

**YAKIMA VALLEY FARMWORKERS CLINIC
CPA#002-18, RZ#003-18 & SEPA#005-18**

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

EXHIBIT LIST

Applicant: Hordan Planning Services on behalf of Yakima Valley
Farmworkers Clinic
File Number: CPA#002-18, RZ#003-18 & SEPA#005-18
Site Address: 600 & 611 Wilson Ln; 1410, 1412, 1414 & 1418 S 7th St
Staff Contact: Joseph Calhoun, Planning Manager

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DEPARTMENT OF COMMUNITY DEVELOPMENT
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Planning Division
Joseph Calhoun, Manager
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YAKIMA PLANNING COMMISSION

RECOMMENDATION TO THE YAKIMA CITY COUNCIL FOR COMPREHENSIVE PLAN AMENDMENT AND REZONE CPA#002-18, RZ#003-18

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 30, 2018 applications for Comprehensive Plan Amendment and Rezone were submitted by Hordan Planning Services, on behalf of Yakima Valley Farmworkers Clinic, to amend the Comprehensive Plan Future Land Use Map Designation from Mixed Residential to Commercial Mixed Use, and concurrently Rezone from Two-Family Residential (R-2) to General Commercial (GC), parcels 191330-41425, 41426, 41427, 41428, 41431, and 41432 (City File CPA#002-18, RZ#003-18); 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#002-18, RZ#003-18
APPLICANT: Hordan Planning Services, on behalf of Yakima Valley Farmworkers Clinic
APPLICANT ADDRESS: 410 N 2nd St, Yakima, WA 98901
PROJECT LOCATION: Vicinity of S 7th St and Wilson Ln
PARCEL(S): 191330-41425, 41426, 41427, 41428, 41431, 41432

FINDINGS OF FACT

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Mixed Residential to Commercial Mixed Use with a concurrent Rezone from Two-Family Residential (R-2) to General Commercial (GC) to facilitate the planned expansion of an existing office/clinic use.
2. The subject parcels are approximately 1.83 acres in size and are surrounded by residential 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 office/clinic 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 the 2018 amendments will remove 1.98 acres of Mixed Residential land, there will still be approximately 565.88 acres of vacant, agriculture, partially used, and underutilized land available, which is more than enough to meet 2040 growth targets.
5. The proposed Rezone from Two-Family Residential (R-2) to General Commercial (GC) is consistent with the applicable approval criteria in YMC § 15.23.030, as follows:
 - a. Bill Hordan from Hordan Planning Services 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 expansion of an existing office/clinic 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, or have utilities extended, 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.

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- f. The public need for this Rezone is to provide additional area for retail hardware and farm supplies.
6. During YPC deliberation, it was decided to modify the proposal as follows:
 - a. The parcels within the proposal are bisected by parcels 191330-41429 and 41430, whose property owner(s) did not sign the applications.
 - b. As a result, the proposed amendments would not consist of a concurrent area.
 - c. Yakima Valley Farmworkers Clinic plans on purchasing the above listed parcels in the future.
 - d. All proposed parcels are recommended to be amended to the Commercial Mixed Use Comprehensive Plan Future Land Use Map Designation and concurrently Rezoned to General Commercial (GC).
 - e. In addition, parcels 191330-41429 and 41430 are recommended to change the Future Land Use Designation to Commercial Mixed Use but retain the current R-2 zoning. This will result in no changes to the current zone which would impact the current property owner, and will allow for a subsequent Rezone to GC in the future.

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 Mixed Residential to Commercial Mixed Use with a concurrent Rezone from Two-Family Residential (R-2) to General Commercial (GC) is consistent with the Yakima Urban Area Zoning Ordinance and Yakima Comprehensive Plan 2040.
6. Parcels 191330-41429 and 41430 are recommended to change from Mixed Residential to Commercial Mixed Use and retain the Two-Family Residential (R-2) Zoning.

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 Mixed Residential to Commercial Mixed Use and Rezone from Two-Family Residential (R-2) to General Commercial (GC) for files CPA#001-18 and RZ#002-18, and also to amend the Future Land Use Designation of parcels 191330-41429 and 41430 from Mixed Residential to Commercial Mixed Use.

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

Application # CPA#002-18, RZ#003-18

APPLICANT: Hordan Planning Services, on behalf of Yakima Valley Farmworkers Clinic
APPLICANT ADDRESS: 410 N 2nd St, Yakima, WA 98901
PROJECT LOCATION: Vicinity of S 7th St and Wilson Ln
PARCEL(S): 191330-41425, 41426, 41427, 41428, 41431, 41432
DATE OF REQUEST: April 30, 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 Hordan Planning Services, on behalf of Yakima Valley Farmworkers Clinic, 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 Mixed Residential to Commercial Mixed Use and to concurrently rezone from Two-Family Residential (R-2) to General Commercial (GC).

II. CURRENT ZONING AND LAND USE:

The subject properties are approximately 1.83 acres in size and are zoned Two-Family Residential (R-2). 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	Vacant Land
South	GC	Commercial
East	R-2	Residential
West	GC	Commercial

III. PUBLIC NOTICE:

Mailing of Notice of Application	June 8, 2018
Public Hearing Notice Published	July 5, 2018
Posting of Property	June 4, 2018

IV. FINDINGS OF FACT:

A. Environmental Review.

Environmental Review (SEPA#005-18) was completed for this application, and a

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Determination of Nonsignificance (DNS) was issued on July 5, 2018. No appeals were filed.

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 Mixed Residential. 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 expansion of the existing Yakima Valley Farmworkers Clinic at 602 E Nob Hill Blvd onto the Mixed Residential/R-2 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, after future expansion has occurred, will have access along a primary arterial corridor (Nob Hill Blvd) 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 as already existing adjacent to the site or capable of being extended.*
- 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

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Use Plan, as adopted or amended where appropriate.

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 residential use. In examining all proposals for the 2018 cycle, this change will result in a minimal loss to the Mixed Residential Future Land Use designation of 1.98 acres. When the 2040 plan was developed, there were 567.86 acres of vacant, agricultural, partially used, and underutilized Mixed Residential land. The removal of 1.98 acres of Mixed Residential will leave 565.88 acres available, which is more than enough to meet 2040 growth targets.

D. COMPREHENSIVE PLAN CONCLUSIONS:

1. The amendment is minor in nature.
2. No adverse impacts have been identified by approving this amendment request.

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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.

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 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. Sewer is not currently available directly adjacent to the site, but is capable of being extended as part of future project(s).

(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 that lie directly to the north, south, and west are zoned GC. At the project level, mitigation measures such as sitescreening, landscaping, and downward-shielded lighting may be required to protect the residential properties to the east.

(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. 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 needed to provide additional area for the existing YVFWC to expand. The current campus is not large enough to meet the need. The

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location of the campus is ideal, being on a major arterial, and the existing adjacent R-2 land has been identified for future growth.

F. REZONE CONCLUSIONS:

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, or capable of being 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 Mixed Residential to Commercial Mixed Use to accommodate a concurrent rezone from R-2 (Two-Family Residential) to GC (General Commercial).

RECOMMENDATION made this 8th day of August, 2018,

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VICINITY MAP



File Number: CPA#002-18, RZ#003-18 & SEPA#005-18

Project Name: YAKIMA VALLEY FARM WORKERS CLINIC

Site Address: 600 & 611 WILSON LN, 1410, 1412, 1414, & 1418 S 7TH ST



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.

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.

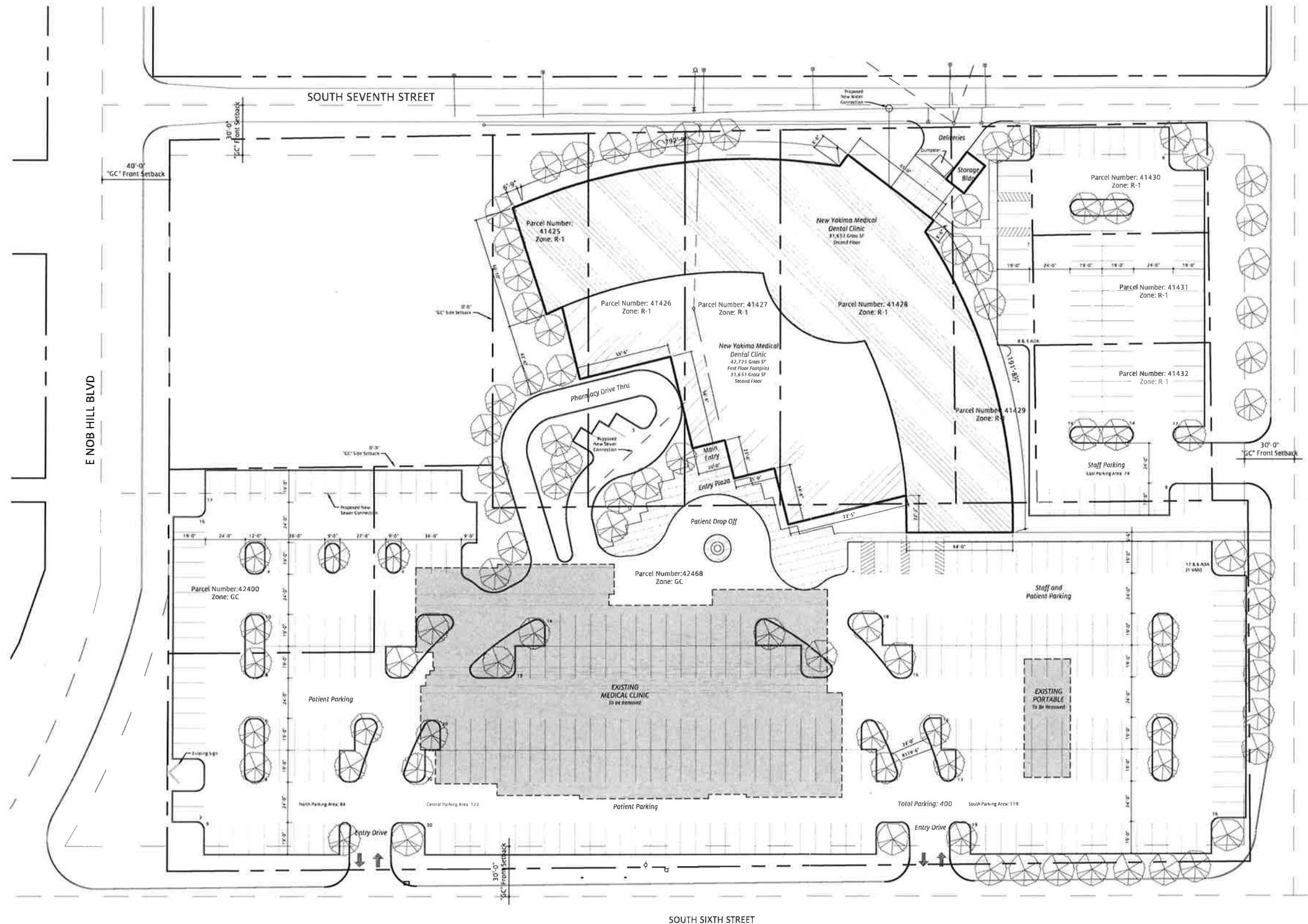
Date Created: 4/30/2018



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V:\Projects\2017\201752 YV\WC Yakima Medical Dental Clinic\B.O. Drawings\6.1.3 CAD\6.1.3.1 West Plan\A-101.dwg (D. Sheel) Apr 03, 2018 - 10:54am By: dapsley



1 Site Plan
A2.1

1" = 30'-0"

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Parking Requirements

- Building: 74,480 SF; Occupancy: Type B
- Parking Requirement: 1 Per 200 SF
- Parking Required: 373 Total Spaces
- Of Which: 8 ADA Spaces (1 Van Accessible)
- Parking Provided As Shown: 400 Total Spaces
- Of Which: 8 ADA Spaces (1 Van Accessible)

Lot Coverage

- Zoned "GC"
- Permitted Lot Coverage: 100%
- Site Size: 240,673 SF
- Site Impermeable Surface: 209,962
- Lot Coverage: 87.2%

REVISION	DATE

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KDF ARCHITECTURE
1110 North 10th Avenue, Yakima, WA 98902
509.453.1518 #509.453.0294
www.kdfarchitecture.com



YAKIMA MEDICAL DENTAL CLINIC

Yakima Valley Farm Workers Clinic
Yakima, WA

DATE: 04/03/2018
SCALE: 1" = 30'-0"
DRAWN: CG/DJL
JOB: 201752

Site Plan

SHEET:
A1.1



YAKIMA COUNTY

GEOGRAPHIC INFORMATION SERVICES

Subject Properties

**AGENA/Yakima
Farmworkers Clinic**



Subject Properties

All Roads

Tax Lots

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1 inch = 150 feet



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YAKIMA COUNTY

GEOGRAPHIC INFORMATION SERVICES

Critical Areas

AGENA/Yakima Farmworkers Clinic



Subject Properties

FEMA 100 Year Floodway

FEMA 100 Year Floodplain

FEMA 100 Year Floodplain

Zone A

Zone AE

Potential Wetlands

Lakes/Ponds

Stream Type - 2006 CAO

1

2

3

4

4 or 5

Undetermined

Man Made

Lakes Environment

Natural

Conservancy

Rural

Urban

Urban Conservancy

Floodway/CMZ

Streams Environment

Natural

Conservancy

Rural

Urban

Urban Conservancy

Tax Lots

All Roads

1 inch = 150 feet



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YAKIMA COUNTY

GEOGRAPHIC INFORMATION SERVICES

**Site and Adjacent Existing
Future Land Use**

**AGENA/Yakima
Farmworkers Clinic**



Subject Properties

City of Yakima Future Land Use

Low Density Residential

Mixed Residential

Central Business Core Commr

Commercial Mixed Use

Regional Commercial

Community Mixed Use

Industrial

Tax Lots

All Roads

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Proposed Future Land Use

AGENA/Yakima Farmworkers Clinic



Subject Properties

City of Yakima Future Land Use

Low Density Residential

Mixed Residential

Central Business Core Commr

Commercial Mixed Use

Regional Commercial

Community Mixed Use

Industrial

Tax Lots

All Roads

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YAKIMA COUNTY

GEOGRAPHIC INFORMATION SERVICES

Existing Zoning

AGENA/Yakima Farmworkers Clinic

- Subject Properties
- Yakima Urban Area Zoning
 - 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
 - SCC Small Convenience Center
 - LCC Large Convenience Center
 - CBD Central Business District
 - CBD CBD Support
 - GC General Commercial
 - M-1 Light Industrial
 - M-2 Heavy Industrial
 - RD Regional Development
 - AS Airport Support
- Tax Lots
- All Roads

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1 inch = 150 feet



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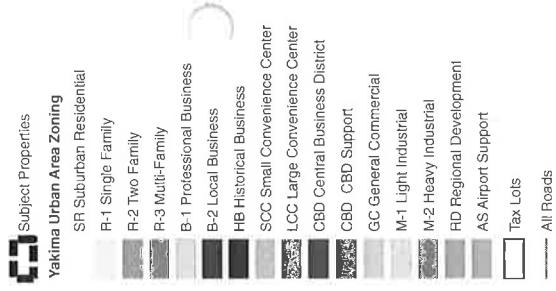
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Proposed Zoning

**AGENA/Yakima
Farmworkers Clinic**



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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Yakima Valley Farm Workers Clinic

File Number: CPA#002-18, RZ#003-18 & SEPA#005-18

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		Sewer is not currently available in 7th avenue or Wilson. Sewer will need to be extended to proposed property and connected per YMC and City Engineering requirements.	dana.kallevig@yakimawa.gov	07/31/18

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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Yakima Valley Farm Workers Clinic

File Number: CPA#002-18, RZ#003-18 & SEPA#005-18

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		The recommended address for the proposed new medical/dental clinic is 1411 S 6th St	Carolyn.Belles@yakimawa.gov	07/25/18

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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Yakima Valley Farm Workers Clinic

File Number: CPA#002-18, RZ#003-18 & SEPA#005-18

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 depending on additional fire hydrant requirements per the 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:	Yakima Valley Farmworkers Clinic
File Number:	CPA#002-18, RZ#003-18
Location:	Vicinity of S 7 th St and Wilson Ln
Parcel Number(s):	191330-41425, 41426, 41427, 41428, 41431, 41432
DST MEETING DATE:	7/31/2018

Proposal

Comp Plan Amendment and Rezone from Mixed Residential/R-2 to Commercial Mixed Use/GC to facilitate the future expansion plans of the existing Yakima Valley Farmworkers 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

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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): Not applicable

2. Applicant's Name & Phone:

Hordan Planning Services – 509-249-1919

3. Applicant's Address:

410 North Second Street, Yakima, WA 98901

4. Contact Person & Phone:

Bill Hordan – 509-249-1919

5. Agency Requesting Checklist: City of Yakima

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

No time-frame has been established to start a project as a part of this application.

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

See answer above.

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

No other known environmental information has been prepared which is directly related to this proposal.

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:

No other applications are currently pending.

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

Comprehensive Plan Land Use Change to the Future Land Use Map and Rezone

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.):

The proposal is a non-project rezone to change the Comprehensive Plan Future Land Use Map designation on a 6 parcels that total 1.83 acres from Mixed-Residential to Commercial Mixed-Use and the zoning from Two-Family Residential to General Commercial. The intended use of the property is for the future expansion of the Yakima Valley Farm Workers Clinic. No specific plan exists at this time but a conceptual site plan has been designed to express the desired future project.

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:

The properties generally lie at the northwest corner of Wilson Lane and South 7th Street, within the City Limits of Yakima, Washington. The address of the properties are 1410, 1412, 1414 & 1418 South 7th Street and 609 & 611 Wilson Lane. The Yakima County Assessor's Parcel Number for the properties are 191330-41425, 41426, 41427, 41428, 41431 & 41432.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
Earth	
a. General description of the site (✓ one):	
X 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)? Approximately 1 percent.	
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. According to the Soil Survey of Yakima County Area Washington, the general soil type on the property is Weirman fine sandy loam and Ashue loam. The Ashue loam is classified as prime farmland. No soil will be removed from the property as part of this application.	
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. No fill or grading is required as part of this application.	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Not as part of this application.	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No impervious surface is proposed at this time. No project is proposed as part of this application.	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None needed, none proposed.	
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 as part of this land use change and rezone application.	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known by property owner.	

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<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>None needed, none proposed.</p>	
Water	
<p>a. Surface Water</p>	
<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>Not applicable, there is no project proposed on the property</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>Not applicable</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>Not applicable, this is a non-project land use change and rezone request.</p>	<p style="text-align: right;">RECEIVED</p> <p style="text-align: right;">APR 30 2018</p> <p style="text-align: right;">CITY OF YAKIMA PLANNING DIV.</p>

c. Water Runoff (including stormwater)					
<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>Not applicable, there is no project.</p>					
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>Not applicable.</p>					
<p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>Not applicable.</p>					
<p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:</p> <p>None needed, none proposed</p>					
Plants					
a. Check (✓) types of vegetation found on the site:					
Deciduous Tree:	<input type="checkbox"/> Alder	<input type="checkbox"/> Maple	<input type="checkbox"/> Aspen		<input checked="" type="checkbox"/> Other
Evergreen Green:	<input type="checkbox"/> Fir	<input type="checkbox"/> Cedar	<input type="checkbox"/> Pine		<input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Shrubs	<input checked="" 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					
b. What kind and amount of vegetation will be removed or altered?					
No vegetation will be removed or altered as part of this application.					
c. List threatened or endangered species known to be on or near the site.					
None known by the property owner.					
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:					
None needed, none proposed.					
e. List all noxious weeds and invasive species known to be on or near the site.					
No noxious or invasive species have been observed on or near the site.					
Animals					
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.					
<i>Examples include:</i> <i>birds: hawk, heron, eagle, <u>songbirds</u>, other:</i> <i>mammals: deer, bear, elk, beaver, other:</i> <i>fish: bass, salmon, trout, herring, shellfish, other _____</i>					

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<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>None known by property owner.</p>	
<p>c. Is the site part of a migration route? If so, explain</p> <p>No.</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>None needed, none proposed.</p>	
<p>e. List any invasive animal species known to be on or near the site.</p> <p>The property owner has not observed any invasive animal species on or near the site.</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.</p> <p>No energy is needed as part of this application.</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>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:</p> <p>None needed as there is no proposal.</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.</p> <p>No.</p>	
<p>1. Describe any known or possible contamination at the site from present or past uses.</p> <p>No known contamination from present or past uses is known to exist.</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.</p> <p>No.</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.</p> <p>No toxic or hazardous chemicals result from this comp plan/rezone application.</p>	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">APR 30 2018</p> <p style="text-align: center;">CITY OF YAKIMA</p> <p style="text-align: center;">PLANNING DIV</p>

<p>4. Describe special emergency services that might be required.</p> <p>No special emergency services are required for this application.</p>		
<p>5. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>None needed, none proposed.</p>		
<p>b. Noise</p>		
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>No known noise exists in the area which would affect this application.</p>		
<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>The land use change and rezone will not create any noise.</p>		
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>None needed, none proposed.</p>	<p>RECEIVED</p> <p>APR 30 2018</p> <p>CITY OF YAKIMA PLANNING DIV.</p>	
<p>Land and Shoreline Use</p>		
<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>The properties consist of vacant land and land used for residential purposes. Adjacent properties to the north, west and south are commercial. Properties to the east are used for residential purposes. No adverse affects will result from this non-project application.</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>Historical aerial photos indicate the property has not been used for resource purposes.</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 of the six parcels involved in this application contain single-family residences.</p>		
<p>d. Will any structures be demolished? If so, what?</p> <p>No structures will be demolished as part of this application.</p>		
<p>e. What is the current zoning classification of the site?</p> <p>Two-family Residential</p>		


<p>f. What is the current comprehensive plan designation of the site?</p> <p>Mixed-Residential</p>		
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable.</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>Not applicable, there is no project.</p>		
<p>j. Approximately how many people would the completed project displace?</p> <p>Not applicable, there is no project.</p>		
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>None needed, none proposed.</p>	<p>RECEIVED</p> <p>APR 30 2018</p> <p>CITY OF YAKIMA PLANNING DIV.</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>Compliance with 2040 Comprehensive Plan and Zoning Ordinance, as applicable to this application.</p>		
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>Not applicable. The property is within City Limits and a UGA, there are no nearby resource lands.</p>		
<p>Housing</p>		
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>Not applicable.</p>		
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>Not applicable.</p>		
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Not applicable.</p>		
<p>Aesthetics</p>		

<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>Not applicable.</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No known views in the immediate area will be altered or obstructed as part of this application</p>	
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>None needed, none proposed.</p>	
Light and Glare	
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>No light or glare will be produced as part of this application.</p>	
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>Not applicable.</p>	
<p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>There are no known sources of off-site light or glare which would affect this proposal.</p>	
<p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>None needed, none proposed.</p>	
Recreation	
<p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>The project is located near State Fair Park, a known indoor and outdoor recreational facility.</p>	
<p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> <p>No recreational opportunities will be displaced.</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:</p> <p>None needed, none proposed.</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.</p> <p>To the property owner's knowledge there are no structures on or near the site that are eligible for historical or cultural preservation.</p>	<p style="text-align: right;">RECEIVED</p> <p style="text-align: right;">APR 30 2018</p> <p style="text-align: right;">CITY OF YAKIMA PLANNING DIV.</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.</p> <p>The property owner has no knowledge of landmarks, features or other evidence of Indian or historic use or occupation on this site.</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.</p> <p>None proposed. No disturbance to resources will occur as part of this application.</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.</p> <p>The site is currently served by South 7th Street and Wilson Lane which connect to East Nob Hill Boulevard and South 1st Street.</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?</p> <p>The nearest known transit stops are along East Nob Hill Boulevard to the north and South 1st Street to the southwest.</p>	
<p>c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?</p> <p>No parking spaces are proposed as part of this comp plan amendment and rezone application and none will be 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).</p> <p>None needed, none proposed.</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.</p> <p>None needed, none proposed.</p>	
<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>Not applicable, no project is proposed.</p>	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">APR 30 2018</p> <p style="text-align: center;">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>Not applicable, there is no project.</p>		
<p>h. Proposed measures to reduce or control transportation impacts, if any:</p> <p>Not applicable, there is no project.</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>Not applicable, there is no project.</p>		
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>Not applicable, there is no project.</p>		
Utilities		
<p>a. Circle utilities currently available at the site: <u>electricity</u>, natural gas, <u>water</u>, <u>refuse service</u>, <u>telephone</u>, <u>sanitary sewer</u>, 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>Not applicable, there is no project.</p>		

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C. SIGNATURE (To be completed by the applicant.)	
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.	
	5-14-18
Property Owner or Agent Signature	Date Submitted
Name of Signee	Position and Agency/Organization
PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW	

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D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (DO NOT USE THE FOLLOWING FOR PROJECT ACTIONS)	Space Reserved For Agency Comments
<p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities that would likely result from the proposal and how it would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.</p>	
<p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?</p>	
<p>No increased discharge to water, emissions to air, or toxic/or hazardous substances are proposed. No increase in noise levels are anticipated by a change to the Comprehensive Plan or Rezone.</p>	
<p>Proposed measures to avoid or reduce such increases are:</p> <p>If applicable, complete an additional SEPA Checklist once a project has been proposed.</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p>	
<p>This proposal will have no effect to plants, animals, fish or marine life.</p>	
<p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p> <p>Conservation of these issues would be reviewed through additional SEPA review and implementation of rules and regulations of the Critical Areas Ordinance, if determined necessary.</p>	
<p>3. How would the proposal be likely to deplete energy or natural resources?</p>	
<p>Not applicable, no natural resources are being exploited through this application.</p>	
<p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>None needed, none proposed.</p>	
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</p>	
<p>The proposal does not affect environmentally sensitive areas.</p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>Compliance with local, state and federal environmental ordinances will ensure protection occurs.</p>	
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p>	
<p>This proposal will not affect shorelines, as there are none affected. Future land use development of the property will be dictated by local, state and federal ordinances.</p>	
<p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>Compliance with local, state and federal shoreline and land ordinances will ensure protection occurs.</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p>	
<p>New development would likely increase traffic on local and state highways. A minor demand in public services and utilities would likely occur as the property is developed.</p>	
<p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>All new development would be required to meet transportation concurrency requirements prior to development occurring.</p>	

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D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (DO NOT USE THE FOLLOWING FOR PROJECT ACTIONS)	Space Reserved For Agency Comments
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. No conflicts are anticipated.	

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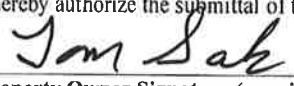
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	Supplemental Application For: REZONES YAKIMA MUNICIPAL CODE CHAPTER 15.23
PART II - APPLICATION INFORMATION	
1. EXISTING ZONING OF SUBJECT PROPERTY: <input type="checkbox"/> SR <input type="checkbox"/> R-1 <input checked="" type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2	
2. DESIRED ZONING OF SUBJECT PROPERTY: <input type="checkbox"/> SR <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input checked="" type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2	
3. ZONING OF ADJOINING PROPERTY (check all that apply): <input type="checkbox"/> SR <input type="checkbox"/> R-1 <input checked="" type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input checked="" type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2	
4. EXISTING FUTURE LAND USE DESIGNATION: <input type="checkbox"/> Low Density Residential <input checked="" type="checkbox"/> Mixed Residential <input type="checkbox"/> Community Mixed-Use <input type="checkbox"/> Commercial Mixed-Use <input type="checkbox"/> CBD Commercial Core <input type="checkbox"/> Regional Commercial <input type="checkbox"/> 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? <input type="checkbox"/> Low Density Residential <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Community Mixed-Use <input checked="" type="checkbox"/> Commercial Mixed-Use <input type="checkbox"/> CBD Commercial Core <input type="checkbox"/> Regional Commercial <input type="checkbox"/> Industrial	
6. PUBLIC FACILITIES AND SERVICES AVAILABLE: <input checked="" type="checkbox"/> Transportation <input checked="" type="checkbox"/> Rights-Of-Way <input checked="" type="checkbox"/> Police And Fire Protection <input checked="" type="checkbox"/> Parks And Trails <input checked="" type="checkbox"/> Schools <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Storm Drainage <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> 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.  _____ Property Owner Signature (required) _____ 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:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

APR 30 2018
CITY OF YAKIMA
PLANNING DIV.

PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

[] SR [] R-1 [x] 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 [x] GC [] AS [] RD [] M-1 [] M-2

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

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

4. EXISTING FUTURE LAND USE DESIGNATION:

[] Low Density Residential [x] 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 [x] Commercial Mixed-Use

[] CBD Commercial Core [] Regional Commercial [] Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

[x] Transportation [x] Rights-Of-Way [x] Police And Fire Protection [x] Parks And Trails [x] Schools
[x] Water [x] Sewer [x] Storm Drainage [x] Electricity [x] Natural Gas [x] Telephone [x] 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.

Property Owner Signature (required) Mariae Valencia

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:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

APR 30 2018
CITY OF YAKIMA
PLANNING DIV

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.

Property Owner Signature (required)

Date 4-23-18

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



Supplemental Application For:
REZONES
 YAKIMA MUNICIPAL CODE CHAPTER 15.23

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 CITY OF YAKIMA
 PLANNING DIV.

PART IV - NARRATIVE

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

See attached written narrative

What is the status of existing land use?

See attached written 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 written 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 written 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 written narrative

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

See attached written narrative

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

See attached written narrative

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

See attached written 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

PART IV – REZONE NARRATIVE**I. How is the subject property suitable for uses permitted under the proposed zoning?**

The property is well suited for all commercial uses permitted under the proposed zoning General Commercial zoning district. The property is flat and served by paved local access roadways that connect to urban arterials in the immediate area. The properties are currently connected to water and sewer services from the City of Yakima or can be easily connected, if necessary. All other urban services and facilities (i.e. parks, police, fire etc.) are present in the area or are provided by the City of Yakima.

In this instance, there is a specific use proposed for the property. This property is intended to be used for the expansion of the Yakima Valley Farm Workers Clinic which abuts these properties on the west. A conceptual site plan has been included with this application to show the full scope of future expansion proposed at the site.

Based on the intended use of the property, the current land uses in the neighborhood and the availability of all urban services and facilities the property is suitable for the use proposed within the zoning district as well as all other uses permitted in the General Business zoning district.

What is the status of the existing land use?

Four of the parcels are vacant and covered with gravel to mitigate the adverse affects of dust and weeds. The two other properties contain single-family residences. One residence was constructed in about 1935 and the other was constructed in 2010. Both residences are connected to city water, sanitary sewer, electrical power and telephone services and their access is directly to Wilson Lane, a local access street. The property is protected by the Yakima Fire Department and Police Department. Thus, the property is well served and well suited for the intended development.

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

The rezone request is in compliance with the City of Yakima Comprehensive Plan 2040 because the proposed rezone meets the intent of the Commercial Mixed-Use land use designation at 2.2.4 of the comprehensive plan by promoting *“the greater integration of mixed uses that offer greater development choices to property owners, increased housing options, strengthened commercial retail areas and lively pedestrian-oriented development”*.

The proposal meets the locational criteria of the comprehensive plan because the subject property adjoins an existing commercial business, located within an existing commercial center, and will be incorporated into that business which is located along an arterial.

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The proposal better implements the applicable plan policies because it meets the following goals and policies:

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 designated areas. This includes the integration of multi-family residential and office uses with retail and service commercial uses. Provide zoning and design standards to maintain compatibility between different uses and zones.

Policy 2.5.3 – Utilize strict access management standards to enhance safety and maintain the arterial traffic functions of the corridor.

Proponent Comment – This proposal implements the comprehensive plan better than the current designation because it will provide an opportunity for an existing medical provider to expand at its existing and preferred location. The YVFWC currently have a campus at this site and it is in need of expansion to meet the growing needs of the community. This proposal abuts an existing residential neighborhood on the east and some residential uses on the southeast corner of this block. To the north, west and south are existing commercial uses. The subject properties will be used in conjunction with the existing YVFWC property which is located west of this proposal. Eventually, the completed facility will have access to local access streets that abut the site and then connect to East Nob Hill Boulevard and South 1st Street both urban arterial streets.

The four parcels currently owned by Agena are vacant and have had gravel placed over them to prevent dust and weeds from occurring. The two neighboring parcels included in the application contain single-family residences. Eventually, the single-family residences would be purchased by Agena and demolished to make room for future expansion of the medical clinic.

For these reason, this proposal better implements applicable plan policies than the current relevant comprehensive plan map.

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PLANNING DIV.

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 the and around the subject property?

The subject properties are currently served with 6-inch water mains and sewer mains. Access to the properties is via South 7th Street and Wilson Lane, both are hard surfaced local access streets which have easy access to East Nob Hill and South 1st Street. The area also has electrical lines and telephone lines to meet electrical and communication needs. The property is protected by the Yakima Fire Department and Police Department.

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?

Yes, this property can be served with the existing facilities capable of supporting the most intensive uses, as there is a 24-inch sanitary sewer line located within East Nob Hill Boulevard and the area has numerous 6-inch water lines in the area. If any service or facility deficiency exists in the delivery of services to this property, necessary mitigation will take place by the developer to ensure adequate public services and facilities are in place at his/her/their expense through future SEPA and land use concurrency requirements, upon the development of the property. It should be noted that this rezone has an intended land use so the likelihood of the "most intensive use" of a new zone is not likely to occur at this location.

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

The proposed zone change is compatible with existing neighboring land uses because surrounding properties that lie to the north, west, south consist of existing commercial users (i.e. retail and service providers). Properties to the east and south (southeast corner of the block) are residential. Since the intended use of the property is known (Yakima Valley Farm Workers Clinic), the conceptual site plan has been designed to show that the back of the new facility is located along South 7th Street, which abuts the residences that lie east of the site. This design was intentionally prepared because it places the least intrusive aspect of the facility adjacent to the existing residences. The most intensive land uses of the project have been placed on the west side of the new structure so as to impact the area of commercial zoning lying to the west, instead of the residential zoning along the east. Additionally, all public points of ingress/egress to the facility have been placed along the south and west property lines so as not to impact residential properties to the east.

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Based on these factors, the proposed zone change is compatible with existing neighboring uses. Compatibility will be maintained through project permitting and additional site specific plan review once an application is submitted. This will ensure compatibility between existing uses and future uses. This is the normal process for a non-project rezone application but ensures that future construction in the area is compatible with neighboring land uses, as projects are proposed.

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

No mitigation is proposed as part of this rezone request. However, appropriate mitigation is built into the SEPA and zoning codes through regular site plan approval once a specific project is proposed. Required mitigation to address compatibility would be implemented at that time.

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

The public need arises from the fact that expansion within some existing zoning districts does not exist. This occurs when all or most of the available land in a particular zoning district is developed or not available for sale. In this instance, the YVFWC has a substantial investment at this location and has made an additional investment by purchasing adjoining parcels for future growth. It is the intent of the YVFWC to remain at this location as long as possible and serve the community from this strategically located site which is easily accessible to the public.

If businesses are expected to remain at their current locations, it will be necessary to fulfill the need of providing additional lands for expansion. This rezone meets the needs of the community by continuing the medical services from a known site that will continue to use the necessary infrastructure provided by the City of Yakima (i.e. major arterial roadways, easy access to the transportation network, adequate water and waste water lines).


The public expects successful service providers to be able to expand and remain in Yakima, preferably at their current locations. This rezone meets that public need and perspective, while using the infrastructure provided for a commercial business to locate at this location and remain available to the citizens. In this case, YVFWC provides a needed community service and thus a need for a rezone is necessary for them to remain successful in their endeavor to provide medical services to the Yakima Valley and its residents. Based on the above, there is a public need for the proposed change.

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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


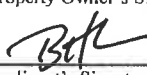
1. Applicant's Information:	Name:	Hordan Planning Services						
	Mailing Address:	410 N. 2nd St						
	City:	Yakima	St:	WA	Zip:	98901	Phone:	(509)249-1919
	E-Mail:	hps410@qwestoffice.net						
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input checked="" type="checkbox"/> Other Planner			
3. Property Owner's Information (If other than Applicant):	Name:	Agena						
	Mailing Address:	604 West 1st Avenue						
	City:	Toppenish	St:	WA	Zip:	98948	Phone:	(509)865-5898
	E-Mail:							
4. Subject Property's Assessor's Parcel Number(s): 191330-41425, 41426, 41427, 41428								
5. Legal Description of Property. (if lengthy, please attach it on a separate document) See attached								
6. Property Address: 1410, 1412, 1414, 1418 S 7th. Yakima, WA 98901								
7. Property's Existing Zoning: <input type="checkbox"/> SR <input type="checkbox"/> R-1 <input checked="" type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2								
8. Type Of Application: (Check All That Apply)								
<input checked="" type="checkbox"/> Comprehensive Plan Amendment		<input checked="" type="checkbox"/> Environmental Checklist (SEPA Review)		<input checked="" type="checkbox"/> Rezone				
<input type="checkbox"/> Transportation Concurrency		<input checked="" type="checkbox"/> Master Application (select if submitting two or more applications under Title 15)		<input type="checkbox"/> 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.

	_____
Property Owner's Signature	Date
	4-30-18
Applicant's Signature	Date

FILE/APPLICATION(S)# CPA #002-18 usepa #005-18 RZ#003-18

DATE FEE PAID: 04/30/18	RECEIVED BY: C. Ellinger	AMOUNT PAID: \$3125.00	RECEIPT NO: CR-18-004456
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**CITY OF YAKIMA
PLANNING DIV.**

SUMMARY OF REQUEST

The request is to change the Comprehensive Plan Future Land Use Map designation on 6 parcels of property that total approximately 1.83 acres from Mixed Residential to Commercial Mixed Use and rezone the property from Two-family Residential to General Commercial.

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CITY OF YAKIMA
PLANNING DIV.

LEGAL DESCRIPTION

191330-41425 – The North half of the following described property:

The South 116 feet of the North 311 feet of the West 199 feet of Lot 17, CENTRAL PARK ADDITION TO NORTH YAKIMA, now Yakima, Washington, recorded in Volume A of Plats, page 46, records of Yakima County, Washington.

191330-41426 – The South half of the following described property:

The South 116 feet of the North 311 feet of the West 199 feet of Lot 17, CENTRAL PARK ADDITION TO NORTH YAKIMA, now Yakima, Washington, recorded in Volume A of Plats, page 46, records of Yakima County, Washington.

191330-41427 – Commencing at the Northwest corner of Lot 17, CENTRAL PARK ADDITION TO NORTH YAKIMA, now Yakima, Washington, recorded in Volume A of Plats, page 46, records of Yakima County, Washington, thence South along the West line of said lot 311 feet to the point of beginning; thence South 58 feet; thence East and parallel with the North line of said lot 219 feet; thence North 58 feet; thence West 219 feet to the point of beginning; EXCEPT the East 20 feet for a roadway.

191330-41428 – That portion of Lot 17, CENTRAL PARK ADDITION TO NORTH YAKIMA, now Yakima, Washington, recorded in Volume A of Plats, page 46, records of Yakima County, Washington described as follows:

Beginning at a point on the West line of said lot 369 feet South of its Northwest corner; thence East and parallel with the North line of said lot 115 feet to the true point of beginning; thence South 53 feet; thence East parallel with said North line 84 feet; thence North 53 feet; thence West 84 feet to the true point of beginning;

AND

The North 48.25 feet of the South 203 feet of the West 199 feet of said Lot 17;

AND

Commencing at the Northwest corner of Lot 17; thence South along the West line of said lot; 369 feet to the point of beginning; thence South 58 feet; thence East parallel to the North line of said Lot 17, 219 feet; thence North 58 feet; thence West 219 feet to the point of beginning; EXCEPT the East 20 feet for roadway

AND EXCEPT the North 53 feet to the East 84 feet of said tract.

Situated in Yakima County, State of Washington



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CITY OF YAKIMA
PLANNING DIV.

	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: <input type="checkbox"/> Comprehensive Plan Text Amendment <input checked="" type="checkbox"/> Future Land Use Map Amendment	
2. EXISTING ZONING OF SUBJECT PROPERTY: <input type="checkbox"/> SR <input type="checkbox"/> R-1 <input checked="" type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2	
3. DESIRED ZONING OF SUBJECT PROPERTY: <input type="checkbox"/> SR <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input checked="" type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2	
4. EXISTING FUTURE LAND USE DESIGNATION: <input type="checkbox"/> Low Density Residential <input checked="" type="checkbox"/> Mixed Residential <input type="checkbox"/> Community Mixed-Use <input type="checkbox"/> Commercial Mixed-Use <input type="checkbox"/> CBD Commercial Core <input type="checkbox"/> Regional Commercial <input type="checkbox"/> Industrial	
5. DESIRED FUTURE LAND USE DESIGNATION: <input type="checkbox"/> Low Density Residential <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Community Mixed-Use <input checked="" type="checkbox"/> Commercial Mixed-Use <input type="checkbox"/> CBD Commercial Core <input type="checkbox"/> Regional Commercial <input type="checkbox"/> Industrial	
6. PUBLIC FACILITIES AND SERVICES AVAILABLE: <input checked="" type="checkbox"/> Transportation <input checked="" type="checkbox"/> Rights-Of-Way <input checked="" type="checkbox"/> Police And Fire Protection <input checked="" type="checkbox"/> Parks And Trails <input checked="" type="checkbox"/> Schools <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Storm Drainage <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> 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.	
 _____ Property Owner Signature (required)	_____ 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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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

APR 30 2018

CITY OF YAKIMA PLANNING DIV.

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: Hordan Planning Services, Mailing Address: 410 N. 2nd St, City: Yakima, St: WA, Zip: 98901, Phone: () 249-1919, E-Mail: hps410@qwestoffice.net

2. Applicant's Interest in Property: Check One: [] Owner [] Agent [] Purchaser [x] Other Planner

3. Property Owner's Information (If other than Applicant): Name: Maria Valencia, Mailing Address: 611 Wilson Lane, City: Yakima, St: WA, Zip: 98901, Phone: ()

4. Subject Property's Assessor's Parcel Number(s): 191330-41431

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

6. Property Address: 611 Wilson Lane. Yakima, WA 98901

7. Property's Existing Zoning: [] SR [] R-1 [x] 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) [x] Comprehensive Plan Amendment [x] 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.

Signature: Maria C Valencia Date: 04/23/2018

Signature: [Signature] Date: 4-30-18

FILE/APPLICATION(S)#

Table with 4 columns: DATE FEE PAID, RECEIVED BY, AMOUNT PAID, RECEIPT NO.

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**CITY OF YAKIMA
PLANNING DIV.**

Legal Description

191330-41431 - The East $66 \frac{1}{3}$ feet of the West $132 \frac{2}{3}$ feet of the South 106.5 feet of Lot 17, CENTRAL PARK ADDITION TO THE CITY OF NORTH YAKIMA, now Yakima, recorded in Volume "A" of Plats, Page 46, records of Yakima County Washington.

Situated in Yakima County, State of Washington

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CITY OF YAKIMA
PLANNING DIV.



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.

Mariae Valencia
Property Owner Signature (required)

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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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

APR 30 2018
CITY OF YAKIMA
PLANNING DIV.

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: Hordan Planning Services, Mailing Address: 410 N. 2nd St, City: Yakima, St: WA, Zip: 98901, Phone: () 249-1919, E-Mail: hps410@qwestoffice.net
2. Applicant's Interest in Property: Check One: [] Owner [] Agent [] Purchaser [x] Other Planner
3. Property Owner's Information (If other than Applicant): Name: Isidro Arias, Mailing Address: 609 Wilson Lane, City: Yakima, St: WA, Zip: 98901, Phone: ()
4. Subject Property's Assessor's Parcel Number(s): 191330-41432
5. Legal Description of Property. (if lengthy, please attach it on a separate document) See attached
6. Property Address: 609 Wilson Lane Yakima, WA 98901
7. Property's Existing Zoning: [] SR [] R-1 [x] 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) [x] Comprehensive Plan Amendment [x] Environmental Checklist (SEPA Review) [] Rezone [] Transportation Concurrency [] Master Application (select if submitting two or more applications under Title 15) [] Other:
9. SEE ATTACHED SHEETS
PART II - SUPPLEMENTAL APPLICATION, PART III - REQUIRED ATTACHMENTS, & PART IV - NARRATIVE
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.
Property Owner's Signature: [Signature] Date: 4-23-18
Applicant's Signature: [Signature] Date: 4-30-18

FILE/APPLICATION(S)#

Table with 4 columns: DATE FEE PAID, RECEIVED BY, AMOUNT PAID, RECEIPT NO.

DOC. INDEX # E-1

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**CITY OF YAKIMA
PLANNING DIV.**

Legal Description

191330-41432 - The West 66 1/3 feet of the South 106.5 feet of Lot 17, CENTRAL PARK ADDITION TO THE CITY OF NORTH YAKIMA, now Yakima, recorded in Volume "A" of Plats, Page 46, records of Yakima County Washington.

Situated in Yakima County, State of Washington

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Supplemental Application For:
COMPREHENSIVE PLAN AMENDMENT

APR 30 2018
CITY OF YAKIMA
PLANNING DIV.

YAKIMA MUNICIPAL CODE, CHAPTER 16.10
ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

PART II - APPLICATION INFORMATION

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

2. EXISTING ZONING OF SUBJECT PROPERTY:

[] SR [] R-1 [x] 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 [x] GC [] AS [] RD [] M-1 [] M-2

4. EXISTING FUTURE LAND USE DESIGNATION:

[] Low Density Residential [x] 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 [x] Commercial Mixed-Use

[] CBD Commercial Core [] Regional Commercial [] Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

[x] Transportation [x] Rights-Of-Way [x] Police And Fire Protection [x] Parks And Trails [x] Schools

[x] Water [x] Sewer [x] Storm Drainage [x] Electricity [x] Natural Gas [x] Telephone [x] 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.

[Signature]
Property Owner Signature (required)

4-23-18
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



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

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 APR 30 2018
 CITY OF YAKIMA
 PLANNING DIV.

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 written 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 written narrative

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

See attached written narrative

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

See attached written 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 written 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 written 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 written 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 written 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

PART IV – COMPREHENSIVE PLAN NARRATIVE

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APR 30 2018

CITY OF YAKIMA
PLANNING DIV.

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?

Yes, this proposal addresses circumstances which have changed since the last time the relevant comprehensive plan map was considered, which was 2017. The owner of this property just missed the 2016/2017 comprehensive plan update cut-off to submit an application to the City and has had to wait 2 years to submit this comprehensive plan map amendment.

In July of 2016, two months after the close of the 2016/2017 comprehensive plan amendment deadline, the Yakima Valley Farm Workers Clinic parent company, Agena, a Washington nonprofit corporation, was able to purchase 4 individual parcels of property that adjoin their clinic located at 602 East Nob Hill Boulevard. The purpose of this property acquisition was to expand the campus to meet the explosive growth needs of the Yakima Valley for medical services.

While waiting out the two year delay in submitting for the next round of comprehensive plan amendments and rezones during the annual amendment process. The YVFWC has accessed their needs and drafted a conceptual site plan that includes the four properties purchased in 2016 and the inclusion of four other properties currently not owned by YVFWC but that adjoin YVFWC property. Including those four neighboring properties fulfills the vision of YVFWC at this site which is the block enclosed by East Nob Hill Boulevard (north), South 6th Street (west), Wilson Lane (south) and South 7th Street (east), except the northeast corner of the block.

To that end, the YVFWC has reached out to the four neighboring property owners located at the southeast corner of the block to seek their acceptance of the completed project. Two of the property owner's are in agreement with YVFWC and have signed onto this comprehensive plan amendment and rezone request.

Based on the increased demand for medical services, the YVFWC has elected to submit an application that includes a total of 6 of the 8 parcels for consideration of a comprehensive plan amendment and rezone that will start the process of changing the zoning to meet the future needs of the YVFWC, so they can start construction at the appropriate time without having to wait for the annual comprehensive plan amendment process each year.

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

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Yes, this proposal better implements applicable comprehensive plan policies than the current relevant comprehensive plan map because the proposal will provide additional property that is designated Commercial Mixed-Use and permit a zoning change to accommodate the expansion of an existing medical provider.

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CITY OF YAKIMA
PLANNING DIV.

This proposal better implements applicable comprehensive plan policies than the current relevant comprehensive map because the proposal will provide additional commercial land to an area where the inventory of commercial land is insufficient for local retail and service providers to expand without the possibility of having to move to a new location.

The proposal better implements the applicable plan policies because it meets the purpose of the Commercial Mixed-Use land use designation at 2.2.4 of the comprehensive plan by promoting: *“the greater integration of mixed uses that offer greater development choices to property owners, increased housing options, strengthened commercial retail areas and lively pedestrian-oriented development”*.

The proposal meets the locational criteria of the comprehensive plan because the subject property adjoins an existing medical service provider, located within an existing commercial center, and will be incorporated into that business which is located along an arterial.

The proposal better implements the applicable plan policies because it meets the following goals and policies:

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 designated areas. This includes the integration of multi-family residential and office uses with retail and service commercial uses. Provide zoning and design standards to maintain compatibility between different uses and zones.

Policy 2.5.3 – Utilize strict access management standards to enhance safety and maintain the arterial traffic functions of the corridor.

Proponent Comment – This proposal implements the comprehensive plan better than the current designation because it will provide an opportunity for an existing medical provider to expand at its existing and preferred location. The YVFWC currently have a campus at this site and it is in need of expansion to meet the growing needs of the community. This proposal abuts an existing residential neighborhood on the east and

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some residential uses on the southeast corner of this block. To the north, west and south are existing commercial uses. The subject properties will be used in conjunction with the existing YVFWC clinic property which is located west of this proposal. Eventually, the completed facility will have access to local access streets that abut the site and then connect to East Nob Hill Boulevard and South 1st Street both urban arterial streets.

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PLANNING DIV.

The four parcels currently owned by Agena are vacant and have had gravel placed over them to prevent dust and weeds from occurring. The two neighboring parcels included in the application contain single-family residences. Eventually, the single-family residences would be purchased by Agena and demolished to make room for future expansion of the medical clinic.

For these reason, this proposal better implements applicable plan policies than the current relevant comprehensive plan map.

C. Does your proposal correct an obvious mapping error? If so, how?

No, it does not appear that an obvious mapping error occurred. This is a voluntary request on behalf of the property owner, which complies with the annual comprehensive plan update, recognizes recent land use developments, recognizes land use trends in the immediate area, provides a necessary medical service and helps to promote economic development.

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

This proposal does involve an identified deficiency in the comprehensive plan. The deficiency deals with the fact that there is a need for areas of expansion for established land uses. This property owner has had the foresight to purchase adjacent properties and discuss the future growth expansion with neighbors who understand the future trend in the neighborhood and with their help, the deficiency of not having adequate room for future expansion is progressing because some of them have signed onto this application. This forward thinking helps alleviate the deficiency in the comprehensive plan by permitting an existing land use to expand at its current location.

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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?

Yes, this proposal is consistent with RCW 36.70A.100. This application is part of annual comprehensive plan update process for the Yakima Urban Area Comprehensive Plan. The City of Yakima coordinates this update with Yakima County and/or cities with which the City of Yakima has, in part, common borders or related regional issues for consistency between the jurisdictions.

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PLANNING DIV.

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?

Yes, this proposal is consistent with the Growth Management Act and the Yakima County-wide Planning Policy because the proposal directs urban growth to an existing urban area (within City Limits first) and encourages infill in an area where all urban level services and facilities are currently provided or can easily be extended. The proposal reduces sprawl and is served with an adequate transportation system. This proposal also encourages economic development in the urban area and provides a needed medical service, jobs and goods and services for the surrounding neighborhood and the general Yakima Area.

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

Yes, all cumulative impacts of all comprehensive plan amendments have been considered in the evaluation of the proposed amendment. This is the first year since the adoption and update of the previous comprehensive plan, so all comprehensive plan amendments starting this year are new to the existing comprehensive plan. This particular area has seen a substantial amount of re-development with older businesses being removed by economic forces and new businesses replacing them. Thus, the impacts in this area were taken into consideration when the comprehensive plan was recently updated and renamed "We are Yakima – Comprehensive Plan 2040". This was an exhaustive process that took at least 2 years and considered and evaluated all comprehensive plan amendments into a single document up to that time. These current updates will be evaluated by staff, citizenry and the City Council of Yakima to determine and evaluate the cumulative impacts of the proposed amendment.

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PLANNING DIV.

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.

Four of the parcels are vacant and covered with gravel to mitigate the adverse affects of t dust and weeds. The two other properties contain single-family residences. One residence was constructed in about 1935 and the other was constructed in 2010. Both residences are connected to city water, sanitary sewer, electrical power and telephone services and their access is directly to Wilson Lane, a local access street. The property is protected by the Yakima Fire Department and Police Department.

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**YAKIMA VALLEY FARMWORKERS CLINIC
CPA#002-18, RZ#003-18 & SEPA#005-18**

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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19133041425 AGENA 604 W 1ST ST TOPPENISH, WA 98948	19133041426 AGENA 604 W 1ST ST TOPPENISH, WA 98948	19133041427 AGENA 604 W 1ST ST TOPPENISH, WA 98948
19133041428 AGENA 604 W 1ST ST TOPPENISH, WA 98948	19133041425 AGENA 604 W 1ST ST TOPPENISH, WA 98948	19133041426 AGENA 604 W 1ST ST TOPPENISH, WA 98948
19133041427 AGENA 604 W 1ST ST TOPPENISH, WA 98948	19133041428 AGENA 604 W 1ST ST TOPPENISH, WA 98948	19133014529 DELANEY'S LOST SOCK LAUNDROMAT LL 404 N 1ST ST YAKIMA, WA 98901
19133041493 OVERLOOK INVESTMENT CORP 3336 E 32ND ST STE 217 TULSA, OK 74135	19133042408 PASSION4COFFEE LLC 212 W WALNUT ST YAKIMA, WA 98902	19133042452 RETIREMENT II LLC 216 S 2ND AVE 390 Riverbottom Rd YAKIMA, WA 98902 Ellensburg 98926
19133042456 RETIREMENT II LLC 216 S 2ND AVE YAKIMA, WA 98902	19133042464 RETIREMENT II LLC 216 S 2ND AVE YAKIMA, WA 98902	19133013421 RMBR LLC 3990 VIEWCREST RD S SALEM, OR 97302
19133042400 YAKIMA VALLEY FARMWORKERS CLINIC PO BOX 190 TOPPENISH, WA 98948	19133042468 YAKIMA VALLEY FARMWORKERS CLINIC PO BOX 190 TOPPENISH, WA 98948	19133041419 FABIAN ROJAS TOVAR 401 S 10TH ST YAKIMA, WA 98901
19133042406 GARY & VICKY HYNDMAN 146 S MITCHELL DR YAKIMA, WA 98908	19133042410 GARY & VICKY HYNDMAN 146 S MITCHELL DR YAKIMA, WA 98908	19133041411 GERMAN J & ISABEL C MENDIETA 1416 S 8TH ST YAKIMA, WA 98901
19133041444 GREG J & ERIN M WILSON 341 BROWN LN SELAH, WA 98942	19133041445 GREG J & ERIN M WILSON 341 BROWN LANE SELAH, WA 98942	19133041432 ISIDRO M & ERMELINDA ARIAS 609 WILSON LN YAKIMA, WA 98901
19133041432 ISIDRO M & ERMELINDA ARIAS 609 WILSON LN YAKIMA, WA 98901	19133014571 ISRAEL Z & PASTOR VALENCIA 1616 S 2ND AVE YAKIMA, WA 98902	19133041446 JOSE PADILLA 1419 S 7TH ST YAKIMA, WA 98901
19133041502 JUAN JIMENEZ 812 N 32ND AVE YAKIMA, WA 98902	19133041503 JUAN JIMENEZ 812 N 32ND AVE YAKIMA, WA 98902	19133041409 LYDIA SMATHERS 6410 COWICHE CANYON RD YAKIMA, WA 98908

300-ft Mailing List
Yakima Valley Farmworkers Clinic
CPA #002-18 / AZ #003-18

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19133041410 LYDIA SMATHERS 6410 COWICHE CANYON RD YAKIMA, WA 98908	19133041412 LYDIA SMATHERS 6410 COWICHE CANYON RD YAKIMA, WA 98908	19133041413 LYDIA SMATHERS 6410 COWICHE CANYON RD YAKIMA, WA 98908
19133041414 LYDIA SMATHERS 6410 COWICHE CANYON RD YAKIMA, WA 98908	19133041415 LYDIA SMATHERS 6410 COWICHE CANYON RD YAKIMA, WA 98908	19133041431 MARIA CHRISTINA VALENCIA 611 WILSON LN YAKIMA, WA 98901
19133041431 MARIA CHRISTINA VALENCIA 611 WILSON LN YAKIMA, WA 98901	19133041429 MARIA ISABEL PADILLA 1420 S 7TH ST YAKIMA, WA 98901	19133041430 MARIA ISABEL PADILLA 1420 S 7TH ST YAKIMA, WA 98901
19133041490 NATALIA LOMELI 703 WILSON LN YAKIMA, WA 98901	19133041422 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901	19133041423 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901
19133041424 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901	19133041487 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901	19133041488 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901
19133042466 RONALD D BEMIS 307 N 99TH AVE YAKIMA, WA 98908	19133042467 RONALD D & SUSAN K BEMIS 1423 S 1ST ST YAKIMA, WA 98901	19133041418 ROSA C MORALES 1417 S 7TH ST YAKIMA, WA 98901
19133041443 SCOTT E & TRACY A FEIST 7700 RYEGRASS RD YAKIMA, WA 98903	49 Total Parcels - Yakima Valley Farm Workers Clinic - CPA#002-18, RZ#003- 18, & SEPA#005-18	Hordan Planning Services 410 N 2nd St Yakima, WA 98901
	Ntc of Council Hearing CPA #002-18 / RZ #003-18 Date of Hearing: 11/6/18	

Parties of Record – Yakima Valley Farm Workers Clinic – CPA#002-18, RZ#003-18, SEPA#005-18

Hordan Planning Services 410 N 2 nd St Yakima, WA 98901 Hps410@qwestoffice.net	Agena 604 S 1 st St Toppenish, WA 98948	Maria Valenica 611 Wilson Ln Yakima, WA 98901
Isidro Arias 609 Wilson Ln Yakima, WA 98901		

In-House Distribution E-mail List		
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Suzanne DeBusschere	Code Administration	Suzanne.DeBusschere@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: Ntc of Council Hearing

File Number: CPA #002-18 / RZ #003-18

Date of Mailing: 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
relijwahl@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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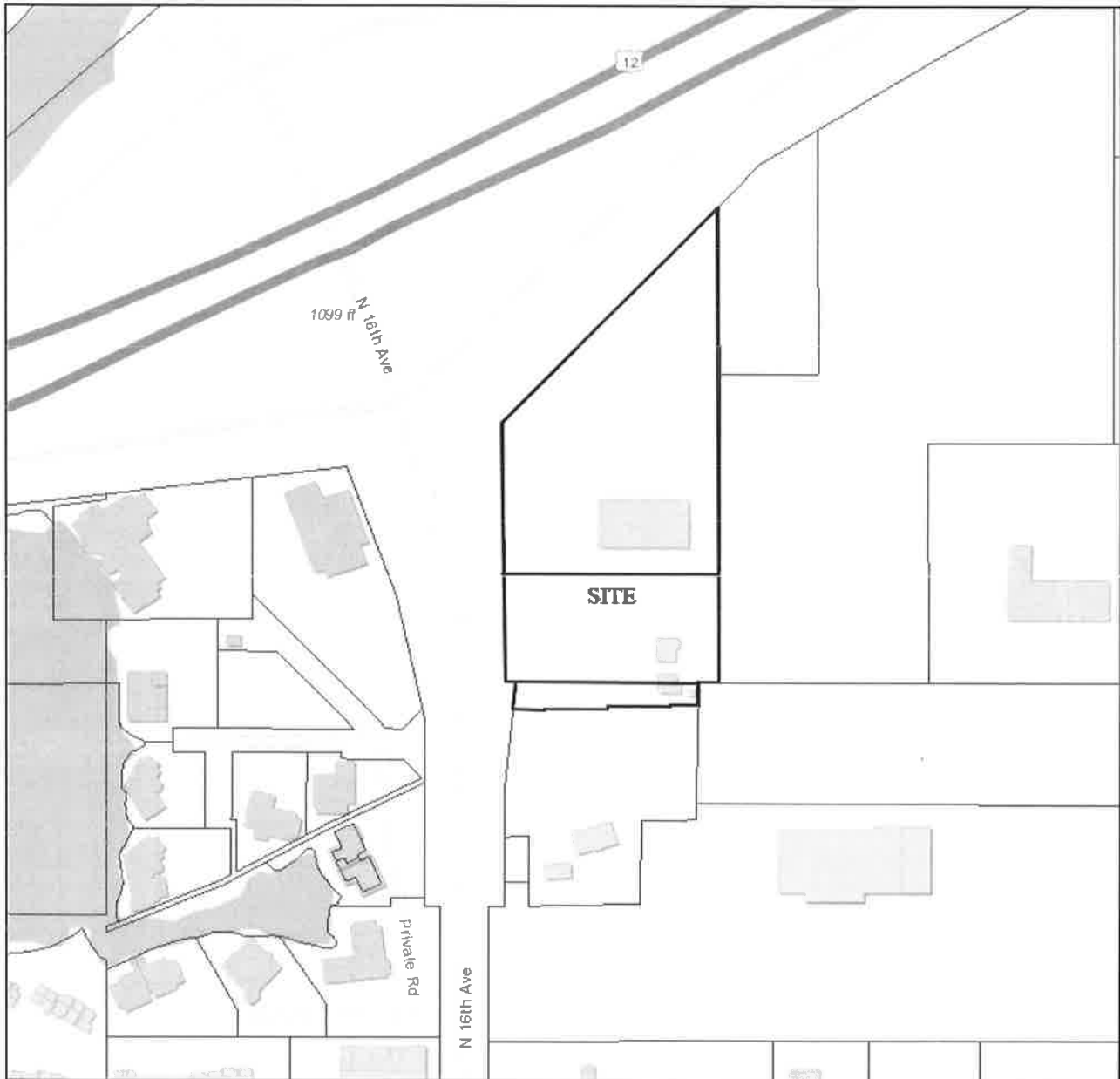
APPLICANT: Hordan Planning Services for Yakima Valley Farm Workers Clinic
FILE NUMBERS: CPA#002-18, RZ#003-18, SEPA#005-18
LOCATION: 600 & 611 Wilson Ln, 1410, 1412, 1414 & 1418 S 7th St
PARCEL NO: 191330-41425, 191330-41426, 191330-41427, 191330-41428, 191330-41431, 191330-41432
AMENDMENT REQUEST Change 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.



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STATE OF WASHINGTON

CITY OF YAKIMA

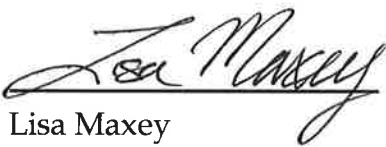
RE: CPA#002-18 & RZ#003-18

Yakima Valley Farmworkers Clinic

600 & 611 Wilson Ln; 1410, 1412, 1414 & 1418 S 7th St

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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Parties of Record – Yakima Valley Farm Workers Clinic – CPA#002-18, RZ#003-18, SEPA#005-18

Hordan Planning Services 410 N 2 nd St Yakima, WA 98901 Hps410@qwestoffice.net	Agena 604 S 1 st St Toppenish, WA 98948	Maria Valenica 611 Wilson Ln Yakima, WA 98901
Isidro Arias 609 Wilson Ln Yakima, WA 98901		

In-House Distribution E-mail List		
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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#002-18, RZ#003-18
 Date of Mailing: 8/27/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Monday, August 27, 2018 8:48 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 - Coastal Farm Real Estate Inc - CPA# 001-18 & RZ#002-18
Attachments: NOTICE OF YPC RECOMMENDATION_Coastal Farm Real Estate Inc - CPA#001-18 &....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#002-18 & RZ#003-18
APPLICANT: Hordan Planning Services on behalf of Yakima Valley Farm
Workers Clinic
PROJECT LOCATION: 600 & 611 Wilson Ln; 1410, 1412, 1414, & 1418 S 7th St

On August 22, 2018, the City of Yakima Planning Commission rendered their recommendation on **CPA#002-18 and RZ#003-18**, a proposal to 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. 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.

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

**YPC Staff Report & Packet Distribution List
Yakima Valley Farm Workers Clinic
CPA#002-18, RZ#003-18 & SEPA#005-18**

YPC PACKET:

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aar7040@gmail.com

Bill Cook
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Rob McCormick
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Leanne Hughes-Mickel
leanne.mickel@me.com

Philip Ostriem
Philipostriem@gmail.com

Hordan Planning Services
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Yakima, WA 98901
Hps410@qwestoffice.net

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Agena
604 S 1st St
Toppenish, WA 98948

Maria Valencia
611 Wilson Ln
Yakima, WA 98901

Isidro Arais
609 Wilson Ln
Yakima, WA 98901

Date Distributed: 8/2/18

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STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#002-18, RZ#003-18, & SEPA#005-18

Yakima Valley Farm Workers Clinic

600 & 611 Wilson Ln; 1410, 1412, 1414 & 1418 S 7th St

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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19133041425 AGENA 604 W 1ST ST TOPPENISH, WA 98948	19133041426 AGENA 604 W 1ST ST TOPPENISH, WA 98948	19133041427 AGENA 604 W 1ST ST TOPPENISH, WA 98948
19133041428 AGENA 604 W 1ST ST TOPPENISH, WA 98948	19133041425 AGENA 604 W 1ST ST TOPPENISH, WA 98948	19133041426 AGENA 604 W 1ST ST TOPPENISH, WA 98948
19133041427 AGENA 604 W 1ST ST TOPPENISH, WA 98948	19133041428 AGENA 604 W 1ST ST TOPPENISH, WA 98948	19133014529 DELANEY'S LOST SOCK LAUNDROMAT LLC 404 N 1ST ST YAKIMA, WA 98901
19133041493 OVERLOOK INVESTMENT CORP 3336 E 32ND ST STE 217 TULSA, OK 74135	19133042408 PASSION4COFFEE LLC 212 W WALNUT ST YAKIMA, WA 98902	19133042452 RETIREMENT II LLC 216 S 2ND AVE YAKIMA, WA 98902
19133042456 RETIREMENT II LLC 216 S 2ND AVE YAKIMA, WA 98902	19133042464 RETIREMENT II LLC 216 S 2ND AVE YAKIMA, WA 98902	19133013421 RMBR LLC 3990 VIEWCREST RD S SALEM, OR 97302
19133042400 YAKIMA VALLEY FARMWORKERS CLINIC PO BOX 190 TOPPENISH, WA 98948	19133042468 YAKIMA VALLEY FARMWORKERS CLINIC PO BOX 190 TOPPENISH, WA 98948	19133041419 FABIAN ROJAS TOVAR 401 S 10TH ST YAKIMA, WA 98901
19133042406 GARY & VICKY HYNDMAN 146 S MITCHELL DR YAKIMA, WA 98908	19133042410 GARY & VICKY HYNDMAN 146 S MITCHELL DR YAKIMA, WA 98908	19133041411 GERMAN J & ISABEL C MENDIETA 1416 S 8TH ST YAKIMA, WA 98901
19133041444 GREG J & ERIN M WILSON 341 BROWN LN SELAH, WA 98942	19133041445 GREG J & ERIN M WILSON 341 BROWN LANE SELAH, WA 98942	19133041432 ISIDRO M & ERMELINDA ARIAS 609 WILSON LN YAKIMA, WA 98901
19133041432 ISIDRO M & ERMELINDA ARIAS 609 WILSON LN YAKIMA, WA 98901	19133014571 ISRAEL Z & PASTOR VALENCIA 1616 S 2ND AVE YAKIMA, WA 98902	19133041446 JOSE PADILLA 1419 S 7TH ST YAKIMA, WA 98901
19133041502 JUAN JIMENEZ 812 N 32ND AVE YAKIMA, WA 98902	19133041503 JUAN JIMENEZ 812 N 32ND AVE YAKIMA, WA 98902	19133041409 LYDIA SMATHERS 6410 COWICHE CANYON RD YAKIMA, WA 98908

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19133041414 LYDIA SMATHERS 6410 COWICHE CANYON RD YAKIMA, WA 98908	19133041415 LYDIA SMATHERS 6410 COWICHE CANYON RD YAKIMA, WA 98908	19133041431 MARIA CHRISTINA VALENCIA 611 WILSON LN YAKIMA, WA 98901
19133041431 MARIA CHRISTINA VALENCIA 611 WILSON LN YAKIMA, WA 98901	19133041429 MARIA ISABEL PADILLA 1420 S 7TH ST YAKIMA, WA 98901	19133041430 MARIA ISABEL PADILLA 1420 S 7TH ST YAKIMA, WA 98901
19133041490 NATALIA LOMELI 703 WILSON LN YAKIMA, WA 98901	19133041422 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901	19133041423 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901
19133041424 RAMIRO & CONSUELO PALMARES 1407 S 7TH ST YAKIMA, WA 98901	19133041487 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901	19133041488 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901
19133042466 RONALD D BEMIS 307 N 99TH AVE YAKIMA, WA 98908	19133042467 RONALD D & SUSAN K BEMIS 1423 S 1ST ST YAKIMA, WA 98901	19133041418 ROSA C MORALES 1417 S 7TH ST YAKIMA, WA 98901
19133041443 SCOTT E & TRACY A FEIST 7700 RYEGRASS RD YAKIMA, WA 98903	49 Total Parcels - Yakima Valley Farm Workers Clinic - CPA#002-18, RZ#003- 18, & SEPA#005-18	Hordan Planning Services 410 N 2nd St Yakima, WA 98901
	Ntc of Public Hearing & DNS CPA#002-18, RZ#003, SEPA#005 Sent 7/5/18	

<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.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 Bertrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bertrand@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 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 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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<p>Yakima Regional Clean Air Agency Hasan Tahat, Engineering & Planning Supervisor 329 North 1st Street Yakima, WA 98901 hasan@yrcaa.org</p>	<p>Yakima School District Scott Izutsu , Associate Superintendent 104 N 4th Ave Yakima, WA 98902 izutsu.scott@yakimaschools.org</p>	<p>Yakima Valley Conference of Governments Mike Shuttleworth, Planning Manager 311 North 4th Street, Ste# 202 Yakima, WA 98901 Mike.shuttleworth@yvcog.org</p>
<p>Yakima Valley Museum John A. Baule, Director 2105 Tieton Drive Yakima, WA 98902 john@yakimavalleymuseum.org</p>	<p>Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 keithk@wasteconnections.com</p>	

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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#002-18, RZ#003-18 & SEPA#005-18

Date of Mailing: 7/5/18

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Parties of Record – Yakima Valley Farm Workers Clinic – CPA#002-18, RZ#003-18, SEPA#005-18

Department of Commerce reviewteam@commerce.wa.gov	Hordan Planning Services 410 N 2 nd St Yakima, WA 98901 Hps410@qwestoffice.net	Agena 604 S 1 st St Toppenish, WA 98948
Maria Valenica 611 Wilson Ln Yakima, WA 98901	Isidro Arias 609 Wilson Ln Yakima, WA 98901	

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		Revised 04/2018

Type of Notice: Ntc of Public Hearing & DNS

File Number: CPA #002-18, RZ #003-18 & SEPA #005-18

Date of Mailing: 7/5/18

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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 - Yakima Valley Farm Workers Clinic - CPA#002-18, RZ#003-18 & SEPA#005-18
Attachments: NOTICE OF PUBLIC HEARING & DNS - YVFC - CPA#002-18, RZ#003-18 & SEPA#005....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 (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

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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 #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

PROJECT DESCRIPTION

The City of Yakima Department of Community Development has received applications from Hordan Planning Services, on behalf of Yakima Valley Farmworkers Clinic, 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 Mixed Residential to Commercial Mixed Use and to concurrently rezone from Two-Family Residential (R-2) 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 Hordan Planning Services, on behalf of Yakima Valley Farmworkers Clinic, 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 Mixed Residential to Commercial Mixed Use and to concurrently rezone from Two-Family Residential (R-2) to General Commercial (GC).

PROPONENT: Yakima Valley Farmworkers Clinic
LOCATION: Vicinity of S 7th St and Wilson Ln
PARCEL NUMBERS: 191330-41425, 41426, 41427, 41428, 41431, 41432
LEAD AGENCY: City of Yakima
FILE NUMBERS: CPA #002-18, RZ#003-18, SEPA#005-18

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

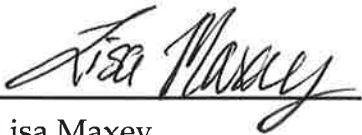
RE: CPA#002-18, RZ#003-18 & SEPA#005-18

Yakima Valley Farm Workers Clinic

1412, 1414, 1418 S 7th St

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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19133041428 AGENA 604 W 1ST ST TOPPENISH, WA 98948	19133041425 AGENA 604 W 1ST ST TOPPENISH, WA 98948	19133041426 AGENA 604 W 1ST ST TOPPENISH, WA 98948
19133041427 AGENA 604 W 1ST ST TOPPENISH, WA 98948	19133041428 AGENA 604 W 1ST ST TOPPENISH, WA 98948	19133014529 DELANEY'S LOST SOCK LAUNDROMAT LLC 404 N 1ST ST YAKIMA, WA 98901
19133041493 OVERLOOK INVESTMENT CORP 3336 E 32ND ST STE 217 TULSA, OK 74135	19133042408 PASSION4COFFEE LLC 212 W WALNUT ST YAKIMA, WA 98902	19133042452 RETIREMENT II LLC 216 S 2ND AVE YAKIMA, WA 98902
19133042456 RETIREMENT II LLC 216 S 2ND AVE YAKIMA, WA 98902	19133042464 RETIREMENT II LLC 216 S 2ND AVE YAKIMA, WA 98902	19133013421 RMBR LLC 3990 VIEWCREST RD S SALEM, OR 97302
19133042400 YAKIMA VALLEY FARMWORKERS CLINIC PO BOX 190 TOPPENISH, WA 98948	19133042468 YAKIMA VALLEY FARMWORKERS CLINIC PO BOX 190 TOPPENISH, WA 98948	19133041419 FABIAN ROJAS TOVAR 401 S 10TH ST YAKIMA, WA 98901
19133042406 GARY & VICKY HYNDMAN 146 S MITCHELL DR YAKIMA, WA 98908	19133042410 GARY & VICKY HYNDMAN 146 S MITCHELL DR YAKIMA, WA 98908	19133041411 GERMAN J & ISABEL C MENDIETA 1416 S 8TH ST YAKIMA, WA 98901
19133041444 GREG J & ERIN M WILSON 341 BROWN LN SELAH, WA 98942	19133041445 GREG J & ERIN M WILSON 341 BROWN LANE SELAH, WA 98942	19133041432 ISIDRO M & ERMELINDA ARIAS 609 WILSON LN YAKIMA, WA 98901
19133041432 ISIDRO M & ERMELINDA ARIAS 609 WILSON LN YAKIMA, WA 98901	19133014571 ISRAEL Z & PASTOR VALENCIA 1616 S 2ND AVE YAKIMA, WA 98902	19133041446 JOSE PADILLA 1419 S 7TH ST YAKIMA, WA 98901
19133041502 JUAN JIMENEZ 812 N 32ND AVE YAKIMA, WA 98902	19133041503 JUAN JIMENEZ 812 N 32ND AVE YAKIMA, WA 98902	19133041409 LYDIA SMATHERS 6410 COWICHE CANYON RD YAKIMA, WA 98908

19133041410 LYDIA SMATHERS 6410 COWICHE CANYON RD YAKIMA, WA 98908	19133041412 LYDIA SMATHERS 6410 COWICHE CANYON RD YAKIMA, WA 98908	19133041413 LYDIA SMATHERS 6410 COWICHE CANYON RD YAKIMA, WA 98908
19133041414 LYDIA SMATHERS 6410 COWICHE CANYON RD YAKIMA, WA 98908	19133041415 LYDIA SMATHERS 6410 COWICHE CANYON RD YAKIMA, WA 98908	19133041431 MARIA CHRISTINA VALENCIA 611 WILSON LN YAKIMA, WA 98901
19133041431 MARIA CHRISTINA VALENCIA 611 WILSON LN YAKIMA, WA 98901	19133041429 MARIA ISABEL PADILLA 1420 S 7TH ST YAKIMA, WA 98901	19133041430 MARIA ISABEL PADILLA 1420 S 7TH ST YAKIMA, WA 98901
19133041490 NATALIA LOMELI 703 WILSON LN YAKIMA, WA 98901	19133041422 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901	19133041423 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901
19133041424 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901	19133041487 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901	19133041488 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901
19133042466 RONALD D BEMIS 307 N 99TH AVE YAKIMA, WA 98908	19133042467 RONALD D & SUSAN K BEMIS 1423 S 1ST ST YAKIMA, WA 98901	19133041418 ROSA C MORALES 1417 S 7TH ST YAKIMA, WA 98901
19133041443 SCOTT E & TRACY A FEIST 7700 RYEGRASS RD YAKIMA, WA 98903	49 Total Parcels - Yakima Valley Farm Workers Clinic - CPA#002-18, RZ#003- 18, & SEPA#005-18	Hordan Planning Services 410 N 2nd St Yakima, WA 98901
	<i>Ntc of App & SEPA CPA #002-18, RZ #003-18, SEPA #005-18 sent 06/08/18</i>	

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<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net</p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org</p>	<p>Department of Agriculture Kelly McClain PO Box 42560 Olympia, WA 98504 kmcclain@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 Bertrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bertrand@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@wvwd208.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 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: CRA #002-18, RZ #003-18, SEPA # 005-18

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 #002-18, RZ #003-18, SEPA #005-18

Date of Mailing: 6/8/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Friday, June 08, 2018 11:39 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 - Yakima Valley Farm Workers Clinic - CPA#002-18, RZ# 003-18 & SEPA#005-18
Attachments: NOTICE OF APPLICATION & SEPA_Yakima Valley Farmworkers Clinic - CPA RZ S....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#002-18

Project Name: YAKIMA VALLEY FARM WORKERS CLINIC

Location: 600 & 611 WILSON LN, 1410, 1412, 1414, & 1418 S 7TH ST

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.

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#002-18 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: 04/30/2018 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 #002-18, RZ#003-18, SEPA#005-18
Project Applicant: Yakima Valley Farmworkers Clinic
Project Location: Vicinity of S 7th St and Wilson Ln
Parcel Number(s): 191330-41425, 41426, 41427, 41428, 41431, 41432

PROJECT DESCRIPTION

The City of Yakima Department of Community Development has received applications from Hordan Planning Services, on behalf of Yakima Valley Farmworkers Clinic, 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 Mixed Residential to Commercial Mixed Use and to concurrently rezone from Two-Family Residential (R-2) 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: None

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:

Yakima Valley Farmworkers Clinic – CPA #002-18, RZ#003-18, SEPA#005-18

NOTICE OF DECISION A copy of the SEPA threshold determination will be mailed to any 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

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**CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE**

File Number:	CPA #002-18, RZ# 003-18, SEPA# 005-18
Applicant/Project Name:	Yakima Valley Farmworkers
Site Address:	Vicinity of 57th St & Wilson Ln
Date of Posting:	

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:

RECEIVED

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.


Applicant's Signature

6-4-18
Date

JAMES CARTRIGHT
Applicant's Name (Please Print)

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#002-18, RZ#003-18, SEPA#005-18
APPLICANT: Yakima Valley Farmworkers Clinic
APPLICANT ADDRESS: 604 W 1st Ave, Toppenish, WA, 98948
PROJECT LOCATION: Vicinity of S 7th St and Wilson Ln
TAX PARCEL NO: 191330-41425, 41426, 41427, 41428, 41431, 41432
DATE OF REQUEST: April 30, 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 30, 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: Hordan Planning Services
Maria Valencia
Isidro Arias

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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**

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.

(793336) February 9, 2018

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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: Maria Isabel Padilla
1420 S 7th St
Yakima, WA 98901

Subject: Yakima Valley Farmworkers Clinic Comprehensive Plan Amendment and Rezone

Ms. Padilla,

As you are likely aware, the owners of the Yakima Valley Farmworkers Clinic property on South 7th St. are in the process of changing the Comprehensive Plan designation and Zoning District of their property, which is directly adjacent to properties you own at 1420 and 1424 S 7th St. 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 Residential to Commercial. Looking at your property, the existing residential uses would be allowed to remain as-is. Furthermore, a change to Commercial would allow a greater residential density for a multi-family use, or even commercial use.

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 Residential 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 be "J. Calhoun".

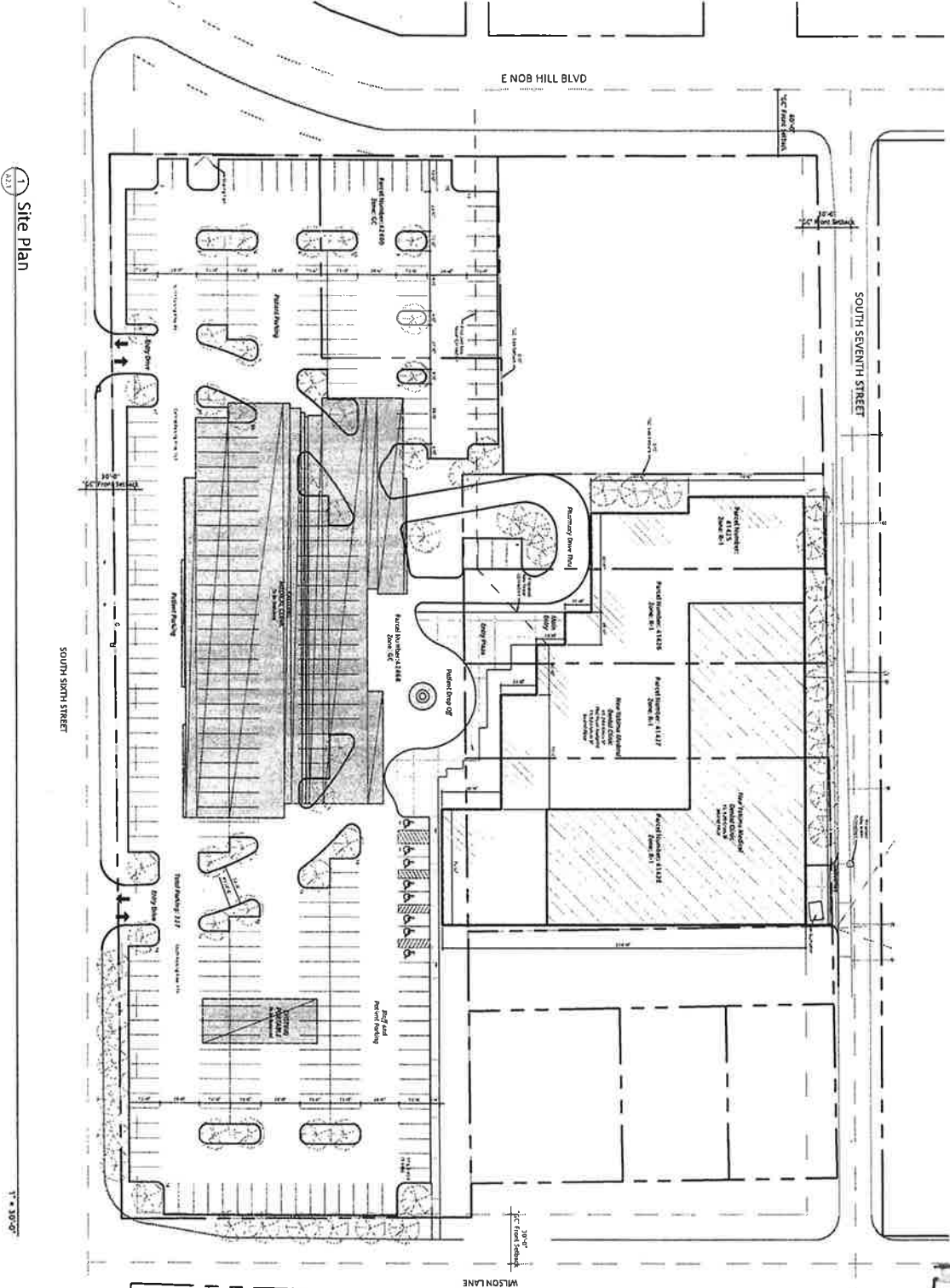
Joseph Calhoun
Planning Manager

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AUG 08 2018

CITY OF YAKIMA
PLANNING DIV.



Site Plan
1 of 1

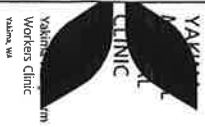
- Parking Requirements**
- Parking: 63,300 sq. ft. (22,500 sq. ft. min)
 - Parking Spaces: 315 (157 min)
 - Parking: 20% of total floor area (157 min)
 - Parking: 20% of total floor area (157 min)
 - Parking: 20% of total floor area (157 min)
- Lot Coverage**
- Maximum Lot Coverage: 100%
 - Maximum Lot Coverage: 100%
 - Maximum Lot Coverage: 100%
 - Maximum Lot Coverage: 100%

Submitted:
YPC Hearing - 8/8/18



SHEET:
A1.1

Site Plan
DATE: 04/20/2018
SCALE: 1" = 30'-0"
DRAWN: CD/DL
JOB: 201753



KDF ARCHITECTURE
1210 South 180th Avenue, Tukwila, WA 98148
206-835-9810
www.kdfarchitecture.com

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REVISION	DATE