-18;
Project Applicant: Hordan Planning Services (410 N 2nd St, Yakima, WA 98901) on behalf of Riverpointe Landing LLC; **Project Location:** 1429, 1431, & 1439 N 16th Ave; **Parcel Numbers:** 181312-33005, -22002, and -33003; **Proposal:** Change the Future Land Use map designation for three parcels from Regional Commercial to Industrial and rezone three parcels from Large Convenience Center (LCC) to Light Industrial (M-1).

File Numbers: CPA#005-18, RZ#006-18, SEPA#008-18;
Project Applicant: Hordan Planning Services (410 N 2nd St, Yakima, WA 98901) on behalf of West Valley Nursing Homes Inc; **Project Location:** Vicinity of S 85th Ave and Occidental Rd; **Parcel Numbers:** 181206-21001, -21005, -21007, -21404, -21402; **Proposal:** Retain the Future Land Use map designation for five parcels of Mixed Residential and zoning designation of Multi-family Residential (R-3) previously approved through CPA#006-12, RZ#006-12, and a property use and development agreement executed by City Council which limited development of the property to multi-family senior living and senior care residential facilities. The property owner no longer proposes a senior living/senior care land use and therefore proposes to vacate the property use and development agreement to allow for other multi-family uses.

File Numbers: CPA#006-18, RZ#007-18, SEPA#009-18;
Project Applicant: Hordan Planning Services (410 N 2nd St, Yakima, WA 98901) on behalf of Israel Zaragoza; **Project Location:** 1317 S 7th St; **Parcel Number:** 191330-14510; **Proposal:** Change the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and rezone one parcel from Two-Family Residential (R-2) to General Commercial (GC) in anticipation of future expansion of the adjacent automotive accessories retail store and detail/installation shop.

The requests listed above will require two public hearings; one open record hearing before the City of Yakima Planning Commission to be followed by an open record hearing before the Yakima City Council. The public hearing before the Planning Commission has been scheduled for **August 22, 2018, beginning at 3:00 p.m.**, in the Council Chambers, City Hall, 129 N 2nd St, Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St, Yakima, WA 98901. **A separate notice will be provided for the public hearing before the Yakima City Council.** If you have any questions on this proposal please call Trevor Martin, Associate Planner at (509) 575-6162 or email at: trevor.martin@yakimawa.gov.

(824294) July 5, 2018

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

**CITY OF YAKIMA
NOTICE OF PUBLIC HEARING**

DATE: July 5, 2018
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Comprehensive Plan Map Amendment, Rezone and Environmental Review

File Numbers: CPA #001-18, RZ#002-18, SEPA#004-18
Project Applicant: PLSA Engineering & Surveying (521 N 20th Ave #3, Yakima, WA 98902) on behalf of Coastal Farm Real Estate INC
Project Location: 13 & 15 E. Washington Ave/802 E. Russell
Parcel Numbers: 191331-14023, 14024, 14025, 14041

PROJECT DESCRIPTION

The City of Yakima Department of Community Development has received applications from PLSA Engineering and Surveying, on behalf of Coastal Farm Real Estate INC, for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of the subject property. The owner is requesting to change the Future Land Use Map designation for the property from Industrial to Commercial Mixed Use and to concurrently rezone from Light Industrial (M-1) to General Commercial (GC).

NOTICE OF PUBLIC HEARING This comprehensive plan map amendment request and concurrent rezone 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. The public hearing before the Planning Commission has been scheduled for **Wednesday, August 8, 2018**, beginning at **3:00 p.m.**, in the Council Chambers, City Hall, 129 North 2nd Street, Yakima, Washington. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 North 2nd Street, Yakima, WA 98901. **A separate notice will be provided for the public hearing before the Yakima City Council.**

If you have any questions on this proposal please call Joseph Calhoun, Planning Manager at (509) 575-6042 or email at: joseph.calhoun@yakimawa.gov.

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON**

PROPOSAL: The City of Yakima Department of Community Development has received applications from PLSA Engineering and Surveying, on behalf of Costal Farm Real Estate INC, for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of the subject property. The owner is requesting to change the Future Land Use Map designation for the property from Industrial to Commercial Mixed Use and to concurrently rezone from Light Industrial (M-1) to General Commercial (GC).


PROPONENT: Coastal Farm and Real Estate INC
LOCATION: 13 & 15 E. Washington Ave/802 E. Russell
PARCEL NUMBERS: 191331-14023, 14024, 14025, 14041
LEAD AGENCY: City of Yakima
FILE NUMBERS: CPA #001-18, RZ#002-18, SEPA#004-18

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: Joseph Calhoun, Planning Manager. Call (509) 575-6042 for more information.

SEPA RESPONSIBLE OFFICIAL: Joan Davenport, AICP
POSITION / TITLE: Director of Community Development
TELEPHONE: 509-576-6417
ADDRESS: 129 North 2nd Street, Yakima, WA 98901

SIGNATURE:  DATE: July 5, 2018

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

No later than: **July 19, 2018**

By (method): Complete appeal application form and payment of \$580 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.

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#001-18, RZ#002-18 & SEPA#004-18

Coastal Farm Real Estate Inc

802 E Russell Ln, 13 & 15 E Washington Ave

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Application and Environmental Review**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant; SEPA reviewing agencies, and all property owners of record within a radius of **300** feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the **8th** day of **June, 2018**.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Lisa Maxey

Planning Specialist

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19133114023 COASTAL FARM REAL ESTATE INC PO BOX 99 ALBANY, OR 97321	19133114024 COASTAL FARM REAL ESTATE INC PO BOX 99 ALBANY, OR 97321	19133114025 COASTAL FARM REAL ESTATE INC PO BOX 99 ALBANY, OR 97321
19133114041 COASTAL FARM REAL ESTATE INC PO BOX 99 ALBANY, OR 97321	19133141011 DW COLUMBIA INVESTMENTS LLC 704 S 7TH AVE YAKIMA, WA 98902	19133223403 GTO PROPERTIES LLC 151 ANDRING WAY YAKIMA, WA 98901
19133223407 GTO PROPERTIES LLC 151 ANDRING WAY YAKIMA, WA 98901	19133223039 H D DEVELOPMENT OF MARYLAND INC PO BOX 105842 ATLANTA, GA 30348	19133223040 H D DEVELOPMENT OF MARYLAND INC PO BOX 105842 ATLANTA, GA 30348
19133114017 HANSEN PROPERTIES LP PO BOX 9755 YAKIMA, WA 98909	19133114012 MILLER FAMILY HOLDING TRUST PO BOX 10884 YAKIMA, WA 98909	19133223401 NATIONAL RETAIL PROPERTIES LP 450 S ORANGE AVE STE 900 ORLANDO, FL 32801
19133114010 R248 LLC 3409 HILLSIDE PL. YAKIMA, WA 98903	19133114013 R248 LLC 3409 HILLSIDE PL. YAKIMA, WA 98903	19133223038 RI-YAKIMA LLC 2025 4TH ST BERKELEY, CA 94710
19133232002 SHUEL ENTERPRISES LLC 2201 S FIRST ST UNION GAP, WA 98903	19133114030 WILBUR -ELLIS CO 16300 CHRISTENSEN RD # 135 TUKWILA, WA 98188	19133114045 WILBUR-ELLIS CO 16300 CHRISTENSEN RD # 135 TUKWILA, WA 98188
19133141404 YAKIMA COOPERATIVE ASSN 501 S FRONT ST YAKIMA, WA 98901	19133232015 YAKIMA COOPERATIVE ASSN 501 S FRONT ST YAKIMA, WA 98901	19133232400 YAKIMA COOPERATIVE ASSN 501 S FRONT ST YAKIMA, WA 98901
19133114042 YAKIMA RESTAURANTS INC 2738 N MAIN ST STE A FINDLAY, OH 45840	19133223036 ALAN P GAMACHE PO BOX 340 SELAH, WA 98942	19133114026 BRUCE K & SYLVIA L KIRKHAM 4703 MAPLE AVE YAKIMA, WA 98901
19133114040 DIANA LYNN THAYER 1350 WEIKEL RD YAKIMA, WA 98908	19133141408 HOWARD E MAGGARD 421 N 20TH AVE YAKIMA, WA 98902	19133141403 JOSEPH ESPINOZA 20 E WASHINGTON AVE YAKIMA, WA 98903
19133232431 KELLY KIRSCHNER 1314 N WENATCHEE AVE WENATCHEE, WA 98801	19133114014 MARVIN BRIGHT 1922 S 1ST ST YAKIMA, WA 98903	19133114015 MARVIN BRIGHT 1922 S 1ST ST YAKIMA, WA 98903

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<p>19133141409 ROBERT & LYNDA COFFELT 161 CRAIGMORE DR ROCKINGHAM, VA 22801</p>	<p>19133141005 ROBERT A & VICKY L ISAAK 3701 COMMONWEALTH DR YAKIMA, WA 98901</p>	<p>19133141400 RUSSELL A REILAND 1817 S 1ST ST YAKIMA, WA 98903</p>
<p>19133141401 RUSSELL A REILAND 1817 S 1ST ST YAKIMA, WA 98903</p>	<p>19133141405 RUSSELL A REILAND 1817 S 1ST ST YAKIMA, WA 98903</p>	<p>19133141406 RUSSELL A REILAND 1817 S 1ST ST YAKIMA, WA 98903</p>
<p>19133141402 RUSSELL A & STEPHANIE C REILAND 1817 S 1ST ST YAKIMA, WA 98903</p>	<p>19133141003 STEVE PAULLIN 17200 COTTONWOOD CANYON RD YAKIMA, WA 98908</p>	<p>38 Total Parcels - Coastal Farm Real Estate Inc - CPA#001-18, RZ#002-18 & SEPA#004-18</p>
<p>PLSA Engineering & Surveying Inc Attn: Tom Durant 521 N 20th Ave #3 Yakima, WA 98902</p>	<p><i>Ntc of App & SEPA CPA # 001-18, RZ # 002-18, SEPA # 004-18 Sent 6/8/18</i></p>	

<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahatanum.net</p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org</p>	<p>Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov</p>
<p>Dept of Archaeology & Historic Preservation Greg Griffith or Gretchen Kaehler, Deputy State Historic Preservation Officer P.O. Box 48343 Olympia, WA 98504-8343 Sepa@dahp.wa.gov</p>	<p>Department of Commerce Growth Management Services P.O. Box 42525 Olympia, WA 98504-2525 reviewteam@commerce.wa.gov</p>	<p>Department of Ecology Annie Szvetecz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov sepaunit@ecy.wa.gov lori.white@ecy.wa.gov</p>
<p>Department of Ecology Gwen Clear, Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov</p>	<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov</p>	<p>Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov</p>
<p>Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov</p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov</p>	<p>Department of Social & Health Services Terri Sinclair-Olson Operations Support and Services Division P.O. Box 45848 Olympia, WA 98504 Terri.Sinclair-Olson@dshs.wa.gov</p>
<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov</p>	<p>Engineering Division Bob Degrosellier and Brett Sheffield, City Engineer 129 N 2nd Street Yakima, WA 98901 dana.kallevig@yakimawa.gov</p>	<p>Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 bob@nobhillwater.org</p>
<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org</p>	<p>Parks & Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 Jessica.logan@parks.wa.gov</p>	<p>US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 david.j.moore@usace.army.mil</p>
<p>Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov</p>	<p>West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 wattsa@wvwsd208.org</p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov</p>
<p>WSDOT South Central Regionl Planning Office SCplanning@wsdot.wa.gov</p>	<p>WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov</p>	<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov</p>
<p>Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchez@yakama.com</p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com</p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov</p>
<p>Yakima County Commissioners Commissioners.web@co.yakima.wa.us</p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us</p>	<p>Yakima County Public Services Lynn Deitrick, Planning Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn.Deitrick@co.yakima.wa.us</p>
<p>Yakima County Public Services Vern Redifer, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 Vern.redifer@co.yakima.wa.us</p>	<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org</p>	<p>Yakima Regional Clean Air Agency Hasan Tahat, Engineering & Planning Supervisor 329 North 1st Street Yakima, WA 98901 hasan@yrcaa.org</p>

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Yakima School District
Scott Izutsu , Associate Superintendent
104 N 4th Ave
Yakima, WA 98902
izutsu.scott@yakimaschools.org

Yakima Valley Conference of Governments
Mike Shuttleworth, Planning Manager
311 North 4th Street, Ste# 202
Yakima, WA 98901
Mike.shuttleworth@yvcog.org

Yakima Valley Museum
John A. Baule, Director
2105 Tieton Drive
Yakima, WA 98902
john@yakimavalleymuseum.org

Yakima Waste Systems
Keith Kovalenko, District Manager
2812 1/2 Terrace Heights Dr.
Yakima, WA 98901
keithk@wasteconnections.com

Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902	Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903
Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504	Environmental Protection Agency NEPA Review Unit 1200 6th Ave. MS 623 Seattle, WA 98101	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903
Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Airport Planner 1601 Lind Ave SW Renton, WA 98055-4056	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504	Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901
Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902	Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901	United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903
WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	Eastern Drinking Water Operations River View Corporate Center 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216	Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948
Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948	Yakima School District Dr. Jack Irion, Superintendent 104 North 4th Ave Yakima, WA 98902
Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336
Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903	US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755	

\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES _updated 12.4.17 - Form List.docx

Type of Notice: Ntc of Application & SEPA

File Number: CPA#001-18, RZ#002-18, SEPA#004-18

Date of Mailing: 6/8/18

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In-House Distribution E-mail List		
Name	Division	E-mail Address
Carolyn Belles	Code Administration	Carolyn.Belles@yakimawa.gov
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
Joe Caruso	Code Administration	Joe.Caruso@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.DeBusschere@yakimawa.gov
Vick DeOchoa	Code Administration	Vick.DeOchoa@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
Mike Shane	Engineering	Mike.Shane@yakimawa.gov
Pat Reid	Fire Dept	Pat.Reid@yakimawa.gov
Jeff Cutter	Legal Dept	Jeff.Cutter@yakimawa.gov
Sara Watkins	Legal Dept	Sara.Watkins@yakimawa.gov
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
Joseph Calhoun	Planning Division	Joseph.Calhoun@yakimawa.gov
Chief Rizzi	Police Department	Dominic.Rizzi@yakimawa.gov
Scott Schafer	Public Works Dept	Scott.Schafer@yakimawa.gov
Loretta Zammarchi	Refuse Division	Loretta.Zammarchi@yakimawa.gov
Randy Layman	Refuse Division	Randy.Layman@yakimawa.gov
Naeem Kara	Transit Division	Naeem.Kara@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
For the Record/File		
Binder Copy		Revised 04/2018

Type of Notice: NTC of Application & SEPA

File Number(s): CPA #001-18, RZ #002-18, SEPA # 004-18

Date of Mailing: 6/8/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Friday, June 08, 2018 11:35 AM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Ibarra, Rosalinda; Kallevig, Dana; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rizzi, Dominic; Schafer, Scott; Shane, Mike; Watkins, Sara; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Department of Social & Health Services; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Scott Izutsu - Yakima School District; US Army Corps of Engineers - David Moore; WA State Parks & Recreation Commission; West Valley School District - Angela Watts; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Patrick Wright; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchez; Yakama-Klickitat Fisheries - John Marvin; Yakima County Commissioners; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - John A. Baule; Yakima Waste Systems - Keith Kovalenko; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); Jacob Liddicoat; Leanne Hughes-Mickel; Patricia Byers; Peter Marinace; Rob McCormick; White, Jason; William Cook (cook.w@charter.net)
Cc: Calhoun, Joseph
Subject: Notice of Application & SEPA - Coastal Farm Real Estate Inc - CPA#001-18, RZ#002-18, & SEPA#004-18
Attachments: NOTICE OF APPLICATION & SEPA_Coastal Farm Real Estate Inc - CPA RZ SEPA.PDF

Attached is a Notice of Application and SEPA Environmental Review regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Joseph Calhoun at (509) 575-6042 or email to: joseph.calhoun@yakimawa.gov. Thank you!

Lisa Maxey

Planning Specialist | City of Yakima Planning Division

(509) 576-6669 ~ Lisa.Maxey@yakimawa.gov

Planning Division: (509) 575-6183
129 N 2nd Street, Yakima, WA 98901





City of Yakima
 Planning Division
 129 N. 2ND ST. (2ND FLOOR)
 YAKIMA, WA 98901

**PUBLIC NOTICE OF
 LAND USE REVIEW**

Date of Notice of Application - 06/08/2018

CPA#001-18

Project Name: COASTAL FARM REAL ESTATE INC
 Location: 802 E RUSSEL LN, 13 E WASHINGTON AVE, & 15 E
 WASHINGTON AVE

Proposal: Change the Future Land Use map designation for three parcels from Industrial to Commercial Mixed-Use and change the zoning from Industrial (M-1) to General Commercial (GC), and change the zoning for the western portion of a fourth parcel from Industrial (M-1) to General Commercial (GC).

A land use application has been submitted near your property. This is your notice of that application. To view information online go to: www.yakimawa.gov/public-notice and select CPA#001-18 from the list to view the land use application information. More information is available from the City of Yakima Planning Division (509) 575-6183. The staff contact is: Joseph Calhoun, Planning Manager (509) 575-6042 - joseph.calhoun@yakimawa.gov. Decisions and future notices will be sent to anyone who submits comments on this application or requests additional notice. Comments may be submitted in writing to the address above or by email to: ask.planning@yakimawa.gov - please include the file number in the email subject line. **Written or emailed comments must be received by 5:00 p.m. on 06/28/2018**

This application may include multiple land use types, including compliance with the State Environmental Policy Act (SEPA). For specific information, please contact the Planning Division at (509) 575-6183.

Si necesita información en español por favor llame al (509) 575-6183

Application Submitted: 04/27/2018 Application Complete: 05/29/2018

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

**CITY OF YAKIMA
NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW**

DATE: June 8, 2018
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Comprehensive Plan Map Amendment, Rezone and Environmental Review

NOTICE OF APPLICATION

File Numbers: CPA #001-18, RZ#002-18, SEPA#004-18
Project Applicant: Coastal Farm Real Estate INC
Project Location: 13 & 15 E. Washington Ave/802 E. Russell
Parcel Number(s): 191331-14023, 14024, 14025, 14041

PROJECT DESCRIPTION

The City of Yakima Department of Community Development has received applications from PLSA Engineering and Surveying, on behalf of Coastal Farm Real Estate INC, for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of the subject property. The owner is requesting to change the Future Land Use Map designation for the property from Industrial to Commercial Mixed Use and to concurrently rezone from Light Industrial (M-1) to General Commercial (GC).

NOTICE OF ENVIRONMENTAL REVIEW

This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) under WAC § 197-11-926 for the review of this project.

The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) for this project, utilizing the procedures set forth in WAC § 197-11-355. **This may be your only opportunity to comment on the environmental impacts of this proposal.** A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170.

Required Permits: None

Required Studies: None

Existing Environmental Documents: SEPA#001-18

Development Regulations For Project Mitigation and Consistency Include: State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, and the Yakima Urban Area Comprehensive Plan.

REQUEST FOR WRITTEN COMMENTS Agencies, tribes, and the public are encouraged to review and comment on the proposal and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by **5:00 p.m. June 28, 2018**, (regarding the SEPA Review) will be considered prior to issuing the final SEPA determination on this application.

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Please send written comments to:

Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 North Second Street, Yakima, WA 98901

Please reference the applicant's name or file number(s) in your correspondence:

Coastal Farm Real Estate Inc. – CPA #001-18, RZ#002-18, SEPA#004-18

NOTICE OF DECISION A copy of the SEPA threshold determination will be mailed to parties of record and entities who were provided this notice after the end of the 20-day comment period. There will be a 14-day SEPA appeal period effective upon the date of mailing. The file containing the complete application for this proposal is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington.

PUBLIC HEARING This comprehensive plan map amendment request and concurrent rezone will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by a closed record hearing before the Yakima City Council. **A separate public notice will be provided for each hearing in accordance with YMC Title 16.** Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 North 2nd Street, Yakima, WA 98901.

If you have any questions on this proposal please call Joseph Calhoun, Planning Manager at (509) 575-6042 or email at: joseph.calhoun@yakimawa.gov

Enclosed: Applications, SEPA Checklist, Site Plans, and Mailing Map



CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE

File Number:	CPA #001-18, RZ # 002-18, SEPA # 004-18
Applicant/Project Name:	Coastal Farm Real Estate INC
Site Address:	13 + 15 E Washington Ave / 802 E. Russell
Date of Posting:	June 1, 2018

Location of Installation (Check One):

Land Use Action Sign is installed per standards described in YMC §15.11.080(C).

Land Use Action Sign is installed in an alternate location on the site.

Note: this alternate location (if not pre-approved by the Planning Manager) may not be acceptable by the Planning Division and is subject to relocation (at the owner's expense) to a more visible site on the property.

The alternative location is:

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 JUN 04 2018
 CITY OF YAKIMA
 PLANNING DIV.

The required notice of application will be sent to the applicant and property owners within a 300-foot radius after the Planning Division has received this Land Use Action Installation Certification. Failure to post a Land Use Action sign and return this form signed in a timely manner may cause a delay in the application review process.

I hereby testify that the installed sign fully complies with the Land Use Action sign installation standards (see pg. 2), that the sign will be maintained until a decision has been rendered, and that the sign will be returned within **30 days** from the date the final decision is issued.

Thomas R. Durant
 Applicant's Signature

June 1, 2018
 Date

Thomas R. Durant, PLSA
 Applicant's Name (Please Print)

575-6990
 Applicant's Phone Number

Please remit the above certification and deliver to the City of Yakima Planning Division via email to ask.planning@yakimawa.gov or in person/by mail to: City of Yakima, Planning Division, 129 North 2nd Street, Yakima, WA 98901.



DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Division

Joan Davenport, AICP, Director
129 North Second Street, 2nd Floor, Yakima, WA 98901

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

May 29, 2018

FILE NUMBER: CPA#001-18, RZ#002-18, SEPA#004-18
APPLICANT: Coastal Farm and Real Estate INC
APPLICANT ADDRESS: PO Box 99, Albany, OR, 97321
PROJECT LOCATION: 13 & 15 E. Washington Ave/802 E. Russell
TAX PARCEL NO: 191331-14023, 14024, 14025, 14041
DATE OF REQUEST: April 27, 2018
SUBJECT: Notice of Complete Application

To whom it may concern;

The application for your Comprehensive Plan Amendment, Rezone, and Environmental Review was received on April 27, 2018. As of May 29, 2018, your application is considered **complete** as required by YMC §§ 15.11.020 and 16.10.050(1).

Continued processing of your request will include, but is not limited to, the following actions:

1. A Notice of Application and Environmental Review will be sent to all property owners within a 300-foot radius of your site. This notice will include a request for public comments during a 20-day comment period as is required by the City of Yakima.
2. Following the comment period, the City will issue its threshold determination as required by SEPA. The threshold determination will also include a notice of public hearing which will identify the date, time, and location when this matter will be reviewed by the City of Yakima Planning Commission (YPC).
3. Following review and recommendation by the YPC, a subsequent hearing will be scheduled for final review and consideration by the Yakima City Council.

Prior to sending notice, the applicant or applicant's representative is required to post the property with a city-supplied Land Use Action sign. The sign(s) are available to pick up at the Codes Counter at your earliest convenience.

If you have any questions regarding this matter please call me at (509) 575-6042.

Sincerely,


Joseph Calhoun
Planning Manager

Cc: PLSA Engineering & Surveying Inc, c/o Tom Durant

YAKIMA HERALD REPUBLIC

A daily part of your life

yakima-herald.com

-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below.

Please confirm placement prior to deadline, by contacting your account rep at (509) 577-7740.

Date:	02/07/18
Account #:	110358
Company Name:	CITY OF YAKIMA PLANNING
Contact:	ROSALINDA IBARRA,AP
Address:	129 N 2ND STREET YAKIMA, WA 98901-2720
Telephone:	(509) 575-6164
Fax:	

Ad ID:	793336
Start:	02/09/18
Stop:	02/09/18
Total Cost:	\$87.60
# of Inserts:	2
Lines:	48.0
Ad Class:	6021
Ad Class Name:	Public Legal Notices
Account Rep:	Simon Sizer
Phone #:	(509) 577-7740
Email:	ssizer@yakimaherald.com

Run Dates:

Yakima Herald-Republic 02/09/18
YakimaHerald.com 02/09/18

Public Legal Notices

CITY OF YAKIMA PUBLIC NOTICE YEAR 2018 YAKIMA URBAN AREA COMPREHENSIVE PLAN AND REGULATORY AMENDMENT PROCESS

The City of Yakima Community Development Department will begin the 2018 annual amendment process to the City of Yakima Comprehensive Plan 2040. The City of Yakima Planning Commission will formally open the 2018 annual amendment process on **Wednesday, February 28, 2018 at 3:00 pm in the City Council Chambers** located at 129 N 2nd Street, Yakima, WA 98901. **Amendment application forms will be available from the City Planning Division beginning February 28, 2018. The filing deadline is April 30, 2018.** Amendments to the Comprehensive Plan's Future Land Use Map require a \$1,250 nonrefundable application fee – fees for an accompanying Rezone, Environmental Review, or project specific land use application will be required as applicable. Information pertaining to the Comprehensive Plan and land use regulatory amendment process is available from the Community Development Department, Planning Division, located on the second floor of City Hall, 129 North 2nd Street, Yakima, Washington 98901. For more information, please contact Joseph Calhoun, Planning Manager, at (509) 575-6042.

Ad Proof

CITY OF YAKIMA PUBLIC NOTICE YEAR 2018 YAKIMA URBAN AREA COMPREHENSIVE PLAN AND REGULATORY AMENDMENT PROCESS

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(793336) February 9, 2018

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**CITY OF YAKIMA PLANNING COMMISSION
Yakima Urban Area Comprehensive Plan Amendment
2018 Process**

The City of Yakima Community Development Department will begin the 2018 annual amendment process to the City of Yakima Comprehensive Plan 2040. The City of Yakima Planning Commission will formally open the 2018 annual amendment process on **Wednesday, February 28, 2018 at 3:00 pm** in the **City Council Chambers** located at 129 N 2nd Street, Yakima, WA 98901. Amendment application forms will be available from the City Planning Division beginning February 28, 2018. The filing deadline is April 30, 2018. Amendments to the Comprehensive Plan's Future Land Use Map require a \$1,250 nonrefundable application fee – fees for an accompanying Rezone, Environmental Review, or project specific land use application will be required as applicable. Information pertaining to the Comprehensive Plan and land use regulatory amendment process is available from the Community Development Department, Planning Division, located on the second floor of City Hall, 129 North 2nd Street, Yakima, Washington 98901. For more information, please contact Joseph Calhoun, Planning Manager, at (509) 575-6042.

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CITY OF YAKIMA PLANNING COMMISSION
Yakima Urban Area Comprehensive Plan Amendment
2018 Process

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

July 23, 2018

To: Bruce and Sylvia Kirkham
4703 Maple Ave
Yakima, WA 98901

Subject: Coastal Farm and Real Estate Comprehensive Plan Amendment and Rezone

Mr. and Mrs. Kirkham,

As you are likely aware, the owners of the Coastal Farm property at 2112 S 1st St. are in the process of changing the Comprehensive Plan designation and Zoning District of their property, which is directly adjacent to property you own at 810 E Russell Ln. For our review and recommendation at the upcoming public hearing for this matter (August 8, 2018 at 3:00 pm in the council chambers), I am inclined to recommend that your property be included in the request, so as not to inadvertently create a spot-zone of your parcel.

What this would mean is that your property would change from Industrial to Commercial. Looking at your property, the existing and past automotive uses are outright permitted in both zones, so there would be no issue with continuing the current use as-is. Furthermore, a change to Commercial would open up additional retail type uses for this property which currently, as Industrial, are either not permitted or require a higher level of review.

Prior to recommending that your property be included, I wanted to reach out to you first to see if you had any questions or concerns related to this change. If you would rather your property remain Industrial then that is fine too, just let me know. Please contact me at your earliest convenience if you would like to discuss further.

My direct line is 509-575-6042, or my email is joseph.calhoun@yakimawa.gov.

Thanks and I look forward to hearing from you.

A handwritten signature in black ink, appearing to read "J. Calhoun".

Joseph Calhoun
Planning Manager

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