

**WILLIAM ALMON  
CPA#003-18, RZ#004-18 & SEPA#006-18**

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

**EXHIBIT LIST**

Applicant: Hordan Planning Services on behalf of William Almon  
File Number: CPA#003-18, RZ#004-18 & SEPA#006-18  
Site Address: 1104 S 48<sup>th</sup> Ave  
Staff Contact: Trevor Martin, Associate Planner

**Table of Contents**

CHAPTER AA	Yakima Planning Commission's Findings of Fact Recommendation to the City Council
CHAPTER A	Staff Report
CHAPTER B	Vicinity Map
CHAPTER C	Site Plan
CHAPTER D	DST Review & Agency Comments
CHAPTER E	SEPA Checklist
CHAPTER F	Applications
CHAPTER G	Public Notices
CHAPTER H	Supplemental Information





DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

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

## **YAKIMA PLANNING COMMISSION**

### **RECOMMENDATION TO THE YAKIMA CITY COUNCIL FOR COMPREHENSIVE PLAN AMENDMENT AND REZONE CPA#003-18, RZ#004-18**

**August 31, 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 William Almon, to amend the Comprehensive Plan Future Land Use Map Designation from Low-Density Residential to Community Mixed Use, and concurrently Rezone from Single-Family Residential (R-1) to Professional Business (B-1), parcel 181328-41405 (City File CPA#003-18, RZ#004-18); 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#006-18); and

**WHEREAS**, The YPC held a study session to review this Comprehensive Plan Amendment and Rezone on July 11, 2018; and

**WHEREAS**, The Yakima Planning Commission held an open record public hearing on August 22, 2018 to hear testimony from the public, consider the Amendment and Rezone, and provide a recommendation to the Yakima City Council;

**DOC.  
INDEX**

**# AA-1**

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

**APPLICATION #** CPA#003-18, RZ#004-18  
**APPLICANT:** Hordan Planning Services on behalf of William Almon  
**APPLICANT ADDRESS:** 410 N 2<sup>nd</sup> St., Yakima, WA 98901  
**PROJECT LOCATION:** 1104 S 48<sup>th</sup> Ave.  
**PARCEL(S):** 181328-41405

**FINDINGS OF FACT**

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Low-density Residential to Community Mixed Use with a concurrent Rezone from Single-Family Residential (R-1) to Profession Business (B-1).
2. The subject parcels are approximately .68 acres in size and are surrounded by vacant property, 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 22, 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. This project is being processed to facilitate the creation a single contiguous zoning boundary which will allow for future commercial site development and remove a fragmented portion of residentially zoned land.
  - b. The Community Mixed Use designation implements several goals and policies of the 2040 plan.
  - c. The amendment does not correct an obvious mapping error, does not address a deficiency of the 2040 plan, and is consistent with the Growth Management Act and County-wide Planning Policies.
  - d. In consideration of cumulative impacts, even though this amendment will remove Low-Density Residential land, there will still be approximately 7,756 acres of Low-Density Residential property within the city limits.
5. The proposed Rezone from single-Family Residential (R-1) to Professional Business (B-1) 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 B-1 zoning district and will facilitate a single contiguous zoning district.
  - c. The B-1 zoning district is an implementing zone of the Community Mixed Use Future Land Use Designation.
  - d. The property is currently capable of being served by all necessary public utilities and can be accessed by public streets.
  - e. The proposed Rezone is considered compatible with the surrounding neighborhood and no mitigation is proposed at this time.
  - f. The public need for this Rezone is to provide additional area for small commercial and professional services.

DOC.  
INDEX

# AA-1



2015  
1994

**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 Low-Density Residential to Community Mixed Use with a concurrent Rezone from Single-Family Residential (R-1) to Professional Business (B-1) is consistent with the Yakima Urban Area Zoning Ordinance and Yakima Comprehensive Plan 2040.

**MOTION**

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

**RECOMMENDATION TO CITY COUNCIL**

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed Comprehensive Plan Amendment from Low-Density Residential to Community Mixed Use and Rezone from Single-Family Residential (R-1) to Professional Business (B-1) for files CPA#003-18 and RZ#004-18.

RECOMMENDED this 31<sup>st</sup> day of August 2018.

By:

  
\_\_\_\_\_  
**Patricia Byers, Chair**  
**Yakima Planning Commission**

**DOC.**  
**INDEX**  
# AA-1







DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

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

Application # CPA#003-18, RZ#004-18

APPLICANT: Hordan Planning Services, on behalf of William Almon
APPLICANT ADDRESS: 410 N 2nd St., Yakima, WA 98901
PROJECT LOCATION: 1104 S 48th Ave.
PARCEL(S): 181328-41405
DATE OF REQUEST: April 30, 2018
DATE OF RECOMMENDATION: August 22, 2018
STAFF CONTACT: Trevor Martin, Associate Planner

I. DESCRIPTION OF REQUEST:

The City of Yakima Department of Community Development has received applications from Hordan Planning Services, on behalf of William Almon, 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 Low-density Residential to Community Mixed Use and to concurrently rezone from Single-family Residential (R-1) to Professional Business (B-1).

II. CURRENT ZONING AND LAND USE:

The subject property is approximately .68 acres in size and zoned Single-family Residential (R-1). Adjacent properties to this site have the following zoning and land use characteristics:

Table with 3 columns: Direction, Zoning, Land Use. Rows include North (B-1/B-2, Commercial), South (B-1, Vacant), East (B-1/R-1, Vacant and Residential), West (B-1, Vacant).

III. PUBLIC NOTICE:

Mailing of Notice of Application June 8, 2018
Public Hearing Notice Published July 5, 2018
Posting of Property June 2, 2018

IV. FINDINGS OF FACT:

A. Environmental Review.

Environmental Review (SEPA#006-18) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on July 5, 2018. No appeals were filed.

DOC. INDEX # A-1

**B. Comments Received**

No written public comments were received.

**C. Comprehensive Plan Amendment (CPA) Approval Criteria.**

The Yakima Comprehensive Plan 2040, Future Land Use Map designates this area as Low density 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 creation a single contiguous zoning boundary which will allow for future commercial site development and remove a fragmented portion of residentially zoned land. The residential zoning currently exists due to the continued use of a single family home located on the property. There are no longer any residential inhabitants on the property, and bringing the site in to conformity with the neighboring properties. Overall, this action will create one contiguous commercial property near the west valley portion of the City.*

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

*Staff Response: The purpose of the Community Mixed Use, this designation is intended to allow for a mixture of neighborhood scaled retail, commercial service, office, and high density residential uses. This proposal implements the following goals and policies:*

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

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

- Does the proposal conform to locational criteria set forth for the desired designation? Yes, the site is along a primary arterial corridor (Nob Hill Blvd. and S 48<sup>th</sup> Ave.), consistent with Policy 2.2.4.B.*
- Is the site physically suited for the proposed designation? Yes. The site is suitable for commercial development and has access to necessary utilities.*
- Is the desired zone one of the implementing zones of the land use designation? Yes, the proposed Professional Business (B-1) zone is an implementing zone of the Community Mixed Use land use designation.*
- Is the proposal a spot zone or a similar change that may create instability with the surrounding neighborhood? No, the proposal is consistent with other uses in the general vicinity.*

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

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



*Policy 2.2.3.B.: Community Mixed Use location criteria – Existing and planned future neighborhood center areas, sites along key arterials and collector streets, and transitional areas between residential uses and downtown or other mixed-use centers.*

*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. The parcel has not been rezoned in the past due to the fact there was an occupied residential home on the site. Now that the home is no longer occupied, rezoning the property to be contiguous with the surrounding properties is consistent with the goals and policies of the City of Yakima Comprehensive Plan.*

**(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 written 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 Low-Density Future Land Use designation of -2.5 acres. When the 2040 plan was developed, there were 7,759 acres of Low-Density Residential land. The removal of 2.5 acres of Low-Density Residential will leave approximately 7,756.5 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.
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 written 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 B-1 zoning district.

**(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 B-1 zoning district is an implementing zone of the Community Mixed Use future land use designation, and is consistent with several goals and policies, as indicated above in section IV.C of this report.

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

This property is currently capable of being served by all public utilities necessary for the support of commercial land uses. Nob Hill Water and Wastewater is available in S. 48<sup>th</sup> Ave and Nob Hill Blvd.

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

The proposed zone change is compatible with existing neighboring land uses because surrounding properties to the east, south, and west are zoned B-1, and will promote the future development of a cohesive and contiguous community mixed-use site.

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

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

**(7) The public need for the proposed change.**

The public need for this change is related to providing additional area for professional office locations, small general retail, and possible area for future multi-family housing. The B-1 zoning district provides flexibility for a variety of uses that are generally low impact and provides a good buffer between high traffic corridors and residential neighborhoods.

**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 Community Mixed Use land use designation of the Yakima Comprehensive Plan 2040.
4. The property is currently served by all necessary public utilities capable of supporting commercial land uses.

**V. RECOMMENDATION**

The Community Development Department recommends APPROVAL of this amendment request from Low-Density Residential to Community Mixed Use to accommodate a concurrent rezone from R-1(Single-family Residential) to B-1 (Professional Business).

RECOMMENDATION made this 22nd day of August, 2018.

DOC.  
INDEX

# A-1



2015  
1994



# VICINITY MAP



**File Number:** CPA#003-18, RZ#004-18 & SEPA#006-18  
**Project Name:** WILLIAM ALMON  
**Site Address:** 1104 S 48<sup>TH</sup> AVE



**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).

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.

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**DOC.  
INDEX  
# B-1**



Subject Property

Bill Almon

 Subject Property  
 Tax Lots  
 All Roads

DOC. INDEX # C-1



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**Critical Areas**  
**Bill Almon**

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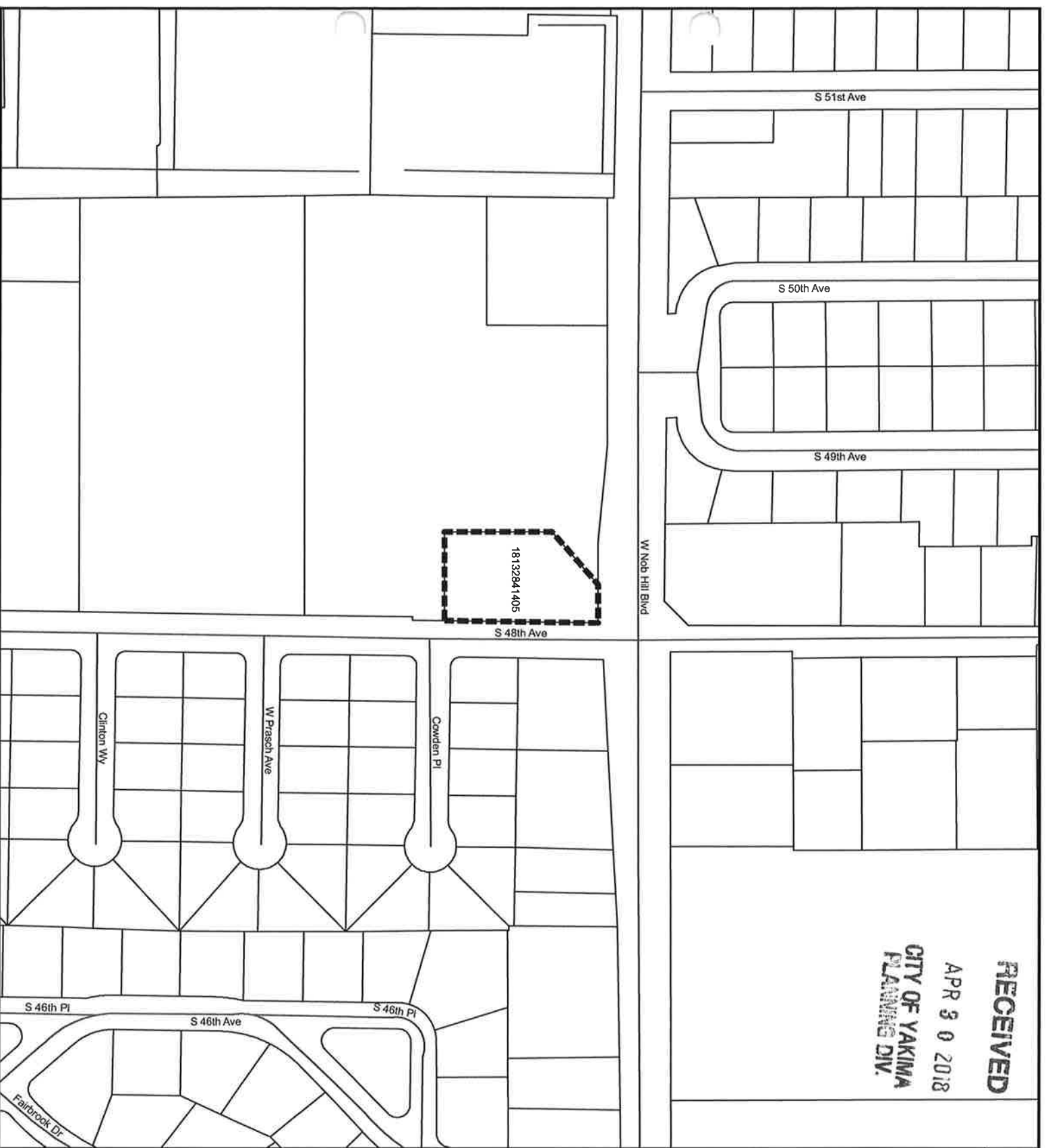
**DOC. INDEX**  
#

-  Subject Property
-  FEMA 100 Year Floodway
-  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 = 200 feet**  
0 30 60 120 180 240 Feet



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**Site and Adjacent Existing  
Future Land Use**

**Bill Almon**

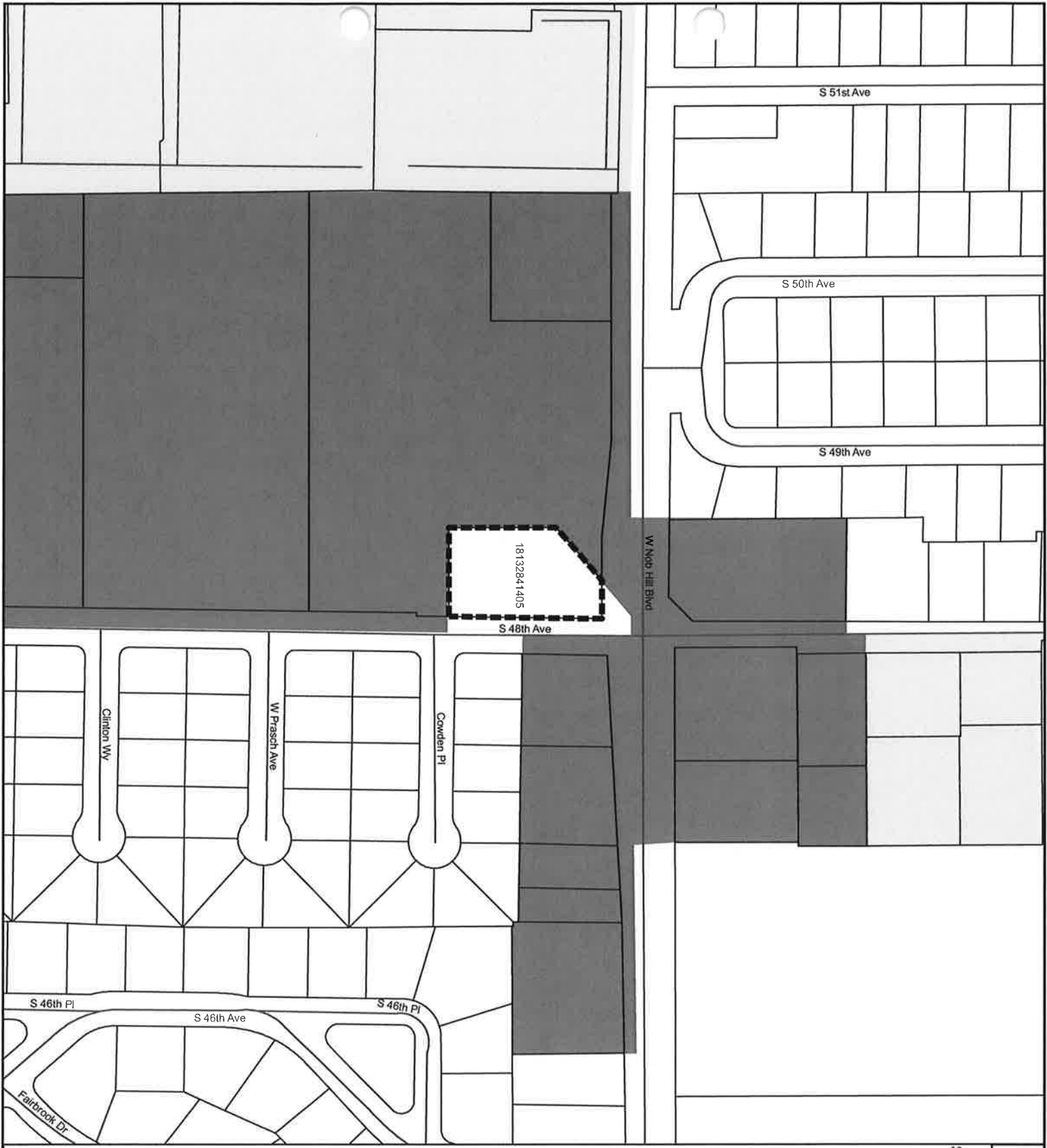


- Subject Property
- Low Density Residential
- Mixed Residential
- Central Business Core Commercial
- Commercial Mixed Use
- Regional Commercial
- Community Mixed Use
- Industrial
- Tax Lots
- All Roads

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**Proposed Future  
Land Use**

**Bill Almon**



**DOC.  
INDEX  
# C-1**

City of Yakima Future Land Use

Low Density Residential

Mixed Residential

Central Business Core Commercial

Commercial Mixed Use

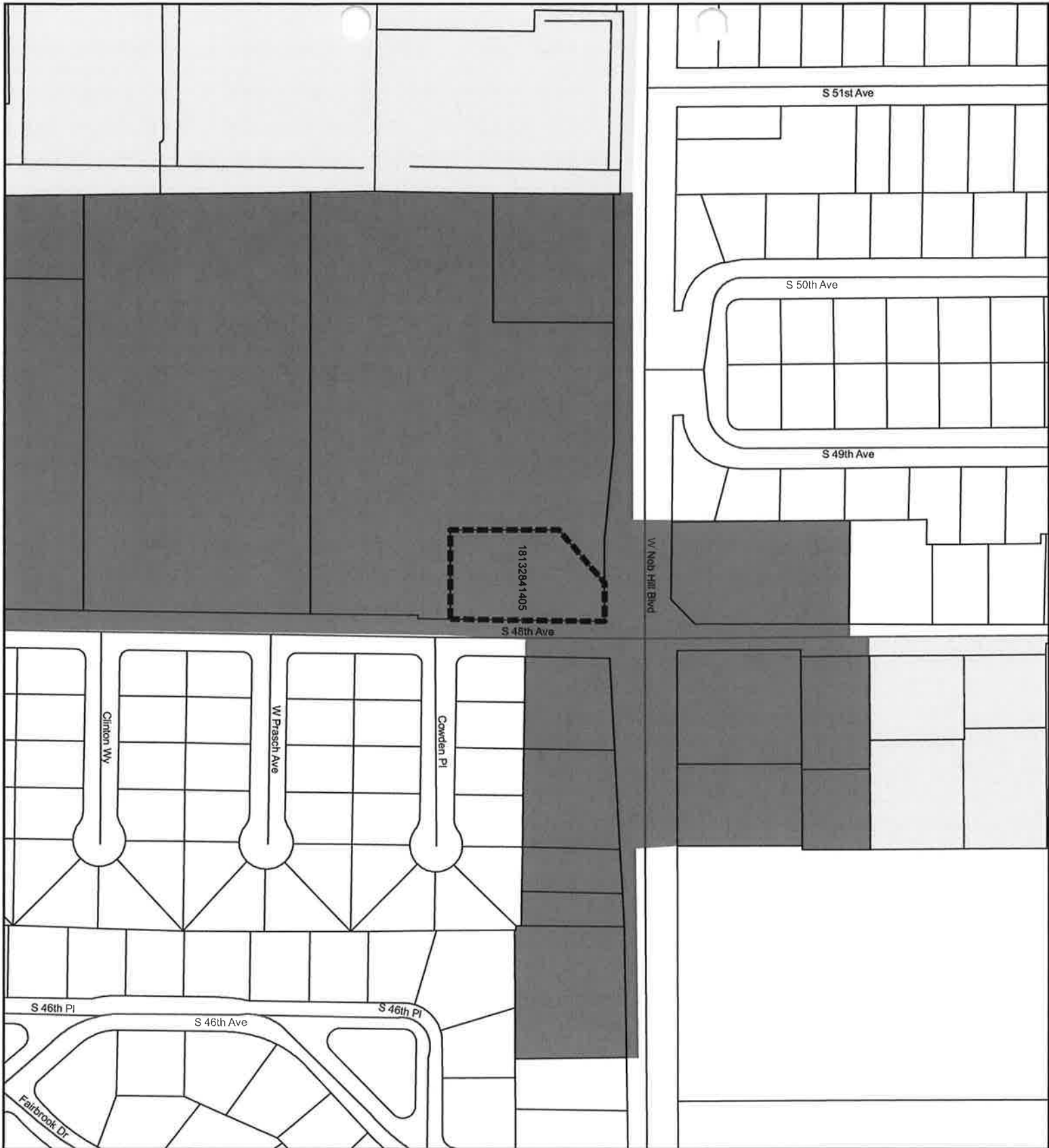
Regional Commercial

Community Mixed Use

Industrial

Tax Lots

All Roads



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**Existing Zoning**

**Bill Almon**

**OC INDEX**  
# C-1

-  Subject Property
-  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
-  SQC 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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**Proposed Zoning**

**Bill Almon**

**GC INDEX # C-1**

- Subject Property
- 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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# CITY OF YAKIMA PLANNING DIVISION

## DST COMMENTS

**Project Name: William Almon**

**File Number: CPA#003-18, RZ#004-18 & SEPA#006-18**

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		1104 S 48th Ave address is okay as is.	Carolyn.Belles@y akimawa.gov	08/02/18

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**City of Yakima Development Services Team**  
**Request For Comments**  
 August 1, 2018

<b>To:</b>	City of Yakima Development Services Team
<b>From:</b>	Trevor Martin, Associate Planner
<b>Subject:</b>	Request for Comments
<b>Applicant:</b>	Hordan Planning Services / William Almon
<b>File Number:</b>	CPA#003-18/RZ#004-18/SEPA#006-18
<b>Location:</b>	1104 S 48th Ave
<b>Parcel Number(s):</b>	181328-41405
<b>DST MEETING DATE:</b>	<b>8/7/2018</b>

**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).

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 **August 7, 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 [trevor.martin@yakimawa.gov](mailto:trevor.martin@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) 575-6162.

**Comments:**


\_\_\_\_\_  
Contact Person

\_\_\_\_\_  
Department/Agency

**DOC.**  
**INDEX**  
 # D-2



# CITY OF YAKIMA PLANNING DIVISION

## DST COMMENTS

**Project Name: William Almon**

**File Number: CPA#003-18, RZ#004-18 & SEPA#006-18**

### CPA#003-18

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		NHW ALREADY SERVES LOT. CUSTOMER MAY BE REQUIRED TO PUT IN CROSS CONNECTION DEVICE DEPENDING ON WHAT HOME TURNS IN TO.	KIRSTEN.FORD@YAKIMAWA.GOV	05/08/18

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### RZ#004-18

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		NHW ALREADY SERVES PROPERTY. DEPENDING ON WHAT THE HOME IS BEING CHANGED IN TO WILL DETERMINE IF CROSS CONNECTION DEVICES WILL NEED TO BE INSTALLED AT OWNERS COST.	KIRSTEN.FORD@YAKIMAWA.GOV	05/08/18

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DOC.  
INDEX  
# D-1







# 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 project is proposed as part of this comp. plan amendment/rezone request.

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

No.

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CITY OF YAKIMA  
PLANNING DIV.

DOC-8  
INDEX

# E-1

**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 request to change the Comprehensive Plan Future Land Use Map designation on a .68 acre parcel (29,620 sq. ft.) from Low-density Residential to Community Mixed-Use and the zoning from Single-Family Residential (R-1) to Professional Business (B-1).

**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 lie on the southwest corner of South 48<sup>th</sup> Avenue, within the City Limits of Yakima, Washington. The address of the property is 1104 South 48<sup>th</sup> Avenue. The Yakima County Assessor's Parcel Number for the property is 181328-41405.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<b>Earth</b>	
a. <b>General description of the site (✓ one):</b>	
X flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. <b>What is the steepest slope on the site (approximate percent slope)?</b>  Approximately 15 percent near West Nob Hill Boulevard (north property line).	
c. <b>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.</b>  According to the Soil Survey of Yakima County Area Washington, the general soil type on the property is Harwood loam, 2 to 5 percent slopes. The soil is classified as prime farmland. No soil will be removed from the site as part of this application.	
d. <b>Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</b>  No.	
e. <b>Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</b>  No fill or grading is required as part of this application.	
f. <b>Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</b>  Not as part of this application.	
g. <b>About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</b>  No impervious surface is proposed at this time. No project is proposed as part of this application.	
h. <b>Proposed measures to reduce or control erosion, or other impacts to the earth, if any:</b>  None needed, none proposed.	
<b>Air</b>	
a. <b>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.</b>  None as part of this land use change and rezone application.	
b. <b>Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</b>  None known by property owner.	

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APR 30 2018

CITY OF YAKIMA  
PLANNING DIV.

<p>c. <b>Proposed measures to reduce or control emissions or other impacts to air, if any:</b></p> <p>None needed, none proposed.</p>	
<b>Water</b>	
<p>a. <b>Surface Water</b></p>	
<p>1. <b>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.</b></p> <p>No surface body water exists in the immediate vicinity.</p>	
<p>2. <b>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.</b></p> <p>Not applicable, there is no project proposed on the property</p>	
<p>3. <b>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.</b></p> <p>Not applicable, there is no project.</p>	
<p>4. <b>Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</b></p> <p>Not applicable, there is no project.</p>	
<p>5. <b>Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</b></p> <p>No.</p>	
<p>6. <b>Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</b></p> <p>No.</p>	
<p>b. <b>Ground Water</b></p>	
<p>1. <b>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.</b></p> <p>No.</p>	
<p>2. <b>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.</b></p> <p>Not applicable, this is a non-project land use change and rezone request.</p>	<p style="text-align: right;"><b>RECEIVED</b></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)**

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.

Not applicable, there is no project.

2. Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None needed, none proposed

**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

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.

*Examples include:*  
*birds: hawk, heron, eagle, songbirds, other: QUAIL*  
*mammals: deer, bear, elk, beaver, other:*  
*fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_*

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 APR 30 2018  
 CITY OF YAKIMA  
 PLANNING DIV.  
 DOC Page | 12  
**INDEX**  
 # E-1

<p>b. <b>List any threatened or endangered species known to be on or near the site.</b></p> <p>None known by property owner.</p>	
<p>c. <b>Is the site part of a migration route? If so, explain</b></p> <p>No.</p>	
<p>d. <b>Proposed measures to preserve or enhance wildlife, if any:</b></p> <p>None needed, none proposed.</p>	
<p>e. <b>List any invasive animal species known to be on or near the site.</b></p> <p>The property owner has not observed any invasive animal species on or near the site.</p>	
<b>Energy and Natural Resources</b>	
<p>a. <b>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.</b></p> <p>No energy is needed as part of this application.</p>	
<p>b. <b>Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</b></p> <p>No.</p>	
<p>c. <b>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:</b></p> <p>None needed as there is no proposal.</p>	
<b>Environmental Health</b>	
<p>a. <b>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.</b></p> <p>No.</p>	
<p>1. <b>Describe any known or possible contamination at the site from present or past uses.</b></p> <p>No known contamination from present or past uses is known to exist.</p>	
<p>2. <b>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.</b></p> <p>No.</p>	
<p>3. <b>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.</b></p> <p>None are known.</p>	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">APR 30 2018</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</p>

<p><b>4. Describe special emergency services that might be required.</b></p> <p>No special emergency services are required for this application.</p>	
<p><b>5. Proposed measures to reduce or control environmental health hazards, if any:</b></p> <p>None needed, none proposed.</p>	
<p><b>b. Noise</b></p>	
<p><b>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?</b></p> <p>No known noise exists in the area which would affect this application.</p>	
<p><b>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.</b></p> <p>The land use change and rezone will not create any noise.</p>	
<p><b>3. Proposed measures to reduce or control noise impacts, if any:</b></p> <p>None needed, none proposed.</p>	
<p><b>Land and Shoreline Use</b></p>	
<p><b>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.</b></p> <p>The site is currently used for residential purposes. Adjacent properties to the west and south wraps around the subject property and is vacant. Property to the north (across West Nob Hill Boulevard is commercial and residential. Properties to the east (across South 48<sup>th</sup> Avenue) are commercial and residential.</p>	
<p><b>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?</b></p> <p>The subject property has not been used as working farmlands. A residence has existed on the property since about 1925.</p> <p><b>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:</b></p> <p>No, the property lies within the Yakima City Limits and a designated urban growth area..</p>	
<p><b>c. Describe any structures on the site.</b></p> <p>The site contains a single-family residence.</p>	
<p><b>d. Will any structures be demolished? If so, what?</b></p> <p>No structures will be demolished as part of this application.</p>	
<p><b>e. What is the current zoning classification of the site?</b></p> <p>Single-family Residential</p>	<p><b>RECEIVED</b></p> <p>APR 30 2018</p> <p>CITY OF YAKIMA PLANNING DIV.</p>




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

<p>a. <b>What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</b></p> <p>Not applicable.</p>		
<p>b. <b>What views in the immediate vicinity would be altered or obstructed?</b></p> <p>No known views in the immediate area will be altered or obstructed as part of this application</p>		
<p>c. <b>Proposed measures to reduce or control aesthetic impacts, if any:</b></p> <p>None needed, none proposed.</p>		
<p><b>Light and Glare</b></p>		
<p>a. <b>What type of light or glare will the proposal produce? What time of day would it mainly occur?</b></p> <p>No light or glare will be produced as part of this application.</p>		
<p>b. <b>Could light or glare from the finished project be a safety hazard or interfere with views?</b></p> <p>Not applicable.</p>		
<p>c. <b>What existing off-site sources of light or glare may affect your proposal?</b></p> <p>There are no known sources of off-site light or glare which would affect this proposal.</p>		
<p>d. <b>Proposed measures to reduce or control light and glare impacts, if any:</b></p> <p>None needed, none proposed.</p>		
<p><b>Recreation</b></p>		
<p>a. <b>What designated and informal recreational opportunities are in the immediate vicinity?</b></p> <p>The project is located near Randall Park, a known outdoor recreational facility and several schools (Whitney Elementary, Wilson Junior High &amp; Eisenhower High School) where indoor and outdoor recreational activities are known to occur.</p>	<p><b>RECEIVED</b></p> <p>APR 30 2018</p> <p>CITY OF YAKIMA PLANNING DIV.</p>	
<p>b. <b>Would the proposed project displace any existing recreational uses? If so, describe.</b></p> <p>No recreational opportunities will be displaced.</p>		
<p>c. <b>Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</b></p> <p>None needed, none proposed.</p>		
<p><b>Historic and Cultural Preservation</b></p>		
<p>a. <b>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.</b></p> <p>To the property owner's knowledge there are no structures on or near site that are eligible for historical or cultural preservation.</p>		

<p>b. <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.</b></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. <b>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.</b></p> <p>None proposed, no disturbance to resources will occur as part of this application.</p>	
<b>Transportation</b>	
<p>a. <b>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.</b></p> <p>The site is currently served by South 48<sup>th</sup> Avenue which connects with West Nob Hill Boulevard to the north and to West Washington Avenue on the south.</p>	
<p>b. <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?</b></p> <p>The nearest known transit stop is near the intersection of South 48<sup>th</sup> Avenue and West Nob Hill Boulevard, within approximately 200-300 feet of the subject property.</p>	
<p>c. <b>How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?</b></p> <p>No parking spaces are proposed or eliminated as part of this comp plan amendment and rezone application.</p>	
<p>d. <b>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).</b></p> <p>None needed, none proposed.</p>	
<p>e. <b>Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</b></p> <p>No.</p>	
<p>f. <b>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?</b></p> <p>Not applicable, no project is proposed.</p>	
<p>g. <b>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:</b></p> <p>Not applicable, there is no project.</p>	<p><b>RECEIVED</b></p> <p>APR 30 2018</p> <p>CITY OF YAKIMA PLANNING DIV.</p>

<p><b>h. Proposed measures to reduce or control transportation impacts, if any:</b></p> <p>Not applicable, there is no project.</p>	
<p><b>Public Services</b></p>	
<p><b>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:</b></p> <p>Not applicable, there is no project.</p>	
<p><b>b. Proposed measures to reduce or control direct impacts on public services, if any.</b></p> <p>Not applicable, there is no project.</p>	
<p><b>Utilities</b></p>	
<p><b>a. Circle utilities currently available at the site:</b>  <u>electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,</u>  other _____</p>	
<p><b>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.</b></p> <p>Not applicable, there is no project.</p>	<p><b>RECEIVED</b></p> <p>APR 30 2018</p> <p>CITY OF YAKIMA  PLANNING DIV.</p>

<b>C. SIGNATURE (To be completed by the applicant.)</b>	
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.	
 Property Owner or Agent Signature	4-30-18 Date Submitted
Name of Signee	Position and Agency/Organization
<b>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</b>	

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APR 30 2018

CITY OF YAKIMA  
PLANNING DIV.

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><b>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?</b></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><b>Proposed measures to avoid or reduce such increases are:</b></p> <p>If applicable, complete an additional SEPA Checklist once a project has been proposed.</p>	
<p><b>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</b></p> <p>This proposal will have no effect to plants, animals, fish or marine life.</p>	
<p><b>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</b></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><b>3. How would the proposal be likely to deplete energy or natural resources?</b></p> <p>Not applicable, no natural resources are being exploited through this application.</p>	
<p><b>Proposed measures to protect or conserve energy and natural resources are:</b></p> <p>None needed, none proposed.</p>	
<p><b>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?</b></p> <p>The proposal does not affect environmentally sensitive areas.</p>	
<p><b>Proposed measures to protect such resources or to avoid or reduce impacts are:</b></p> <p>Compliance with local, state and federal environmental ordinances will ensure protection occurs.</p>	
<p><b>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?</b></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><b>Proposed measures to avoid or reduce shoreline and land use impacts are:</b></p> <p>Compliance with local, state and federal shoreline and land ordinances will ensure protection occurs.</p>	
<p><b>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</b></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><b>Proposed measures to reduce or respond to such demand(s) are:</b></p> <p>All new development would be required to meet transportation concurrency requirements prior to development occurring.</p>	

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APR 30 2018  
CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX  
# E-L

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>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>No conflicts are anticipated.</p>	

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APR 30 2018  
CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX  
# E-1


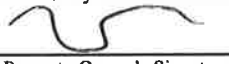
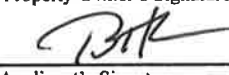




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APR 30 2018

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		<b>LAND USE APPLICATION</b> 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			
<b>INSTRUCTIONS – PLEASE READ FIRST</b> 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.					
<b>PART I – GENERAL INFORMATION</b>					
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:	William F Almon			
	Mailing Address:	132 Indian Cabin Rd			
	City:	Stevenson	St:	WA	Zip: 98648 Phone: (509 )966-3800
	E-Mail:				
4. Subject Property's Assessor's Parcel Number(s): 181328-41405					
5. Legal Description of Property. (if lengthy, please attach it on a separate document) See attached					
6. Property Address: 1104 S 48th Ave Yakima, WA 98908					
7. Property's Existing Zoning: <input type="checkbox"/> SR <input checked="" 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 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: _____					
<b>PART II – SUPPLEMENTAL APPLICATION, PART III – REQUIRED ATTACHMENTS, &amp; PART IV – NARRATIVE</b>					
9. SEE ATTACHED SHEETS					
<b>PART V – CERTIFICATION</b>					
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		4/27/18 Date			
 Applicant's Signature		4-30-18 Date			
FILE/APPLICATION(S)# CPA# 003-18     Sepa# 006-18     RZ# 004-18					
DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:		
04/30/18	C. Winger	\$3,175.00	CR-18-00		

DOC.  
INDEX  
# F-2

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APR 30 2018



Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

CITY OF YAKIMA
PLANNING DIV.

PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:
2. DESIRED ZONING OF SUBJECT PROPERTY:
3. ZONING OF ADJOINING PROPERTY (check all that apply):
4. EXISTING FUTURE LAND USE DESIGNATION:
5. PROPOSED FUTURE LAND USE DESIGNATION:
6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

PART III - REQUIRED ATTACHMENTS

7. WRITTEN NARRATIVE (required):
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

DOC.
INDEX

# F-2

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Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23
CITY OF YAKIMA PLANNING DIV.

APR 30 2018

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

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PLANNING DIV.

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

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PLANNING DIV.

History – Since the adoption of the original Yakima Urban Area Comprehensive Plan in the mid-1980's, there have been two attempts to change the Future Land Use Map and zoning of this property by Yakima County and the City of Yakima from residential to commercial. The owner of the property was, and still is, an attorney. He was keenly aware of the fact that changing the land use designation and zoning to commercial would render his single-family residence non-conforming. Based on that fact, the property owner resisted the proposed changes in the past. At this point in time, the property owner is ready to vacate the property as a residential property and join the commercial zoning districts that surround this property on all four sides. Hence, this application is being submitted to accomplish that desire and meet the past requests of a comprehensive plan amendment and rezone to commercial as previously proposed by the city and county. This application will remove an "isolated island" of residentially zoned property parcel of property and meld it with the existing commercial zoning located on all sides of it.

*Professional Business* → The property is well suited for all commercial uses permitted under the proposed zoning General Commercial zoning district. The property is generally flat except for some steep slopes along the north and east property lines, slightly over one-half acre in size (.68 acre) and is located at the southwest corner of South 48<sup>th</sup> Avenue and West Nob Hill Boulevard. The property has direct access to South 48<sup>th</sup> Avenue a paved arterial roadway that connects with East Nob Hill Boulevard to the north and West Washington Avenue on the south. The property is currently connected to Nob Hill Water and to sanitary sewer from the City of Yakima. 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.

The general area is a mixture of vacant land, residential housing (single-family & Multi-family) and commercial uses. Based on the current land use pattern, this site is suitable for uses permitted in the proposed General Commercial zoning district.

### **What is the status of the existing land use?**

↖ *professional business*

The subject property consists of one parcel that contains a single-family residence, constructed in about 1925. The parcel is .68 acres in size. The property is served with direct access to South 48<sup>th</sup> Avenue and has easy access to West Nob Hill Boulevard at a signalized intersection. The property has access to two Nob Hill Water mains, a 12-inch water line is located along the north property line (West Nob Hill Boulevard) and an 8-inch water main along the east property line (South 48<sup>th</sup> Avenue). Sanitary sewer is provided by the City of Yakima by a 15-inch line located along the east property line (South 48<sup>th</sup> Avenue). The property is served with police and fire protection by the City of Yakima. Thus, the property is well served and well suited for future commercial development.

DOC.  
INDEX  
# F-2

RECEIVED

APR 30 2018

CITY OF YAKIMA  
PLANNING DIV.

**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 Community Mixed-Use land use designation at 2.2.3 of the comprehensive plan by allowing *“for a mixture of neighborhood scaled retail, commercial service, office, and high density residential uses”*.

The proposal meets the locational criteria of the comprehensive plan because the subject property adjoins existing commercial businesses to the north, northeast and east, is located within a developing commercial center, is located near high-density residential land uses and is at the intersection of two urban arterials.

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 remove a residential island from the middle of a commercial zoning district and bring the parcel into compliance with surrounding zoning and land uses. The property is located at a major intersection along the West Nob Hill Boulevard corridor that currently has commercial businesses located on three of the four intersection legs and the property is served with all urban services and facilities. Based on this amendment to the comprehensive plan and rezone, the property will be brought more into the exiting land use trend that is occurring in the area and remove an older residential land use which does not fit into its commercial surroundings.

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

DOC.  
INDEX  
# F-2

**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?**

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APR 30 2018  
CITY OF YAKIMA  
PLANNING DIV.

The subject property consists of an older single-family residence constructed in about 1925 on a .68 acre parcel. The residence is connected to public water and sewer as well as electricity and telephone. Access is directly to South 48<sup>th</sup> Avenue which is a paved arterial that connects with West Nob Hill Boulevard to the north and West Washington Avenue on the south. 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 the site is served by a Nob Hill Water from two directions with domestic water and sanitary sewer by the City of Yakima. 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.

**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 to the north and east currently contain commercial businesses. These businesses are located north across West Nob Hill Boulevard and east across South 48<sup>th</sup> Avenue which are natural buffers between existing uses. Some single-family residences lie across South 48<sup>th</sup> Avenue to the east of the subject property. The exact situation with these residences, they lie across South 48<sup>th</sup> Avenue, an urban arterial which is a natural buffer between land uses. The subject property is surrounded by a single vacant commercially zoned property that wraps around the property on the west and south sides, so compatibility issues do not exist with this property.

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.

DOC.  
INDEX  
# F-2

**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 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.

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

APR 30 2018

CITY OF YAKIMA  
PLANNING DIV.

The public need arises from the fact that property zoned for professional business purposes is in high demand. Over the last two years, substantial development has occurred along the West Nob Hill Boulevard corridor, particularly in the West Valley Area (Congdon Property). Providing an additional small lot for this purpose in the West Valley area will permit an opportunity for a small business to occur within a mixed use neighborhood. This proposal will add additional lands to commercial inventory which will promote business along the West Nob Hill Boulevard corridor that is located at a major intersection.

At this site, the City has provided the necessary infrastructure for this specific type of commercial development (i.e. major arterial roadways, easy access to the transportation network, adequate water (Nob Hill Water Co.) and waste water lines). There is a need to get the highest and best use out of a property and the infrastructure that serves it. In this case, the property is better utilized for commercial purposes than residential purposes because the infrastructure in place better accommodates commercial uses than residential uses based on comprehensive land use goals and policies.

This proposal will also bring some consistency to the Future Land Use Map by removing an isolated residential property from an otherwise commercial area. This property would already be designated and zoned commercial had it not been for the property owner's keen knowledge of zoning rules and regulations and their impact on a residential structure in a commercial zone. This application will correct that inconsistency and complete the commercial zoning block in this neighborhood.

Based on the above, there is a public need for the proposed change.

DOC.  
INDEX

# F-2

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**APR 30 2018**

**CITY OF YAKIMA  
PLANNING DIV.**

**SUMMARY OF REQUEST**

The request is to change the Comprehensive Plan Future Land Use Map designation on one parcel of property that totals approximately .68 acres from Low-density Residential to Community Mixed Use and rezone the property from Single-family Residential to Professional Business.

**DOC.  
INDEX**

**# F-1**



**RECEIVED**

APR 30 2018

**CITY OF YAKIMA  
PLANNING DIV.**



**LEGAL DESCRIPTION**

**181328-41405** – That Portion of Yakima Valley Orchard Tracts, beginning at the intersection of the West line of county road and the South line of former Yakima Valley Transportation Company right-of-way, thence South 270 feet, thence West 147 feet, thence North 165 feet, more or less, to the former Yakima Valley Transportation Company right-of-way, thence Northeasterly along said former right-of-way to the point of beginning; Except portion of the Northeast corner for county right-of-way.

**DOC.  
INDEX  
# F-1**

APR 30 2018

CITY OF YAKIMA  
PLANNING DIV.

	Supplemental Application For: <b>COMPREHENSIVE PLAN AMENDMENT</b> YAKIMA MUNICIPAL CODE, CHAPTER 16.10 ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS
<b>PART II - APPLICATION INFORMATION</b>	
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 checked="" 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 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 checked="" 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	
4. EXISTING FUTURE LAND USE DESIGNATION: <input checked="" type="checkbox"/> Low Density Residential <input 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 checked="" 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	
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	
<b>PART III - REQUIRED ATTACHMENTS</b>	
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)	4/27/18 _____ Date
Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183	

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APR 30 2018

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PLANNING DIV.



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

**PART IV - NARRATIVE**

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

See attached 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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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.

This particular property has some history with it that also changes the circumstances of the future land use. Since the adoption of the original Yakima Urban Area Comprehensive Plan in the mid-1980's, there have been two attempts to change the Future Land Use Map and zoning of this property by Yakima County and the City of Yakima from residential to commercial. The owner of the property was, and still is, an attorney. He was keenly aware of the fact that changing the land use designation and zoning to commercial would render his single-family residence non-conforming. Based on that fact, the property owner resisted the proposed changes in the past. At this point in time, the property owner is ready to vacate the property as a residential property and join the commercial zoning districts that surround this property on all four sides. Hence, this application is being submitted to accomplish that desire and meet the past requests of a comprehensive plan amendment and rezone to commercial as previously proposed by the city and county. This application will remove an "isolated island" of residentially zoned property parcel of property and meld it with the existing commercial zoning located on all sides of it.

The above history and change in circumstances listed above warrant the opportunity to update the Future Land Use Map to remove an isolated residential property from an otherwise commercial area and bring it into compliance with comprehensive plan goals and policies.

DOC.  
INDEX

# F-1

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

This proposal better implements applicable comprehensive plan policies than the current relevant comprehensive map because the proposal will remove an isolated residential property from the center of a commercially designated and zoned area and makes better use of the surrounding infrastructure that better suits commercial development than residential development.

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APR 30 2018

CITY OF YAKIMA  
PLANNING DIV.

The comprehensive plan amendment request is in compliance with the City of Yakima Comprehensive Plan 2040 because the proposed amendment meets the intent of the Community Mixed-Use land use designation at 2.2.3 of the comprehensive plan by allowing *“for a mixture of neighborhood scaled retail, commercial service, office, and high density residential uses”*.

The proposal meets the locational criteria of the comprehensive plan because the subject property adjoins existing commercial businesses to the north, northeast and east, is located within a developing commercial center, is located near high-density residential land uses and is at the intersection of two urban arterials.

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 remove a residential island from the middle of a commercial zoning district and bring the parcel into compliance with surrounding zoning and land uses. The property is located at a major intersection along the West Nob Hill Boulevard corridor that currently has commercial businesses located on three of the four intersection legs and the property is served with all urban services and facilities. Based on this amendment to the comprehensive plan and rezone, the property will be brought more into the exiting land use trend that is occurring in the area and remove an older residential land use which does not fit into its commercial surroundings. For these reasons, this proposal better implements applicable plan policies than the current relevant comprehensive plan map.

DOC.  
INDEX  
# F-1

RECEIVED

APR 30 2018

CITY OF YAKIMA  
PLANNING DIV.

**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 and helps to promote economic development. This proposal does, however, comply with previous requests from the City and County to bring this particular property into a commercial land use designation and zoning district.

**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 subject property is located at the corner of West Nob Hill Boulevard and South 48<sup>th</sup> Avenue (which is a major intersection in the West Valley area) and served with all urban services and facilities. The deficiency in the plan is that this property should have been designated and zoned commercial many years ago to use the infrastructure that was put in place to accommodate commercial growth at a commercial location. By foregoing this decision, small commercial development has had to locate at other locations because this location was not available. This condition has most likely led to annual site specific comprehensive plan amendments in the past that would not have been needed had this property been available. In essence, by keeping this property out of the commercial inventory, other property has had to be re-designated and zoned to meet the future land use needs of the business community. This condition, in and of itself, is a deficiency in the plan.

**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 my 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.

DOC.  
INDEX

# F-1

**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?**

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APR 30 2018

CITY OF YAKIMA  
PLANNING DIV.

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 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. 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.

**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.**

The subject property consists of an older single-family residence constructed in about 1925 on a .68 acre parcel. The residence is connected to public water and sewer as well as electricity and telephone. Access is directly to South 48<sup>th</sup> Avenue which is a paved urban arterial that connects with West Nob Hill Boulevard on the north and West Washington Avenue to the south. The property is protected by the Yakima Fire Department and Police Department and served with all necessary urban services and facilities to develop this property into a commercial venture.

DOC.  
INDEX

# F-1

**WILLIAM ALMON  
CPA#003-18, RZ#004-18 & SEPA#006-18**

**EXHIBIT LIST**

**CHAPTER G  
Notices**

DOC INDEX #	DOCUMENT	DATE
G-1	<b>2015 Comprehensive Plan Amendment Opening Process Display Ad and Legal Notice</b>	<b>02/09/2018</b>
G-2	<b>Determination of Application Completeness</b>	<b>05/29/2018</b>
G-3	<b>Land Use Action Installation Certificate</b>	<b>06/04/2018</b>
G-4	<b>Notice of Application and Environmental Review</b> G-4a: Postcard Notice G-4b: Parties and Agencies Notified G-4c: Affidavit of Mailing	<b>06/08/2018</b>
G-5	<b>Notice of Public Hearing &amp; Determination of Non-Significance</b> G-5a: Legal Ad G-5b: Press Release & Distribution Email G-5c: Parties and Agencies Notified G-5d: Affidavit of Mailing	<b>07/05/2018</b>
G-6	<b>YPC Agenda and Packet Distribution List</b>	<b>08/15/2018</b>
G-7	<b>YPC Agenda &amp; Sign-In Sheet</b>	<b>08/22/2018</b>
G-8	<b>Notice of Yakima Planning Commission's Recommendation</b> (See DOC INDEX#AA-1 for YPC Recommendation) G-8a: Parties and Agencies Notified G-8b: Affidavit of Mailing	<b>09/05/2018</b>
G-9	<b>Letter of Transmittal to City Clerk for Public Hearing Notice</b> Mailing Labels & 2018 CPA Docket (includes vicinity map)	<b>10/03/2018</b>



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 3<sup>rd</sup> day of October, 2018.



Lisa Maxey  
Planning Specialist

Received By: 

Date: 10-3-18

DOC.  
INDEX  
# G-9

18132732515 ACTEM 6 LLC 1053 N PIONEER WAY YAKIMA, WA 98908	18132732508 ACTEM PROPERTIES LLC 1053 N PIONEER WAY YAKIMA, WA 98908	18132841427 ALMON FAMILY INVESTMENTS LLC 901 N 66TH AVE YAKIMA, WA 98908
18132814476 DONALD L MILLER TRUST PO BOX 421567 KISSIMMEE, FL 34742	18132841423 YAKIMA VALLEY VENTURES LLC 7700 NE PARKWAY DR STE 300 VANCOUVER, WA 98662	18132814475 BOBBY A & MARCY A BROWN 1019 S 49TH AVE YAKIMA, WA 98908
18132732507 BRYAN FORD 4711 COWDEN PL YAKIMA, WA 98908	18132732460 DAN K & CINDY L KERNEY 4711 W PRASCH AVE YAKIMA, WA 98908	18132732498 ELIZABETH M TULL 4708 COWDEN PL YAKIMA, WA 98908
18132732499 FERNANDO ORTEGA JR 3405 A W PRASH AVE YAKIMA, WA 98902	18132732462 HOLLY B HARMON 4707 W PRASCH AVE YAKIMA, WA 98908	18132723018 HOWARD D & CINDY L WEST 1019 S 48TH AVE YAKIMA, WA 98908
18132732506 JAMES J & PAMELA J MERILLAT 4709 COWDEN PL YAKIMA, WA 98908	18132732496 JESUS VASQUEZ 4712 COWDEN PL YAKIMA, WA 98908	18132732497 JOSHUA CHAPMAN 4710 COWDEN PL YAKIMA, WA 98908
18132732505 LARRY & M ELAINE PICKETT 4707 COWDEN PL YAKIMA, WA 98908	18132723019 LEONARD J & JUDITH A RUSSELL 620 S 48TH AVE YAKIMA, WA 98908	18132732504 LORETTA WILDE 4705 COWDEN PL YAKIMA, WA 98908
18132732461 NORRIS M & ANGELA STONE 4709 W PRASCH WAY YAKIMA, WA 98908	18132814011 SHARLYNE R POWELL 5701 W ARLINGTON ST YAKIMA, WA 98908	18132814477 TY G SCHRAG 1015 S 49TH AVE YAKIMA, WA 98908
18132841405 WILLIAM F ALMON 901 N 66TH AVE YAKIMA, WA 98908	22 Total Parcels - William Almon - CPA#003-18, RZ#004-18 & SEPA#006- 18	William Almon 132 Indian Cabin Rd Stevenson, WA 98648
Horlan Planning Services 410 N 2nd St Yakima, WA 98901	ntc of City Council Hearing CPA #003-18/RZ #004-18 Date of Hearing: 11/6/18	

300-ft Mailing List  
William Almon  
CPA #003-18/RZ #004-18

DOC.  
INDEX  
# G-9

Parties of Record – William Almon – CPA#003-18, RZ#004-18, SEPA#006-18

Hordan Planning Services 410 N 2 <sup>nd</sup> St Yakima, WA 98901 <a href="mailto:Hps410@qwestoffice.net">Hps410@qwestoffice.net</a>	William Almon 132 Indian Cabin Rd Stevenson, WA 98648	William Almon 901 N 66 <sup>th</sup> Ave Yakima, WA 98908
Ron Duffield <a href="mailto:ron_duffield@yahoo.com">ron_duffield@yahoo.com</a>	Resident 5701 W Arlington Ave Yakima, WA 98908	Ana E. P.O. Box 177 Tieton, WA 98947
Helen M. P.O. Box 11 Tieton, WA 98947	H.E. Maggard 421 N 20 <sup>th</sup> Ave Yakima, WA 98902	Resident 2205 Lila Ave #1 Yakima, WA 98902

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

Type of Notice: Ntc of City Council Hearing

File Number: CPA #003-18/RZ #004-18

Date of Mailing: 11/6/18  
Hearing

**DOC.**  
**INDEX**  
# G-9

## Maxey, Lisa

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**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](mailto:tdurant@plsaofyakima.com)  
[Hps410@qwestoffice.net](mailto:Hps410@qwestoffice.net)  
[ron\\_duffield@yahoo.com](mailto:ron_duffield@yahoo.com)  
[eight\\_is\\_great008@hotmail.com](mailto:eight_is_great008@hotmail.com)  
[teacherwetch@gmail.com](mailto:teacherwetch@gmail.com)  
[mthomes47@gmail.com](mailto:mthomes47@gmail.com)  
[katyweatherley@gmail.com](mailto:katyweatherley@gmail.com)  
[Lhopkins21@aol.com](mailto:Lhopkins21@aol.com)  
[randolph2005@gmail.com](mailto:randolph2005@gmail.com)  
[reljwahl@msn.com](mailto:reljwahl@msn.com)  
[jheri@ahtrees.org](mailto:jheri@ahtrees.org)  
[colleen@ahtrees.org](mailto:colleen@ahtrees.org)  
[Lance@beardedmonkeyracing.com](mailto:Lance@beardedmonkeyracing.com)  
[Kellie@yakimagreenway.org](mailto:Kellie@yakimagreenway.org)  
[aar7040@gmail.com](mailto:aar7040@gmail.com)  
[silvrfx40@bmi.net](mailto:silvrfx40@bmi.net)  
[jake@3dyakima.com](mailto:jake@3dyakima.com)  
[leanne.mickel@me.com](mailto:leanne.mickel@me.com)  
[patbyers907@msn.com](mailto:patbyers907@msn.com)  
[Philipostriem@gmail.com](mailto:Philipostriem@gmail.com)  
[rob@mccormickaircenter.com](mailto:rob@mccormickaircenter.com)  
[cook.w@charter.net](mailto: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).



DOC. INDEX # G-9



**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 7<sup>th</sup> 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.

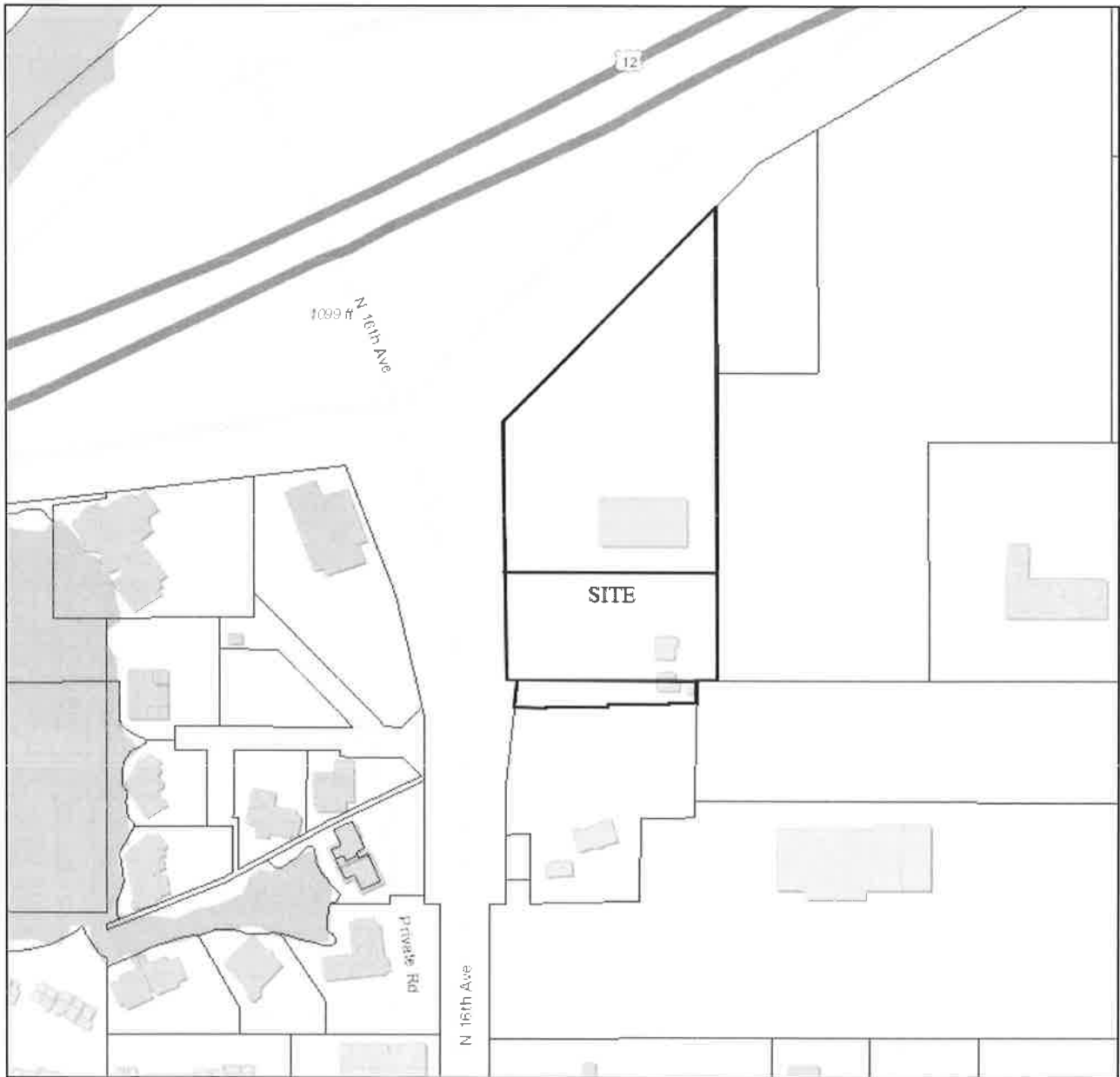


**APPLICANT:** Hordan Planning Services for William Almon  
**FILE NUMBERS:** CPA#003-18, RZ#004-18, SEPA#006-18  
**LOCATION:** 1104 S 48<sup>th</sup> Ave  
**PARCEL NO:** 181328-41405  
**AMENDMENT REQUEST** Change the Future Land Use map designation for one parcel from Low-density Residential to Community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



DOC.  
INDEX  
# G-9

**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 16<sup>th</sup> 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 85<sup>th</sup> 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.



**DOC. INDEX**  
# G-9

**APPLICANT:** Hordan Planning Services for Israel Zaragoza

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

**LOCATION:** 1317 S 7<sup>th</sup> 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 22<sup>nd</sup> 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.



**DOC.  
INDEX**

# G-9

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

**RE: CPA#003-18 & RZ#004-18**

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**William Almon**

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**1104 S 48<sup>th</sup> Ave**

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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 5<sup>th</sup> day of September, 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

**DOC.**  
**INDEX**  
# G-86

Parties of Record – William Almon – CPA#003-18, RZ#004-18, SEPA#006-18

Hordan Planning Services 410 N 2 <sup>nd</sup> St Yakima, WA 98901 <a href="mailto:Hps410@qwestoffice.net">Hps410@qwestoffice.net</a>	William Almon 132 Indian Cabin Rd Stevenson, WA 98648	William Almon 901 N 66 <sup>th</sup> Ave Yakima, WA 98908
Ron Duffield <a href="mailto:ron_duffield@yahoo.com">ron_duffield@yahoo.com</a>	Resident 5701 W Arlington Ave Yakima, WA 98908	Ana E. P.O. Box 177 Tieton, WA 98947
Helen M. P.O. Box 11 Tieton, WA 98947	H.E. Maggard 421 N 20 <sup>th</sup> Ave Yakima, WA 98902	Resident 2205 Lila Ave #1 Yakima, WA 98902

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

Type of Notice:

Ntc of YPC Recommendation

File Number:

CPA #003-18 / RZ #004-18

Date of Mailing:

9/5/18

DOC.  
INDEX

# G-8a

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Wednesday, September 05, 2018 10:19 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:** Martin, Trevor  
**Subject:** Notice of YPC Recommendation to City Council - William Almon - CPA#003-18 & RZ# 004-18  
**Attachments:** NOTICE OF YPC RECOMMENDATION\_William Almon - CPA#003-18 & RZ#004-18.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 Trevor Martin at (509) 575-6162 or email to: [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov). Thank you!

### Lisa Maxey

**Planning Specialist | City of Yakima Planning Division**

(509) 576-6669 ~ [Lisa.Maxey@yakimawa.gov](mailto:Lisa.Maxey@yakimawa.gov)

Planning Division: (509) 575-6183  
129 N 2<sup>nd</sup> 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:** September 5, 2018  
**TO:** Applicant and Parties of Record  
**SUBJECT:** Notice of Yakima Planning Commission's Recommendation to  
The Yakima City Council  
**FILE #(S):** CPA#003-18 & RZ#004-18  
**APPLICANT:** Hordan Planning Services on behalf of William Almon  
**PROJECT LOCATION:** 1104 S 48th Ave

On August 31, 2018, the City of Yakima Planning Commission rendered their recommendation on **CPA#003-18 and RZ#004-18**, a proposal to 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). The application was reviewed at an open record public hearing held on August 22, 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 Associate Planner Trevor Martin at (509) 575-6162 or email to: [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

Trevor Martin  
Associate Planner

Date of Mailing: **September 5, 2018**  
Enclosures: Planning Commission's Recommendation



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

Planning Division  
Joseph Calhoun, Manager  
129 North Second Street, 2<sup>nd</sup> 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 22, 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)**

**\*REVISED\* AGENDA**

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Audience Participation
- V. Approval of Meeting Minutes of August 8, 2018
- VI. Public Hearings: 2018 Comprehensive Plan Map Amendments
  - A. WILLIAM ALMON (CPA#003-18, RZ#004-18, SEPA#006-18)  
1104 S 48<sup>th</sup> Ave
  - B. RIVERPOINTE LANDING LLC / WESTTOWNE LLC (CPA#004-18, RZ#005-18, SEPA#007-18)  
1429, 1431, & 1439 N 16<sup>th</sup> Ave
  - C. WEST VALLEY NURSING HOMES INC (CPA#005-18, RZ#006-18, SEPA#008-18)  
Vicinity of S 85<sup>th</sup> Ave & Occidental Rd
  - D. ISRAEL ZARAGOZA (CPA#006-18, RZ#007-18, SEPA#009-18)  
1317 S 7<sup>th</sup> St
- VII. Study Session: Hotel/Motel & Extended Stay Hotel/Motel Uses & Definitions
- VIII. Other Business
- IX. Adjourn

**Next Meeting: September 12, 2018**





**CITY OF YAKIMA**  
**YAKIMA PLANNING COMMISSION PUBLIC HEARING**  
 City Hall Council Chambers  
 SIGN-IN SHEET



HEARING DATE: Wednesday August 22, 2018

DOC. INDEX # G-7

**PUBLIC HEARINGS:**

- A. WILLIAM ALMON (CPA#003-18, RZ#004-18)  
1104 S 48th Ave
- B. RIVERPOINTE LANDING LLC / WESTTOWNE LLC (CPA#004-18, RZ#005-18)  
1429, 1431, & 1439 N 16th Ave
- C. WEST VALLEY NURSING HOMES INC (CPA#005-18, RZ#006-18)  
Vicinity of S 85th Ave & Occidental Rd
- D. ISRAEL ZARAGOZA (CPA#006-18, RZ#007-18)  
1317 S 7th St

Mark X on item of interest			NAME	ADDRESS	ZIP CODE	E-MAIL ADDRESS	
A	B	C					Other (Please specify)
			Public Hearing	1315 207th Street Yakima	98901	—	
			D Pacheco, Ruby	P.O. Box 11491 Da	98900	—	
			A, B, C, D	440 N. 25th St Yakima	98901	—	
			Shelby Randall	5701 W. Auburn Ave	98908	—	
			Just observing	P.O. Box 177, Tieton, WA	98947	—	
			Helen Newland	P.O. Box 11491 Da	98901	—	
			Helds/In	John Cooper	212 N 21st	98902	—
			R B Hqs	Rt 143	421 16th St	98902	—
				Deery	205 Larkspur	98902	—

**YPC Staff Report & Packet Distribution List**  
**William Almon**  
**CPA#003-18, RZ#004-18 & SEPA#006-18**

**YPC PACKET:**

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[Hps410@qwestoffice.net](mailto:Hps410@qwestoffice.net)

**AGENDA & STAFF REPORT ONLY:**

William Almon  
132 Indian Cabin Rd  
Stevenson, WA 98648

William Almon  
901 N 66<sup>th</sup> Ave  
Yakima, WA 98908

Date Distributed: 8/15/18

**DOC.**  
**INDEX**  
# G-6

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

**RE: CPA#003-18, RZ#004-18, & SEPA#006-18**

**William Almon**

**1104 S 48<sup>th</sup> Ave**

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

18132732515 ACTEM 6 LLC 1053 N PIONEER WAY YAKIMA, WA 98908	18132732508 ACTEM PROPERTIES LLC 1053 N PIONEER WAY YAKIMA, WA 98908	18132841427 ALMON FAMILY INVESTMENTS LLC 901 N 66TH AVE YAKIMA, WA 98908
18132814476 DONALD L MILLER TRUST PO BOX 421567 KISSIMMEE, FL 34742	18132841423 YAKIMA VALLEY VENTURES LLC 7700 NE PARKWAY DR STE 300 VANCOUVER, WA 98662	18132814475 BOBBY A & MARCY A BROWN 1019 S 49TH AVE YAKIMA, WA 98908
18132732507 BRYAN FORD 4711 COWDEN PL YAKIMA, WA 98908	18132732460 DAN K & CINDY L KERNEY 4711 W PRASCH AVE YAKIMA, WA 98908	18132732498 ELIZABETH M TULL 4708 COWDEN PL YAKIMA, WA 98908
18132732499 FERNANDO ORTEGA JR 3405 A W PRASH AVE YAKIMA, WA 98902	18132732462 HOLLY B HARMON 4707 W PRASCH AVE YAKIMA, WA 98908	18132723018 HOWARD D & CINDY L WEST 1019 S 48TH AVE YAKIMA, WA 98908
18132732506 JAMES J & PAMELA J MERILLAT 4709 COWDEN PL YAKIMA, WA 98908	18132732496 JESUS VASQUEZ 4712 COWDEN PL YAKIMA, WA 98908	18132732497 JOSHUA CHAPMAN 4710 COWDEN PL YAKIMA, WA 98908
18132732505 LARRY & M ELAINE PICKETT 4707 COWDEN PL YAKIMA, WA 98908	18132723019 LEONARD J & JUDITH A RUSSELL 620 S 48TH AVE YAKIMA, WA 98908	18132732504 LORETTA WILDE 4705 COWDEN PL YAKIMA, WA 98908
18132732461 NORRIS M & ANGELA STONE 4709 W PRASCH WAY YAKIMA, WA 98908	18132814011 SHARLYNE R POWELL 5701 W ARLINGTON ST YAKIMA, WA 98908	18132814477 TY G SCHRAG 1015 S 49TH AVE YAKIMA, WA 98908
18132841405 WILLIAM F ALMON 901 N 66TH AVE YAKIMA, WA 98908	22 Total Parcels - William Almon - CPA#003-18, RZ#004-18 & SEPA#006- 18	William Almon 132 Indian Cabin Rd Stevenson, WA 98648
<i>Hordan Planning Services 410 N 2nd St Yakima, WA 98901</i>	<i>Ntc of Public Hearing + DNS CPA #003-18, RZ #004, SEPA #006 Sent 7/5/18</i>	

<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 <a href="mailto:bethb@ahtanum.net">bethb@ahtanum.net</a></p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 <a href="mailto:chamber@yakima.org">chamber@yakima.org</a></p>	<p>Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 <a href="mailto:kmclain@agr.wa.gov">kmclain@agr.wa.gov</a></p>
<p>Dept of Archaeology &amp; Historic Preservation Greg Griffith or Gretchen Kaehler, Deputy State Historic Preservation Officer P.O. Box 48343 Olympia, WA 98504-8343 <a href="mailto:Sepa@dahp.wa.gov">Sepa@dahp.wa.gov</a></p>	<p>Department of Commerce Growth Management Services P.O. Box 42525 Olympia, WA 98504-2525 <a href="mailto:reviewteam@commerce.wa.gov">reviewteam@commerce.wa.gov</a></p>	<p>Department of Ecology Annie Szvetcz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 <a href="mailto:separegister@ecy.wa.gov">separegister@ecy.wa.gov</a> <a href="mailto:sepaunit@ecy.wa.gov">sepaunit@ecy.wa.gov</a> <a href="mailto:lori.white@ecy.wa.gov">lori.white@ecy.wa.gov</a></p>
<p>Department of Ecology Gwen Clear, Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 <a href="mailto:crosepacoordinator@ecy.wa.gov">crosepacoordinator@ecy.wa.gov</a></p>	<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 <a href="mailto:Eric.Bartrand@dfw.wa.gov">Eric.Bartrand@dfw.wa.gov</a> <a href="mailto:Scott.Downes@dfw.wa.gov">Scott.Downes@dfw.wa.gov</a></p>	<p>Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 <a href="mailto:SEPAdesk@dfw.wa.gov">SEPAdesk@dfw.wa.gov</a></p>
<p>Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 <a href="mailto:Kelly.cooper@doh.wa.gov">Kelly.cooper@doh.wa.gov</a></p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 <a href="mailto:sepacenter@dnr.wa.gov">sepacenter@dnr.wa.gov</a></p>	<p>Department of Social &amp; Health Services Terri Sinclair-Olson Operations Support and Services Division P.O. Box 45848 Olympia, WA 98504 <a href="mailto:Terri.Sinclair-Olson@dshs.wa.gov">Terri.Sinclair-Olson@dshs.wa.gov</a></p>
<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 <a href="mailto:sposner@utc.wa.gov">sposner@utc.wa.gov</a></p>	<p>Engineering Division Bob Degrosellier and Brett Sheffield, City Engineer 129 N 2nd Street Yakima, WA 98901 <a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a></p>	<p>Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 <a href="mailto:bob@nobhillwater.org">bob@nobhillwater.org</a></p>
<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 <a href="mailto:Martym2@orfh.org">Martym2@orfh.org</a></p>	<p>Parks &amp; Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 <a href="mailto:jessica.logan@parks.wa.gov">jessica.logan@parks.wa.gov</a></p>	<p>US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 <a href="mailto:david.j.moore@usace.army.mil">david.j.moore@usace.army.mil</a></p>
<p>Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 <a href="mailto:marc.cawley@yakimawa.gov">marc.cawley@yakimawa.gov</a> <a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a></p>	<p>West Valley School District Angela Watts, Asst. Supt. Of Business &amp; Operations 8902 Zier Road Yakima, WA 98908-9299 <a href="mailto:watts@wvwd208.org">watts@wvwd208.org</a></p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 <a href="mailto:gonsetp@wsdot.gov">gonsetp@wsdot.gov</a></p>
<p>WSDOT South Central Regionl Planning Office <a href="mailto:SCplanning@wsdot.wa.gov">SCplanning@wsdot.wa.gov</a></p>	<p>WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 <a href="mailto:WrightP@wsdot.wa.gov">WrightP@wsdot.wa.gov</a></p>	<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 <a href="mailto:Rocco.clark@bia.gov">Rocco.clark@bia.gov</a></p>
<p>Yakama Nation Environmental Mgmt Program Elizabeth Sanchey, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 <a href="mailto:esanchey@yakama.com">esanchey@yakama.com</a></p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 <a href="mailto:jmarvin@yakama.com">jmarvin@yakama.com</a></p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 <a href="mailto:robert.peterson@yakimawa.gov">robert.peterson@yakimawa.gov</a></p>
<p>Yakima County Commissioners <a href="mailto:Commissioners.web@co.yakima.wa.us">Commissioners.web@co.yakima.wa.us</a></p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 <a href="mailto:yhd@co.yakima.wa.us">yhd@co.yakima.wa.us</a> <a href="mailto:ryan.ibach@co.yakima.wa.us">ryan.ibach@co.yakima.wa.us</a></p>	<p>Yakima County Flood Control District Terry Keenhan &amp; Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Terry.Keenhan@co.yakima.wa.us">Terry.Keenhan@co.yakima.wa.us</a> <a href="mailto:Dianna.Woods@co.yakima.wa.us">Dianna.Woods@co.yakima.wa.us</a></p>
<p>Yakima County Planning Lynn Deitrick &amp; Jason Earles 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Lynn.Deitrick@co.yakima.wa.us">Lynn.Deitrick@co.yakima.wa.us</a> <a href="mailto:Jason.Earles@co.yakima.wa.us">Jason.Earles@co.yakima.wa.us</a></p>	<p>Yakima County Public Services Vern Redifer, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Vern.redifer@co.yakima.wa.us">Vern.redifer@co.yakima.wa.us</a></p>	<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 <a href="mailto:kellie@yakimagreenway.org">kellie@yakimagreenway.org</a></p>

# INDEX  
# G-5c  
DOC.



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

\\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:** CRA #003-18, R2 #004-18, SEPA #006-18

**Date of Mailing:** 7/5/18

**DOC.  
INDEX  
# G-5c**

Parties of Record – William Almon – CPA#003-18, RZ#004-18, SEPA#006-18

Department of Commerce <a href="mailto:reviewteam@commerce.wa.gov">reviewteam@commerce.wa.gov</a>	Hordan Planning Services 410 N 2 <sup>nd</sup> St Yakima, WA 98901 <a href="mailto:Hps410@qwestoffice.net">Hps410@qwestoffice.net</a>	William Almon 132 Indian Cabin Rd Stevenson, WA 98648
William Almon 901 N 66 <sup>th</sup> Ave Yakima, WA 98908	Ron Duffield <a href="mailto:ron_duffield@yahoo.com">ron_duffield@yahoo.com</a>	

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Dana Kallevig	Wastewater	<a href="mailto:Dana.Kallevig@yakimawa.gov">Dana.Kallevig@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:Randy.Meloy@yakimawa.gov">Randy.Meloy@yakimawa.gov</a>
<b>For the Record/File</b>		Revised 04/2018

Type of Notice: Ntc of Public Hearing + DNS

File Number: CPA #003-18, RZ #004-18, SEPA #006-18

Date of Mailing: 7/5/18

DOC.  
INDEX  
# G-5c



## 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 Sanchey; 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:** Martin, Trevor  
**Subject:** Notice of YPC Public Hearing & DNS - William Almon - CPA#003-18, RZ#004-18 & SEPA#006-18  
**Attachments:** NOTICE OF PUBLIC HEARING & DNS - William Almon - CPA#003-18, RZ#004-18 &....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 Trevor Martin at (509) 575-6162 or email to: [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov). Thank you!

**Lisa Maxey**

**Planning Specialist | City of Yakima Planning Division**

(509) 576-6669 ~ [Lisa.Maxey@yakimawa.gov](mailto:Lisa.Maxey@yakimawa.gov)

Planning Division: (509) 575-6183

129 N 2<sup>nd</sup> 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

<b>Date:</b>	07/02/18
<b>Account #:</b>	110358
<b>Company Name:</b>	CITY OF YAKIMA PLANNING
<b>Contact:</b>	ROSALINDA IBARRA,AP
<b>Address:</b>	129 N 2ND STREET YAKIMA, WA 98901-2720
<b>Telephone:</b>	(509) 575-6164
<b>Fax:</b>	
<b>Account Rep:</b>	Simon Sizer
<b>Phone #</b>	(509) 577-7740
<b>Email:</b>	ssizer@yakimaherald.com
<b>Ad ID:</b>	824294
<b>Start:</b>	07/05/18
<b>Stop:</b>	07/05/18
<b>Total Cost:</b>	\$416.10
<b>Lines:</b>	228.0
<b># of Inserts:</b>	1
<b>Ad Class:</b>	6021
<b>Run Dates:</b>	
Yakima Herald-Republic	07/05/18

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

**Date: July 5, 2018**

**File Numbers:** CPA #001-18, RZ#002-18, SEPA#004-18;  
**Project Applicant:** PLSA Engineering & Surveying (521 N 20th Ave #3, Yakima, WA 98902) on behalf of Coastal Farm Real Estate INC; **Project Location:** 13 & 15 E. 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.

**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, & 1433 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#008-12, RZ#008-12, 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

Courtesy of Yakima Herald-Republic

INDEX

# G-5a

**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).

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**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.

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DOC.  
INDEX

# G-5a

**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.

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(824294) July 5, 2018

DOC.  
INDEX  
# G-5a



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2<sup>nd</sup> 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 #003-18, RZ#004-18, SEPA#006-18  
**Project Applicant:** Hordan Planning Services on behalf of William Almon  
**Applicant Address:** 410 N 2<sup>nd</sup> St., Yakima, WA 98901  
**Project Location:** 1104 S 48<sup>th</sup> Ave.  
**Parcel Numbers:** 181328-41405

**PROJECT DESCRIPTION** The City of Yakima Department of Community Development has received applications from Hordan Planning Services, on behalf of William Almon, 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 Low-density Residential to Community Mixed-Use, and to concurrently rezone from Single-family Residential (R-1) to Professional Business (B-1).

**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 22, 2018**, beginning at **3:00 p.m.**, in the Council Chambers, City Hall, 129 North 2<sup>nd</sup> 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 2<sup>nd</sup> 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 Trevor Martin, Associate Planner at (509) 575-6162 or email at: trevor.martin@yakimawa.gov.

DOC.  
INDEX  
# G-5



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

Planning Division  
Joseph Calhoun, Manager  
129 North Second Street, 2<sup>nd</sup> 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 William Almon., 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 Low-density Residential to Community Mixed-Use, and to concurrently rezone from Single-family Residential (R-1) to Professional Business (B-1).

**PROPONENT:** William Almon  
**LOCATION:** 1104 S 48<sup>th</sup> Ave.  
**PARCEL NUMBERS:** 181328-41405  
**LEAD AGENCY:** City of Yakima  
**FILE NUMBERS:** CPA #003-18, RZ#004-18, SEPA#006-18

**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:** Trevor Martin, Associate Planner. Call (509) 575-6162 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 2<sup>nd</sup> 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.

**DOC.  
INDEX  
# G-5**



AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#003-18, RZ#004-18 & SEPA#006-18

William Almon

1104 S 48<sup>th</sup> Ave

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

DOC.  
INDEX  
# G-4c

18132732515 ACTEM 6 LLC 1053 N PIONEER WAY YAKIMA, WA 98908	18132732508 ACTEM PROPERTIES LLC 1053 N PIONEER WAY YAKIMA, WA 98908	18132841427 ALMON FAMILY INVESTMENTS LLC 901 N 66TH AVE YAKIMA, WA 98908
18132814476 DONALD L MILLER TRUST PO BOX 421567 KISSIMMEE, FL 34742	18132841423 YAKIMA VALLEY VENTURES LLC 7700 NE PARKWAY DR STE 300 VANCOUVER, WA 98662	18132814475 BOBBY A & MARCY A BROWN 1019 S 49TH AVE YAKIMA, WA 98908
18132732507 BRYAN FORD 4711 COWDEN PL YAKIMA, WA 98908	18132732460 DAN K & CINDY L KERNEY 4711 W PRASCH AVE YAKIMA, WA 98908	18132732498 ELIZABETH M TULL 4708 COWDEN PL YAKIMA, WA 98908
18132732499 FERNANDO ORTEGA JR 3405 A W PRASH AVE YAKIMA, WA 98902	18132732462 HOLLY B HARMON 4707 W PRASCH AVE YAKIMA, WA 98908	18132723018 HOWARD D & CINDY L WEST 1019 S 48TH AVE YAKIMA, WA 98908
18132732506 JAMES J & PAMELA J MERILLAT 4709 COWDEN PL YAKIMA, WA 98908	18132732496 JESUS VASQUEZ 4712 COWDEN PL YAKIMA, WA 98908	18132732497 JOSHUA CHAPMAN 4710 COWDEN PL YAKIMA, WA 98908
18132732505 LARRY & M ELAINE PICKETT 4707 COWDEN PL YAKIMA, WA 98908	18132723019 LEONARD J & JUDITH A RUSSELL 620 S 48TH AVE YAKIMA, WA 98908	18132732504 LORETTA WILDE 4705 COWDEN PL YAKIMA, WA 98908
18132732461 NORRIS M & ANGELA STONE 4709 W PRASCH WAY YAKIMA, WA 98908	18132814011 SHARLYNE R POWELL 5701 W ARLINGTON ST YAKIMA, WA 98908	18132814477 TY G SCHRAG 1015 S 49TH AVE YAKIMA, WA 98908
18132841405 WILLIAM F ALMON 901 N 66TH AVE YAKIMA, WA 98908	22 Total Parcels - William Almon - CPA#003-18, RZ#004-18 & SEPA#006- 18	William Almon 132 Indian Cabin Rd Stevenson, WA 98648
Hordan Planning Services 410 N 2nd St Yakima, WA 98901	Ntc of App + SEPA CPA #003-18, RZ #004-18, SEPA # 006-18, sent 6/8/18	

DOC.  
INDEX  
# G-46

<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 <a href="mailto:bethb@ahtanum.net">bethb@ahtanum.net</a></p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 <a href="mailto:chamber@yakima.org">chamber@yakima.org</a></p>	<p>Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 <a href="mailto:kmclain@agr.wa.gov">kmclain@agr.wa.gov</a></p>
<p>Dept of Archaeology &amp; Historic Preservation Greg Griffith or Gretchen Kaehler, Deputy State Historic Preservation Officer P.O. Box 48343 Olympia, WA 98504-8343 <a href="mailto:Sepa@dahp.wa.gov">Sepa@dahp.wa.gov</a></p>	<p>Department of Commerce Growth Management Services P.O. Box 42525 Olympia, WA 98504-2525 <a href="mailto:reviewteam@commerce.wa.gov">reviewteam@commerce.wa.gov</a></p>	<p>Department of Ecology Annie Szvetcz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 <a href="mailto:separegister@ecy.wa.gov">separegister@ecy.wa.gov</a> <a href="mailto:sepaunit@ecy.wa.gov">sepaunit@ecy.wa.gov</a> <a href="mailto:lari.white@ecy.wa.gov">lari.white@ecy.wa.gov</a></p>
<p>Department of Ecology Gwen Clear, Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 <a href="mailto:crosepacordinator@ecy.wa.gov">crosepacordinator@ecy.wa.gov</a></p>	<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 <a href="mailto:Eric.Bartrand@dfw.wa.gov">Eric.Bartrand@dfw.wa.gov</a> <a href="mailto:Scott.Downes@dfw.wa.gov">Scott.Downes@dfw.wa.gov</a></p>	<p>Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 <a href="mailto:SEPAdesk@dfw.wa.gov">SEPAdesk@dfw.wa.gov</a></p>
<p>Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 <a href="mailto:Kelly.cooper@doh.wa.gov">Kelly.cooper@doh.wa.gov</a></p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 <a href="mailto:sepacenter@dnr.wa.gov">sepacenter@dnr.wa.gov</a></p>	<p>Department of Social &amp; Health Services Terri Sinclair-Olson Operations Support and Services Division P.O. Box 45848 Olympia, WA 98504 <a href="mailto:Terri.Sinclair-Olson@dshs.wa.gov">Terri.Sinclair-Olson@dshs.wa.gov</a></p>
<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 <a href="mailto:sposner@utc.wa.gov">sposner@utc.wa.gov</a></p>	<p>Engineering Division Bob Degrosellier and Brett Sheffield, City Engineer 129 N 2nd Street Yakima, WA 98901 <a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a></p>	<p>Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 <a href="mailto:bob@nobhillwater.org">bob@nobhillwater.org</a></p>
<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 <a href="mailto:Martym2@orfh.org">Martym2@orfh.org</a></p>	<p>Parks &amp; Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 <a href="mailto:Jessica.logan@parks.wa.gov">Jessica.logan@parks.wa.gov</a></p>	<p>US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 <a href="mailto:david.j.moore@usace.army.mil">david.j.moore@usace.army.mil</a></p>
<p>Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 <a href="mailto:marc.cawley@yakimawa.gov">marc.cawley@yakimawa.gov</a> <a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a></p>	<p>West Valley School District Angela Watts, Asst. Supt. Of Business &amp; Operations 8902 Zier Road Yakima, WA 98908-9299 <a href="mailto:wattsa@wvwd208.org">wattsa@wvwd208.org</a></p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 <a href="mailto:gonsetp@wsdot.gov">gonsetp@wsdot.gov</a></p>
<p>WSDOT South Central Regional Planning Office <a href="mailto:SCplanning@wsdot.wa.gov">SCplanning@wsdot.wa.gov</a></p>	<p>WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 <a href="mailto:WrightP@wsdot.wa.gov">WrightP@wsdot.wa.gov</a></p>	<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 <a href="mailto:Rocco.clark@bia.gov">Rocco.clark@bia.gov</a></p>
<p>Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 <a href="mailto:esanchez@yakama.com">esanchez@yakama.com</a></p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 <a href="mailto:jmarvin@yakama.com">jmarvin@yakama.com</a></p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 <a href="mailto:robert.peterson@yakimawa.gov">robert.peterson@yakimawa.gov</a></p>
<p>Yakima County Commissioners <a href="mailto:Commissioners.web@co.yakima.wa.us">Commissioners.web@co.yakima.wa.us</a></p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 <a href="mailto:yhd@co.yakima.wa.us">yhd@co.yakima.wa.us</a> <a href="mailto:ryan.ibach@co.yakima.wa.us">ryan.ibach@co.yakima.wa.us</a></p>	<p>Yakima County Public Services Lynn Deitrick, Planning Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Lynn.Deitrick@co.yakima.wa.us">Lynn.Deitrick@co.yakima.wa.us</a></p>
<p>Yakima County Public Services Vern Redifer, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Vern.redifer@co.yakima.wa.us">Vern.redifer@co.yakima.wa.us</a></p>	<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 <a href="mailto:kellie@yakimagreenway.org">kellie@yakimagreenway.org</a></p>	<p>Yakima Regional Clean Air Agency Hasan Tahat, Engineering &amp; Planning Supervisor 329 North 1st Street Yakima, WA 98901 <a href="mailto:hasan@yrcaa.org">hasan@yrcaa.org</a></p>

DOC.  
INDEX  
# G-4.6

Yakima School District  
Scott Izutsu , Associate Superintendent  
104 N 4<sup>th</sup> Ave  
Yakima, WA 98902  
[izutsu.scott@yakimaschools.org](mailto: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](mailto:Mike.shuttleworth@yvcog.org)

Yakima Valley Museum  
John A. Baule, Director  
2105 Tieton Drive  
Yakima, WA 98902  
[john@yakimavalleymuseum.org](mailto:john@yakimavalleymuseum.org)

Yakima Waste Systems  
Keith Kovalenko, District Manager  
2812 1/2 Terrace Heights Dr.  
Yakima, WA 98901  
[keithk@wasteconnections.com](mailto:keithk@wasteconnections.com)

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

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

**Type of Notice:** NTC of Application & SEPA

**File Number:** CPA #003-18, RZ #004-18, SEPA #006-18

**Date of Mailing:** 6/8/18

**DOC.  
INDEX  
# G-46**

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

Type of Notice: NTC of Application & SEPA

File Number(s): CRA #003-18, RZ#004-18, SEPA #006-18

Date of Mailing: 6/8/18

DOC.  
INDEX  
# G-4.6

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Friday, June 08, 2018 11:44 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:** Martin, Trevor  
**Subject:** Notice of Application & SEPA - William Almon - CPA#003-18, RZ#004-18, & SEPA# 006-18  
**Attachments:** NOTICE OF APPLICATION & SEPA\_William Almon - CPA RZ SEPA.PDF

Attached is a Notice of Application and SEPA Environmental Review regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at (509) 575-6162 or email to: [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov). Thank you!

### Lisa Maxey

**Planning Specialist | City of Yakima Planning Division**

(509) 576-6669 ~ [Lisa.Maxey@yakimawa.gov](mailto:Lisa.Maxey@yakimawa.gov)

Planning Division: (509) 575-6183

129 N 2<sup>nd</sup> 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#003-18**

Project Name: WILLIAM ALMON  
 Location: 1104 S 48TH AVE  
 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).

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](http://www.yakimawa.gov/public-notice) and select CPA#003-18 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: Trevor Martin, Associate Planner (509) 575-6162 - [trevor.martin@yakimawa.gov](mailto:trevor.martin@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](mailto: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

DOC.  
 INDEX  
 # G-4a





DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2<sup>nd</sup> 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 #003-18, RZ#004-18, SEPA#006-18  
**Project Applicant:** Hordan Planning Services  
**Project Location:** 1104 S 48<sup>th</sup> Ave.  
**Parcel Number(s):** 181328-41405

**PROJECT DESCRIPTION**

The City of Yakima Department of Community Development has received applications from Hordan Planning Services, on behalf of William Almon., 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 Low-density Residential to Community Mixed-Use, and to concurrently rezone from Single-family Residential (R-1) to Professional Business (B-1).

**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.

**DOC.  
INDEX  
# G-4**

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:

Almon – CPA #003-18, RZ#004-18, SEPA#006-18

**NOTICE OF DECISION** A copy of the SEPA threshold determination will be mailed to any parties of record and entities who received 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, 2<sup>nd</sup> floor City Hall, 129 North 2<sup>nd</sup> 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 2<sup>nd</sup> Street, Yakima, WA 98901.

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](mailto:trevor.martin@yakimawa.gov)

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

DOC.  
INDEX

# G-4





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

(2)

<b>File Number:</b>	CPA # 003-18 RZ # 004-18 SEPA # 006-18
<b>Applicant/Project Name:</b>	Hordan Planning Services
<b>Site Address:</b>	1104 S. 48 <sup>th</sup> Ave
<b>Date of Posting:</b>	6/2/2018

Location of Installation (Check One):

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

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

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

The alternative location is:

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

6/14/18  
 Date

HORDAN PLANNING SERVICES  
 Applicant's Name (Please Print)

249-1919  
 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](mailto:ask.planning@yakimawa.gov) or in person/by mail to: City of Yakima, Planning Division, 129 North 2<sup>nd</sup> Street, Yakima, WA 98901.

RECEIVED

JUN 04 2018  
 CITY OF YAKIMA  
 PLANNING DIV.

Revised 01/2017

DOC.  
 INDEX  
 # G-3



DEPARTMENT OF COMMUNITY DEVELOPMENT  
 Planning Division  
 Joan Davenport, AICP, Director  
 129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901  
 ask.planning@yakimawa.gov • www.yakimawa.gov/services/planning

May 29, 2018

**FILE NUMBER:** CPA#003-18, RZ#004-18, SEPA#006-18  
**APPLICANT:** Hordan Planning Services  
**APPLICANT ADDRESS:** 410 N 2<sup>nd</sup> St., Yakima, WA 98901  
**PROJECT LOCATION:** 1104 S 48<sup>th</sup> Ave.  
**TAX PARCEL NO:** 181328-41405  
**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.

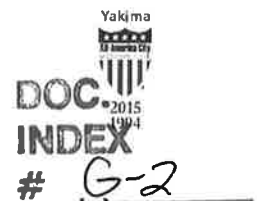
**Prior to sending notice, the applicant or applicant's representative is required to post the property with a city-supplied Land Use Action sign. The sign(s) are available to pick up at the Codes Counter at your earliest convenience.**

If you have any questions regarding this matter please call me at (509) 575-6162

Sincerely,

Trevor Martin  
 Associate Planner

Cc: William F Almon



# YAKIMA HERALD REPUBLIC

A daily part of your life

yakima-herald.com

**-Ad Proof-**

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

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

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

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

**Run Dates:**

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

**Public Legal Notices**

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

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

## Ad Proof

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

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(793336) February 9, 2018

**DOC.  
INDEX**

# G-1

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

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

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DOC.  
INDEX  
# G-1



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

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

07.703340.1T

DOC.  
INDEX

# G-1





**Maxey, Lisa**

---

**From:** Ibarra, Rosalinda  
**Sent:** Wednesday, June 27, 2018 4:14 PM  
**To:** Maxey, Lisa  
**Subject:** FW: Notice of Application & SEPA - William Almon - CPA#003-18, RZ#004-18, & SEPA#006-18

Lisa – per his request, please add Ron Duffield [ron\\_duffield@yahoo.com](mailto:ron_duffield@yahoo.com) as a party of record for this proposal. Thanks.

**Rosalinda Ibarra**  
Community Development Administrative Assistant



*This email is a public record of the City of Yakima and is subject to public disclosure unless exempt under the Washington Public Records Act. This email is subject to the State Retention Schedule.*

**From:** Ibarra, Rosalinda  
**Sent:** Wednesday, June 27, 2018 4:08 PM  
**To:** 'ron\_duffield@yahoo.com' <[ron\\_duffield@yahoo.com](mailto:ron_duffield@yahoo.com)>  
**Subject:** Notice of Application & SEPA - William Almon - CPA#003-18, RZ#004-18, & SEPA#006-18

Good afternoon – per your request attached is the Notice of Application regarding the land use review for the property located at the corner of W Nob Hill Blvd & S 48<sup>th</sup> Ave. If you have further questions about this proposal, please contact assigned planner Trevor Martin at (509) 575-6162 or by e-mail at: [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov)  
Thank you.

**Rosalinda Ibarra**  
Community Development Administrative Assistant  
City of Yakima | Planning Division  
129 North 2nd Street, Yakima WA 98901  
p: (509) 575-6183 ♦ f: (509) 575-6105



*This email is a public record of the City of Yakima and is subject to public disclosure unless exempt under the Washington Public Records Act. This email is subject to the State Retention Schedule.*

RECEIVED

DURABLE POWER OF ATTORNEY  
OF  
WILLIAM F. ALMON

APR 30 2018

CITY OF YAKIMA  
PLANNING DIV.

THE UNDERSIGNED individual, as authorized by RCW 11.94.010, designates the following named persons as attorney in fact to act for the undersigned as the principal despite my later disability or incompetence.

1. Designation. WILLIAM C. ALMON, or if he is unable or unwilling to so act, then B. CRAIG ALMON, is designated as attorney in fact for the principal, with all powers herein bestowed.

2. Effectiveness; Duration. This Power of Attorney shall become effective immediately, shall not be affected by the disability or incompetence of the principal, and shall continue until revoked or terminated under Section 5, notwithstanding any uncertainty as to whether the principal is dead or alive.

3. Powers. The attorney-in-fact, shall have all powers of an absolute owner over the assets and liabilities of the principal, whether located within or without the state of Washington. These powers shall include, without limitation, the power and authority specified below.

3.1 Real Property. The attorney-in-fact shall have the authority to purchase, take possession of, lease, sell, convey, exchange, mortgage, release and encumber real property or any interest in real property.

3.2 Personal Property. The attorney-in-fact shall have the authority to purchase, receive, take possession of, lease, sell, assign, endorse, exchange, release, mortgage and pledge personal property or any interest in personal property.

3.3 Financial Accounts. The attorney-in-fact shall have the authority to deal with accounts maintained by or on behalf of the principal with institutions (including, without limitation, banks, savings and loan associations, credit unions and security dealers). This shall include the authority to maintain and close existing accounts, to open, maintain and close other accounts, and to make deposits, transfers and withdrawals with respect to all such accounts.

3.4 United States Treasury Bonds. The attorney-in-fact shall have the authority to purchase United States Treasury Bonds which may be redeemed at par in payment of federal estate tax.

3.5 Monies Due. The attorney-in-fact shall have the authority to request, demand, recover, collect, endorse and receive all monies, debts, accounts, gifts, bequests, dividends, annuities, rents and payments due the principal.

3.6 Claims Against Principal. The attorney-in-fact shall have authority to pay, settle, compromise or otherwise discharge any and all claims of liability or indebtedness against the principal and, in so doing, use any of the principal's funds or other assets or use funds or other assets of the attorney-in-fact and obtain reimbursement out of the principal's funds or other assets.

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APR 30 2018

CITY OF YAKIMA  
PLANNING DIV.

3.7 Legal Proceedings. The attorney-in-fact shall have authority to participate in any legal action in the name of the principal or otherwise. This shall include (a) actions for attachment, execution, eviction, foreclosure, indemnity, dissolution of marriage or legal separation, and any other proceeding for equitable or injunctive relief and (b) legal proceedings in connection with the authority granted in this instrument.

3.8 Written Instruments. The attorney-in-fact shall have the power and authority to sign, seal, execute, deliver and acknowledge all written instruments and do and perform each and every act and thing whatsoever which may be necessary or proper in the exercise of the powers and authority granted to the attorney-in-fact as fully as the principal could do if personally present.

3.9 Safe Deposit Box. The attorney-in-fact shall have the authority to enter any safe deposit box in which the principal has a right of access.

3.10 Transfers to Trust. The attorney-in-fact shall have the authority to transfer assets of all kinds to the trustee of any trust which is for the sole benefit of the principal and which terminates at the principal's death with the property distributable to the personal representative of the principal's estate.

3.11 Disclaimer. The attorney-in-fact shall have the authority to disclaim any interest, as defined in R.C.W. 11.86.010, in any property to which the principal would otherwise succeed and to decline to act or resign if appointed or serving as an officer, director, executor, trustee or other fiduciary.

3.12 Health Care Decisions. The attorney-in-fact shall have the authority to provide informed consent for health care decisions on the principal's behalf, to the fullest extent permitted by statute or case law.

In exercising this authority, the attorney-in-fact shall make health care decisions that are consistent with the principal's desires to the extent made known by the principal to the attorney-in-fact, including, but not limited to, the principal's desires concerning obtaining or refusing or withdrawing life-prolonging care, treatment, services, and procedures.

This authorization includes, but is not limited to authorization:

(a) To consent to medical or surgical care and nontreatment;

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APR 30 2018

**CITY OF YAKIMA  
PLANNING DIV.**

- (b) To consent to the withholding or withdrawal of life-sustaining treatment;
- (c) To consent to the admission to a medical, nursing, residential or similar facility, or to withdraw from the same;
- (d) To enter into agreements for the principal's care; and
- (e) To consent to an autopsy and any other disposition of the principal's remains as provided in Chapter 68.50 Revised Code of Washington.

The attorney-in-fact shall have the authority to do all of the following:

- (a) Request, review and receive any information regarding the principal's physical or mental health, including, but not limited to, medical and hospital records;
- (b) Execute on the principal's behalf any releases or other documents that may be required in order to obtain this information;
- (c) Consent to the disclosure of this information; and
- (d) As permitted by RCW 11.94.010(3), I authorize my agent to make informed consent for health care decisions on my behalf and, as my personal representative to authorize the use and disclosure of my protected health information as provided in CFR Part 11.164.

Where necessary to implement the health care decisions that the attorney-in-fact is authorized by this document to make, the attorney-in-fact has the power and authority to execute on the principal's behalf all of the following:

- (a) Documents giving informed consent;
- (b) Documents refusing to permit treatment and/or leaving a hospital against medical advice; and
- (c) Any necessary waiver or release from liability required by a hospital or physician.

4. Estate Planning Powers. Such powers shall include the power to amend or revoke any estate planning or testamentary documents previously executed by the principal, as well as the ability to make estate planning or testamentary documents binding upon the principal, including life insurance beneficiary designations,

employee benefit plan designations and trust agreements. These powers shall include the ability to make any gifts of property owned by the principal.

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APR 30 2018

CITY OF YAKIMA  
PLANNING DIV.

5. Termination. This Power of Attorney may be terminated by

- (a) The principal by written notice to the attorney-in-fact and, if this Power of Attorney has been recorded, by recording the written instrument of revocation in the office of the recorder or auditor of the place where the power was recorded;
- (b) A guardian of the estate of the principal after court approval of such revocation; or
- (c) The death of the principal upon actual knowledge or receipt of written notice by the attorney-in-fact.

6. Accounting. Upon request of the principal or the guardian of the estate of the principal or the personal representative of the principal's estate, the attorney-in-fact shall account for all actions taken by the attorney-in-fact for or on behalf of the principal.

7. Reliance. Any person acting without negligence and in good faith and reasonable reliance on this Power of Attorney shall not incur any liability thereby. Any actions so taken, unless otherwise invalid or unenforceable, shall be binding upon the heirs and personal representatives of the principal.

8. Indemnity. The estate of the principal shall defend, hold harmless and indemnify the attorney-in-fact from all liability for acts done in good faith and not in fraud of the principal.

9. Applicable Law. The laws of the State of Washington shall govern this Power of Attorney.

10. Nomination of Guardian. My designated attorney-in-fact, or nominated alternative, in that order, is hereby nominated to be guardian of the principal's estate or person if protective proceedings for the principal's person or estate are hereafter commenced. If a guardian is hereafter appointed for the principal, the Attorney in Fact, during the continuance of the appointment, shall account to the guardian rather than the principal. The guardian has the same power as the principal would have had if the principal were not disabled or incompetent, to revoke, suspend, or terminate all or any part of this Durable Power of Attorney.

DATED this 19th day of April, 2013.

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APR 30 2018

CITY OF YAKIMA  
PLANNING DIV.

*William F. Almon*  
WILLIAM F. ALMON  
Domiciled and residing at  
Yakima County, Washington.

STATE OF WASHINGTON )  
County of Yakima ) ss.  
)

I certify that I know or have satisfactory evidence that WILLIAM F. ALMON signed this instrument and acknowledged it to be his free and voluntary act and deed for the uses and purposes mentioned in the instrument.

DATED this 19th day of April, 2013.



*Amy Alfred*  
NOTARY PUBLIC in and for the State of  
Washington, residing at Selma  
Commission Expires: 5/15/16