

**RIVERPOINTE LANDING LLC / WESTTOWNE LLC  
CPA#004-18, RZ#005-18 & SEPA#007-18**

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

**EXHIBIT LIST**

Applicant: Hordan Planning Services on behalf of Riverpointe  
Landing LLC  
File Number: CPA#004-18, RZ#005-18 & SEPA#007-18  
Site Address: 1429, 1431, & 1439 N 16<sup>th</sup> Ave  
Staff Contact: Trevor Martin, Associate Planner

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DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

Planning Division  
Joseph Calhoun, Manager  
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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#004-18, RZ#005-18**

**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 Riverpointe Landing LLC., to amend the Comprehensive Plan Future Land Use Map Designation from Regional Commercial to Industrial, and concurrently Rezone from Large Convenience Center (LCC) to Industrial (M-1), parcels: 181321-33005, 181313-22002, & 181312-33003 (City File CPA#004-18, RZ#005-18); 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#007-18); and

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

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**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;

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

**APPLICATION #** CPA#004-18, RZ#005-18  
**APPLICANT:** Hordan Planning Services on behalf of Riverpointe Landing LLC.  
**APPLICANT ADDRESS:** 410 N 2<sup>nd</sup> St., Yakima, WA 98901  
**PROJECT LOCATION:** 1429, 1431, & 1439 N 16th Ave.  
**PARCEL(S):** 181312-33005, 181313-22002, & 181312-33003

**FINDINGS OF FACT**

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Regional Commercial to Industrial with a concurrent Rezone from Large Convenience Center (LCC) to Industrial (M-1).
2. The subject parcels are approximately 6.74 acres in size and are surrounded by vacant property.
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 future westward expansion of the existing industrial operations.
  - b. The Industrial 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 Regional Commercial and, there will still be approximately 565.88 acres of Commercial Mixed-Use property within the city limits.
5. The proposed Rezone from Large Convenience Center (LCC) to Industrial (M-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 M-1 zoning district and will facilitate a consistent pattern of westward industrial development.
  - c. The M-1 zoning district is an implementing zone of the Industrial 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 industrial development.

**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 Regional Commercial to Industrial with a concurrent Rezone from Large Convenience Center (LCC) to Industrial (M-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 regional Commercial to Industrial and Rezone from Large Convenience Center (LCC) to Industrial (B-1) for files CPA#004-18 and RZ#005-18.

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

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





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

Application # CPA#004-18, RZ#005-18

**APPLICANT:** Hordan Planning Services, on behalf of Riverpointe Landing LLC.  
**APPLICANT ADDRESS:** 410 N 2<sup>nd</sup> St., Yakima, WA 98901  
**PROJECT LOCATION:** 1429, 1431, & 1439 N 16<sup>th</sup> Ave.  
**PARCEL(S):** 181321-33005, 181313-22002, & 181312-33003  
**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 Riverpointe Landing LLC., 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 Regional Commercial to industrial and to concurrently rezone from large Convenience Center (LCC) to light Industrial (M-1).

**II. CURRENT ZONING AND LAND USE:**

The subject properties total approximately 6.74 acres in size and are zoned Large Convenience Center (LCC). Adjacent properties to this site have the following zoning and land use characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	N/A	Highway 12
South	LCC	Commercial
East	M-1	Vacant
West	B-1	Professional Office (across N 16 <sup>th</sup> Ave.)

**III. PUBLIC NOTICE:**

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

**IV. FINDINGS OF FACT:**

**A. Environmental Review.**

Environmental Review (SEPA#007-18) was completed for this application, and a

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

**B. Comments Received**

No 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 Regional Commercial. In accordance with the provisions of the Yakima Municipal Code, the following criteria must be considered in the review of any proposed amendment to the Yakima Comprehensive Plan.

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

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

*Staff Response: This project is being processed to facilitate the future westward expansion of the existing industrial operations. Originally this area was proposed as a retail/commercial shopping area, but plans for the buildings and overall use never gained momentum. Meanwhile, the industrial uses to the east of the subject site have been expanding over the last decade. Continued expansion into the area is advantageous given the easy access to nearby highways and established truck routes.*

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

*Staff Response: The purpose of the Industrial future land use designation is to provide for manufacturing, agricultural processing/storage, and closely related uses. Principal uses with zoning designation include Industrial, agricultural, research and development, repair, construction business, warehouse, and distribution terminals that minimize external impacts to adjacent districts, and accessory 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 (N 16<sup>th</sup> Ave. & Highway 12), consistent with Policy 2.2.7.B.*
- Is the site physically suited for the proposed designation? Yes. The site is suitable for industrial development and has access to necessary utilities.*
- Is the desired zone one of the implementing zones of the land use designation? Yes, the proposed M-1 zone is an implementing zone of the Industrial 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 2.2.7.B.: Industrial location criteria – Existing industrial designated areas with active industrial uses or areas featuring adequate public utilities and land physically suited to industrial activities that are buffered from residential or other potentially incompatible uses. New industrial development should be located in areas that take advantage of access to I-82, Highway 12, SR-24, and existing rail and airport facilities. Additional areas may be designated, provided they are surrounded by and characterized by industrial uses.*

*Goal 2.9. Industrial & manufacturing areas. Maintain and promote active use of industrial lands to promote economic growth.*

*Policy 2.9.1 Develop industrial and manufacturing lands that minimize impacts on surrounding land uses, especially residential land uses...*

**(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 Industrial development*

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

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

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

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

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

*Staff Response: The impact should be minimal because the property under consideration is better suited for Industrial development as opposed to Commercial Mixed-Use. In examining all proposals for the 2018 cycle, this change will result in a minimal loss to the Commercial Mixed-Use Future Land Use designation of 6.74 acres. When the 2040 plan*

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*was developed, there were 567.86 acres of vacant, agricultural, partially used, and underutilized Mixed Residential land. The removal of 1.98 acres of Mixed Residential will leave 565.88 acres available, which is more than enough to meet 2040 growth targets..*

**D. COMPREHENSIVE PLAN CONCLUSIONS:**

1. The amendment is minor in nature.
2. No adverse impacts have been identified by approving this amendment request.
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 M-1 zoning district, and will facilitate additional industrial development.

**(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 Light Industrial zoning district is an implementing zone of the Industrial future land use designation, and is consistent with several goals and policies, as indicated above in section IV.C of this report.

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

This property is currently capable of being served by all public utilities necessary for the support of commercial land uses. Water and Wastewater is available in an easement located in the southeast corner of the site.

**(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 are zoned M-1, and will promote the expansion of the existing adjacent industrial use.

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

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

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

The public need for this change is related to providing additional area for industrial expansion to accommodate for continued industrial business expansion. The City of Yakima, and the County as a whole, rely heavily on agriculture and the future expansion of the existing industrial use will provide additional opportunity for the public.

**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 Industrial 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 Regional Commercial to Industrial to accommodate a concurrent rezone from LCC (Large Convenience Center) to M-1 (Light Industrial).

RECOMMENDATION made this 22nd day of August, 2018.

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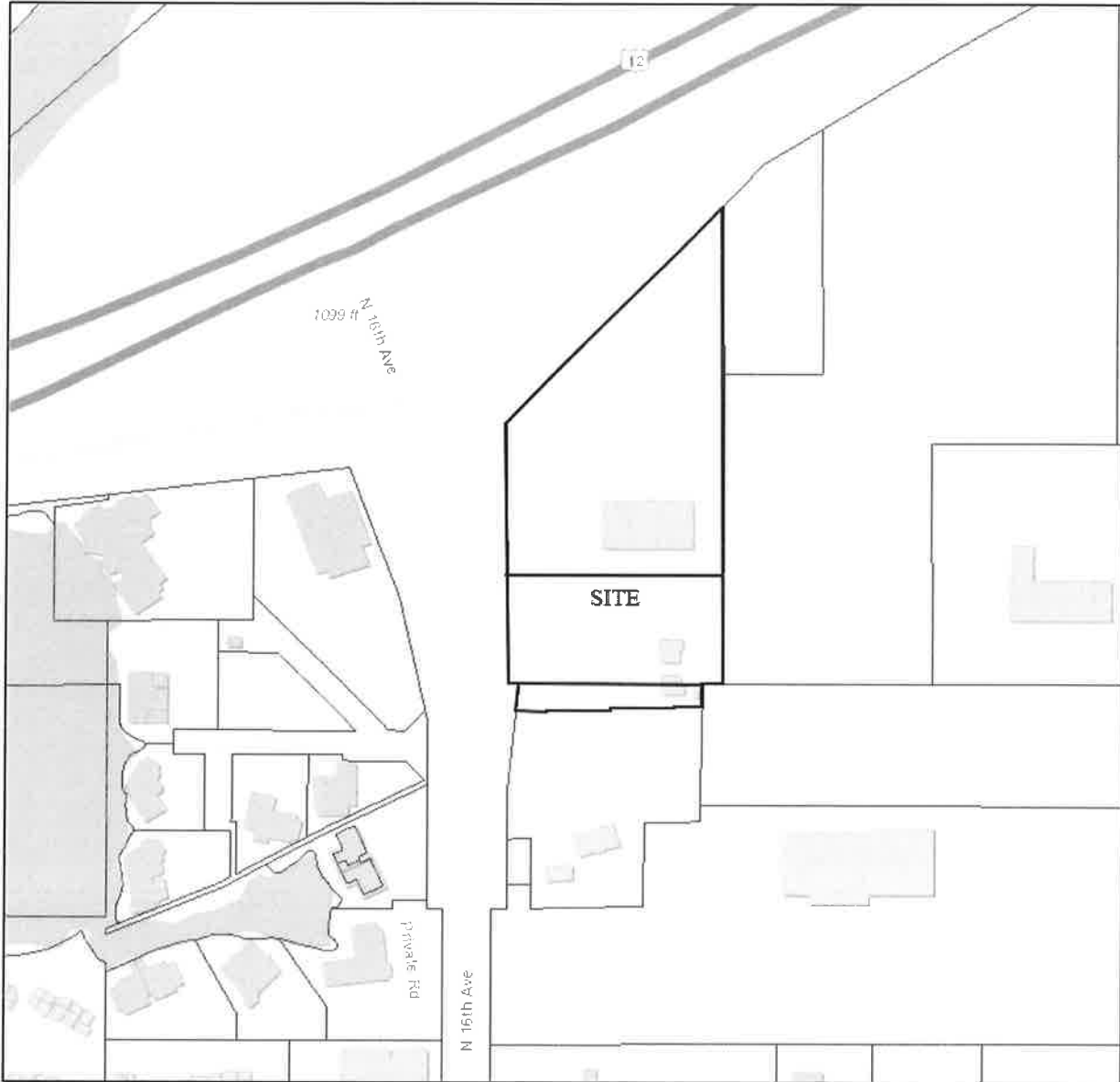
# VICINITY MAP



**File Number:** CPA#004-18, RZ#005-18 & SEPA#007-18

**Project Name:** RIVERPOINTE LANDING LLC / WESTTOWNE LLC

**Site Address:** 1429, 1431, & 1439 N 16<sup>TH</sup> AVE



**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).

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

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

Date Created: 5/1/2018



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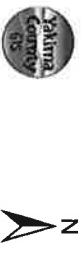
**Subject Properties**

**Riverpoint Landing LLC**

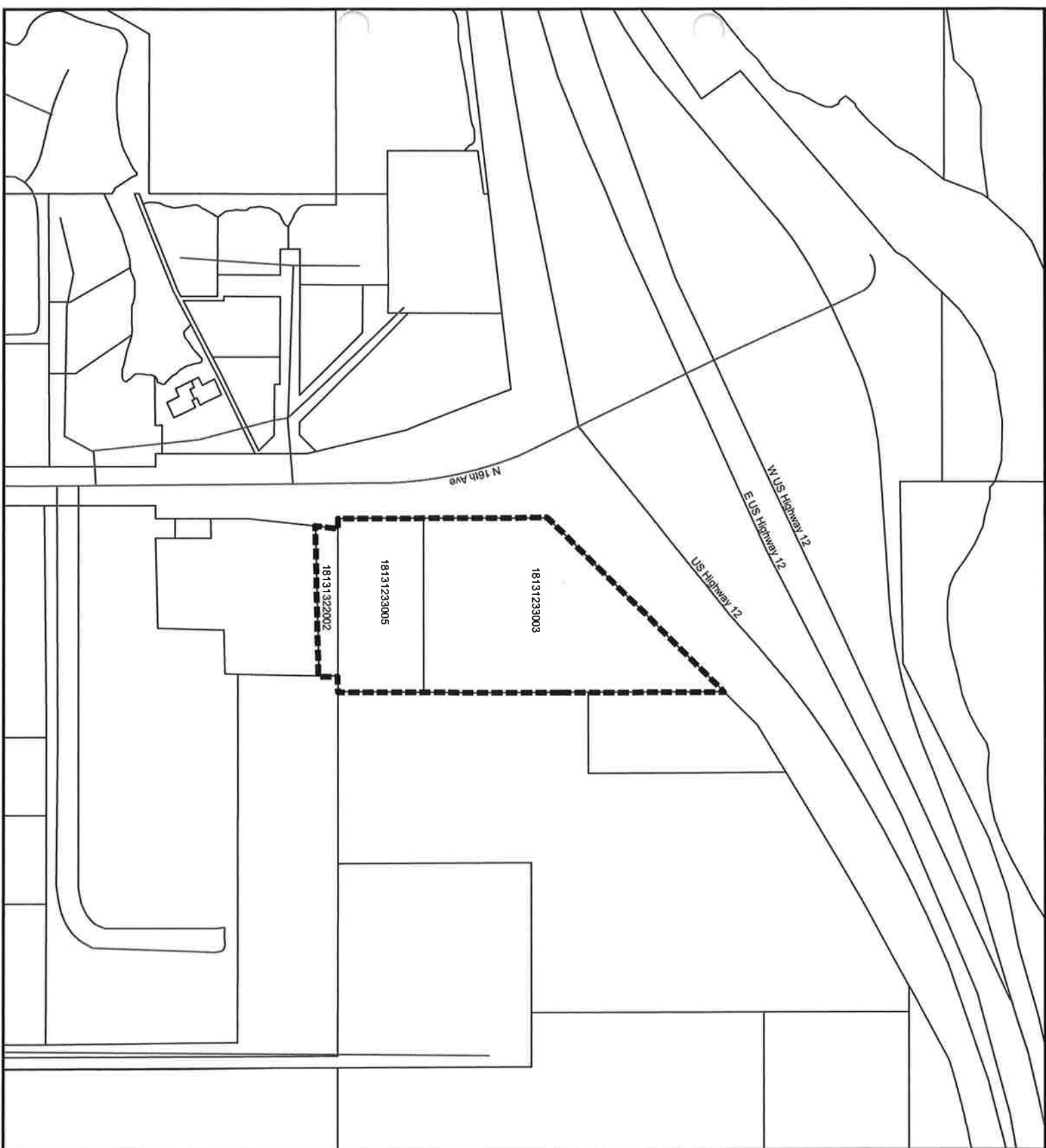


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**Critical Areas**

**Riverpoint Landing LLC**

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**Subject Properties**

FEMA 100 Year Floodway

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

5

Man Made

Lakes Environment

Natural

Conservancy

Rural

Urban

Urban Conservancy

Floodway/CMZ

Streams Environment

Natural

Conservancy

Rural

Urban

Urban Conservancy

Tax Lots

All Roads

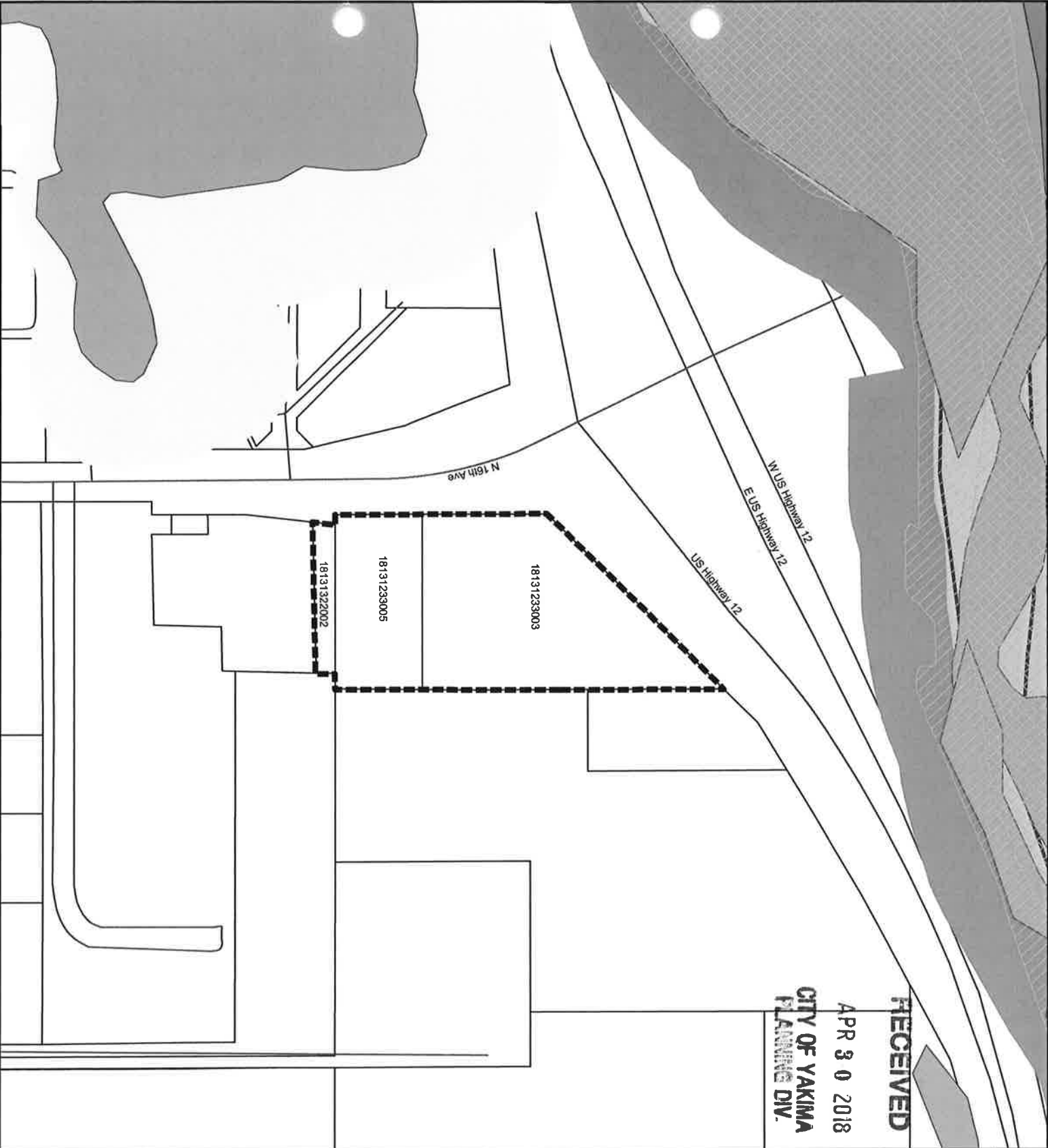
0 50 100 200 300 400 Feet

**1 inch = 300 feet**



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













**Site and Adjacent Existing  
Future Land Use**

**Riverpoint Landing LLC**

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-  Subject Properties
-  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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**Proposed Future  
Land Use**

**Riverpoint Landing LLC**

-  Subject Properties
-  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**

**Riverpoint Landing LLC**



- Subject Properties**
- Yakima Urban Area Zoning
  - SR Suburban Residential
  - R-1 Single Family
  - R-2 Two Family
  - R-3 Multi-Family
  - B-1 Professional Business
  - B-2 Local Business
  - HB Historical Business
  - SCC Small Convenience Center
  - LCC Large Convenience Center
  - CBD Central Business District
  - CBD CBD Support
  - GC General Commercial
  - M-1 Light Industrial
  - M-2 Heavy Industrial
  - RD Regional Development
  - AS Airport Support
  - Tax Lots
  - All Roads

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**Proposed Zoning**

**Riverpoint Landing LLC**

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DO NOT WRITE IN THESE SPACES

- Subject Properties
- Yakima Urban Area Zoning
- SR Suburban Resid
- R-1 Single Family
- R-2 Two Family
- R-3 Multi-Family
- B-1 Professional Business
- B-2 Local Business
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- LCC Large Convenience Center
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- M-1 Light Industrial
- M-2 Heavy Industrial
- RD Regional Development
- AS Airport Support
- Tax Lots
- All Roads

**RECEIVED**

APR 30 2018

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Plot Date: 4/12/2018







# CITY OF YAKIMA PLANNING DIVISION

## DST COMMENTS

**Project Name: Riverpointe Landing LLC/Westtowne LLC**

**File Number: CPA#004-18, RZ#005-18 & SEPA#007-18**

<b>Note Type</b>	<b>Note Code</b>	<b>Text</b>	<b>Created By</b>	<b>Begin Date</b>
DOCUMENT LINK		Existing 12" domestic waterline stubbed to site from the south. Looping of the waterline will be required as part of the future site development.	mike.shane@yaki mawa.gov	08/03/18

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**CITY OF YAKIMA PLANNING DIVISION**  
**DST COMMENTS**

**Project Name: Riverpointe Landing LLC/Westtowne LLC**

**File Number: CPA#004-18, RZ#005-18 & SEPA#007-18**

<b>Note Type</b>	<b>Note Code</b>	<b>Text</b>	<b>Created By</b>	<b>Begin Date</b>
DST COMMENTS		1411 N 16TH Ave. recommended project address for CPA#004-18	Carolyn.Belles@y akimawa.gov	08/02/18



**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 / Riverpointe Landing LLC
<b>File Number:</b>	CPA#004-18/RZ#005-18/SEPA#007-18
<b>Location:</b>	1428, 1431, & 1439 N 16th Ave
<b>Parcel Number(s):</b>	181312-33005, 181313-22002, & 181312-33003
<b>DST MEETING DATE:</b>	8/7/2018

**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).

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





**Washington State  
Department of Transportation**

South Central Region  
2809 Rudkin Road  
Union Gap, WA 98903-1648  
509-577-1600 / FAX: 509-577-1603  
TTY: 1-800-833-6388  
www.wsdot.wa.gov

June 13, 2018

City of Yakima  
129 North 2<sup>nd</sup> Street  
Yakima, Washington 98901

**RECEIVED**

**JUN 15 2018**

**CITY OF YAKIMA  
PLANNING DIV.**

Attention: Joan Davenport, Community Development Director

Subject: CPA-003-18; RZ05-18, SEPA07-18  
Riverpointe Landing LLC/WestTowne LLC

The WSDOT is not opposed to the proposed City's comprehensive plan map amendment and concurrent rezone and looks forward to working with the City in response to future development proposals for this property. The WSDOT system most impacted by this rezone is the US 12/16<sup>th</sup> Avenue interchange. The US 12/16<sup>th</sup> Avenue interchange is a fully-controlled limited access facility which today functions within acceptable safety and operational standards. The cumulative impact of developments to this interchange will eventually require improvements. It is to the benefit of the City, the State, and future developers to preserve this interchange efficiency.

As developments are proposed they will be subject to review for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s).

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact John Gruber at (509) 577-1636.

Sincerely,

Paul Gonseth, P.E.  
Planning Engineer

PG: jg/df

cc: SR 12, File #2018-6  
Larry Batterton, Area 4 Maintenance Superintendent

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# ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

## PURPOSE OF CHECKLIST

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

## INSTRUCTIONS FOR APPLICANTS

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

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

## USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

1. Name Of Proposed Project (If Applicable): Not applicable

2. Applicant's Name & Phone:

Hordan Planning Services – 509-249-1919

3. Applicant's Address:

410 North Second Street, Yakima, WA 98901

4. Contact Person & Phone:

Bill Hordan – 509-249-1919

5. Agency Requesting Checklist: City of Yakima

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

Not applicable, no land use action is proposed at this time.

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

No future plans currently exist at this time.

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

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

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

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

No other applications are currently pending.

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

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

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

The proposal is to change the Comprehensive Plan Future Land Use Map designation and zoning on 3 parcels totaling approximately 6.74 acres in size. The comprehensive plan land use change consists of changing the Future Land Use Map from Regional Commercial to Industrial and the zoning from Large Convenience Center to Light Industrial.

**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 southeast corner of North 16th Avenue and Highway 12, within the City Limits of Yakima, Washington. The property consists of 3 parcels and the addresses of the properties are 1429, 1431 & 1439 North 16<sup>th</sup> Avenue. The Yakima County Assessor's Parcel Numbers for the properties are 181312-22002, 33003 & 33005.

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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 2-3 percent.	
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 Weirman fine sandy loam. The soil is not classified as prime farmland. None of the soils will be removed from the site.	
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.	<p style="text-align: right;"><b>RECEIVED</b> APR 30 2018 CITY OF YAKIMA PLANNING DIV.</p>

<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>The Naches River lies approximately 800 feet north of the subject property and Lake Aspen lies approximately 700 feet west of the subject property.</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</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>No.</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> APR 30 2018 CITY OF YAKIMA PLANNING DIV</p>

<b>c. Water Runoff (including stormwater)</b>					
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					
<b>Plants</b>					
a. Check (✓) types of vegetation found on the site:					
Deciduous Tree:	<input type="checkbox"/> Alder	<input type="checkbox"/> Maple	<input type="checkbox"/> Aspen		<input checked="" type="checkbox"/> Other
Evergreen Green:	<input type="checkbox"/> Fir	<input type="checkbox"/> Cedar	<input type="checkbox"/> Pine		<input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Shrubs	<input checked="" type="checkbox"/> Grass	<input type="checkbox"/> Pasture	<input type="checkbox"/> Crop Or Grain	<input type="checkbox"/> Orchards, vineyards, or other permanent crops
Wet Soil Plants:	<input type="checkbox"/> Cattail	<input type="checkbox"/> Buttercup	<input type="checkbox"/> Bullrush	<input type="checkbox"/> Skunk Cabbage	<input type="checkbox"/> Other
Water Plants:	<input type="checkbox"/> Milfoil	<input type="checkbox"/> Eelgrass	<input type="checkbox"/> Water Lily		<input type="checkbox"/> Other
<input type="checkbox"/> Other types of vegetation					
b. What kind and amount of vegetation will be removed or altered?  No vegetation will be removed or altered as part of this application.					
c. List threatened or endangered species known to be on or near the site.  None known by the property owner.					
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:  None needed, none proposed.					
e. List all noxious weeds and invasive species known to be on or near the site.  No noxious or invasive species have been observed on or near the site.					
<b>Animals</b>					
a. List any birds or other animals which have been observed on or near the site or are known to be on or near the site. <i>Examples include:</i> <i>birds: hawk, heron, eagle, <u>songbirds</u>, other: <u>quail, waterfowl</u></i> <i>mammals: deer, bear, elk, beaver, other:</i> <i>fish: <u>bass, salmon, trout</u>, herring, shellfish, other _____</i>					

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<p>b. <b>List any threatened or endangered species known to be on or near the site.</b> None known by property owner.</p>	
<p>c. <b>Is the site part of a migration route? If so, explain</b>  No.</p>	
<p>d. <b>Proposed measures to preserve or enhance wildlife, if any:</b>  None needed, none proposed.</p>	
<p>e. <b>List any invasive animal species known to be on or near the site.</b>  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>  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>  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>  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>  No.</p>	
<p>1. <b>Describe any known or possible contamination at the site from present or past uses.</b>  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>  The west line of the project is encumbered with high-line electric wire and associated poles.</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>  No toxic or hazardous chemicals result from this comp plan/rezone application.</p>	<p style="text-align: center;"><b>RECEIVED</b>  APR 30 2018 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>Overhead power wires and poles are located in an easement for their protection.</p>	
<p>b. Noise</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. The subject site is vacant and residential. Property to the east and southeast is vacant and fruit processing/storage facilities. To the south are a butcher shop and a movie theatre. To the west is a mixed-use professional business and multi-family development. To the north are Highway 12, Yakima Greenway and Naches River.</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>Historical aerial photos indicate the property has been used for orchard. This property is located within the Yakima City Limits and an established urban growth area.</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.</p>	
<p><b>c. Describe any structures on the site.</b></p> <p>The site contains two single-family residences and high-line power poles.</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>Large Convenience Center</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>Regional Commercial</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><b>RECEIVED</b></p> <p>APR 30 2018</p> <p>CITY OF YAKIMA PLANNING DIV.</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>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.</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.</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 Yakima Greenway is located approximately 600 feet north and also 250 feet west of the subject property while the Naches River is located about 800 feet to the north. The Greenway Trail is used for walking, biking and jogging purposes. The Naches River is used for fishing and swimming.</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>RECEIVED</b></p> <p>APR 30 2018</p> <p>CITY OF YAKIMA PLANNING DIV.</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 North 16th Avenue which connects to the interstate and other urban arterials in the immediate area.</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>No, the nearest known transit stops are along North 16th Avenue and River Road about 1,400 feet south of the site.</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>Not applicable, there is no project.</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><b>RECEIVED</b></p> <p>APR 30 2018</p> <p>CITY OF YAKIMA PLANNING DIV.</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>h. <b>Proposed measures to reduce or control transportation impacts, if any:</b></p> <p>Not applicable, there is no project.</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>
<p><b>Public Services</b></p>	
<p>a. <b>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>a. <b>Circle utilities currently available at the site:</b>  <u>electricity</u>, natural gas, <u>water</u>, <u>refuse service</u>, <u>telephone</u>, <u>sanitary sewer</u>, septic system,  other _____</p>	
<p>b. <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>	

**C. SIGNATURE (To be completed by the applicant.)**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

*BAK*

*4-30-18*

Property Owner or Agent Signature

Date Submitted

Name of Signee

Position and Agency/Organization

**PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE  
IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW**

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D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (DO NOT USE THE FOLLOWING FOR PROJECT ACTIONS)	Space Reserved For Agency Comments
<p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities that would likely result from the proposal and how it would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.</p>	
<p><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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<b>D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (DO NOT USE THE FOLLOWING FOR PROJECT ACTIONS)</b>	<b>Space Reserved For Agency Comments</b>
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.  No conflicts are anticipated.	

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# EH.







Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

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APR 30 2018
CITY OF YAKIMA
PLANNING DIV.

PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

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

2. DESIRED ZONING OF SUBJECT PROPERTY:

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

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

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

4. EXISTING FUTURE LAND USE DESIGNATION:

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

5. PROPOSED FUTURE LAND USE DESIGNATION:

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

If so what is the proposed future land use designation?

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

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

PART III - REQUIRED ATTACHMENTS

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

8. ENVIRONMENTAL CHECKLIST (required)

9. TRAFFIC CONCURRENCY (may be required)

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

11. AUTHORIZATION:

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

Property Owner Signature (required) [Handwritten Signature]

Date

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



Supplemental Application For:  
**REZONES**  
YAKIMA MUNICIPAL CODE CHAPTER 15.23

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CITY OF YAKIMA  
PLANNING DIV.

**PART IV - NARRATIVE**

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

See attached written narrative

What is the status of existing land use?

See attached written narrative

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

See attached written narrative

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

See attached written narrative

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

See attached written narrative

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

See attached written narrative

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

See attached written narrative

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

See attached written narrative

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

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## PART IV – REZONE NARRATIVE

APR 30 2018

CITY OF YAKIMA  
PLANNING DIV.

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

The property is well suited for all Light Industrial uses permitted under the proposed zoning M-1 zoning district. Once outside the freeway right-of-way, the land is flat and is currently served with all necessary infrastructure, transportation facilities and public services. The property has direct access to North 16<sup>th</sup> Avenue at two locations on the west and is currently served with both water and sewer on the east side of the property. Access to the state and federal highway system is located at the north end of North 16<sup>th</sup> Avenue, which is directly northwest of the site and easily accessible.

The general area currently has industrial uses located within the neighborhood or planned for the neighborhood. In this instance, the adjoining property located to the east and south is currently under the same ownership and is a subsidiary of Washington Fruit and Cold Storage. These properties are currently being developed with fruit processing and fruit storage facilities. It is likely that this property will eventually be developed in that same manner. Since 2012, a total of 85 acres of property in this immediate area has been re-designated from Regional Commercial and designated Industrial. All 85 acres has also been rezoned from Large Convenience Center to Light Industrial. It is reasonable to expect this property to accommodate light industrial uses, as this has been the trend in the area since at least 2012 when the trend from commercial to industrial started.

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

The subject property consists of 3 parcels, two of which contain single-family residences and the third which is vacant. All three properties are served with direct access to North 16<sup>th</sup> Avenue at two locations and have easy access into Yakima or onto the interstate highway system. A 12-inch water line and 8-inch sewer line are located on, or abuts, each property. The property is served with police and fire protection by the City of Yakima. Thus, the property is well served and well suited for any intended industrial development.

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

The rezone request is in compliance with the City of Yakima Comprehensive Plan 2040 because the proposed rezone meets the intent of the Industrial land use designation at 2.2.7 of the comprehensive plan by providing areas *“for manufacturing, agricultural processing/storage and closely related uses”*.

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The proposal meets the locational criteria of the comprehensive plan because the subject property is located in an area of active industrial use, has direct access to water and sewer facilities, is located at the southeast corner of North 16<sup>th</sup> Avenue and Highway 12, has direct access to North 16<sup>th</sup> Avenue and is located east and south of the Highway 12 on-ramp which is a large berm and buffers the residential and commercial properties to the west.

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CITY OF YAKIMA  
PLANNING DIV.

The area in which the comprehensive plan amendment is proposed does not meet the purpose statement of the current Regional Commercial designation because land use designations and zoning changes since 2012 have altered the areas intended development pattern. The Regional Commercial designation encourages the promotion of medium to large scale mix of retail, service and business, and tourism/recreational establishments and complementary multi-family land uses. The purpose is also to coordinate infrastructure development and site and building design standards that are critical elements to emphasize quality development that enhances the character, identity and economic vitality of Yakima. Since 2012, 85 acres have been removed from the Regional Development designation in this immediate area and placed in the Industrial land use designation. Those same 85 acres have also been rezoned to Light Industrial. This has left the area of undeveloped land within the Regional Commercial Designation too small to meet its intended purposes of mixed-use land uses like those listed above from occurring and the overall area from having a “regional draw” due to the lack of those land uses.

The proposal will be located in an area where the principal uses are trending towards agricultural processing and storage facilities which will help implement the Light Industrial zoning district (M-1) as indicated by the comprehensive plan.

The proposal also better implements the comprehensive plan with the following goals and policies:

**Goal 2.9 – Industrial & Manufacturing Areas. Maintain and promote active use of industrial lands to promote economic growth.**

Policy 2.9.1 – Develop industrial and manufacturing lands that minimize impacts on surrounding land uses, especially residential lands uses. Utilize landscape buffers (evergreen trees and shrubs) along with open space or other design controls to mitigate noise, glare or other impacts associated with the uses to ensure that their location will not adversely affect the residential areas.

Policy 2.9.2 – Encourage infill and promote efficient utilization of vacant land within areas that area designated for industrial uses.

Policy 2.9.7 – Protect industrial and manufacturing lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.

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**Proponent Comment** – This proposal implements the comprehensive plan better than the current designation because of the subject property location and surrounding industrial development. The property has direct access to North 16<sup>th</sup> Avenue/Highway 12, is located adjacent to other industrial lands on the east, is located in an area where agricultural interest are expanding on a yearly basis, has access to water and sewer, is buffered from commercial/residential land uses to the west by the Highway 12 on-ramp and abuts Highway 12 on the north. Surrounding development to the east and southeast consists of fruit processing and storage facilities. This site contains two older homes with a substantial amount of vacant property which would qualify this proposal as an infill project as all necessary urban infrastructures are available to the property. Adding this property to the existing block of industrial land also protects the existing industrial uses by adding distance to surrounding properties in adjoining nonindustrial zoning districts. For these reason, this proposal better implements applicable plan policies than the current relevant comprehensive plan map.

**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?**

Yes, there are adequate public facilities to serve this proposal. All three properties are served with direct access to North 16<sup>th</sup> Avenue by two road approaches and have easy access into Yakima or onto the interstate highway system. A 12-inch water line and 8-inch sewer line are located on, or abuts, each property. The property is served with police and fire protection by the City of Yakima. Thus, the property is well served and well suited for any intended industrial development.

**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 land uses, as the site is served by an 8-inch sanitary sewer main and 12-inch water main. 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.

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PLANNING DIV.

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

The proposed zone change is compatible with existing neighboring land uses because surrounding properties that lie to the east and southeast are currently zoned Light Industrial and consist of vacant industrial land, fruit processing and fruit storage facilities. Property directly to the south is a butcher shop on a 2.5 acre parcel that is somewhat centered along the south property line. The butcher shop is enclosed with a 6-foot high view obscuring fence and some fruit trees are also planted within the fenced boundary of the property, which promote compatibility between the uses. Also to the south is a movie theatre and its extremely large parking lot. The design of the movie theatre has been constructed with the "front" of the building being located on the south side of the building and the "back" of the movie theatre being located on the north side of the building. The movie theatre is also constructed near its north property line. This design mitigates any adverse impact to the theatre because the high impact areas of the movie theatre occur on the opposite side of the building than the property being rezoned. Thus, any impact between the two uses is negligible. Since the butcher shop and the movie theatre are the two closest neighboring land uses, it should also be pointed out that access to the subject property is directly from North 16<sup>th</sup> Avenue, which means that no traffic impacts will result to those two uses. Thus, any industrial use of the property should be compatible as the subject property has direct access to North 16<sup>th</sup> Avenue without affecting any existing land uses. Property to the north is Highway 12, the Yakima Greenway and the Naches River. No land uses exist in this area that will be affected by industrial uses locating on the subject property. Property to the west is North 16<sup>th</sup> Avenue and beyond that is a mixed-use development of professional office buildings and multi-family residential land uses. The subject property is located on the east side of the on-ramp to Highway 12, which has been built-up a substantial height for the North 16<sup>th</sup> Avenue/Highway 12 overpass. The overpass is a natural buffer that provides protection between the uses due to its massive height and ensures compatibility between uses to the west and any industrial land use proposed for the property.

Based on these factors, the proposed zone change is compatible with existing neighboring uses. Compatibility can also be maintained through project permitting and additional site specific plan review. This will ensure compatibility between existing uses and future development. 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.

**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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PLANNING DIV.

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

The public need arises from the fact that expansion within some existing zoning districts does not exist. This occurs when all or most of the available land in a particular “zoning block” is developed or not available for sale. Thus, existing businesses and industries have nowhere to expand. This is the case in this general area, as all other industrially zoned land in this neighborhood is under the control of two large agricultural producers (Washington Fruit & Super Cold). Those producers are currently under construction with expansion of existing fruit processing and storage facilities. Providing this additional light industrial land will ensure that adequate industrial land exists in this area to accommodate future needs.

Most importantly, this proposed change keeps the industrial users in an industrial corridor (along North 16<sup>th</sup> Avenue and River Road) where the City has provided the necessary infrastructure for this specific type of development (i.e. major arterial roadways, easy access to state highways, adequate water and waste water lines). The public expects successful businesses to expand and remain in Yakima without having to relocate. This rezone meets that public need and perspective, while using the infrastructure provided for industry to locate at this location and providing jobs for citizens of the Yakima Valley.

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# E-2





**LAND USE APPLICATION**

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

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APR 30 2018

CITY OF YAKIMA  
 PLANNING DIV.

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

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

**PART I – GENERAL INFORMATION**

1. Applicant's Information:	Name:	Hordan Planning Services						
	Mailing Address:	410 N. 2nd St						
	City:	Yakima	St:	WA	Zip:	98901	Phone:	( ) 249-1919
	E-Mail:	hps410@qwestoffice.net						
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input checked="" type="checkbox"/> Other <u>Planner</u>			
3. Property Owner's Information (If other than Applicant):	Name:	Riverpointe Landing LLC						
	Mailing Address:	421 N 20Th Ave						
	City:	Yakima	St:	WA	Zip:	98902	Phone:	(509 ) 453-5563
	E-Mail:							
4. Subject Property's Assessor's Parcel Number(s): 181312-33005, 181313-22002								
5. Legal Description of Property. (if lengthy, please attach it on a separate document) See attached								
6. Property Address: 1429 and 1431 N 16th Ave. Yakima, WA 98902								
7. Property's Existing Zoning: <input type="checkbox"/> SR <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input checked="" type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2								
8. Type Of Application: (Check All That Apply) <input checked="" type="checkbox"/> Comprehensive Plan Amendment <input checked="" type="checkbox"/> Environmental Checklist (SEPA Review) <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Transportation Concurrency <input checked="" type="checkbox"/> Master Application (select if submitting two or more applications under Title 15) <input type="checkbox"/> Other: _____								

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

9. SEE ATTACHED SHEETS

**PART V – CERTIFICATION**

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

*Sharon Hlasny* Agent  
 Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_  
*BK*  
 Applicant's Signature \_\_\_\_\_ Date 4-30-18

FILE/APPLICATION(S)#  
 CPA#004-18      Sepa#007-18      RZ#005-18

DATE FEE PAID: 04-30-2018	RECEIVED BY: C Dellinger	AMOUNT PAID: \$3,185 00	RECEIPT NO: CR-18-004459
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**CITY OF YAKIMA  
PLANNING DIV.**

**SUMMARY OF REQUEST**

The request is to change the Comprehensive Plan Future Land Use Map designation on <sup>3</sup> 8 parcels of property that total approximately 6.74 acres from Regional Commercial to Industrial and rezone the property from General Commercial to Light Industrial.

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# F-1

# RIVERPOINTE LANDING, LLC

April 23, 2018

RE: Authorization

To Whom It May Concern:

Riverpointe Landing, LLC, as the owner of real property located in Yakima, Washington ("Property"), gives Jerry Maggard the authority to negotiate and discuss all issues related to the Property.

If you should have any questions, please do not hesitate to contact me on my cell phone at 206-972-1725.

Sincerely,



Gerald F. Molitor  
Managing Member  
Riverpointe Landing, LLC

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APR 30 2018

CITY OF YAKIMA  
PLANNING DIV.

11232 NE 15<sup>th</sup> Street, Suite 101, Bellevue, Washington 98004 \* 425-747-1726 \* 425.747-4157 (f)

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CITY OF YAKIMA  
PLANNING DIV.

LEGAL DESCRIPTION

**181312-33005** – Beginning at the Southwest corner of Section 12, Township 13 North, Range 18, E.W.M.; thence North 0°52' East along the West line of said Section 12, a distance of 194.2 feet; thence North 88°41' East 448.7 feet, more or less, to the West line of that certain property conveyed to Daniel Simmons by Deed recorded in Volume 60 of Deeds, Page 398, records of Yakima County, Washington,  
thence South 1°25' West along the West line of the Simmons property, 194.2 feet of the South line of said Section 12;  
thence South 88°41' West to the point of beginning, Except road right-of-way along the West side thereof as originally acquired by the State of Washington in Yakima County Superior Court Case No.52791, and now held by Yakima County pursuant to a Deed recorded September 24, 1975, under Auditor's File No. 2398482, records of Yakima County, Washington;

Situate in Yakima County, Washington.

**181313-22002** – Beginning at the Northwest corner of Section 13, Township 13 North, Range 18, E.W.M.; thence South along the West line of said Section 13, a distance of 49.8 feet; thence North 88°41' East 445.6 feet, more or less, to the West line of that certain property conveyed to Daniel W. Simmons by Deed recorded in Volume 60 of Deeds, Page 398, records of Yakima County, Washington,  
thence North 1°25' East along the West line of the Simmons property, 49.8 feet of the North line of said Section 13;  
thence South 88°41' West to the point of beginning,  
Except road right-of-way along the West side thereof as originally acquired by the State of Washington in Yakima County Superior Court Case No.52791, and now held by Yakima County pursuant to a Deed recorded September 24, 1975, under Auditor's File No. 2398482, records of Yakima County, Washington;

Situate in Yakima County, Washington.

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CITY OF YAKIMA  
PLANNING DIV



LAND USE APPLICATION

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

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

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

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Hordan Planning Services					
	Mailing Address:	410 N. 2nd St					
	City:	Yakima	St:	WA	Zip:	98901	Phone: ( ) 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
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3. Property Owner's Information (If other than Applicant):	Name:	Westtowne LLC					
	Mailing Address:	421 N 20th Ave					
	City:	Yakima	St:	WA	Zip:	98902	Phone: (509 ) 453-5563
	E-Mail:						

4. Subject Property's Assessor's Parcel Number(s): 181312-33003

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

6. Property Address: 1439 N 16th Ave. Yakima, WA 98902

7. Property's Existing Zoning:  
 SR  R-1  R-2  R-3  B-1  B-2  HB  SCC  LCC  CBD  GC  AS  RD  M-1  M-2

8. Type Of Application: (Check All That Apply)  
 Comprehensive Plan Amendment       Environmental Checklist (SEPA Review)       Rezone  
 Transportation Concurrency       Master Application (select if submitting two or more applications under Title 15)       Other: \_\_\_\_\_

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

9. SEE ATTACHED SHEETS

PART V – CERTIFICATION

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

[Signature] Agent  
Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

[Signature]  
Applicant's Signature \_\_\_\_\_ Date 4-30-18

FILE/APPLICATION(S)#

DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:
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CITY OF YAKIMA  
PLANNING DIV.

**LEGAL DESCRIPTION**

**181312-33003** – Beginning at the Northwest corner of Section 13, Township 13 North, Range 18, E.W.M.; thence South 0°00' West along the West line thereof 49.8 feet; thence North 88°41' East 445.6 feet, thence North 1°25' East 244.00 feet to the true point of beginning. (Said point being 448.7 feet more or less, East of the ¼ section line; thence continuing North 1°25' East 705.80 feet to the Southerly right of way line of SR 12, (SC Line); thence Southwesterly along said right of way to the Easterly right of way line of the Sixteenth Avenue connection to said SR-12 (S Line); thence Southerly along said right of way line to a point bearing South 88°41' West from the true point of beginning; thence North 88°41' East 324.41 feet to the true point of beginning.

Situate in Yakima County, Washington.

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CITY OF YAKIMA  
PLANNING DIV.



Supplemental Application For:  
**COMPREHENSIVE PLAN  
AMENDMENT**

YAKIMA MUNICIPAL CODE, CHAPTER 16.10  
ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

**PART II - APPLICATION INFORMATION**

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

2. EXISTING ZONING OF SUBJECT PROPERTY:

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

3. DESIRED ZONING OF SUBJECT PROPERTY:

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

4. EXISTING FUTURE LAND USE DESIGNATION:

Low Density Residential  Mixed Residential  Community Mixed-Use  Commercial Mixed-Use

CBD Commercial Core  Regional Commercial  Industrial

5. DESIRED FUTURE LAND USE DESIGNATION:

Low Density Residential  Mixed Residential  Community Mixed-Use  Commercial Mixed-Use

CBD Commercial Core  Regional Commercial  Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

Water  Sewer  Storm Drainage  Electricity  Natural Gas  Telephone  Cable TV

**PART III - REQUIRED ATTACHMENTS**

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

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

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

10. TRAFFIC CONCURRENCY (may be required)

11. ENVIRONMENTAL CHECKLIST (required)

12. SITE PLAN

13. AUTHORIZATION:

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

\_\_\_\_\_  
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



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

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APR 30 2018  
CITY OF YAKIMA  
PLANNING DIV.

**PART IV - NARRATIVE**

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

See attached written narrative.

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

See attached written narrative.

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

See attached written narrative.

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

See attached written narrative.

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

See attached written narrative.

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

See attached written narrative.

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

See attached written narrative.

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

See attached written narrative.

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



## PART IV – COMPREHENSIVE PLAN NARRATIVE

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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 in 2017. The owner of this property just missed the 2016/2017 comprehensive plan update cut-off date to submit an application to the City and has had to wait 2 years to submit this comprehensive plan map amendment.

The subject property abuts a large block of Industrially-designated land, which lies mainly to the east-southeast. Since 2012, approximately 85 acres of industrial land have been added to this block through a series of comprehensive plan amendments. All 85 acres have since been rezoned and construction of fruit processing and storage facilities has been built on over half of the properties. As of the date of this application, additional fruit storage facilities are being constructed in this immediate area.

The general trend for this particular area is that the Large Convenience Center (LCC) zoning is steadily being phased out in favor of Light Industrial zoning. One of the major factors is that several fruit processing facilities and storage facilities have been expanding along River Road between North 6<sup>th</sup> Avenue to North 32<sup>nd</sup> Avenue. The installation of a dedicated sewer line for industrial waste water by the City that serves several of the processing facilities has led to the introduction of extensive fruit storage warehouses in the immediate area. The relationship between the two is that the number of times the fruit is handled can be reduced by having the storage facilities close to the processing plants. This has created a need for additional industrial lands in this area, as almost all the industrial zoned land is built-out or planned to be built-out. A review of the ownership trend in the immediate area of current industrially zoned land indicates that the property owners are the owners of the fruit processing facilities in the immediate area or along the Highway 12 corridor.

In essence, the growth in the fruit industry has been extensive over the last 5-7 years or longer and has resulted in circumstances that are changing on a yearly basis, where additional industrial lands, located near existing facilities, need to be provided to accommodate agricultural needs. Based on the above findings, there have been substantial changes in circumstances which warrant a change in the comprehensive land use of the property to accommodate future industrial growth in this particular area.

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

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This proposal better implements applicable comprehensive plan policies than the current relevant comprehensive map because the proposal will provide additional industrial land to an area where the inventory of industrial land is dwindling due to rapid industrial development, particularly by the agricultural industry.

The proposal better implements the applicable plan policies because it meets the intent of the Industrial land use designation at 2.2.7 of the comprehensive plan by providing areas *“for manufacturing, agricultural processing/storage and closely related uses”*.

The proposal meets the locational criteria of the comprehensive plan because the subject property is located in an area of active industrial use, has direct access to water and sewer facilities, is located at the southeast corner of North 16<sup>th</sup> Avenue and Highway 12, has direct access to North 16<sup>th</sup> Avenue and is located east and south of the Highway 12 on-ramp which is a large berm and buffers the residential and commercial properties to the west.

The area in which the comprehensive plan amendment is proposed does not meet the purpose statement of the current Regional Commercial designation because land use designations and zoning changes since 2012 have altered the areas intended development pattern. The Regional Commercial designation encourages the promotion of medium to large scale mix of retail, service and business, and tourism/recreational establishments and complementary multi-family land uses. The purpose is also to coordinate infrastructure development and site and building design standards that are critical elements to emphasize quality development that enhances the character, identity and economic vitality of Yakima. Since 2012, 85 acres have been removed from the Regional Development designation in this immediate area and placed in the Industrial land use designation. Those same 85 acres have also been rezoned to Light Industrial. This has left the area of undeveloped land within the Regional Commercial Designation too small to meet its intended purposes of mixed-use land uses like those listed above from occurring and the overall area from having a “regional draw” due to the lack of those land uses.

The proposal will be located in an area where the principal uses are trending towards agricultural processing and storage facilities which will help implement the Light Industrial zoning district (M-1) as indicated by the comprehensive plan.

The proposal also better implements the comprehensive plan with the following goals and policies:

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**Goal 2.9 – Industrial & Manufacturing Areas. Maintain and promote active use of industrial lands to promote economic growth.**

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Policy 2.9.1 – Develop industrial and manufacturing lands that minimize impacts on surrounding land uses, especially residential lands uses. Utilize landscape buffers (evergreen trees and shrubs) along with open space or other design controls to mitigate noise, glare or other impacts associated with the uses to ensure that their location will not adversely affect the residential areas.

Policy 2.9.2 – Encourage infill and promote efficient utilization of vacant land within areas that area designated for industrial uses.

Policy 2.9.7 – Protect industrial and manufacturing lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.

**Proponent Comment** – This proposal implements the comprehensive plan better than the current designation because of the subject property location and surrounding industrial development. The property has direct access to North 16<sup>th</sup> Avenue/Highway 12, is located adjacent to other industrial lands on the east, is located in an area where agricultural interest are expanding on a yearly basis, has access to water and sewer, is buffered from commercial/residential land uses to the west by the Highway 12 on-ramp and abuts Highway 12 on the north. Surrounding development to the east and southeast consists of fruit processing and storage facilities. This site contains two older homes with a substantial amount of vacant property which would qualify this proposal as an infill project as all necessary urban infrastructures are available to the property. Adding this property to the existing block of industrial land also protects the existing industrial uses by adding distance to surrounding properties in adjoining nonindustrial zoning districts. For these reason, this proposal better implements applicable plan policies than the current relevant comprehensive plan map.

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

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

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

This proposal does involve an identified deficiency in the comprehensive plan. The deficiency deals with the fact that there is a need for areas of expansion for established and future industrial land uses, particularly for the fruit industry. Specifically, many existing industrial areas are located in clusters that do not permit expansion beyond their current borders because the cluster is fully developed with no room to expand. It is therefore, necessary to expand into other zones provided it is in conjunction with established land uses already within the area.

Currently, the City of Yakima has no industrial designated property in this general area which permits the expansion of existing uses within this block of industrial zoned land. There is some vacant land in the area but it is either controlled by others in the agricultural industry (with the intention to develop) or too small of a parcel to develop any meaningful industrial facilities. The subject property will provide an additional 6.74 acres of industrial property to the agricultural industry in an area where the current trend has been for agricultural purposes. Providing industrial lands for agricultural purposes meets the goals and policies of the comprehensive plan and this request fulfills a deficiency by providing additional lands for future industrial growth that can be accommodated with adequate and appropriate infrastructure.

**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.

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

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

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

Yes, all cumulative impacts of all comprehensive plan amendments have been considered in the evaluation of the proposed amendment. This is the first year since the adoption and update of the previous comprehensive plan, so all comprehensive plan amendments starting this year are new to the existing comprehensive plan. This particular area has seen a number of comprehensive plan amendments since 2012. Prior to the submittal of this application, approximately 85 acres of property have been re-designated for industrial use in this immediate area. The cumulative 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. Additionally, the City of Yakima will notify all other affected agencies about this comprehensive plan amendment to ensure it is evaluated by others for cumulative impacts.

**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 3 parcels, two of which contain single-family residences and the third which is vacant. All three properties are served with direct access to North 16<sup>th</sup> Avenue by two existing road approaches and have easy access into Yakima or onto the interstate highway system. A 12-inch water line and 8-inch sewer line are located on, or abuts, each property along the east property lines. The property is served with police and fire protection by the City of Yakima. Thus, the property is well served and well suited for any intended industrial development.

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**RIVERPOINTE LANDING LLC / WESTTOWNE LLC  
CPA#004-18, RZ#005-18 & SEPA#007-18**

**EXHIBIT LIST**

**CHAPTER G  
Notices**

<b>DOC INDEX #</b>	<b>DOCUMENT</b>	<b>DATE</b>
<b>G-1</b>	<b>2015 Comprehensive Plan Amendment Opening Process Display Ad and Legal Notice</b>	<b>02/09/2018</b>
<b>G-2</b>	<b>Determination of Application Completeness</b>	<b>05/29/2018</b>
<b>G-3</b>	<b>Land Use Action Installation Certificate</b>	<b>06/01/2018</b>
<b>G-4</b>	<b>Notice of Application and Environmental Review G-4a: Postcard Notice G-4b: Parties and Agencies Notified G-4c: Affidavit of Mailing</b>	<b>06/08/2018</b>
<b>G-5</b>	<b>Notice of Public Hearing &amp; Determination of Non-Significance G-5a: Legal Ad G-5b: Press Release &amp; Distribution Email G-5c: Parties and Agencies Notified G-5d: Affidavit of Mailing</b>	<b>07/05/2018</b>
<b>G-6</b>	<b>YPC Agenda and Packet Distribution List</b>	<b>08/15/2018</b>
<b>G-7</b>	<b>YPC Agenda &amp; Sign-In Sheet</b>	<b>08/22/2018</b>
<b>G-8</b>	<b>Notice of Yakima Planning Commission's Recommendation (See DOC INDEX#AA-1 for YPC Recommendation) G-8a: Parties and Agencies Notified G-8b: Affidavit of Mailing</b>	<b>09/05/2018</b>
<b>G-9</b>	<b>Letter of Transmittal to City Clerk for Public Hearing Notice Mailing Labels &amp; 2018 CPA Docket (includes vicinity map)</b>	<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

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18131144406 HBD PROPERTIES LLC PO BOX 9472 YAKIMA, WA 98909	18131233002 PLYMOUTH RANCH LLC PO BOX 1588 YAKIMA, WA 98907	18131233006 PLYMOUTH RANCH LLC PO BOX 1588 YAKIMA, WA 98907
18131322017 PLYMOUTH RANCH LLC PO BOX 1588 YAKIMA, WA 98907	18131233005 RIVERPOINTE LANDING LLC 11232 NE 15TH AVE # 113 BELLEVUE, WA 98004	18131322002 RIVERPOINTE LANDING LLC 11232 NE 15TH AVE # 113 BELLEVUE, WA 98004
18131233003 WESTTOWNE LLC 11232 NE 15TH ST STE 101 BELLEVUE, WA 98004	18131322406 YAKIMA THEATRES INC PO BOX 50 YAKIMA, WA 98907	18131322003 ALFRED BUCHELI 1313 N 16TH AVE YAKIMA, WA 98902
18131322004 ALFRED BUCHELI 1313 N 16TH AVE YAKIMA, WA 98902	18131411423 HARLAN D & BARBARA DUNN 4725 KONNOWAC PASS RD WAPATO, WA 98951	18131411420 RODNEY K & H DUNN KNIPPER 1310 N 16TH AVE YAKIMA, WA 98902
18131411425 RODNEY K & H DUNN KNIPPER 1310 N 16TH AVE YAKIMA, WA 98902	13 Total Parcels - Riverpointe Landing LLC / Westtowne LLC - CPA#004-18, RZ#005-18 & SEPA#007-18	Riverpointe Landing LLC 421 N 20th Ave Yakima, WA 98902
Westtowne LLC 421 N 20th Ave Yakima, WA 98902	Horidan Planning Services 410 N 2nd St Yakima, WA 98901	
	Ntc of Council Hearing CPA #004-18 / RZ #005-18 Date of Hearing: 11/6/18	

300-ft Mailing List  
 Riverpointe Landing / Westtowne LLC  
 CPA #004-18 / RZ #005-18

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Parties of Record – Riverpointe Landing LLC – CPA#004-18, RZ#005-18, SEPA#007-18

Hordan Planning Services 410 N 2 <sup>nd</sup> St Yakima, WA 98901 <a href="mailto:Hps410@qwestoffice.net">Hps410@qwestoffice.net</a>	Riverpointe Landing LLC 421 N 20 <sup>th</sup> Ave Yakima, WA 98902	Westtowne LLC 421 N 20 <sup>th</sup> Ave Yakima, WA 98902
Riverpointe Landing LLC 11232 NE 15 <sup>th</sup> St #113 Bellevue, WA 98004	Westtowne LLC 11232 NE 15 <sup>th</sup> St #101 Bellevue, WA 98004	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>
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Suzanne DeBusschere	Code Administration	<a href="mailto:Suzanne.Debusschere@yakimawa.gov">Suzanne.Debusschere@yakimawa.gov</a>
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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>
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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 Council Hearing

File Number: CPA #004-18 / RZ #005-18

Date of Mailing: 11/16/18  
Hearing

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## Maxey, Lisa

---

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

Good Morning Sonya,

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

Please also email the notice to the following parties:

[tdurant@plsaofyakima.com](mailto:tdurant@plsaofyakima.com)  
[Hps410@gwestoffice.net](mailto:Hps410@gwestoffice.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)  
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[jake@3dyakima.com](mailto:jake@3dyakima.com)  
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[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, 2<sup>nd</sup> Floor, Yakima, WA 98901  
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

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

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

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



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**APPLICANT:** Hordan Planning Services for Yakima Valley Farm Workers Clinic  
**FILE NUMBERS:** CPA#002-18, RZ#003-18, SEPA#005-18  
**LOCATION:** 600 & 611 Wilson Ln, 1410, 1412, 1414 & 1418 S 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).



**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.



**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.



**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

**RE: CPA#004-18 & RZ#005-18**

---

**Riverpointe Landing LLC/Westtowne LLC**

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**1429, 1431, & 1439 N 16<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

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Parties of Record – Riverpointe Landing LLC – CPA#004-18, RZ#005-18, SEPA#007-18

Hordan Planning Services 410 N 2 <sup>nd</sup> St Yakima, WA 98901 <a href="mailto:Hps410@qwestoffice.net">Hps410@qwestoffice.net</a>	Riverpointe Landing LLC 421 N 20 <sup>th</sup> Ave Yakima, WA 98902	Westtowne LLC 421 N 20 <sup>th</sup> Ave Yakima, WA 98902
Riverpointe Landing LLC 11232 NE 15 <sup>th</sup> St #113 Bellevue, WA 98004	Westtowne LLC 11232 NE 15 <sup>th</sup> St #101 Bellevue, WA 98004	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		

In-House Distribution E-mail List		
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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>
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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 # 004-18 / RZ # 005-18

Date of Mailing: 9/5/18

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## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Wednesday, September 05, 2018 10:20 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 - Riverpointe Landing LLC/Westtowne LLC - CPA#004-18 & RZ#005-18  
**Attachments:** NOTICE OF YPC RECOMMENDATION\_Riverpointe Landing - CPA#004-18 & RZ#005-1....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, 2<sup>nd</sup> 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#004-18 & RZ#005-18  
**APPLICANT:** Hordan Planning Services on behalf of Riverpointe Landing LLC  
**PROJECT LOCATION:** 1429, 1431, and 1439 N 16<sup>th</sup> Ave.

On August 31, 2018, the City of Yakima Planning Commission rendered their recommendation on **CPA#004-18 and RZ#005-18**, a proposal to 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). 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

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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

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**PUBLIC HEARINGS:**

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

Mark X on item of interest			NAME	ADDRESS	ZIP CODE	E-MAIL ADDRESS
A	B	C				
			Public hearing Roxi Hange	1315 20 <sup>th</sup> St 7 <sup>th</sup> Street Yakima	98901	—
			D Fucheco, R. Roy	P.O. Box 11991 Da	98909	—
			A, B, C, D Birt towers	400 N. 2 <sup>nd</sup> St Yakima	98901	—
			Therbyne Randall	5701 W. Aubrey Ave	98908	—
			Just observing Angie Swilka	P.O. Box 177 Tieton, WA	98947	—
			Helena Nemer Helena Nemerlund	P.O. Box 11 Tieton, WA	98947	—
			Hofelsin John Cooper	212 N 21st	98902	—
			R. B. Hys ATE Wescott	451 16 <sup>th</sup> St	98902	—
			Dunphy	205 Liberty Ave	98902	—

**YPC Staff Report & Packet Distribution List  
Riverpointe Landing LLC/Westtowne LLC  
CPA#004-18, RZ#005-18 & SEPA#007-18**

**YPC PACKET:**

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[Cook.w@charter.net](mailto:Cook.w@charter.net)

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Philip Ostriem  
[Philipostriem@gmail.com](mailto:Philipostriem@gmail.com)

Hordan Planning Services  
410 N 2<sup>nd</sup> St  
Yakima, WA 98901  
[Hps410@qwestoffice.net](mailto:Hps410@qwestoffice.net)

**AGENDA & STAFF REPORT ONLY:**

Riverpointe Landing LLC  
421 N 20<sup>th</sup> Ave  
Yakima, WA 98902

Westtowne LLC  
421 N 20<sup>th</sup> Ave  
Yakima, WA 98902

Riverpointe Landing LLC  
11232 NE 15<sup>th</sup> St #113  
Bellevue, WA 98004

Westtowne LLC  
11232 NE 15<sup>th</sup> St #101  
Bellevue, WA 98004

Date Distributed: 8/15/10

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**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

**RE: CPA#004-18, RZ#005-18, & SEPA#007-18**  
**Riverpointe Landing LLC/Westtowne LLC**  
**1429, 1431, & 1439 N 16<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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18131144406 HBD PROPERTIES LLC PO BOX 9472 YAKIMA, WA 98909	18131233002 PLYMOUTH RANCH LLC PO BOX 1588 YAKIMA, WA 98907	18131233006 PLYMOUTH RANCH LLC PO BOX 1588 YAKIMA, WA 98907
<del>18131322017 PLYMOUTH RANCH LLC PO BOX 1588 YAKIMA, WA 98907</del>	18131233005 RIVERPOINTE LANDING LLC 11232 NE 15TH AVE # 113 BELLEVUE, WA 98004	<del>18131322002 RIVERPOINTE LANDING LLC 11232 NE 15TH AVE # 113 BELLEVUE, WA 98004</del>
18131233003 WESTTOWNE LLC 11232 NE 15TH ST STE 101 BELLEVUE, WA 98004	18131322406 YAKIMA THEATRES INC PO BOX 50 YAKIMA, WA 98907	18131322003 ALFRED BUCHELI 1313 N 16TH AVE YAKIMA, WA 98902
<del>18131322004 ALFRED BUCHELI 1313 N 16TH AVE YAKIMA, WA 98902</del>	18131411423 HARLAN D & BARBARA DUNN 4725 KONNOWAC PASS RD WAPATO, WA 98951	18131411420 RODNEY K & H DUNN KNIPPER 1310 N 16TH AVE YAKIMA, WA 98902
<del>18131411425 RODNEY K &amp; H DUNN KNIPPER 1310 N 16TH AVE YAKIMA, WA 98902</del>	13 Total Parcels - Riverpointe Landing LLC / Westtowne LLC - CPA#004-18, RZ#005-18 & SEPA#007-18	Riverpointe Landing LLC 421 N 20th Ave Yakima, WA 98902
Westtowne LLC 421 N 20th Ave Yakima, WA 98902	Hordan Planning Services 410 N 2nd St Yakima, WA 98901	
	Ntc of Public Hearing + DNS CPA#004-18, RZ#005, SEPA#007 sent 7/5/18	

<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> lori.white@ecy.wa.gov</p>
<p>Department of Ecology Gwen Clear, Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 <a href="mailto:crosecacoordinator@ecy.wa.gov">crosecacoordinator@ecy.wa.gov</a></p>	<p>Department of Fish and Wildlife Eric Bertrand 1701 South 24th Ave Yakima, WA 98902 <a href="mailto:Eric.Bertrand@dfw.wa.gov">Eric.Bertrand@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="http://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>

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

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

**Type of Notice:** Notice of Public Hearing & DNS

**File Number:** CRA #004-18, RZ #005-18, SEPA #007-18

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

**DOC.**  
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Parties of Record – Riverpointe Landing LLC – CPA#004-18, RZ#005-18, SEPA#007-18

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>	Riverpointe Landing LLC 421 N 20 <sup>th</sup> Ave Yakima, WA 98902
Westtowne LLC 421 N 20 <sup>th</sup> Ave Yakima, WA 98902	Riverpointe Landing LLC 11232 NE 15 <sup>th</sup> St #113 Bellevue, WA 98004	Westtowne LLC 11232 NE 15 <sup>th</sup> St #101 Bellevue, WA 98004

In-House Distribution E-mail List		
Name	Division	E-mail Address
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 Public Hearing & DNS  
 File Number: CPA # 004-18, RZ#005, SEPA#007  
 Date of Mailing: 7/5/18

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# G-5c

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Thursday, July 05, 2018 10:27 AM  
**To:** 'Department of Commerce (CTED) - Review Team'; Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Ibarra, Rosalinda; Kallevig, Dana; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rizzi, Dominic; Schafer, Scott; Shane, Mike; Watkins, Sara; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bertrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Department of Social & Health Services; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Scott Izutsu - Yakima School District; US Army Corps of Engineers - David Moore; WA State Parks & Recreation Commission; West Valley School District - Angela Watts; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Patrick Wright; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchez; Yakama-Klickitat Fisheries - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Terry Keenhan; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - John A. Baule; Yakima Waste Systems - Keith Kovalenko; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); Jacob Liddicoat; Leanne Hughes-Mickel; Patricia Byers; Philip Ostriem; Rob McCormick; White, Jason; William Cook (cook.w@charter.net); Associated Press; Bastinelli, Mike; Brown, Michael; Davido, Sean; El Mundo; El Sol de Yakima; Fannin, John; Hispanic Chamber of Commerce; KAPP TV News; KBBO-KRSE Radio - manager; KCJT TV News; KDNA Noticias; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KUNW-TV Univision; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; RCDR - Maria DJ Rodriguez; Reed C. Pell; Tu Decides; Tu Decides - Albert Torres; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima School District - Jack Irion; Yakima Valley Business Times; Yakima Valley Business Times - George Finch; Beehler, Randy  
**Cc:** Martin, Trevor  
**Subject:** Notice of YPC Public Hearing & DNS - Riverpointe Landing LLC/Westtowne LLC - CPA# 004-18, RZ#005-18 & SEPA#007-18  
**Attachments:** NOTICE OF PUBLIC HEARING & DNS - Riverpointe Landing - CPA#004-18, RZ#00....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





# YAKIMA HERALD REPUBLIC

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**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

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

**Date:** July 5, 2018

**File Numbers:** CPA #001-18, RZ#002-18, SEPA#004-18;  
**Project Applicant:** PLSA Engineering & Surveying (521 N 20th Ave #3, Yakima, WA 98902) on behalf of Coastal Farm Real Estate INC; **Project Location:** 13 & 15 E. 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, & 1439 N 16th Ave; **Parcel Numbers:** 181312-33005, -22002, and -33003; **Proposal:** Change the Future Land Use map designation for three parcels from Regional Commercial to Industrial and rezone three parcels from Large Convenience Center (LCC) to Light Industrial (M-1).

**File Numbers:** CPA#005-18, RZ#006-18, SEPA#008-18;  
**Project Applicant:** Hordan Planning Services (410 N 2nd St, Yakima, WA 98901) on behalf of West Valley Nursing Homes Inc; **Project Location:** Vicinity of S 85th Ave and Occidental Rd; **Parcel Numbers:** 181206-21001, -21005, -21007, -21404, -21402; **Proposal:** Retain the Future Land Use map designation for five parcels of Mixed Residential and zoning designation of Multi-family Residential (R-3) previously approved through CPA#006-12, RZ#006-12, and a property use and development agreement executed by City Council which limited development of the property to multi-family senior living and senior care residential facilities. The property owner no longer proposes a senior living/senior care land use and therefore proposes to vacate the property use and development agreement to allow for other multi-family uses.  
**File Numbers:** CPA#006-18, RZ#007-18, SEPA#009-18;  
**Project Applicant:** Hordan Planning Services (410 N 2nd St, Yakima, WA 98901) on behalf of Israel Zaragoza; **Project Location:** 1317 S 7th St; **Parcel Number:** 191330-14510; **Proposal:** Change the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and rezone one parcel from Two-Family Residential (R-2) to General Commercial (GC) in anticipation of future expansion of the adjacent automotive accessories retail store and detail/installation shop.

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

(824294) July 5, 2018

Courtesy of Yakima Herald-Republic

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

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

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

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

**File Numbers:** CPA#006-18, RZ#007-18, SEPA#009-18;  
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(824294) July 5, 2018

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 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#004-18, RZ#005-18, SEPA#007-18  
**Project Applicant:** Hordan Planning Services on behalf of Riverpointe Landing LLC.  
**Applicant Address:** 410 N 2<sup>nd</sup> St., Yakima, WA 98901  
**Project Location:** 1429, 1431, & 1439 N 16<sup>th</sup> Ave.  
**Parcel Numbers:** 181312-33005, 181313-22002, & 181312-33003

**PROJECT DESCRIPTION** The City of Yakima Department of Community Development has received applications from Hordan Planning Services, on behalf of Riverpointe Landing LLC., 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 Regional Commercial to industrial and to concurrently rezone from Large Convenience Center (LCC) to Light Industrial (M-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.

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

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

PROPOSAL: The City of Yakima Department of Community Development has received applications from Hordan Planning Services, on behalf of Riverpointe Landing LLC., 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 Regional Commercial to industrial and to concurrently rezone from Large Convenience Center (LCC) to Light Industrial (M-1).

PROPONENT: Riverpointe Landing LLC

LOCATION: 1429, 1431, & 1439 N 16th Ave.

PARCEL NUMBERS: 181312-33005, 181313-22002, & 181312-33003

LEAD AGENCY: City of Yakima

FILE NUMBERS: CPA#004-18, RZ#005-18, SEPA#007-18

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: [Handwritten Signature] DATE: July 5, 2018

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

No later than: July 19, 2018

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

You should be prepared to make specific factual objections.

Contact the City of Yakima Planning Division to read or ask about the procedures for SEPA appeals.

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**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA


RE: CPA#004-18, RZ#005-18 & SEPA#007-18

Riverpointe Landing LLC/Westtowne LLC

1429, 1431, & 1439 N 16<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

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18131144406 HBD PROPERTIES LLC PO BOX 9472 YAKIMA, WA 98909	18131233002 PLYMOUTH RANCH LLC PO BOX 1588 YAKIMA, WA 98907	<del>18131233006 PLYMOUTH RANCH LLC PO BOX 1588 YAKIMA, WA 98907</del>
<del>18131322017 PLYMOUTH RANCH LLC PO BOX 1588 YAKIMA, WA 98907</del>	18131233005 RIVERPOINTE LANDING LLC 11232 NE 15TH AVE # 113 BELLEVUE, WA 98004	<del>18131322002 RIVERPOINTE LANDING LLC 11232 NE 15TH AVE # 113 BELLEVUE, WA 98004</del>
18131233003 WESTTOWNE LLC 11232 NE 15TH ST STE 101 BELLEVUE, WA 98004	18131322406 YAKIMA THEATRES INC PO BOX 50 YAKIMA, WA 98907	18131322003 ALFRED BUCHELI 1313 N 16TH AVE YAKIMA, WA 98902
<del>18131322004 ALFRED BUCHELI 1313 N 16TH AVE YAKIMA, WA 98902</del>	18131411423 HARLAN D & BARBARA DUNN 4725 KONNOWAC PASS RD WAPATO, WA 98951	18131411420 RODNEY K & H DUNN KNIPPER 1310 N 16TH AVE YAKIMA, WA 98902
<del>18131411425 RODNEY K &amp; H DUNN KNIPPER 1310 N 16TH AVE YAKIMA, WA 98902</del>	13 Total Parcels - Riverpointe Landing LLC / Westtowne LLC - CPA#004-18, RZ#005-18 & SEPA#007-18	Riverpointe Landing LLC 421 N 20th Ave Yakima, WA 98902
Westtowne LLC 421 N 20th Ave Yakima, WA 98902	Hordan Planning Services 410 N 2nd St Yakima, WA 98901	
	NTC of App & SEPA CPA # 004-18, RZ#005-18, SEPA #007-18 sent 6/8/18	

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<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:wattsa@wvsd208.org">wattsa@wvsd208.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> <p style="text-align: right;"><b>INDEX</b> # G46</p>

Yakima School District  
Scott Izutsu , Associate Superintendent  
104 N 4<sup>th</sup> Ave  
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[keithk@wasteconnections.com](mailto:keithk@wasteconnections.com)

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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#004-18, RZ#005-18, SEPA#007-18

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

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<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>
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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>		
<b>Binder Copy</b>		Revised 04/2018

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

**File Number(s):** CRA #009-18, RZ#005-18, SEPA #007-18

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

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## Maxey, Lisa

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**From:** Maxey, Lisa  
**Sent:** Friday, June 08, 2018 11:47 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 Sanchey; 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 - Riverpointe Landing LLC/Westtowne LLC - CPA#004-18, RZ#005-18 & SEPA#007-18  
**Attachments:** NOTICE OF APPLICATION & SEPA\_Riverpointe Landing - 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#004-18**

Project Name: RIVERPOINTE LANDING LLC / WESTTOWNE LLC  
 Location: 1429, 1431, & 1439 N 16TH AVE

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).

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#004-18 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

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# 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#004-18, RZ#005-18, SEPA#007-18  
**Project Applicant:** Hordan Planning Services  
**Project Location:** 1429, 1431, & 1439 N 16<sup>th</sup> Ave.  
**Parcel Number(s):** 181312-33005, 181313-22002, & 181312-33003

**PROJECT DESCRIPTION**

The City of Yakima Department of Community Development has received applications from Hordan Planning Services, on behalf of Riverpointe Landing LLC., 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 Regional Commercial to industrial and to concurrently rezone from Large Convenience Center (LCC) to Light Industrial (M-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.

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Please send written comments to:

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

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

Riverpointe Landing – CPA #004-18, RZ#005-18, SEPA#007-18

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





CITY OF YAKIMA  
LAND USE ACTION INSTALLATION  
CERTIFICATE

(2)

<b>File Number:</b>	CPA #004-18 RZ# 005-18 SEPA #007-18
<b>Applicant/Project Name:</b>	Horclan Planning Services
<b>Site Address:</b>	1429, 1431, and 1439 N 16 <sup>th</sup> Ave
<b>Date of Posting:</b>	6-1-2018

Location of Installation (Check One):

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

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

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

The alternative location is:

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.

Howard E. Jerry Maggard  
Applicant's Signature

6/1/18  
Date

Howard E. Jerry Maggard  
Applicant's Name (Please Print)

509-9521616  
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.

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JUN 01 2018

CITY OF YAKIMA  
PLANNING DIV.

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Revised 01/2017



## REQUIREMENTS FOR POSTING OF PRIVATE PROPERTY FOR LAND USE ACTION

City of Yakima Community Development Department, Planning Division  
129 N 2<sup>nd</sup> St, Yakima, WA 98901  
(509) 575-6183 – [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov)

### GENERAL INFORMATION

The Land Use Action posted signage shall serve as a method of notification to the public that a land use application has been submitted to the City for a proposed change to the property. The Land Use Action sign shall be known in this section as the “sign” referred to in YMC §15.11.080(C) as the official signage for application of the following land use matters:

- Class 3 Public Hearings;
- Preliminary Long Subdivisions;
- Rezones;
- Right-of-Way Vacations;
- Appeals;
- Interpretation (if required)
- Comprehensive Plan Amendments as indicated in YMC Ch.16.10;
- Environmental Review, except for a categorically exempt application; and,
- Annexation of property by the City.

For the above land use matters it is required to post one sign and in some cases more than one sign on the site or in a location immediately adjacent to the site that provides visibility to motorists using adjacent streets. The Planning Manager has established standards for size, color, layout, design, and wording of the signs which the Planning Division will supply to the applicant. The Planning Division sends out letters quarterly to property owners who have had a land use action proposal on their property that requires posting the property, reminding them to remove the sign(s) and return them to the Planning Division if they have not already done so.

### SIGNAGE INSTALLATION

The applicant shall install the Land Use Action sign(s) in accordance with these provisions:

- Signs shall be located at the midpoint on the street frontage from which the site is addressed or as otherwise directed by the Planning staff;
- Signs shall be located 10 feet back from the property line;
- Signs structurally attached to an existing building shall be exempt from the setback requirement, provided that no sign is located further than 10 feet from the property line without written approval from Planning staff;
- The top of the signs shall be positioned between 5 and 6 feet above grade;
- Signs shall be posted on the subject property so as to be clearly seen from each right-of-way providing primary vehicular access to the subject property as stated in YMC §15.11.080(C); and
- The sign can be easily read from the adjacent street and/or sidewalk.



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#004-18, RZ#005-18, SEPA#007-18  
**APPLICANT:** Hordan Planning Services  
**APPLICANT ADDRESS:** 410 N 2<sup>nd</sup> St., Yakima, WA 98901  
**PROJECT LOCATION:** 1429, 1431, & 1439 N 16<sup>th</sup> Ave.  
**TAX PARCEL NO:** 181312-33005, 181313-22002, & 181312-33003  
**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: Hordan Planning Services  
 Riverpoint Landing LLC.

# 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

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(793336) February 9, 2018

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

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