

**WEST VALLEY NURSING HOMES INC  
CPA#005-18, RZ#006-18 & SEPA#008-18**

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

**EXHIBIT LIST**

Applicant: Hordan Planning Services on behalf of West Valley  
Nursing Homes Inc  
File Number: CPA#005-18, RZ#006-18 & SEPA#008-18  
Site Address: Vic. of S 85<sup>th</sup> Ave & Occidental Rd  
Staff Contact: Trevor Martin, Associate Planner

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DEPARTMENT OF COMMUNITY DEVELOPMENT  
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## **YAKIMA PLANNING COMMISSION**

### **RECOMMENDATION TO THE YAKIMA CITY COUNCIL FOR COMPREHENSIVE PLAN AMENDMENT AND REZONE CPA#005-18, RZ#006-18**

**October 3, 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 West Valley Nursing Homes LLC., to retain the Comprehensive Plan Future Land Use Map Designation of Mixed Residential, and retain the zoning designation of Multi-family Residential (R-3), while removing the existing development agreement (R-2012-155) from the site, parcels: 181206-21001, 181206-21005, 181206-21007, 181206-21401, & 181206-21402 (City File CPA#005-18, RZ#006-18); 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#008-18); 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; and

**WHEREAS**, the public hearing on August 22, 2018, was continued to a date certain on September 26, 2018, and the Yakima Planning Commission reopened the record 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#005-18, RZ#006-18  
**APPLICANT:** Hordan Planning Services on Behalf of West Valley Nursing Homes LLC.  
**APPLICANT ADDRESS:** 410 N 2<sup>nd</sup> St., Yakima, WA 98901  
**PROJECT LOCATION:** Vicinity of S 85th Ave. and Occidental Rd.  
**PARCEL(S):** 181206-21001, 181206-21005, 181206-21007, 181206-21401, & 181206-21402

**FINDINGS OF FACT**

1. History of the project: On August 8, 2012, the City of Yakima Planning Commission processed a comprehensive Plan Amendment and rezone to Approve the amendment request from Moderate Density Residential to High Density Residential to accommodate a concurrent rezone from R-2, Two-family Residential to R-3, Multi-family Residential. The City of Yakima approved the land use redesignation and rezone on October 2, 2012, with adoption of Ordinance No 2012-035 This Property Use and Development Agreement (R-2012-155) is prepared in accordance with conditions set forth in Ordinance 2012-035.
2. The applicant requests to retain the current Comprehensive Plan Future Land Use Map designation of Mixed Residential and retain the current zoning of Multi-family Residential (R-3).
3. The subject parcels are approximately 20.98 acres in size and are surrounded by residential/vacant property.
4. The City of Yakima Planning Division provided a detailed staff report to the Planning Commission for review during their August 22, 2018 public hearing.
5. The applicant requested the Planning Commission continue the public hearing to a date certain in an effort to address some of the concerns from the surrounding neighbors.
6. The public hearing was continued to a date certain on September 26, 2018 and the City of Yakima Planning Division provided a detailed staff report to the Planning Commission with a recommendation of APPROVAL of the proposed amendment and rezone.
7. 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 expand the types of future development options available to the subject site.
  - b. The Mixed Residential designation implements several goals and policies of the 2040 plan.

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- 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, the property will remain Mixed Residential and, there will still be no net change to the Commercial Mixed-Use Future Land Use designation property within the city limits.
8. The proposed retention of the Mixed Residential Future Land Use designation and Multi-family(R-3) zoning district, with the removal of the existing development agreement 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, and removal of the existing development agreement (R-2012-155) for parcels 181206-21001, 181206-21005, 181206-21007, 181206-21401, and 181206-21402.
  - b. Bill Hordan submitted a map outlining a portion of land on the eastern part of the site the applicant would like to have retained as Single Family (R-1) zoning district, providing a buffer between the existing R-3 zoning district and the single family homes to the east of the site.
  - c. The Yakima Planning Commission agreed to recommend terminating the existing development agreement (R-2012-155) with the proposed R-1 buffer in place.
    - i. Termination of Development Agreement will revert the area shown on the map submitted on September 26, 2018, back to R-1 zoning.
  - d. The property is suitable for uses within the R-3 zoning district and will facilitate a variety of future development options for the subject site.
  - e. The R-3 zoning district is an implementing zone of the Mixed Residential Future Land Use Designation.
  - f. The property is currently capable of being served by all necessary public utilities and can be accessed by public streets.
  - g. The proposed Rezone is considered compatible with the surrounding neighborhood and no mitigation is proposed at this time.
  - h. 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. Two written comments or testimony was received in opposition to the request;
- 4. This proposal underwent Environmental Review;
- 5. The City of Yakima Planning Division agreed to recommend terminating the existing development agreement (R-2012-155) as long as there was a R-1 zoning buffer between the R-3 zoning district and the existing single family residential homes to the east of the site.
- 6. The proposed Comprehensive Plan Future Land Use Map Amendment retaining the current Mixed Residential designation and Multi-family (R-3) zoning designation, while removing the currently existing development agreement, 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 retention of the Comprehensive Plan Future Land Use designation of Mixed Residential and Multi-family (R-3) zoning district for files CPA#005-18 and RZ#006-18, and TERMINATE the existing Development Agreement (R-2012-155) which will revert the portion of property identified on the map back to R-1.

RECOMMENDED this 3<sup>rd</sup> day of October 2018.

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

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DEPARTMENT OF COMMUNITY DEVELOPMENT

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

Application # CPA#005-18, RZ#006-18

**APPLICANT:** Hordan Planning Services, on behalf of West Valley Nursing Homes Inc.  
**APPLICANT ADDRESS:** 410 N 2nd St., Yakima, WA 98901  
**PROJECT LOCATION:** Vicinity of S 85th Ave and Occidental Ave.  
**PARCEL(S):** 181206-21001, -21005, -21007, -21401, -21402  
**DATE OF REQUEST:** April 30, 2018  
**DATE OF RECOMMENDATION:** August 22, 2018 (Revised September 26, 2018)  
**STAFF CONTACT:** Trevor Martin

**I. DESCRIPTION OF REQUEST:**

The City of Yakima Department of Community Development has received applications from Hordan Planning Services, on behalf of West Valley Nursing Homes Inc., for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of the subject property. The owner is requesting to 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.

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

The subject properties are approximately 20.98 acres in size and are zoned multi-family Residential (R-3). Adjacent properties to this site have the following zoning and land use characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	R-1	Vacant/Recreational
South	R-1	Residential (City Limits)
East	R-1	Storage/Residential/Vacant
West	B-2/R-1	Recreational/Golf Course Clubhouse

**III. PUBLIC NOTICE:**

Mailing of Notice of Application  
Public Hearing Notice Published  
Posting of Property

June 8, 2018  
July 5, 2018  
June 2, 2018

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**IV. FINDINGS OF FACT:**

**A. Environmental Review.**

Environmental Review (SEPA#008-18) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on July 5, 2018. No appeals were filed.

**B. Comments Received**

Three written public comments were received. Contents of the letter can be found in the report in section E.6.

History of the project: On August 8, 2012, the City of Yakima Planning Commission processed a comprehensive Plan Amendment and rezone to Approve the amendment request from Moderate Density Residential to High Density Residential to accommodate a concurrent rezone from R-2, Two-family Residential to R-3, Multi-family Residential. The City of Yakima approved the land use redesignation and rezone on October 2, 2012, with adoption of Ordinance No 2012-035 This Property Use and Development Agreement is prepared in accordance with conditions set forth in Ordinance 2012-035.

West Valley Nursing Homes Inc. then entered in to a Development agreement with the City of Yakima which essentially stated that the site shall be used specifically for nursing home uses and uses that would be related and compliment a nursing facility use.

Once the property was signed into a development agreement, the use of the land became restricted to the items mentioned in section C.G. The property owner would now like to remove the previous development agreement but keep the R-3 zoning standards in place to explore additional housing opportunities with the site.

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

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

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

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

*Staff Response: The property owners, West Valley Nursing Home Inc., wish retain the R-3 zoning designation, but to remove the existing development agreement from the subject property and would like to ability to explore different multi-family housing options outside of that from a nursing facility.*

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

*Staff Response: The purpose of the Mixed Residential future land use designation is to provide for areas with a mixture of housing types and densities. This proposal implements the following goals and policies:*

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

*Goal 2.3. Residential uses. Preserve and enhance the quality, character and function of Yakima's residential neighborhoods.*

*Policy 2.3.1. Provide for a wide variety of housing types within the city to meet the full range of housing needs for Yakima's evolving population.*

*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 in between a commercially zoned recreational facility and single family residential housing. This zoning provides a reasonable buffer between uses. Additionally the site is located along the Occidental and S 86<sup>th</sup> Ave corridor which are classified as Collector and Minor Arterial streets. Overall the proposal is consistent with Policy 2.2.2.B. of the 20140 Comprehensive Plan.*
- Is the site physically suited for the proposed designation? Yes. The site is suitable for residential development and has access to necessary utilities.*
- Is the desired zone one of the implementing zones of the land use designation? Yes, the subject zoning of the site is R-3. The property owner does not wish to change the existing zoning, but rather remove the existing development agreement from the site to allow for the possibility of non-nursing facility multifamily housing.*
- 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 2.2.2.B.: Mixed Residential location criteria – Intended for areas now characterized by, and/or appropriate for, a mixture of housing types with a close proximity to commercial services, transit access, and/or parks and other public recreational amenities. This designation often creates a transition from commercial and mixed-use areas to low density residential areas.*

*Goal 5.1. Encourage diverse and affordable housing choices.*

*Policy 5.4.2. Use transitional densities, design and landscape standards to ensure housing is compatible with existing character and planned goals.*

*Policy 5.4.3. Encourage development of well-designed new housing in coordination with population growth, employment growth, and transportation goals.*

*Goal 5.5. Foster a caring community that nurtures and supports individuals, children, and their families.*

**(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*

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*district based on the future development plans of the applicant. As noted above, the site is well-suited for residential 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 request is to release the property from the existing development agreement which states "Future development of the property shall be for a senior living and care facility, structures, and building; assisted living facilities; senior care and convalescent facilities, adult care group homes; retirement homes; caretaker dwelling; and similar residential and care facilities of any type or nature. Permitted uses shall also include accessory supporting and incidental uses for the senior living and care community including community center, restaurants, salons, parking, walkways, maintenance and storage facilities and all other similar uses reasonable or necessary to serve or care for community residents." The development agreement does not set a minimum or maximum density that can be established on the site. The impact should be minimal because the property under consideration is not changing from the current zoning designation, therefore projected possible densities from any form of multi-family development will not change. In examining all proposals for the 2018 cycle, with this change there will be a 0 acre net gain to mixed residential property in the city limits.*

#### **D. COMPREHENSIVE PLAN CONCLUSIONS:**

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

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**(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. Three public comments were 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 R-3 zoning district. The subject site is approximately 20 acres in size, the site would adequately accommodate for all necessary parking; buildings, and any design and site requirements of those buildings; landscaping; additionally, access restrictions and requirements can be designed to best serve the site and any use that may be built on the site.

**(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 Multi-family zoning district is an implementing zone of the Mixed Residential 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 residential land uses. Nob Hill Water and Wastewater is available in S. 86<sup>th</sup> Ave.

**(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 the subject site provides a buffer between a recreation/commercial facility and a residential neighborhood. The project also promotes the infill of existing residential land.

Three written comments were received during the open public comment period. Additionally, the applicant submitted a letter on September 11, 2018, requesting a change to the submitted Comprehensive Plan Amendment and rezone. The contents of the letter and staff response can be found in the report below.

The first comment is from the Washington State Department of Ecology (DOE). The DOE sent the City a letter stating "Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentration above the Model toxics Control Act cleanup level Ecology recommends that potential buyer be notified of their occurrence."

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*Staff Response: Any new facility will likely be required to go through SEPA Environmental Review. Mitigation can be addressed through the project proposal land use review.*

The second comment was received from William & Jamie Quantrell stating "This proposed site is directly behind our property. Our property is situated in such a way that any noise from this area comes directly in to our house. We are at the base of a hill. We have had so much trouble with noise from the few houses around the proposed residential site that the noise from even more houses would be extremely irritating. We moved out here to avoid such crowds of people and noise. We would hate to have to consider the possibility of moving from our well-established property because scores of people may be moving in right next to us. Please consider our family and our quality of life as CPA#005-18 is decided upon..."

*Staff Response: Through the land use application process, mitigation measures to minimize noise, dust, and light pollution can be implemented before, during, and after the construction of any project that may be proposed on the site.*

The final comment was received from Michael & Tonya Robel Wetch which stated: "1. South 86th Avenue is a major thoroughfare for the bus garage for West Valley School District as well as the fruit trucks that are taking fruit from the fields to various warehouses. There is a significant amount of traffic on this two-lane road and it is not maintained right now. Two winters ago, we had a major washout of the road that was not repaired until almost March. We understand that there were many repairs that needed to be done, but this required people to use South 85th Avenue which has a horrible site line around the curve and is extremely narrow. We knew that the road was busy when we bought the house but if there is going to be continued development, there needs to be extensive improvements before more development happens. This needs to include widening the road, sidewalks, and streetlights.

2. We are concerned about the phrase "multi-family uses". We would like to see something that has been done at Apple Tree surrounding our home such as the condominiums that have been recently built along Occidental. With the expensive homes in this area, there shouldn't be duplexes, triplexes, or lower quality building constructed in this area. We would like to request that the development be restricted to condominiums similar to the ones that have been built in this area rather than the quality and density of housing that is being built on Ahtanum and South 64th Avenue.

3. We would like to request that the quality of materials as well as the outside of the buildings match the quality of construction in the area. We would also like to request that there be restrictions on the color, fence style, and parking. Too often we have seen mismatched houses, materials, and fences in developments. Also, we would like to request that all cars that belong to the owners be parked in a garage and not in the driveway or on the street. This also applies to any RV or boats. We also would like to see covenants regarding the upkeep of property, green areas, and general appearance of the development.

4. We would like to request that the properties that are to be built cannot be rented or used for VRBO or AIRBNB."

*Staff Response: Traffic conditions can be analyzed and addressed through any form of proposed land use application filed with the City. Through a traffic impact study*

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mitigation measures can be required from the application as a condition of any new structure or use that is placed on the site.

To ensure any future proposals on the site are compatible in design, the possibility of a new development agreement outlining the types of materials, designs, and housing types to ensure consistency within the area can be created.

On September 11, 2018, the Applicant submitted a supplemental letter stating "After meeting with the owner of parcel #181206-12402 (James Johnson), we are requesting a slight amendment to our application to promote compatibility between existing land uses. Based on our meeting, we would like to remove a small portion of R-1 zoning around the Johnson property from our application request. (See Figure 1 below)

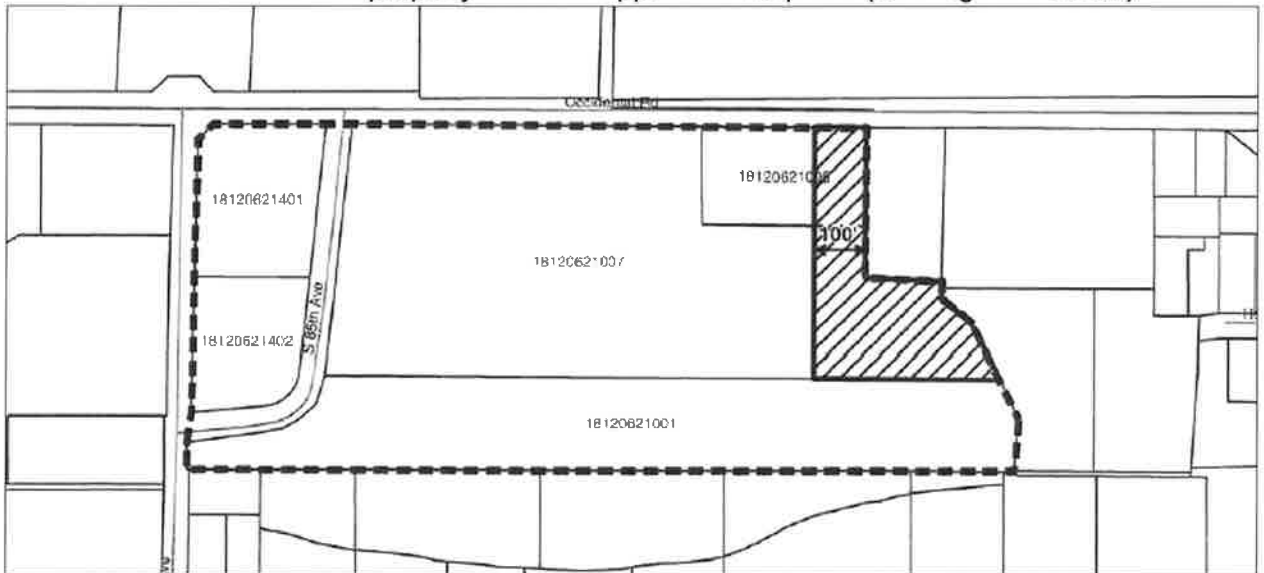


Figure 1- Map submitted with letter on September 11, 2018

*Staff Response: In order for the requested action in the map above to be completed, and for the existing development agreement to be removed from the site, the property will need to go through a lot line adjustment and rezone. The site may continue with the currently requested Comprehensive Plan Amendment and Rezone, however, the existing development agreement (Ordinance No. 2012-35, Resolution No. R-2012-155) shall stay in place until the request in the letter submitted on September 11, 2018, which consists of a rezone and lot line adjustment, is completed and all appeal periods have lapsed.*

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

No mitigation is proposed as part of this non-project rezone request. The surrounding properties are currently in residential, recreational, or vacant uses 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 multi-family development. The City of Yakima, has a serious deficiency is multi-family zoned property. The 2040 Comprehensive Plan states, "The Runstad Center for Real Estate

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Research has noted that in 2016 that in the previous year "...Yakima County has recorded the greatest decrease in vacancy rate with a considerable drop of 5.8 percent (from 7.8% to 1.7%)." If supply does not keep up with demand, it is likely that rental rates will increase." Since this study there have been additional reports published showing Yakima's rental vacancies under 1%. The subject site should specifically be used for housing purposes, and any other forms of potentially permitted uses within the R-3 zoning district, such as residential mini-storage, be prohibited on the site.

**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 applicant has requested a change to the submitted Comprehensive Plan Amendment and Rezone. The property shall go through a lot line adjustment and rezone, to reconfigure the property as described in section E.6 and Figure 1 in the report, before the existing development agreement is removed from the site.
4. The requested rezone implements the Mixed Residential land use designation of the Yakima Comprehensive Plan 2040.
5. 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 to retain the future land use designation of Mixed Residential and zoning designation of Multifamily (R-3), in addition to removing the development agreement (Ordinance No. 2012-35, Resolution No. R-2012-155) filed in 2012 limiting the types of multifamily housing appropriate for the site subject to the following conditions:

Prior to the removal of the existing development agreement (Ordinance No. 2012-35, Resolution No. R-2012-155) the applicant shall apply for, and complete, a lot line adjustment and rezone.

RECOMMENDATION made this 26th day of September, 2018.

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DEPARTMENT OF COMMUNITY DEVELOPMENT

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Planning Division

Joseph Calhoun, Manager

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

Application # CPA#005-18, RZ#006-18

**APPLICANT:** Hordan Planning Services, on behalf of West Valley Nursing Homes Inc.  
**APPLICANT ADDRESS:** 410 N 2<sup>nd</sup> St., Yakima, WA 98901  
**PROJECT LOCATION:** Vicinity of S 85<sup>th</sup> Ave and Occidental Ave.  
**PARCEL(S):** 181206-21001, -21005, -21007, -21401, -21402  
**DATE OF REQUEST:** April 30, 2018  
**DATE OF RECOMMENDATION:** August 22, 2018  
**STAFF CONTACT:** Trevor Martin

**I. DESCRIPTION OF REQUEST:**

The City of Yakima Department of Community Development has received applications from Hordan Planning Services, on behalf of West Valley Nursing Homes Inc., for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of the subject property. The owner is requesting to 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.

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

The subject properties are approximately 20.98 acres in size and are zoned multi-family Residential (R-3). Adjacent properties to this site have the following zoning and land use characteristics:

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	R-1	Vacant/Recreational
South	R-1	Residential (City Limits)
East	R-1	Storage/Residential/Vacant
West	B-2/R-1	Recreational/Golf Course Clubhouse

**III. PUBLIC NOTICE:**

Mailing of Notice of Application  
 Public Hearing Notice Published  
 Posting of Property

June 8, 2018  
 July 5, 2018  
 June 2, 2018

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**IV. FINDINGS OF FACT:**

**A. Environmental Review.**

Environmental Review (SEPA#008-18) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on July 5, 2018. No appeals were filed.

**B. Comments Received**

Three written public comments were received. Contents of the letter can be found in the report in section E.6.

History of the project: On August 8, 2012, the City of Yakima Planning Commission processed a comprehensive Plan Amendment and rezone to Approve the amendment request from Moderate Density Residential to High Density Residential to accommodate a concurrent rezone from R-2, Two-family Residential to R-3, Multi-family Residential. The City of Yakima approved the land use redesignation and rezone on October 2, 2012, with adoption of Ordinance No 2012-035 This Property Use and Development Agreement is prepared in accordance with conditions set forth in Ordinance 2012-035.

West Valley Nursing Homes Inc. then entered in to a Development agreement with the City of Yakima which essentially stated that the site shall be used specifically for nursing home uses and uses that would be related and compliment a nursing facility use.

Once the property was signed into a development agreement, the use of the land became restricted to the items mentioned in section C.G. The property owner would now like to remove the previous development agreement but keep the R-3 zoning standards in place to explore additional housing opportunities with the site.

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

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

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

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

*Staff Response: The property owners, West Valley Nursing Home Inc., wish retain the R-3 zoning designation, but to remove the existing development agreement from the subject property and would like to ability to explore different multi-family housing options outside of that from a nursing facility.*

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

*Staff Response: The purpose of the Mixed Residential future land use designation is to provide for areas with a mixture of housing types and densities. This proposal implements the following goals and policies:*

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

*Goal 2.3. Residential uses. Preserve and enhance the quality, character and function of Yakima's residential neighborhoods.*

*Policy 2.3.1. Provide for a wide variety of housing types within the city to meet the full range of housing needs for Yakima's evolving population.*

*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 in between a commercially zoned recreational facility and single family residential housing. This zoning provides a reasonable buffer between uses. Additionally the site is located along the Occidental and S 86<sup>th</sup> Ave corridor which are classified as Collector and Minor Arterial streets. Overall the proposal is consistent with Policy 2.2.2.B. of the 20140 Comprehensive Plan.*
- Is the site physically suited for the proposed designation? Yes. The site is suitable for residential development and has access to necessary utilities.*
- Is the desired zone one of the implementing zones of the land use designation? Yes, the subject zoning of the site is R-3. The property owner does not wish to change the existing zoning, but rather remove the existing development agreement from the site to allow for the possibility of non-nursing facility multifamily housing.*
- 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 2.2.2.B.: Mixed Residential location criteria – Intended for areas now characterized by, and/or appropriate for, a mixture of housing types with a close proximity to commercial services, transit access, and/or parks and other public recreational amenities. This designation often creates a transition from commercial and mixed-use areas to low density residential areas.*

*Goal 5.1. Encourage diverse and affordable housing choices.*

*Policy 5.4.2. Use transitional densities, design and landscape standards to ensure housing is compatible with existing character and planned goals.*

*Policy 5.4.3. Encourage development of well-designed new housing in coordination with population growth, employment growth, and transportation goals.*

*Goal 5.5. Foster a caring community that nurtures and supports individuals, children, and their families.*

**(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 residential 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 request is to release the property from the existing development agreement which states "Future development of the property shall be for a senior living and care facility, structures, and building; assisted living facilities; senior care and convalescent facilities, adult care group homes; retirement homes; caretaker dwelling; and similar residential and care facilities of any type or nature. Permitted uses shall also include accessory supporting and incidental uses for the senior living and care community including community center, restaurants, salons, parking, walkways, maintenance and storage facilities and all other similar uses reasonable or necessary to serve or care for community residents." The development agreement does not set a minimum or maximum density that can be established on the site. The impact should be minimal because the property under consideration is not changing from the current zoning designation, therefore projected possible densities from any form of multi-family development will not change. In examining all proposals for the 2018 cycle, with this change there will be a 0 acre net gain to mixed residential property in the city limits.*

#### **D. COMPREHENSIVE PLAN CONCLUSIONS:**

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



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**(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. Three public comments were 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 R-3 zoning district. The subject site is approximately 20 acres in size, the site would adequately accommodate for all necessary parking; buildings, and any design and site requirements of those buildings; landscaping; additionally, access restrictions and requirements can be designed to best serve the site and any use that may be built on the site.

**(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 Multi-family zoning district is an implementing zone of the Mixed Residential 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 residential land uses. Nob Hill Water and Wastewater is available in S. 86<sup>th</sup> Ave.

**(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 the subject site provides a buffer between a recreation/commercial facility and a residential neighborhood. The project also promotes the infill of existing residential land.

Three written comments were received during the open public comment period.

The first comment is from the Washington State Department of Ecology (DOE). The DOE sent the City a letter stating "Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentration above the Model toxics Control Act cleanup level Ecology recommends that potential buyer be notified of their occurrence."

*Staff Response: Any new facility will likely be required to go through SEPA Environmental Review. Mitigation can be addressed through the project proposal land use review.*



The second comment was received from William & Jamie Quantrell stating "This proposed site is directly behind our property. Our property is situated in such a way that any noise from this area comes directly in to our house. We are at the base of a hill. We have had so much trouble with noise from the few houses around the proposed residential site that the noise from even more houses would be extremely irritating. We moved out here to avoid such crowds of people and noise. We would hate to have to consider the possibility of moving from our well-established property because scores of people may be moving in right next to us. Please consider our family and our quality of life as CPA#005-18 is decided upon..."

*Staff Response: Through the land use application process, mitigation measures to minimize noise, dust, and light pollution can be implemented before, during, and after the construction of any project that may be proposed on the site.*

The final comment was received from Michael & Tonya Robel Wetch which stated:

"1. South 86th Avenue is a major thoroughfare for the bus garage for West Valley School District as well as the fruit trucks that are taking fruit from the fields to various warehouses. There is a significant amount of traffic on this two-lane road and it is not maintained right now. Two winters ago, we had a major washout of the road that was not repaired until almost March. We understand that there were many repairs that needed to be done, but this required people to use South 85th Avenue which has a horrible site line around the curve and is extremely narrow. We knew that the road was busy when we bought the house but if there is going to be continued development, there needs to be extensive improvements before more development happens. This needs to include widening the road, sidewalks, and streetlights.

2. We are concerned about the phrase "multi-family uses". We would like to see something that has been done at Apple Tree surrounding our home such as the condominiums that have been recently built along Occidental. With the expensive homes in this area, there shouldn't be duplexes, triplexes, or lower quality building constructed in this area. We would like to request that the development be restricted to condominiums similar to the ones that have been built in this area rather than the quality and density of housing that is being built on Ahtanum and South 64th Avenue.

3. We would like to request that the quality of materials as well as the outside of the buildings match the quality of construction in the area. We would also like to request that there be restrictions on the color, fence style, and parking. Too often we have seen mismatched houses, materials, and fences in developments. Also, we would like to request that all cars that belong to the owners be parked in a garage and not in the driveway or on the street. This also applies to any RV or boats. We also would like to see covenants regarding the upkeep of property, green areas, and general appearance of the development.

4. We would like to request that the properties that are to be built cannot be rented or used for VRBO or AIRBNB."

*Staff Response: Traffic conditions can be analyzed and addressed through any form of proposed land use application filed with the City. Through a traffic impact study mitigation measures can be required from the application as a condition of any new structure or use that is placed on the site.*

*To ensure any future proposals on the site are compatible in design, the possibility of a new development agreement outlining the types of materials, designs, and housing types to ensure consistency within the area can be created.*

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

No mitigation is proposed as part of this non-project rezone request. The surrounding properties are currently in residential, recreational, or vacant uses 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 multi-family development. The City of Yakima, has a serious deficiency is multi-family zoned property. The 2040 Comprehensive Plan states, "The Runstad Center for Real Estate Research has noted that in 2016 that in the previous year "...Yakima County has recorded the greatest decrease in vacancy rate with a considerable drop of 5.8 percent (from 7.8% to 1.7%)." If supply does not keep up with demand, it is likely that rental rates will increase." Since this study there have been additional reports published showing Yakima's rental vacancies under 1%. The subject site should specifically be used for housing purposes, and any other forms of potentially permitted uses within the R-3 zoning district, such as residential mini-storage, be prohibited on the site.

**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 Mixed Residential 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 to retain the future land use designation of Mixed Residential and zoning designation of Multi-family (R-3), in addition to removing the development agreement (Ordinance No. 2012-35, Resolution No. R-2012-155) filed in 2012 limiting the types of multifamily housing appropriate for the site.

RECOMMENDATION made this 22nd day of August, 2018.



# VICINITY MAP



**File Number:** CPA#005-18, RZ#006-18 & SEPA#008-18  
**Project Name:** WEST VALLEY NURSING HOMES INC  
**Site Address:** VIC. OF S 85<sup>TH</sup> AVE & OCCIDENTAL RD



**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.

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

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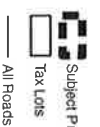


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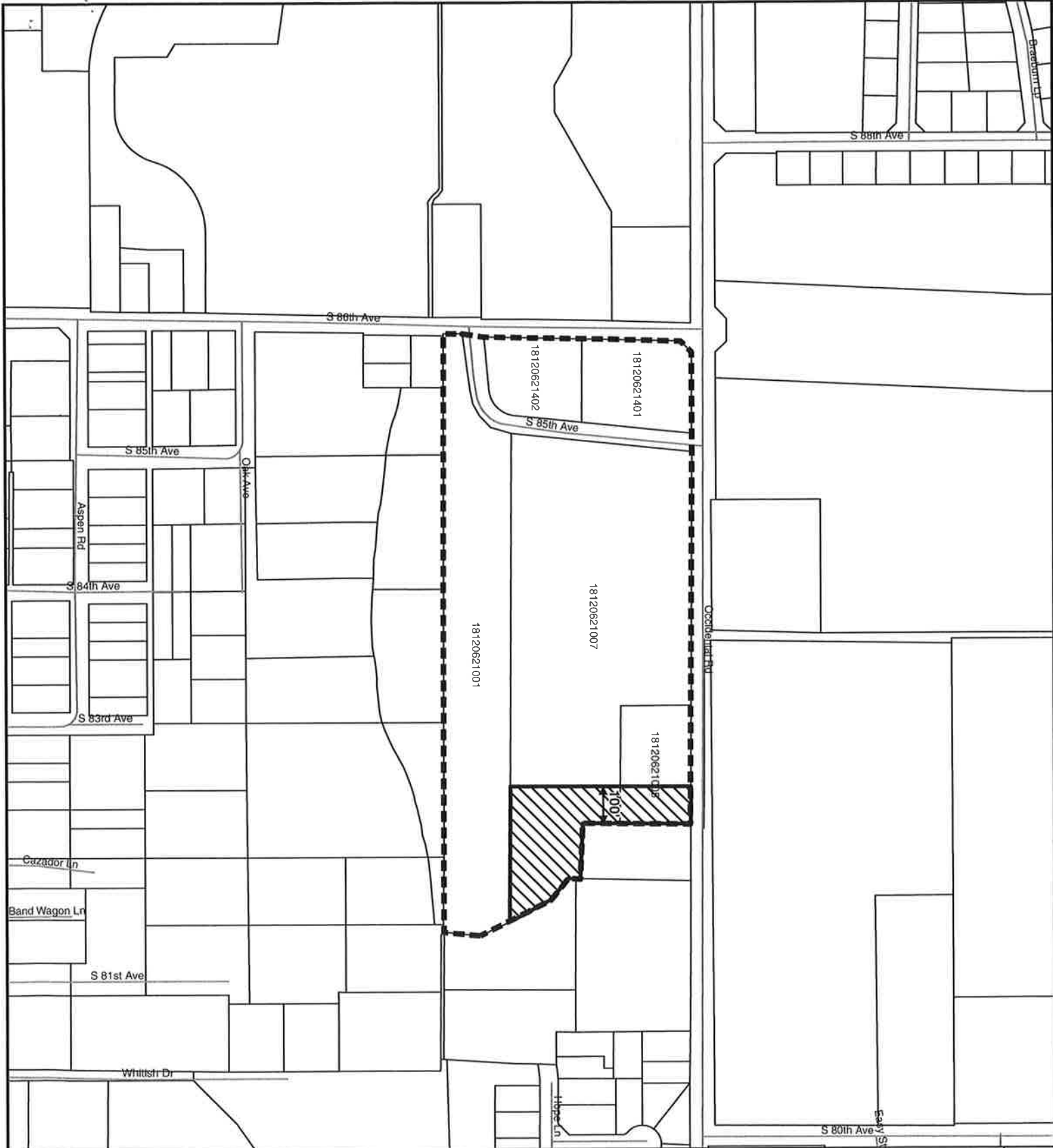


Subject Properties

West Valley Nursing  
Home, Inc.



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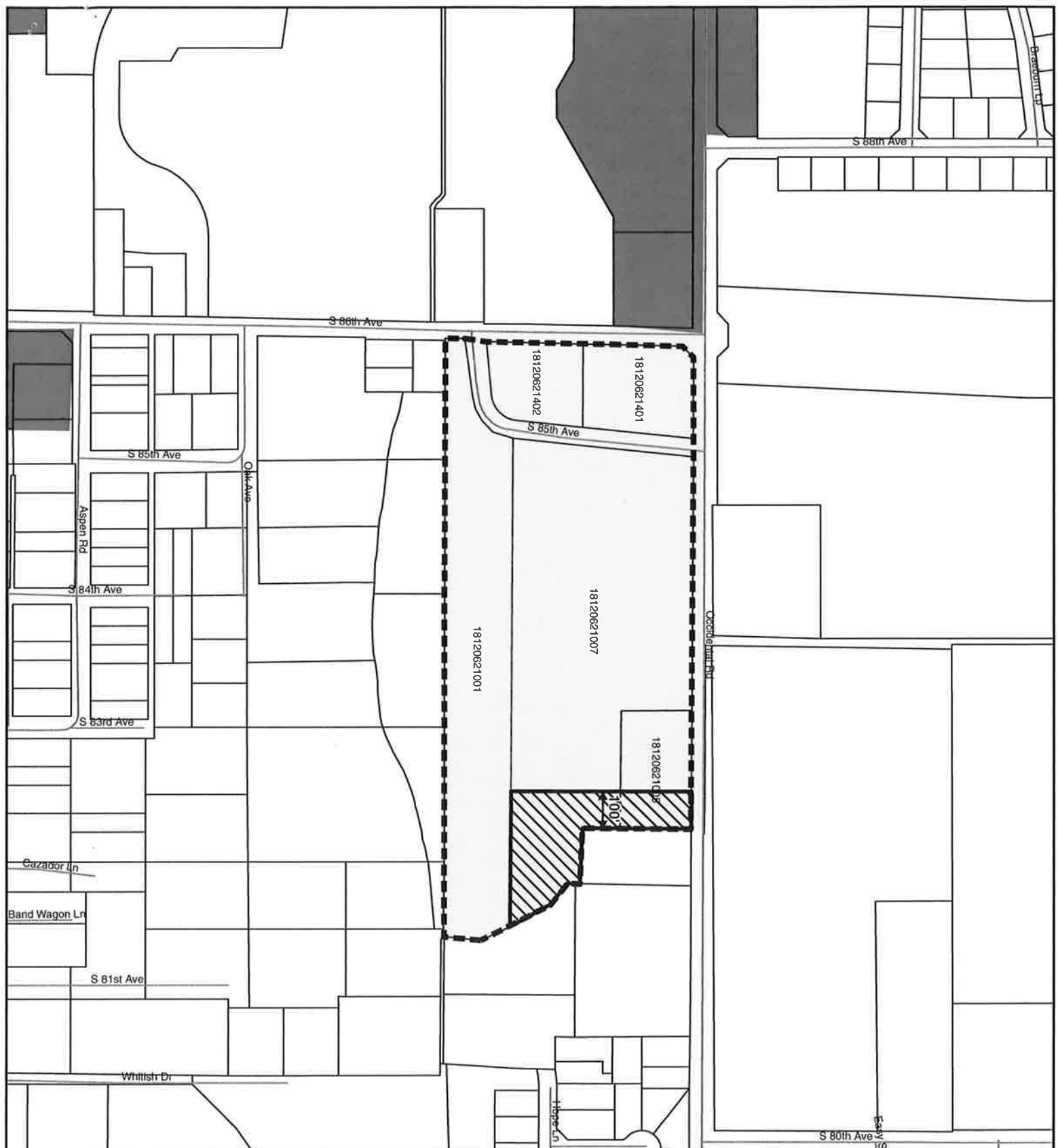
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**Site and Adjacent Existing  
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**West Valley Nursing  
Home, Inc.**

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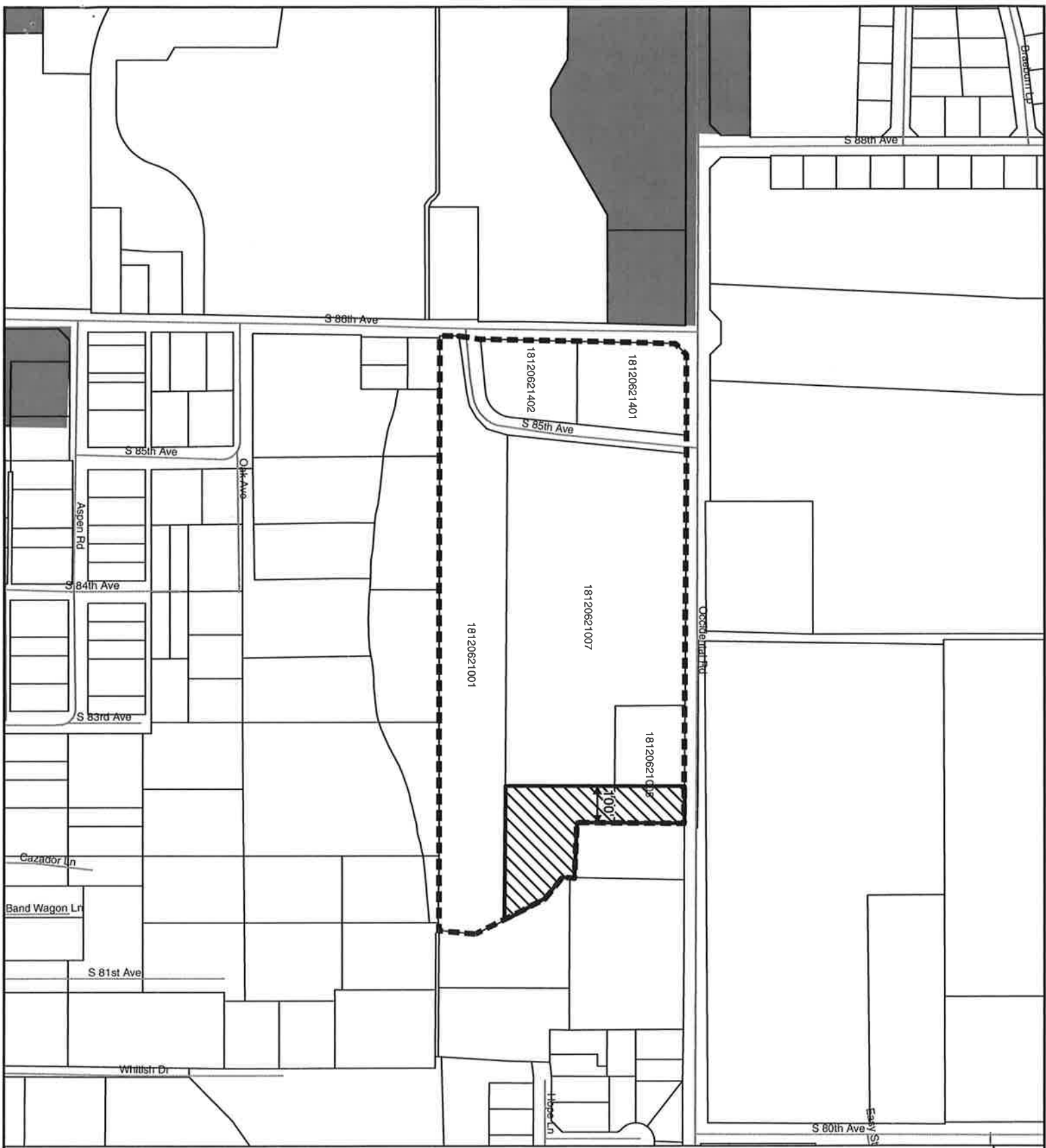


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**Proposed  
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**Existing Zoning**  
**West Valley Nursing**  
**Home, Inc.**

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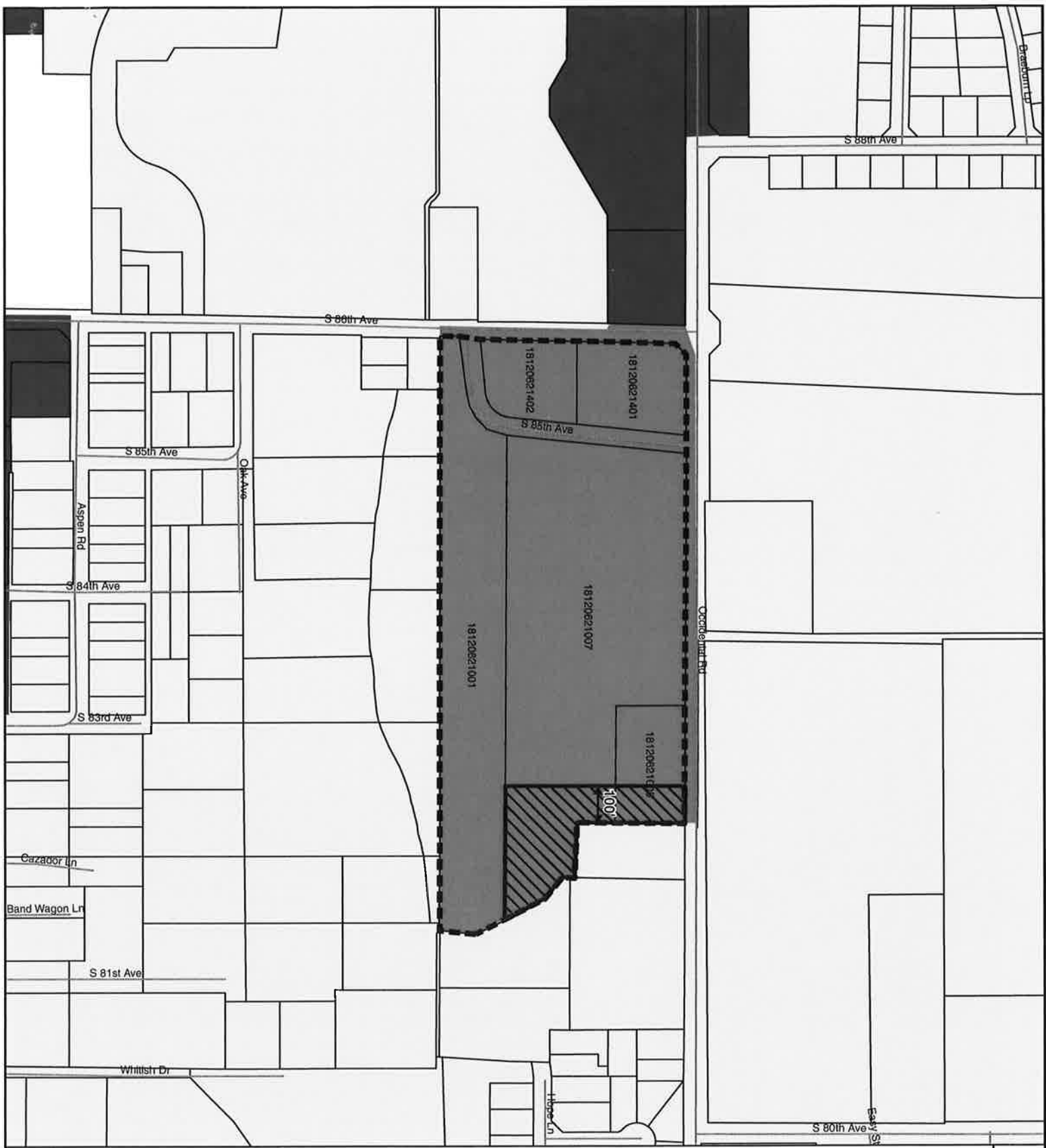
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**Proposed Zoning**  
**West Valley Nursing Home, Inc.**

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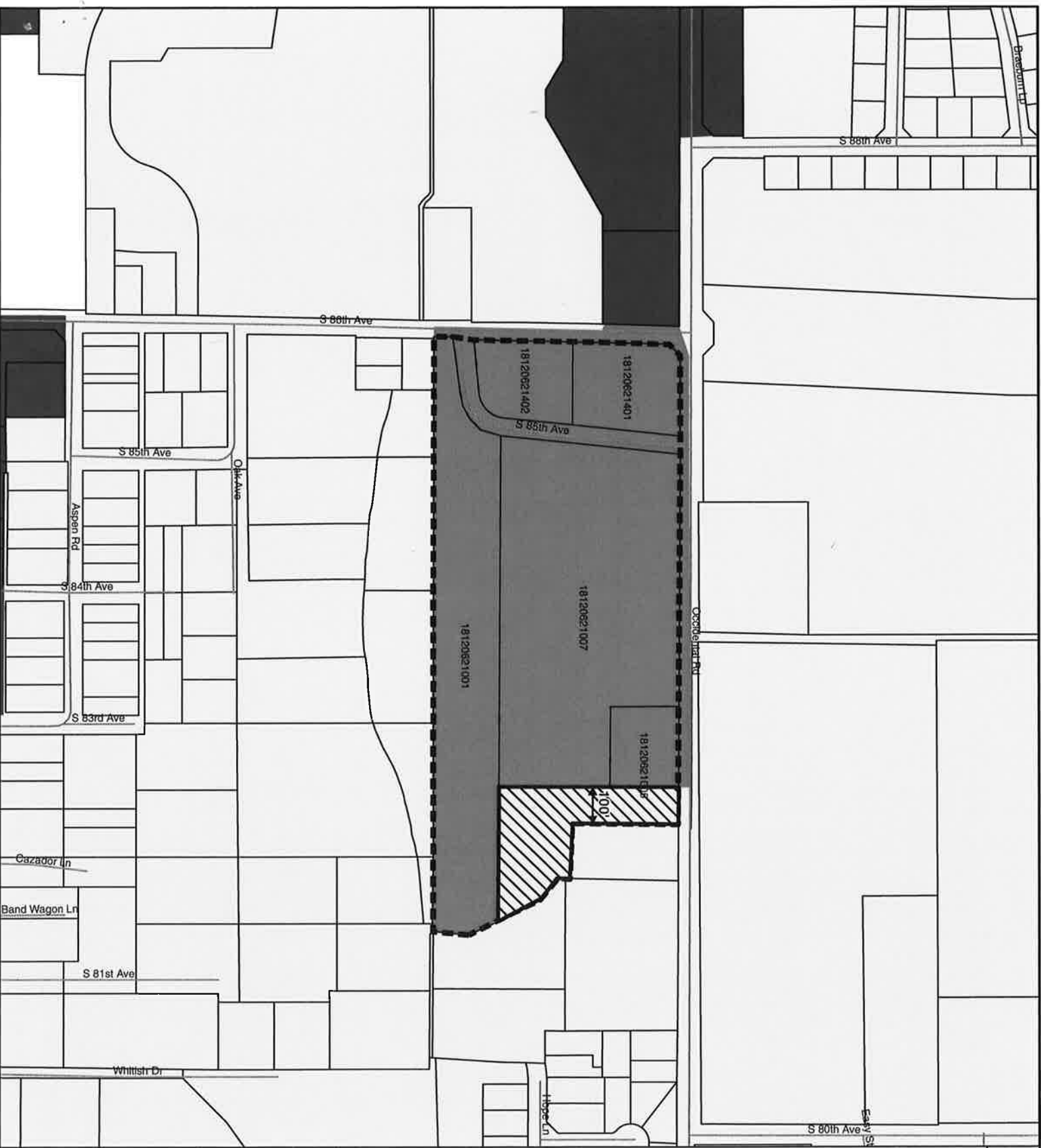
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1 inch = 350 feet  
0 60 120 240 360 480 Feet



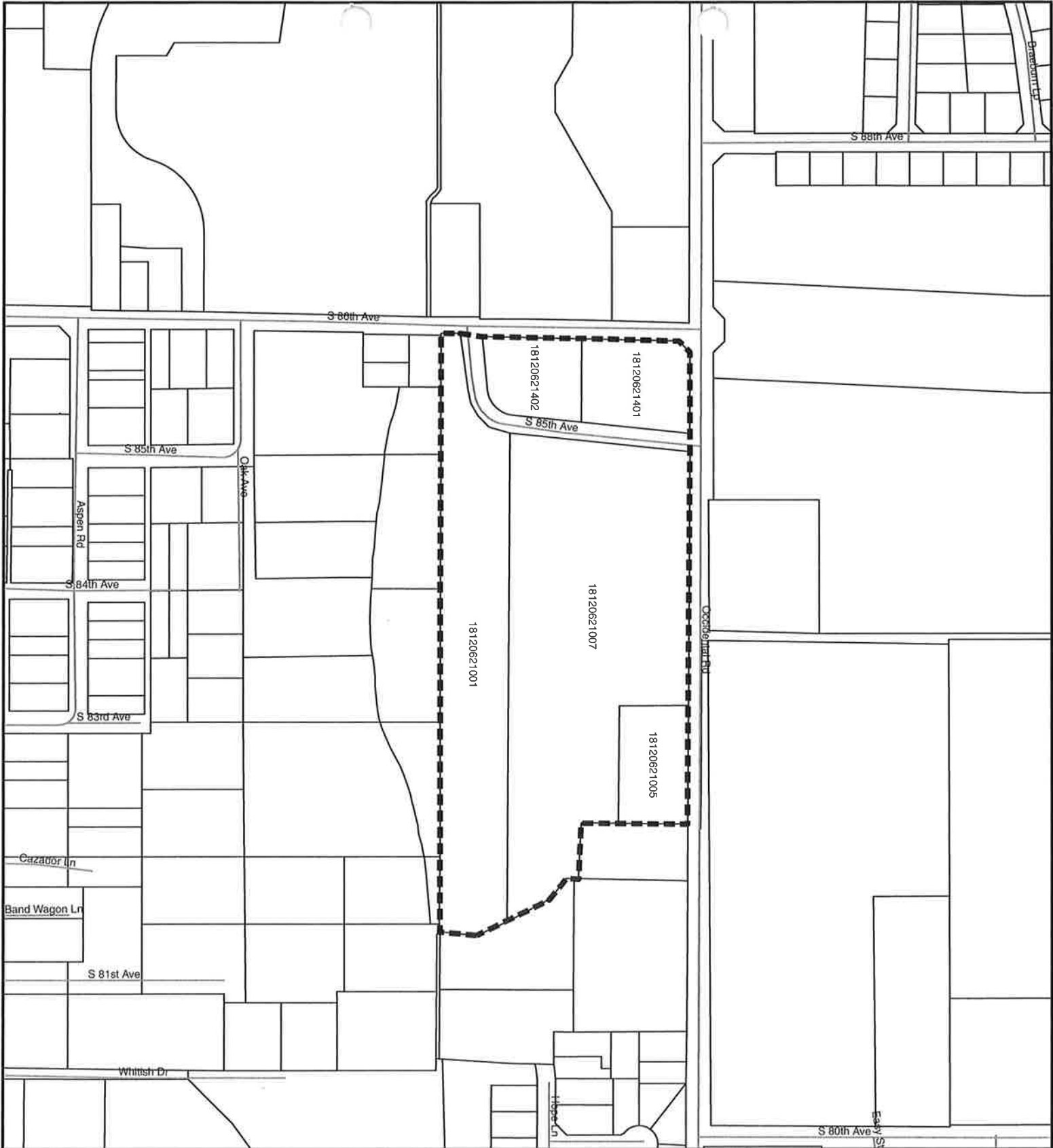
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**Subject Properties**  
West Valley Nursing  
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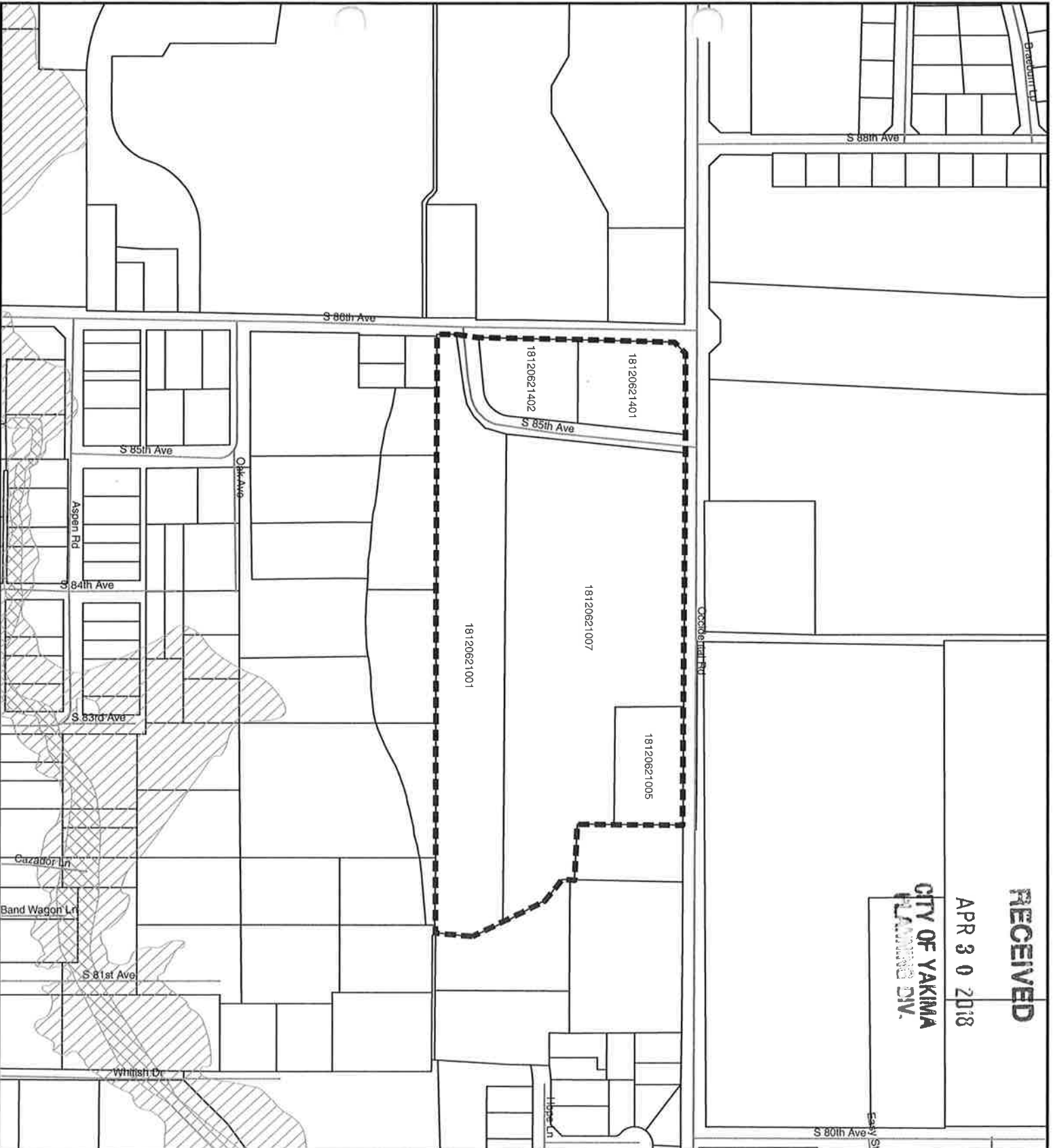
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**Critical Areas**  
West Valley Nursing  
Home, Inc.

Subject Properties  
 FEMA 100 Year Floodway  
 FEMA 100 Year Floodplain  
 FEMA 100 Year Floodplain  
 Zone A  
 Zone AE  
 Potential Wetlands  
 Lakes/Ponds  
 Stream Type - 2006 CAO  
 Man Made  
 Lakes Environment  
 Natural  
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 Urban  
 Urban Conservancy  
 Floodway/CMZ  
 Streams Environment  
 Natural  
 Conservancy  
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**Site and Adjacent Existing  
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**West Valley Nursing  
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- Commercial Mixed Use
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- Industrial
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**Proposed  
Future Land Use**  
**West Valley Nursing  
Home, Inc.**

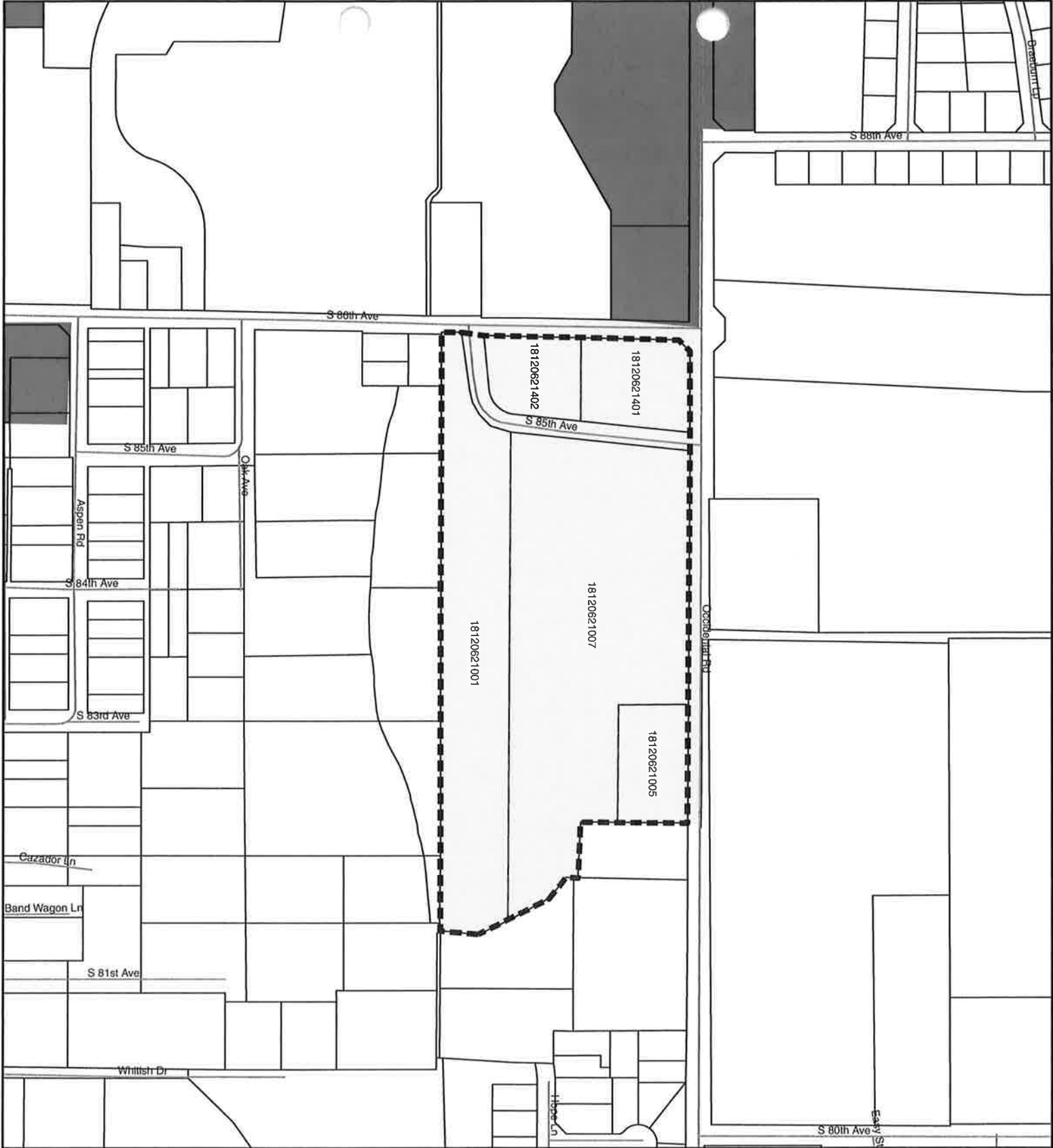
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Low Density Residential  
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**Existing Zoning**  
**West Valley Nursing Home, Inc.**

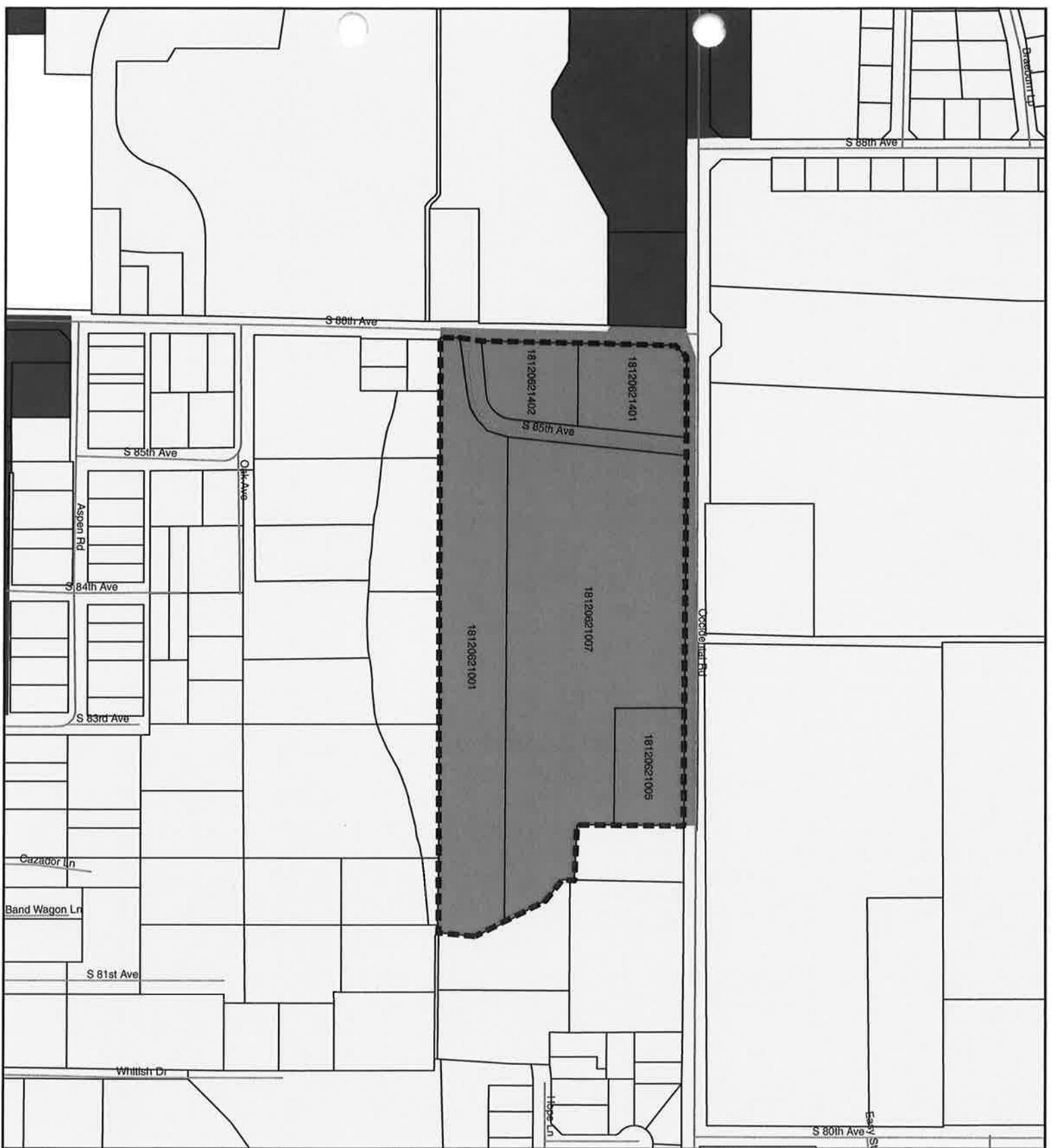
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**Proposed Zoning**  
**West Valley Nursing Home, Inc.**

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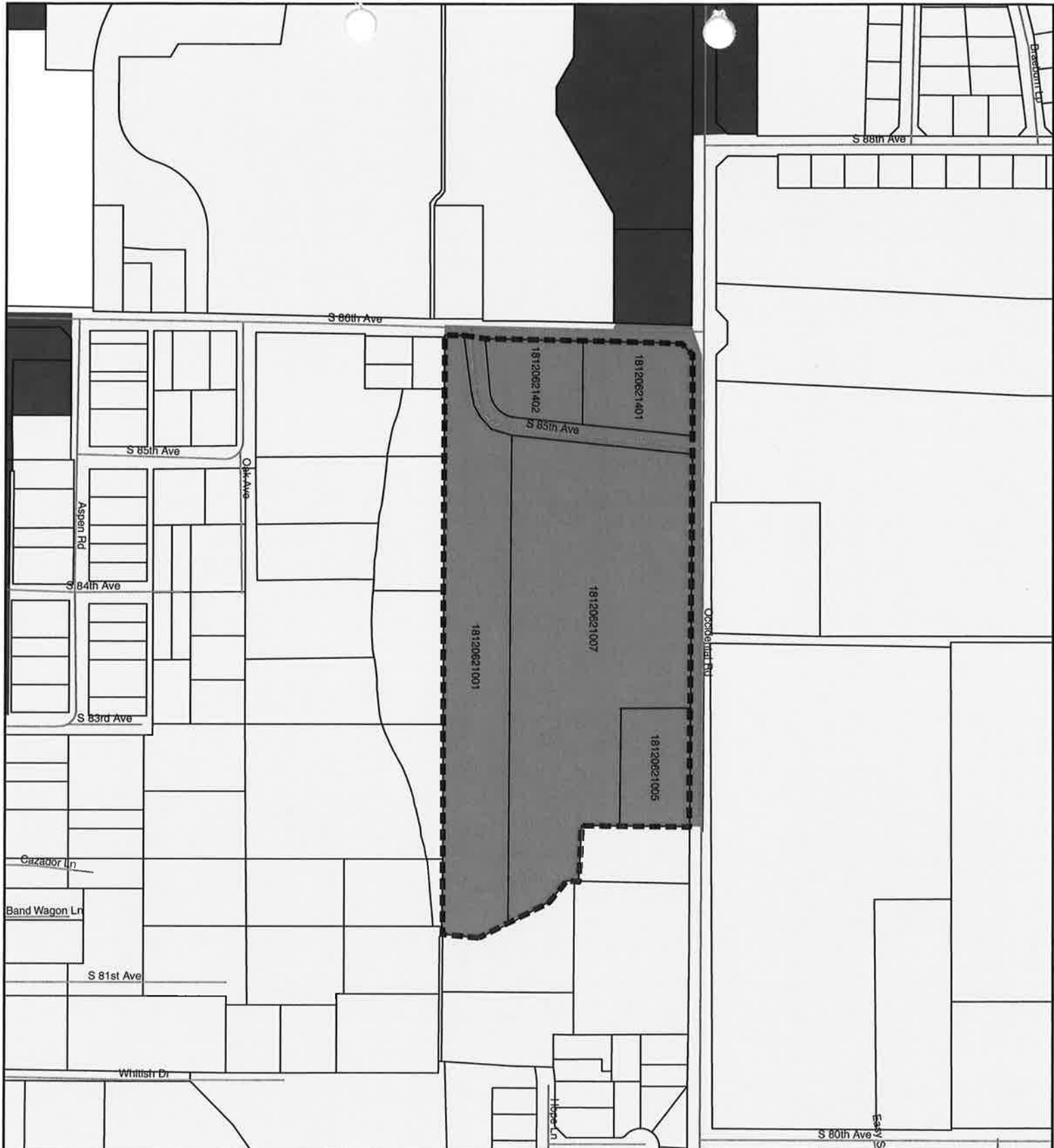
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# CITY OF YAKIMA PLANNING DIVISION

## DST COMMENTS

**Project Name: West Valley Nursing Homes Inc**

**File Number: CPA#005-18, RZ#006-18 & SEPA#008-18**

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		8400 Occidental Rd recommend CPA project address	Carolyn.Belles@y akimawa.gov	08/02/18

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

<b>To:</b>	City of Yakima Development Services Team
<b>From:</b>	Trevor Martin, Associate Planner
<b>Subject:</b>	Request for Comments
<b>Applicant:</b>	Hordan Planning Services / West Valley Nursing Homes
<b>File Number:</b>	CPA#005-18/RZ#006-18/SEPA#008-18
<b>Location:</b>	Vicinity of S 85th & Occidental Rd
<b>Parcel Number(s):</b>	181206-21001, -21005, -21007, -21401, -21402
<b>DST MEETING DATE:</b>	8/7/2018

**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.

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

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STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

June 25, 2018

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

Re: West Valley Nursing Home Inc. CPA#005-18, RZ#006-18, SEPA#008-18

Dear Mr. Calhoun:

Thank you for the opportunity to comment on West Valley Nursing Home Inc. CPA#005-18, RZ#006-18, SEPA#008-18. We have reviewed the environmental checklist and have the following comments.

**TOXIC CLEAN-UP**

Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.

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

Sincerely,

*Terra Burgess for Gwen Clear*

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

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# CITY OF YAKIMA PLANNING DIVISION

## DST COMMENTS

**Project Name: West Valley Nursing Homes Inc**

**File Number: CPA#005-18, RZ#006-18 & SEPA#008-18**

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		DEPENDS ON WHAT DEVELOPMENT WILL BECOME. DUE TO BEING BETWEEN TWO PRESSURE ZONES WE WILL NEED TO SEE WHAT IS BEING INSTALLED AND WHAT WILL NEED TO BE DONE.	KIRSTEN.FORD @YAKIMAWA.G OV	05/10/18

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# ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

## PURPOSE OF CHECKLIST

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

## INSTRUCTIONS FOR APPLICANTS

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

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

## USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

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

2. Applicant's Name & Phone:

Hordan Planning Services – 509-249-1919

3. Applicant's Address:

410 North Second Street, Yakima, WA 98901

4. Contact Person & Phone:

Bill Hordan – 509-249-1919

5. Agency Requesting Checklist: City of Yakima

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

No project is proposed as part of this comp. plan amendment/rezone request.

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

No.

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

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

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

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

No other applications are currently pending.

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

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

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

The proposal is a non-project request to change the Comprehensive Plan Future Land Use Map designation on 5 parcels that total approximately 21 acres from Low-density Residential to Mixed Residential and the zoning from Single-Family Residential (R-1) to Multi-family Residential (R-3).

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

The properties lie on the southeast corner of South 85th & 86<sup>th</sup> Avenues and Occidental Road, within the City Limits of Yakima, Washington. The address of the property is about the 8500 block of Occidental Road. The Yakima County Assessor's Parcel Numbers for the property is 181206-21001, 21005, 21007, 21401 & 21402.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p><b>Earth</b></p>	
<p>a. <b>General description of the site (✓ one):</b></p>	
<p><input type="checkbox"/> flat <input checked="" type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other</p>	
<p>b. <b>What is the steepest slope on the site (approximate percent slope)?</b></p> <p>Approximately 15 percent.</p>	
<p>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></p> <p>According to the Soil Survey of Yakima County Area Washington, the general soil types on the property are Gorst loam 2 to 15 percent slopes, Harwood loam 2 to 5 percent slopes, Harwood loam 5 to 8 percent slopes, Harwood loam 8 to 15 percent slopes.</p> <p>The Harwood loam 2 to 5 percent slopes soil is classified as prime farmland. No soil will be removed from the site as part of this application.</p>	
<p>d. <b>Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</b></p> <p>No.</p>	
<p>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></p> <p>No fill or grading is required as part of this application.</p>	
<p>f. <b>Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</b></p> <p>Not as part of this application.</p>	
<p>g. <b>About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</b></p> <p>No impervious surface is proposed at this time. No project is proposed as part of this application.</p>	
<p>h. <b>Proposed measures to reduce or control erosion, or other impacts to the earth, if any:</b></p> <p>None needed, none proposed.</p>	
<p><b>Air</b></p>	
<p>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></p> <p>None as part of this land use change and rezone application.</p>	

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<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>None known by property owner.</p>	
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>None needed, none proposed.</p>	
<b>Water</b>	
a. <b>Surface Water</b>	
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>The McGonagle Ditch lies approximately 100 feet south of the subject property at its closest location. It flows into other creeks and eventually to the Yakima River.</p>	
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>Not applicable, there is no project proposed on the property.</p>	
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>Not applicable, there is no project.</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>Not applicable, there is no project.</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No.</p>	
<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>No.</p>	
b. <b>Ground Water</b>	
<p>1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p>	<p 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>

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable, this is a non-project land use change and rezone request.

**c. Water Runoff (including stormwater)**

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable, there is no project.

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

Not applicable.

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

Not applicable.

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

None needed, none proposed

**Plants**

a. Check (✓) types of vegetation found on the site:

Deciduous Tree:	<input type="checkbox"/> Alder	<input type="checkbox"/> Maple	<input type="checkbox"/> Aspen		<input checked="" type="checkbox"/> Other
Evergreen Green:	<input type="checkbox"/> Fir	<input type="checkbox"/> Cedar	<input type="checkbox"/> Pine		<input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Shrubs	<input checked="" type="checkbox"/> Grass	<input checked="" type="checkbox"/> Pasture	<input type="checkbox"/> Crop Or Grain	<input checked="" 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.

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<p>e. <b>List all noxious weeds and invasive species known to be on or near the site.</b></p> <p>No noxious or invasive species have been observed on or near the site.</p>	
<b>Animals</b>	
<p>a. <b>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.</b></p> <p><i>Examples include:</i>  <i>birds: hawk, heron, eagle, <u>songbirds</u>, other: <b>QUAIL</b></i>  <i>mammals: deer, bear, elk, beaver, other:</i>  <i>fish: bass, salmon, trout, herring, shellfish, other _____</i></p>	
<p>b. <b>List any threatened or endangered species known to be on or near the site.</b></p> <p>None known by property owner.</p>	
<p>c. <b>Is the site part of a migration route? If so, explain</b></p> <p>No.</p>	
<p>d. <b>Proposed measures to preserve or enhance wildlife, if any:</b></p> <p>None needed, none proposed.</p>	
<p>e. <b>List any invasive animal species known to be on or near the site.</b></p> <p>The property owner has not observed any invasive animal species on or near the site.</p>	
<b>Energy and Natural Resources</b>	
<p>a. <b>What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</b></p> <p>No energy is needed as part of this application.</p>	
<p>b. <b>Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</b></p> <p>No.</p>	
<p>c. <b>What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:</b></p> <p>None needed as there is no proposal.</p>	
<b>Environmental Health</b>	
<p>a. <b>Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.</b></p> <p>No.</p>	
<p>1. <b>Describe any known or possible contamination at the site from present or past uses.</b></p> <p>No known contamination from present or past uses is known to exist.</p>	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">APR 30 2018</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV</p>

<p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</p> <p>No.</p>	
<p>3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.</p> <p>None are known.</p>	
<p>4. Describe special emergency services that might be required.</p> <p>No special emergency services are required for this application.</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>None needed, none proposed.</p>	
<p>b. Noise</p>	
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>No known noise exists in the area which would affect this application.</p>	
<p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>The land use change and rezone will not create any noise.</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>None needed, none proposed.</p>	
<p><b>Land and Shoreline Use</b></p>	
<p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>The site is currently used for residential and agricultural purposes. Adjacent properties to the west and north are currently used as open space and part of the Apple Tree Resort. Properties to the east are residential, commercial and vacant. Properties to the south are residential and agricultural</p>	
<p>b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?</p> <p>The subject property has been used and is currently being used as working farmlands. However, the property is located within the City Limits of Yakima, Washington, a designated urban area and not a resource land of long-term commercial significance. Once a project is proposed, approximately 17 acres of pasture and orchard will be removed.</p> <p><b>1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:</b></p> <p>No, the property lies within the Yakima City Limits which is a designated urban area..</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>c. <b>Describe any structures on the site.</b></p> <p>The site contains 4 single-family residences and misc. agricultural outbuildings.</p>	
<p>d. <b>Will any structures be demolished? If so, what?</b></p> <p>No structures will be demolished as part of this application.</p>	
<p>e. <b>What is the current zoning classification of the site?</b></p> <p>Single-family Residential</p>	
<p>f. <b>What is the current comprehensive plan designation of the site?</b></p> <p>Low-density Residential</p>	
<p>g. <b>If applicable, what is the current shoreline master program designation of the site?</b></p> <p>Not applicable.</p>	
<p>h. <b>Has any part of the site been classified as a critical area by the city or county? If so, specify.</b></p> <p>No.</p>	
<p>i. <b>Approximately how many people would reside or work in the completed project?</b></p> <p>Not applicable, there is no project.</p>	
<p>j. <b>Approximately how many people would the completed project displace?</b></p> <p>Not applicable, there is no project.</p>	
<p>k. <b>Proposed measures to avoid or reduce displacement impacts, if any.</b></p> <p>None needed, none proposed.</p>	
<p>l. <b>Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</b></p> <p>Compliance with 2040 Comprehensive Plan and Zoning Ordinance, as applicable to this application.</p>	
<p>m. <b>Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</b></p> <p>Not applicable, there are no nearby resource lands.</p>	
<p><b>Housing</b></p>	
<p>a. <b>Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</b></p> <p>Not applicable, no housing is being provided.</p>	<p><b>RECEIVED</b></p> <p>APR 30 2018</p> <p>CITY OF YAKIMA PLANNING DIV.</p> <p>DOC Page   15 <b>INDEX</b> # <u>E-1</u></p>

<p>b. <b>Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</b></p> <p>Not applicable, no housing is being eliminated.</p>	
<p>c. <b>Proposed measures to reduce or control housing impacts, if any:</b></p> <p>Not applicable.</p>	
<b>Aesthetics</b>	
<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>	
<b>Light and Glare</b>	
<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>	
<b>Recreation</b>	
<p>a. <b>What designated and informal recreational opportunities are in the immediate vicinity?</b></p> <p>The project is located near Apple Tree Resort, a golf course, where known outdoor recreational activities occur.</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 style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">APR 30 2018</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</p>

<p>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>	
<b>Historic and Cultural Preservation</b>	
<p>a. <b>Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.</b></p> <p>To the property owner's knowledge there are no structures on or near site that are eligible for historical or cultural preservation.</p>	
<p>b. <b>Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</b></p> <p>The property owner has no knowledge of landmarks, features or other evidence of Indian or historic use or occupation on this site.</p>	
<p>c. <b>Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</b></p> <p>None proposed, no disturbance to resources will occur as part of this application.</p>	
<b>Transportation</b>	
<p>a. <b>Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.</b></p> <p>The site is currently served by South 85<sup>th</sup> &amp; 86<sup>th</sup> Avenues and Occidental Road which connect with other urban arterial 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>The nearest known transit stop is near the intersection of South 72<sup>nd</sup> Avenue and West Washington Avenue. The approximate distance is 1 mile northeast 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>No parking spaces are proposed or eliminated as part of this comp plan amendment and rezone application.</p>	
<p>d. <b>Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).</b></p> <p>None needed, none proposed.</p>	
<p>e. <b>Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</b></p> <p>No.</p>	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">APR 30 2018</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</p>



f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Not applicable, no project is proposed.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:

Not applicable, there is no project.

h. Proposed measures to reduce or control transportation impacts, if any:

Not applicable, there is no project.

**Public Services**

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:

Not applicable, there is no project.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable, there is no project.

**Utilities**

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_


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.

Not applicable, there is no project.

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<b>C. SIGNATURE (To be completed by the applicant.)</b>	
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.	
	4-30-18
Property Owner or <u>Agent Signature</u>	Date Submitted
Name of Signee	Position and Agency/Organization
<b>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</b>	

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

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# E-1

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

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Legal description prepared for James Johnson

Beginning at a point 180.5 feet North of the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 6, Township 12 North, Range 18 East, W.M., thence south 89° 38' West 1065.9 feet, (parallel with subdivision line), thence North 6° 15' East, 519.6 feet, thence East along the North boundary of said Section 6, 1011.4 feet to the Quarter Section corner for said Section 6, thence South along the center line of said Section 6, 515.1 feet, more or less, to the point of beginning,

AND

Beginning at a point 180.5 feet North of the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 6, Township 12 North, Range 18 East, W.M., thence North 89° 38' East (parallel with subdivision line) 253.1 feet, thence North 28° 39' West, 132 feet, thence North 51° 37' West 130 feet, thence South 89° 38' West 87 feet, thence South along the center line of said Section 6, 197 feet, more or less, to the point of beginning,

AND

That part of Government Lot 2 of Section 6, Township 12 North, Range 18 East, W.M., described as follows:

Beginning at the Northwest corner of said Lot 2, thence South 0° 00' East along the West line thereof 317.22 feet to the true point of beginning, thence South 87° 02' 10" East 134.88 feet, thence South 1° 02' 00" West 43.75 feet, thence North 53° 33' 00" West 58.28 feet, thence North 69° 47' 00" West 39.00 feet, thence South 89° 58' 20" West 50.43 feet, thence North 0° 00' East 2.64 feet to the true point of beginning,

EXCEPTING from all of the above the following described two tracts:

(1) That part of Government Lot 3 of Section 6, Township 12 North, Range 18 East, W.M., described as follows:

Beginning at the Northeast corner of said Lot 3, thence South 0° 00' East along the East line thereof 215.30 feet to the true point of beginning, thence continuing South 0° 00' East 101.92 feet, thence North 87° 02' 10" West 13.90 feet, thence North 0° 22' 30" East 101.22 feet, thence South 89° 56' 39" East 12.33 feet to the true point of beginning,

(2) That portion of the above described parcel lying West of the following described line: Beginning at a point on the North boundary said parcel 100 feet West of the Northeast corner thereof, said Northeast corner being the Northwest corner Lot 2 of Short Plat No. 84-86, records of Yakima County, Washington, then South, parallel with the West boundary said Lot 2 to the South boundary of the above described parcel and terminus said line.

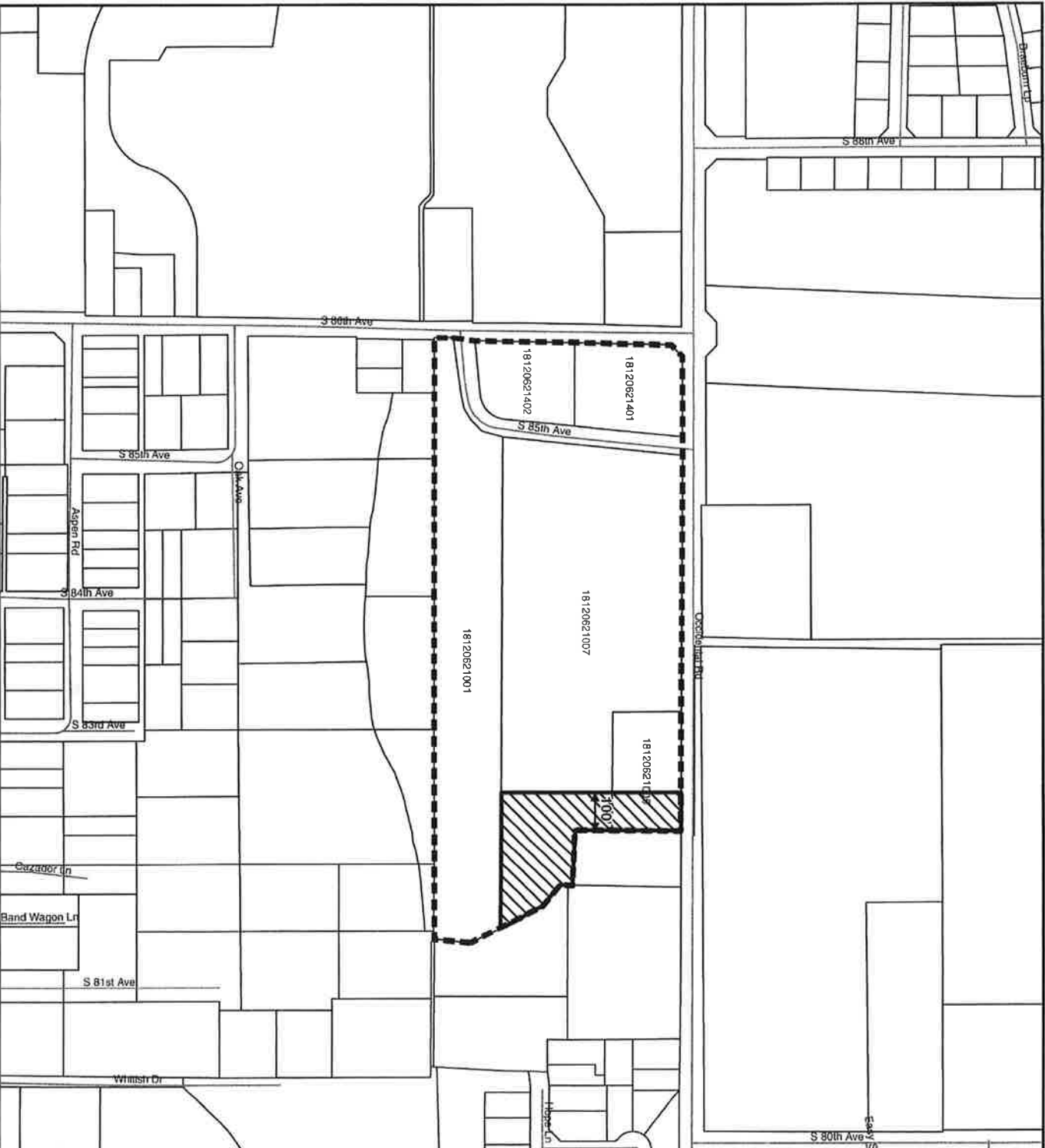
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# F-5



**YAKIMA COUNTY**  
GEOGRAPHIC INFORMATION SERVICES

**Subject Properties**  
West Valley Nursing  
Home, Inc.  
**DOC. INDEX**  
# F-5

Subject Properties  
 Tax Lots  
 All Roads

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County cannot accept responsibility for any errors.  
Therefore, there are no warranties for this product.  
Prod Date: 9/25/2018

## HORDAN PLANNING SERVICES

410 North 2<sup>nd</sup> Street, Yakima WA 98901  
509-249-1919

September 11, 2018

Ms. Joan Davenport, AICP, Community Development Director  
Mr. Trevor Marin, Associate Planner  
City of Yakima, Planning Division  
129 North 2<sup>nd</sup> Street  
2<sup>nd</sup> Floor  
Yakima, Washington 98901

RE: CPA#005-18, RZ#006-18, SEPA#008-18 – West Valley Nursing Homes Inc.

Dear Ms. Davenport and Mr. Martin:

After meeting with the owner of Parcel Number 181206-12402 (James Johnson), we are requesting a slight amendment to our application to promote compatibility between existing land uses and future land uses. Based on our meeting, we would like to remove a small portion of R-1 zoning around the Johnson property from our application request (see attached maps).

If you have any questions, please contact me at 249-1919.

Sincerely,



Bill Hordan

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SEP 11 2018

CITY OF YAKIMA  
PLANNING DIV.

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# F-4



**HORDAN PLANNING SERVICES**  
**410 North 2<sup>nd</sup> Street, Yakima WA 98901**  
**Telephone: (509)249-1919**



June 19, 2018

Ms. Joan Davenport, AICP, Community Development Director  
Mr. Trevor Martin, Associate Planner  
City of Yakima, Planning Division  
129 North 2<sup>nd</sup> Street  
2<sup>nd</sup> Floor  
Yakima, Washington 98901

RE: CPA#005-18, RZ#006-18, SEPA#008-18 – West Valley Nursing Homes Inc.

Dear Ms. Davenport and Mr. Martin:

There was a misinterpretation of the facts between Hordan Planning Services and the General Manger of West Valley Nursing Homes Inc., regarding certain aspects of the above referenced file.

Please find attached a Supplemental Written Narrative that clarifies the position of West Valley Nursing Homes Inc.

If you have any questions, please contact me at 249-1919.

Sincerely,

*Bill*

Bill Hordan

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# F-3

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JUN 19 2018

**CITY OF YAKIMA  
PLANNING DIV.**

## **SUPPLEMENTAL NARRATIVE**

This supplemental narrative is to clarify some misinterpretations between the Planning Consultant, Hordan Planning Services – Bill Hordan, and the General Manager of West Valley Nursing Homes regarding the “History” portion of the application under Part IV, Letter A of the Comprehensive Plan Narrative.

During application preparation, there were discussions between the Planning Consultant and the General Manager indicating that “some” Board Member’s of West Valley Nursing Homes would like to explore their options for the subject property. One specific option was to have the property rezoned to Multi-family Residential (R-3) and have the Development Agreement removed from the property. The Development Agreement was never the Board’s desired outcome when the property was rezoned in 2012.

Many of the current board members have been through the Comprehensive Plan and Rezone processes outside their role as board members at West Valley Nursing Home and understand that the process takes time and is only done once a year. This year, it is their desire to have the Development Agreement removed from the property and have the land use designation changed and the property rezoned to Multi-family Residential (R-3).

Based on the above information and other discussions between the Planning Consultant and the General Manager, it was assumed by the Planning Consultant that the construction of a retirement community at this site was no longer a reality and that the property would be placed for sale. However, after the public notice was sent out by City Planning and reviewed by the General Manager and Board Members, the General Manager contacted the Planning Consultant and indicated the “History” portion of the narrative was in error. In fact, there is a strong desire that the retirement community will be constructed in the future and the project has not been abandoned. The Planning Consultant understood that when it was stated that “some” board members wanted to explore other options, this meant that the property would not be developed and the property would most likely be put up for sale, which was not a correct understanding.

The General Manager has clarified to the Planning Consultant that this year’s request (2018) is the same as the 2012 request, to have the property rezoned to Multi-family Residential (R-3) without a Development Agreement that limits the use of the property. He feels this request better reflects their desired outcome for the property.

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**# F-3**





Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

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PART IV - NARRATIVE

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

See attached written narrative

What is the status of existing land use?

See attached written narrative

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

See attached written narrative

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

See attached written narrative

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

See attached written narrative

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

See attached written narrative

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

See attached written narrative

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

See attached written narrative

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

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

The property is well suited for all residential uses permitted under the proposed zoning Multi-family Residential (R-3) zoning district. The property is relatively flat in the northern area and gently slopes to the south. The property is served with domestic water and sanitary sewer along its west property line and can easily be extended to and through the property. The property fronts Occidental Road, an urban arterial along the north property line and South 85<sup>th</sup> & 86<sup>th</sup> Avenues along to the west.

The property also lies near and adjacent to Apple Tree Resort, which is a mixed use residential development and golf course. This proposal would be compatible with that concept.

The above circumstances make the property suitable for the permitted land uses of the multi-family zoning district.

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

The subject property consists of five parcels totaling approximately 21 acres. The site contains 4 single-family residences, pasture, miscellaneous agricultural outbuildings and a small orchard. All urban services and facilities are available to the property, or can easily be extended to the property, as needed. Domestic water (12-inch main) and sewer lines (16-inch main) are located along South 86<sup>th</sup> Avenue and are of adequate size to accommodate multi-family development. The property has direct access to South 85<sup>th</sup> & 86<sup>th</sup> Avenues and Occidental Road. Electricity and telephone are currently located on-site and the property is protected by the Yakima Fire Department and Police Department.

**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 Mixed Residential land use designation at 2.2.2 of the comprehensive plan by providing: **“The proposal meets the locational criteria of the comprehensive plan because the subject property is located within established low density residential communities and in other parts of the City that are inappropriate for more intensive urban development due to the topography or other land suitability challenges and/or the desire to create lower intensity transitional areas between the City and the surrounding unincorporated rural pasture, foothills and agricultural land”.**

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

**Goal 2.3 – Residential Uses. Preserve and enhance the quality, character and function of Yakima’s residential neighborhoods.**

**Policy 2.3.1** – Provide for a wide variety of housing types within the city to meet the full range of housing needs for Yakima’s evolving population.

**B. Standard single-family.** Continue to allow for detached single family dwellings in residential districts.

**C. Small lot single family.** Allow for small lot single family development (lots smaller than 6,000 square feet) in special circumstances, including:

-- On infill sites in the R-2 and R-3 district provided they comply with traditional neighborhood concepts. Consider reducing the lot size minimum for small lot single family in the R-2 district to 5,000sf and 4,000sf in the R-3 district.

**E. Duplexes.** Continue to allow duplexes in appropriate residential zones, provided density standards are met.

**H. Walk up apartments and stacked flats.** Encourage these housing types in the R-2 and R-3 zones and commercial/mixed zones.

**Policy 2.3.2** – Preserve and enhance established residential neighborhoods. Specifically (as applicable):

**A. Ensure that new development is compatible in scale, style, density and aesthetic quality to an established neighborhood.**

**E. Carefully review proposed land use designation changes to more intensive residential designations, mixed-use or industrial. Specifically:**

-- Proposals should conform to locational criteria set forth for the desired designation in the applicable policies under Goal 2.2.

-- Is the site physically suited for the proposed designation?

-- Is the desired zone one of the implementing zones of the land use designation (per applicable policies under Goal 2.2)?

-- Avoid spot zones or similar changes that may create instability with the surrounding neighborhood.

**Proponent Comment** – This proposal implements the comprehensive plan better than the current designation because it will provide an opportunity for a variety of housing types to occur. Just because a property is designated and zoned for multi-family residential purposes doesn’t mean that apartments will be constructed. The R-3 zoning district permits single-family, duplex and multi-family development or a combination of all three residential uses. The property adjoins Apple Tree Resort on the north and west and will create a transitional area between the resort and other land uses to the east and south. The site can accommodate multi-family residential development and is physically suited for the proposed designation. Multi-family Residential Zoning R-3, would

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implement the Mixed Residential land use designation as required by the comprehensive plan. This would not be a spot zone, as the property abuts commercial zoning to the west at Apple Tree, local business B-2 zoning. Multi-family zoning (R-3) is a typical transitional zoning district between commercial and residential land use designations and zoning districts.

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

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**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?**

All urban services and facilities are available to the property, or can easily be extended to the property, as needed. The subject property is served with domestic water (12-inch main – Nob Hill Water Co.) and sewer lines (16-inch main – City of Yakima) are located along South 86<sup>th</sup> Avenue and are of adequate size to accommodate multi-family development. The property has direct access to South 85<sup>th</sup> & 86th Avenues and Occidental Road. Electricity and telephone are currently located on-site and the property is protected by the Yakima Fire Department and Police Department. The property lies within the West Valley School District.

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

Yes, this property can be served with the existing facilities capable of supporting the most intensive uses, as the site is served by a 16-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.

**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 directly to the north and west are generally under the same ownership of Apple Tree Resort. Under this scenario, open space is likely to remain to the north as it is part of the resort and existing commercial property to the west is likely to develop commercially which is consistent with multi-family zoning. Zoning the

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subject property high-density residential will provide transitional zoning between the commercial activities in the commercial zone and residential uses to the east and south.

Property to the south of the subject property is lower in elevation and separated from the subject property by the McGonagle Ditch and other property owned by the proponent. Vacant property (which lies within Yakima County jurisdiction), a fairly steep slope and the ditch add distance between properties lying north and south of the ditch. In essence, a natural buffer between the uses occurs due to these physical features.

Property to the northeast and east contain single-family residences, a commercial storage facility and vacant land. The residences are generally located on large lots, as if in a rural setting, although the properties are within the Yakima City Limits. Compatibility between any proposed land use on the subject property and existing land uses depends what type of development occurs on the property and at what location on the property. Under this scenario, compatibility between uses will be maintained through project permitting and additional site specific plan review once a formal application is submitted. This will ensure compatibility between existing uses and future uses. This is the normal process for a non-project rezone application but ensures that future construction on the property is compatible with neighboring land uses.

**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.

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

The public need arises from the fact that it is difficult to find appropriately zoned property for additional multi-family residential projects even after the most recent comprehensive plan update. The West Valley Area (including the Yakima Urban Area under county jurisdiction in this area) currently has a total of about 17 parcels of property that are designated High-density Residential that total about 256 acres. Of those 256 acres, approximately 230 acres are currently zoned Multi-family Residential and 27 are designated High-density but not zoned multi-family residential. Of those 230 acres zoned multi-family residential, approximately 167 acres are owned by Congdon Orchards or its subsidiaries. The balance of about 63 acres is owned by Summit Crest, Westwood West Golf Course, Apple Tree Resort and three other property owners.

The review further indicates that the Summit Crest's properties (27 acres designated but not zoned and 30 acres designated and zoned) have difficulty gaining access to public water and sewer services due to their far distance from the utilities and/or problems with topography do not permit sewer service extensions at this time. The majority of the

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property is owned by Congdon Orchards (167 acres) and is either planted in orchard or hops, both long-term crops that are not likely to be removed anytime soon as both the orchards and hops are new plantings. The next largest land owner with multi-family zoned property is Westwood West Golf Course (15 acres) which is waiting out an Open Space commitment prior to developing any of their multi-family zoned property. Thus, a balance of 18 acres zoned for multi-family which can be readily served with infrastructure and ready for development is a deficiency in the plan, as this is not enough to accommodate the West Valley Area until 2040.

A deficiency in the plan also exists because too much multi-family development property is owned by too few property owners. These property owners have designated the property for other long-term land uses, mainly agriculture or recreation. This deficiency has consequences. In this case, the consequences have been the removal of approximately 25 acres of property from the General Commercial zoning district to accommodate the Lodges at West Valley multi-family development and construct 438 apartment units. Converting commercial property to multi-family use just reduces the amount of available commercial property in the future. So, the current high-density residential deficiency may affect other zoning districts which permit multi-family development through Class 2 or Class 3 Review and reduces the amount of land in other zoning districts.

Under the scenario above, it is necessary to wait for property to become available for development or no development occurs. This exacerbates the deficiency and causes a need for additional multi-family residential property to be added to the land use inventory to accommodate multi-family residential growth into the 2040, as contemplated by the comprehensive plan.

Secondly, the City has provided the necessary infrastructure for this specific type of development (i.e. major arterial roadways, easy access to the transportation network, adequate water and waste water lines). The public expects a variety of housing and multi-family zoning provides that variety within a single zoning district (single-family, two-family and multi-family). This rezone meets that public need and perspective, while using the infrastructure provided for residential development to locate at this location.

Based on the above, a public need exists for additional multi-family residential zoning in the City of Yakima and West Valley Area.

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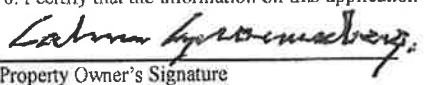
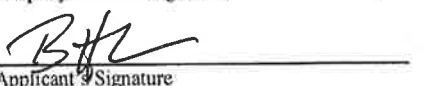
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CITY OF YAKIMA  
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		<b>LAND USE APPLICATION</b> CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT 129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901 PHONE: (509) 575-6183 EMAIL: ask.planning@yakimawa.gov			
<b>INSTRUCTIONS – PLEASE READ FIRST</b> Please type or print your answers clearly.					
Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable. This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.					
<b>PART I – GENERAL INFORMATION</b>					
1. Applicant's Information:	Name:	Hordan Planning Services			
	Mailing Address:	410 N. 2nd St			
	City:	Yakima	St:	WA	Zip: 98901 Phone: (509 )249-1919
	E-Mail:	hps410@qwestoffice.net			
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agcnt	<input type="checkbox"/> Purchaser	<input checked="" type="checkbox"/> Other Planner _____
3. Property Owner's Information (If other than Applicant):	Name:	West Valley Nursing Homes Inc			
	Mailing Address:	3801 Summitview Ave			
	City:	Yakima	St:	WA	Zip: 98902 Phone: (509 )965-5240
	E-Mail:				
4. Subject Property's Assessor's Parcel Number(s): 181206-21001, 21005, 21007, 21401, 21402,					
5. Legal Description of Property. (if lengthy, please attach it on a separate document) See attached					
6. Property Address: See attached					
7. Property's Existing Zoning: <input type="checkbox"/> SR <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input checked="" type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2					
8. Type Of Application: (Check All That Apply) <input checked="" type="checkbox"/> Comprehensive Plan Amendment <input checked="" type="checkbox"/> Environmental Checklist (SEPA Review) <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Transportation Concurrency <input checked="" type="checkbox"/> Master Application (select if submitting two or more applications under Title 15) <input type="checkbox"/> Other: _____					
<b>PART II – SUPPLEMENTAL APPLICATION, PART III – REQUIRED ATTACHMENTS, &amp; PART IV – NARRATIVE</b>					
9. SEE ATTACHED SHEETS					
<b>PART V – CERTIFICATION</b>					
10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.					
 Property Owner's Signature		Exec. Dir.		Date <u>4-30-18</u>	
 Applicant's Signature				Date <u>4-30-18</u>	
FILE/APPLICATION(S)# CPA #005-18 SEPA #008-18 RZ #006-18					
DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:		
<u>04-30-18</u>	<u>C. Lippman</u>	<u>\$3,105.00</u>	<u>CR-1800</u>		

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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 5 parcels of property that total approximately 21 acres from Low-density Residential to Mixed Residential and rezone the property from Single-family Residential to Multi-family Residential.

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**LEGAL DESCRIPTION**

**181206-21001** – In Section 6; Township 12 North; Range 18 East WM; Beginning at the Southwest corner Government Lot 2; thence East 280 feet; thence North 02°10' West 105.2 feet; thence North 28°50'20" West 145.8 feet to the true point of beginning; thence South 28°50'20" East 145.8 feet; thence South 17°14'20" East 105.2 feet thence West 1614 feet; thence North 4°06' East 70 feet; thence North 78°55' East 263 feet; thence North 6°15' East 62 feet; thence North 89°38' East 1319 feet more or less to the true point of beginning.

**181206-21005** – The North 215.30 feet of the East 318 feet of Government Lot 3 (The Northeast quarter of the Northwest quarter) of Section 6, Township 12 North, Range 18, E.W.M; EXCEPT road right-of-way on North; AND EXCEPT that portion described as follows: Beginning at the Northeast corner of said subdivision; thence South 0°00' East along the East line of said subdivision to a point 380.14 feet North of the Southeast corner of said subdivision; thence North 87°02'10" West 13.90 feet; thence North 0°22'30" East 316.52 feet; thence South 89°56'39" East 11.81 feet to point of beginning.

**181206-21007** – In Section 6; Township 12 North; Range 18 East WM; Beginning 180.5 feet North of the Southeast corner of Government Lot 3; thence North 89°30' West 1065.9 feet; thence North 6°15' East 519.6 feet; thence East 786.4 feet; thence South 215.3 feet; thence East 305.6 feet; thence South 00°22'30" West 101.22 feet; thence South 87°02'10" East 148.78 feet; thence South 01°02' West 43.75 feet; thence South 53°33' East 49.92 feet; thence South 28°50'20" East 145.8 feet; thence west to beginning.

**181206-21007** – Parcel 1 of Short Plat 79-47, as recorded under Auditor's File Number 2537396. EXCEPT that portion conveyed to Yakima County for Road by Deed recorded under Auditor's File No. 7230133.

Situated in Yakima County, State of Washington.

**181206-21402** – Lot 2 of Short Plat 79-47 as recorded under Auditor's File Number 2537396, record of Yakima County Washington.

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

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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

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	Supplemental Application For: <b>COMPREHENSIVE PLAN AMENDMENT</b> YAKIMA MUNICIPAL CODE, CHAPTER 16.10 ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS
<b>PART II - APPLICATION INFORMATION</b>	
1. TYPE OF APPLICATION: <input type="checkbox"/> Comprehensive Plan Text Amendment <input checked="" type="checkbox"/> Future Land Use Map Amendment	
2. EXISTING ZONING OF SUBJECT PROPERTY: <input type="checkbox"/> SR <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input checked="" type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2	
3. DESIRED ZONING OF SUBJECT PROPERTY: <input type="checkbox"/> SR <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input checked="" type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2	
4. EXISTING FUTURE LAND USE DESIGNATION: <input checked="" type="checkbox"/> Low Density Residential <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Community Mixed-Use <input type="checkbox"/> Commercial Mixed-Use <input type="checkbox"/> CBD Commercial Core <input type="checkbox"/> Regional Commercial <input type="checkbox"/> Industrial	
5. DESIRED FUTURE LAND USE DESIGNATION: <input type="checkbox"/> Low Density Residential <input checked="" type="checkbox"/> Mixed Residential <input type="checkbox"/> Community Mixed-Use <input type="checkbox"/> Commercial Mixed-Use <input type="checkbox"/> CBD Commercial Core <input type="checkbox"/> Regional Commercial <input type="checkbox"/> Industrial	
6. PUBLIC FACILITIES AND SERVICES AVAILABLE: <input checked="" type="checkbox"/> Transportation <input checked="" type="checkbox"/> Rights-Of-Way <input checked="" type="checkbox"/> Police And Fire Protection <input checked="" type="checkbox"/> Parks And Trails <input checked="" type="checkbox"/> Schools <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Sewer <input checked="" type="checkbox"/> Storm Drainage <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Cable TV	
<b>PART III - REQUIRED ATTACHMENTS</b>	
7. MAPS: Maps of the subject property indicating roads, any area designated as critical areas, the future land use designation of adjacent properties, and current & proposed future land use designations. Maps are to be provided in both an 8-1/2" by 11" and 11" by 17" format and to a standard engineering scale (e.g. 1:20).	
8. SUBMITTAL FOR POLICY/REGULATORY AMENDMENTS: Identification of the proposed amendment indicating the section and paragraph location for the current Comprehensive Plan provision sought to be changed, if any, and including, for text amendments, the specific text sought to be added or amended. (attach)	
9. WRITTEN NARRATIVE (required, see attached): (stating the reasons for the request for the amendment and explaining how the proposed amendment meets the criteria in YMC § 16.10.040)	
10. TRAFFIC CONCURRENCY (may be required)	
11. ENVIRONMENTAL CHECKLIST (required)	
12. SITE PLAN	
13. AUTHORIZATION: I hereby authorize the submittal of this Comprehensive Plan Amendment Application to the City of Yakima for review.	
 Property Owner Signature (required)	4-30-18 Date
Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183	

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## PART IV – COMPREHENSIVE PLAN 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?**

History – This comprehensive plan amendment is being requested to replace a previously approved comprehensive plan amendment. In April 2012, West Valley Nursing Homes, Inc., applied to have the subject property land use designation changed from Low-density Residential to Multi-family Residential and rezoned from Single-family Residential to Multi-family Residential to establish a future senior living facility at the site. In September 2012, the Yakima City Council approved the land use request subject to a Development Agreement (AF# 7797685 see attached) that limited development on the property to the intended use of a senior living facility. It should however, be noted that the current Future Land Use Map has the property designated Low-density Residential.

Since that time, West Valley Nursing Homes, Inc. has reevaluated their desire to locate a senior living facility at this site and has determined that it will not proceed with the future project. However, since the time of approval, the Official City of Yakima Zoning Map has been changed to indicate that the property is zoned Multi-family Residential (R-3) in accordance with the Development Agreement. This has generated a number of different parties inquiring about the property its development status. Unfortunately, West Valley Nursing Homes, Inc. has had to inform perspective purchasers that the property cannot be used for all multi-family residential development but is limited to a senior living facility only.

Based on the number of requests to purchase the property since 2012 because the Official City of Yakima Zoning Map shows the property zoned Multi-family Residential, West Valley Nursing Homes, Inc. now desires to have the Development Agreement vacated and make application to have the comprehensive plan land use designation be Mixed Residential and rezone the property to Multi-family Residential (R-3).

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

Changed circumstances have occurred, or were occurring, during the 2016/2017 Comprehensive Plan Update regarding high-density land use designations. The changes are described in “D” below and indicate that the deficiencies in the comprehensive plan have caused a change in circumstances. To understand these changed circumstances, it is necessary to review the current high density multi-family options which are described in “D”.

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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?**

Yes, this proposal better implements applicable comprehensive plan policies than the current relevant comprehensive plan map because the proposal will provide additional property that is designated Mixed Residential without the encroaching into other zoning districts to provide multi-family residential opportunities.

This proposal better implements applicable comprehensive plan policies than the current relevant comprehensive map because the proposal will provide additional multi-family residential land to an area (West Valley) where the inventory of commercial land is insufficient to accommodate the demand.

The proposal better implements the applicable plan policies because it meets the purpose of the Mixed Residential land use designation at 2.2.2 of the comprehensive plan by providing: **“The proposal meets the locational criteria of the comprehensive plan because the subject property is located within established low density residential communities and in other parts of the City that are inappropriate for more intensive urban development due to the topography or other land suitability challenges and/or the desire to create lower intensity transitional areas between the City and the surrounding unincorporated rural pasture, foothills and agricultural land”.**

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

**Goal 2.3 – Residential Uses. Preserve and enhance the quality, character and function of Yakima’s residential neighborhoods.**

**Policy 2.3.1** – Provide for a wide variety of housing types within the city to meet the full range of housing needs for Yakima’s evolving population.

**B. Standard single-family.** Continue to allow for detached single family dwellings in residential districts.

**C. Small lot single family.** Allow for small lot single family development (lots smaller than 6,000 square feet) in special circumstances, including:

-- On infill sites in the R-2 and R-3 district provided they comply with traditional neighborhood concepts. Consider reducing the lot size minimum for small lot single family in the R-2 district to 5,000sf and 4,000sf in the R-3 district.

**E. Duplexes.** Continue to allow duplexes in appropriate residential zones, provided density standards are met.

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**H. Walk up apartments and stacked flats.** Encourage these housing types in the R-2 and R-3 zones and commercial/mixed zones.

Policy 2.3.2 – Preserve and enhance established residential neighborhoods. Specifically (as applicable):

**A. Ensure that new development is compatible in scale, style, density and aesthetic quality to an established neighborhood.**

**E. Carefully review proposed land use designation changes to more intensive residential designations, mixed-use or industrial. Specifically:**

- Proposals should conform to locational criteria set forth for the desired designation in the applicable policies under Goal 2.2.
- Is the site physically suited for the proposed designation?
- Is the desired zone one of the implementing zones of the land use designation (per applicable policies under Goal 2.2)?
- Avoid spot zones or similar changes that may create instability with the surrounding neighborhood.

Proponent Comment – This proposal implements the comprehensive plan better than the current designation because it will provide an opportunity for a variety of housing types to occur. Just because a property is designated and zoned for multi-family residential purposes doesn't mean that apartments will be constructed. The R-3 zoning district permits single-family, duplex and multi-family development or a combination of all three residential uses. The property adjoins Apple Tree Resort on the north and west and will create a transitional area between the resort and other land uses to the east and south. The site can accommodate multi-family residential development and is physically suited for the proposed designation. Multi-family Residential Zoning R-3, would implement the Mixed Residential land use designation as required by the comprehensive plan. This would not be a spot zone, as the property abuts commercial zoning to the west at Apple Tree, local business B-2 zoning. Multi-family zoning (R-3) is a typical transitional zoning district between commercial and residential land use designations and zoning districts.

For these reasons, 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, promotes economic development and provides an opportunity for a variety of housing types to occur.

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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 West Valley Area (including the Yakima Urban Area under county jurisdiction in this area) currently has a total of about 17 parcels of property that are designated High-density Residential that total about 256 acres. Of those 256 acres, approximately 230 acres are currently zoned Multi-family Residential and 27 are designated High-density but not zoned multi-family residential. Of those 230 acres zoned multi-family residential, approximately 167 acres are owned by Congdon Orchards or its subsidiaries. The balance of about 63 acres is owned by Summit Crest, Westwood West Golf Course, Apple Tree Resort and three other property owners.

The review further indicates that the Summit Crest's properties (27 acres designated but not zoned and 30 acres designated and zoned) have difficulty gaining access to public water and sewer services due to their far distance from the utilities and/or problems with topography do not permit sewer service extensions at this time. The majority of the property is owned by Congdon Orchards (167 acres) and is either planted in orchard or hops, both long-term crops that are not likely to be removed anytime soon as both the orchards and hops are new plantings. The next largest land owner with multi-family zoned property is Westwood West Golf Course (15 acres) which is waiting out an Open Space commitment prior to developing any of their multi-family zoned property. Thus, a balance of 18 acres zoned for multi-family which can be readily served with infrastructure and ready for development is a deficiency in the plan, as this is not enough to accommodate the West Valley Area until 2040.

A deficiency in the plan also exists because too much multi-family development property is owned by too few property owners. These property owners have designated the property for other long-term land uses, mainly agriculture or recreation. This deficiency has consequences. In this case, the consequences have been the removal of approximately 25 acres of property from the General Commercial zoning district to accommodate the Lodges at West Valley multi-family development and construct 438 apartment units. Converting commercial property to multi-family use just reduces the amount of available commercial property in the future. So, the current high-density residential deficiency may affect other zoning districts which permit multi-family development through Class 2 or Class 3 Review and reduces the amount of land in other zoning districts.

Under the scenario above, it is necessary to wait for property to become available for development or no development occurs. This exacerbates the deficiency and causes the change in circumstances described in "A" above. Based on the above facts, there is a deficiency in the current comprehensive plan.

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

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

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

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

Yes, all cumulative impacts of all comprehensive plan amendments have been considered in the evaluation of the proposed amendment. This is the first year since the adoption and update of the previous comprehensive plan, so all comprehensive plan amendments starting this year are new to the existing comprehensive plan. This particular area has seen a substantial amount of re-development with older businesses being removed by economic forces and new businesses replacing them. Thus, the impacts in this area were taken into consideration when the comprehensive plan was recently updated and renamed "We are Yakima – Comprehensive Plan 2040". This was an exhaustive process that took

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at least 2 years and considered and evaluated all comprehensive plan amendments into a single document up to that time. These current updates will be evaluated by staff, citizenry and the City Council of Yakima to determine and evaluate the cumulative impacts of the proposed amendment.

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**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 five parcels totaling approximately 21 acres. The site contains 4 single-family residences, pasture, miscellaneous agricultural outbuildings and a small orchard. All urban services and facilities are available to the property, or can easily be extended to the property, as needed. Domestic water (12-inch main) and sewer lines (16-inch main) are located along South 86<sup>th</sup> Avenue and are of adequate size to accommodate multi-family development. The property has direct access to South 85<sup>th</sup> & 86<sup>th</sup> Avenues and Occidental Road. Electricity and telephone are currently located on-site and the property is protected by the Yakima Fire Department and Police Department.

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**WEST VALLEY NURSING HOMES INC  
CPA#005-18, RZ#006-18 & SEPA#008-18**

**EXHIBIT LIST**

**CHAPTER G  
Notices**

DOC INDEX #	DOCUMENT	DATE
G-1	<b>2015 Comprehensive Plan Amendment Opening Process Display Ad and Legal Notice</b>	<b>02/09/2018</b>
G-2	<b>Determination of Application Completeness</b>	<b>05/29/2018</b>
G-3	<b>Land Use Action Installation Certificate</b>	<b>06/04/2018</b>
G-4	<b>Notice of Application and Environmental Review</b> G-4a: Postcard Notice G-4b: Parties and Agencies Notified G-4c: Affidavit of Mailing	<b>06/08/2018</b>
G-5	<b>Notice of Public Hearing &amp; Determination of Non-Significance</b> G-5a: Legal Ad G-5b: Press Release & Distribution Email G-5c: Parties and Agencies Notified G-5d: Affidavit of Mailing	<b>07/05/2018</b>
G-6	<b>YPC Agenda and Packet Distribution List</b>	<b>08/15/2018</b>
G-7	<b>YPC Agenda &amp; Sign-In Sheet</b>	<b>08/22/2018</b>
G-8	<b>YPC Agenda &amp; Sign-In Sheet (Continued Hearing)</b>	<b>09/26/2018</b>
G-9	<b>Notice of Yakima Planning Commission's Recommendation</b> (See DOC INDEX#AA-1 for YPC Recommendation) G-9a: Parties and Agencies Notified G-9b: Affidavit of Mailing	<b>10/03/2018</b>
G-10	<b>Letter of Transmittal to City Clerk for Public Hearing Notice</b> Mailing Labels & 2018 CPA Docket (includes vicinity map)	<b>10/03/2018</b>

CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

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

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

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



Lisa Maxey  
Planning Specialist

Received By:



Date:

10-3-18

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17120114013 APPLE TREE PARTNERSHIP 8804 OCCIDENTAL RD YAKIMA, WA 98903	18120622009 <del>APPLE TREE PARTNERSHIP 8804 OCCIDENTAL RD YAKIMA, WA 98903</del>	18133143403 APPLE TREE RESORT DEVELOPMENT CO 2550 BORTON RD YAKIMA, WA 98903
18133143404 <del>APPLE TREE RESORT DEVELOPMENT CO 2550 BORTON RD YAKIMA, WA 98903</del>	18133143405 <del>APPLE TREE RESORT DEVELOPMENT CO 2550 BORTON RD YAKIMA, WA 98903</del>	18133144002 AT PROPERTIES LLC 2550 BORTON RD YAKIMA, WA 98903
18120613400 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120621001 <del>WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902</del>	18120621005 <del>WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902</del>
<del>18120621007 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902</del>	<del>18120621401 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902</del>	<del>18120621402 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902</del>
<del>18120624402 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902</del>	<del>18120624404 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902</del>	<del>18120624407 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902</del>
<del>18120624409 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902</del>	18133143003 ANDREW C & ERIN M HULL 8407 OCCIDENTAL RD YAKIMA, WA 98903	18120624406 EDWARD A OPSAHL 8413 OAK AVE YAKIMA, WA 98903
18120612412 GILBERT E & MICHAEL DALE KNOTTS 321 N 84TH AVE YAKIMA, WA 98908	18120622002 HELEN E TYLER 6 N 6TH ST APT 905 YAKIMA, WA 98901	18120613429 JAMES M & WENDY R LONG 2402 S 81ST AVE YAKIMA, WA 98903
18120612402 JAMES P JOHNSON 8210 OCCIDENTAL RD YAKIMA, WA 98903	18120624512 JOHN W & JENNIFER L HULL 9705 RIDGEWAY RD YAKIMA, WA 98903	<del>18120624513 JOHN W &amp; JENNIFER L HULL 9705 RIDGEWAY RD YAKIMA, WA 98903</del>
18120612404 LESLIE P HEIMGARTNER 119 S 6TH ST MONTESANO, WA 98563	<del>18120612405 LESLIE P HEIMGARTNER 119 S 6TH ST MONTESANO, WA 98563</del>	18120613422 MARLENE R VESEK 2403 S 81ST AVE YAKIMA, WA 98903
18120624511 MICHAEL A & TONYA R WETCH 2401 S 86TH AVE YAKIMA, WA 98903	18120613430 RUBEN DIAZ 2404 S 81ST AVE YAKIMA, WA 98903	<del>18120613401 TALBERT TAYLOR 2410 S 83RD AVE UNION GAP, WA 98903</del>

300-ft Mailing List  
West Valley Nursing Homes Inc  
CPA #005-18 / AZ #006-18

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<p>18120613403  TALBERT TAYLOR  2410 S 83RD AVE  YAKIMA, WA 98903</p>	<p>18120624410  TALBERT &amp; SHIRLEY TAYLOR  2410 S 83RD AVE  UNION GAP, WA 98903</p>	<p>18120624507  TALBERT WILLIAM TAYLOR  2410 S 83RD AVE  YAKIMA, WA 98903</p>
<p>18120624508  TALBERT WILLIAM TAYLOR  2410 S 83RD AVE  YAKIMA, WA 98903</p>	<p>18120624400  WILLIAM M &amp; ROBIN STEWART  2407 S 86TH AVE  YAKIMA, WA 98903</p>	<p>18120624405  WILLIAM T &amp; JAMIE L QUANTRELL  8415 OAK AVE  YAKIMA, WA 98903</p>
<p>36  Total Parcels - West Valley Nursing  Homes Inc - CPA#005-18, RZ#006-18 &amp;  SEPA#008-18</p>	<p>Hordan Planning Services  410 N 2nd St  Yakima, WA 98901</p>	
	<p><i>Ntc of City Council Hearing  CPA #005-18 / RZ #006-18  Date of Hearing: 11/16/18</i></p>	



Parties of Record – West Valley Nursing Homes Inc – CPA#005-18, RZ#006-18, SEPA#008-18

Hordan Planning Services 410 N 2 <sup>nd</sup> St Yakima, WA 98901 <a href="mailto:Hps410@qwestoffice.net">Hps410@qwestoffice.net</a>	West Valley Nursing Homes Inc 3801 Summitview Ave Yakima, WA 98902	William & Jamie Quantrell 8415 Oak Ave Yakima, WA 98903 <a href="mailto:eight_is_great008@hotmail.com">eight_is_great008@hotmail.com</a>
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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
Cal Groenenberg 3801 Summitview Ave Yakima, WA 98902	Carol Pierce 8800 Ahtanum Rd Yakima, WA 98903	

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Sara Watkins	Legal Dept	<a href="mailto:Sara.Watkins@yakimawa.gov">Sara.Watkins@yakimawa.gov</a>
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Naeem Kara	Transit Division	<a href="mailto:Naeem.Kara@yakimawa.gov">Naeem.Kara@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.Dean@yakimawa.gov">James.Dean@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:Dana.Kallevig@yakimawa.gov">Dana.Kallevig@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:Randy.Meloy@yakimawa.gov">Randy.Meloy@yakimawa.gov</a>
<b>For the Record/File</b>		Revised 04/2018

Type of Notice: Ntc of City Council Hearing  
 File Number: CPA #005-18 / RZ #006-18  
 Date of Mailing: 11/6/18  
 Hearing

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## Maxey, Lisa

---

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

Good Morning Sonya,

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

Please also email the notice to the following parties:

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

Thank you!



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



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

Planning Division  
Joseph Calhoun, Manager  
129 North Second Street, 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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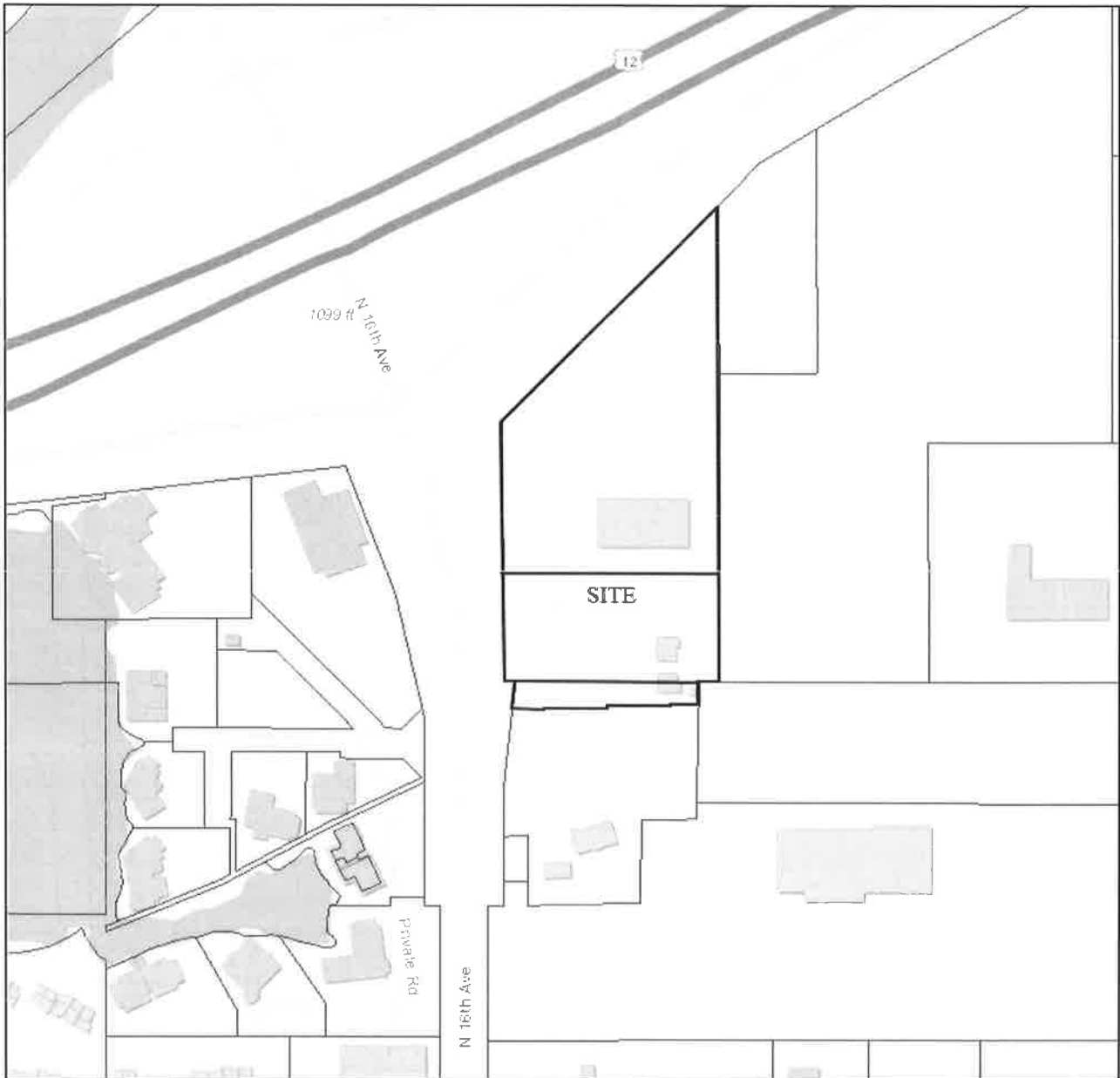
**APPLICANT:** Hordan Planning Services for Yakima Valley Farm Workers Clinic  
**FILE NUMBERS:** CPA#002-18, RZ#003-18, SEPA#005-18  
**LOCATION:** 600 & 611 Wilson Ln, 1410, 1412, 1414 & 1418 S 7<sup>th</sup> St  
**PARCEL NO:** 191330-41425, 191330-41426, 191330-41427, 191330-41428, 191330-41431, 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.



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**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#005-18 & RZ#006-18**

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**West Valley Nursing Homes Inc.**

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**Vic. of S 85<sup>th</sup> Ave & Occidental Rd**

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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 3<sup>rd</sup> day of October, 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 – West Valley Nursing Homes Inc – CPA#005-18, RZ#006-18, SEPA#008-18

Hordan Planning Services 410 N 2 <sup>nd</sup> St Yakima, WA 98901 <a href="mailto:Hps410@qwestoffice.net">Hps410@qwestoffice.net</a>	West Valley Nursing Homes Inc 3801 Summitview Ave Yakima, WA 98902	William & Jamie Quantrell 8415 Oak Ave Yakima, WA 98903 <a href="mailto:eight_is_great008@hotmail.com">eight_is_great008@hotmail.com</a>
Tonya Robel Wetch 2401 S 86 <sup>th</sup> Ave Yakima, WA 98903 <a href="mailto:teacherwetch@gmail.com">teacherwetch@gmail.com</a>	Resident 5701 W Arlington Ave Yakima, WA 98908	Ana E. P.O. Box 177 Tieton, WA 98947
Helen M. P.O. Box 11 Tieton, WA 98947	H.E. Maggard 421 N 20 <sup>th</sup> Ave Yakima, WA 98902	Resident 2205 Lila Ave #1 Yakima, WA 98902
Cal Groenberg 3801 Summitview Ave Yakima, WA 98902	Carol Pierce 8800 Ahtanum Rd Yakima, WA 98903	

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 YPC Recommendation  
 File Number: CPA #005-18 / RZ #006-18  
 Date of Mailing: 10/3/18

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# G-9a

## Maxey, Lisa

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**From:** Maxey, Lisa  
**Sent:** Wednesday, October 03, 2018 10:07 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; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rizzi, Dominic; Schafer, Scott; Shane, Mike; Watkins, Sara; Zammarchi, Loretta  
**Cc:** Martin, Trevor  
**Subject:** RE: Notice of YPC Recommendation to City Council - Wet Valley Nursing Homes Inc - CPA#005-18 & RZ#006-18  
**Attachments:** NOTICE OF YPC RECOMMENDATION\_WV Nursing Homes Inc - CPA#005-18 & RZ#006-....pdf

Please see the attached notice which has been revised to further clarify the project description on the cover sheet. Thanks!



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

**From:** Maxey, Lisa  
**Sent:** Wednesday, October 03, 2018 9:22 AM  
**To:** Belles, Carolyn <Carolyn.Belles@yakimawa.gov>; Brown, David <David.Brown@yakimawa.gov>; Calhoun, Joseph <Joseph.Calhoun@YAKIMAWA.GOV>; Caruso, Joe <Joe.Caruso@yakimawa.gov>; Cutter, Jeff <Jeff.Cutter@yakimawa.gov>; Davenport, Joan <Joan.Davenport@yakimawa.gov>; Dean, James <James.Dean@yakimawa.gov>; DeBusschere, Suzanne <suzanne.debuschere@yakimawa.gov>; Denman, Glenn <Glenn.Denman@yakimawa.gov>; DeOchoa, Vick <Vick.DeOchoa@YAKIMAWA.GOV>; Desgrosellier, Bob <Bob.Desgrosellier@yakimawa.gov>; Ibarra, Rosalinda <Rosalinda.Ibarra@yakimawa.gov>; Kallevig, Dana <Dana.Kallevig@yakimawa.gov>; Kara, Naeem <Naeem.Kara@YAKIMAWA.GOV>; Layman, Randy <Randy.Layman@yakimawa.gov>; Matthews, Archie <Archie.Matthews@yakimawa.gov>; Maxey, Lisa <Lisa.Maxey@YAKIMAWA.GOV>; Meloy, Randy <Randy.Meloy@yakimawa.gov>; Reid, Patrick <pat.reid@yakimawa.gov>; Riddle, Dan <Dan.Riddle@yakimawa.gov>; Rizzi, Dominic <dominic.rizzi@yakimawa.gov>; Schafer, Scott <Scott.Schafer@yakimawa.gov>; Shane, Mike <Mike.Shane@yakimawa.gov>; Watkins, Sara <Sara.Watkins@YAKIMAWA.GOV>; Zammarchi, Loretta <Loretta.Zammarchi@YAKIMAWA.GOV>  
**Cc:** Martin, Trevor <Trevor.Martin@YAKIMAWA.GOV>  
**Subject:** Notice of YPC Recommendation to City Council - Wet Valley Nursing Homes Inc - CPA#005-18 & RZ#006-18

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  
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

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

**DATE:** October 3, 2018  
**TO:** Applicant and Parties of Record  
**SUBJECT:** Notice of Yakima Planning Commission's Recommendation to  
The Yakima City Council  
**FILE #(S):** CPA#005-18 & RZ#006-18  
**APPLICANT:** West Valley Nursing Homes Inc.  
**PROJECT LOCATION:** Vicinity of South 85<sup>th</sup> Ave & Occidental Rd

On October 3, 2018, the City of Yakima Planning Commission rendered their recommendation on **CPA#005-18 and RZ#006-18**, a proposal to 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. The open record public hearing was opened on August 22, 2018 and was continued to September 26, 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).

A handwritten signature in black ink, appearing to read "Trevor Martin".

Trevor Martin  
Associate Planner

Date of Mailing: **October 3, 2018**  
Enclosures: Planning Commission's Recommendation

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

City of Yakima Planning Commission

PUBLIC HEARING

City Hall Council Chambers

Wednesday September 26, 2018

3:00 p.m. - 5:00 p.m.

YPC Members:

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

Council Liaison: Jason White

City Planning Staff:

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

AGENDA

I. Call to Order

II. Roll Call

III. Staff Announcements

IV. Audience Participation

V. Approval of Meeting Minutes of September 12, 2018

VI. Public Hearing - Datal Properties LLC

Applicant: Hordan Planning Services on behalf of Datal Properties LLC

File Numbers: RZ#009-18 & SEPA#018-18

Site Address: 113 & 115 N 56th Ave

Request: Non-project rezone consisting of two parcels, totaling approximately 0.63 acres, from Single-Family Residential (R-1) to Large Convenience Center (LCC). This proposal includes a non-binding conceptual site plan for reference purposes only for a drive-thru beverage facility which is one potential land use that the property owner anticipates may be suitable for this location and is a permitted use in the LCC zoning district.

VII. Continued Public Hearing - West Valley Nursing Homes Inc.

Applicant: City of Yakima Wastewater Division

File Numbers: CPA#005-18, RZ#006-18 & SEPA#008-18

Site Address: Vicinity of S 85th Ave & Occidental Rd

Request: Retain the Future Land Use map designation for 5 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.

VIII. Study Session: Hotel/Motel & Extended Stay Hotel/Motel Uses & Definitions

IX. Other Business

X. Adjourn

Next Meeting: October 10, 2018



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**CITY OF YAKIMA  
YAKIMA PLANNING COMMISSION PUBLIC HEARING**

City Hall Council Chambers  
SIGN-IN SHEET



HEARING DATE: Wednesday September 26, 2018

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**PUBLIC HEARINGS:**

- A. DATAI PROPERTIES LLC (RZ#009-18 & SEPA#018-18) 113 & 115 N 56<sup>th</sup> Ave
- B. CONTINUED HEARING - WEST VALLEY NURSING HOMES INC. (CPA#005-18, RZ#006-18 & SEPA#008-18) Vicinity of S 85<sup>th</sup> Ave & Occidental Rd

Mark X on item of interest		NAME	ADDRESS	ZIP CODE	E-MAIL ADDRESS
A	B Other (Please specify)				
X	X	BILL THOMAS	410 N 2 <sup>nd</sup> ST	98901	
	X	Col Greenwood	3801 Summit Blvd	98902	



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

Mark X on item of interest			NAME	ADDRESS	ZIP CODE	E-MAIL ADDRESS
A	B	C				
			Public Hearing Ruth Hauge	1315 2nd 7th Street Yakima	98901	—
			D Pacheco, Ruby	P.O. Box 11491 Yakima	98900	—
			A, B, C, D Brice Thomas	440 N. 2nd St Yakima	98901	—
			Shelby Randall	5701 W. Washington Yakima	98908	—
			Just observing Amanda Swilke	P.O. Box 177 Tieton, WA	98947	—
			Helen Moreshead Helen Moreshead	P.O. Box 11 Tieton, WA	98947	—
			Holselm John Cooper	212 N 21st	98902	—
			R B Hays R B Hays	421 16th St	98902	—
			Deery Deery	205 Lincoln	98902	—

**YPC Staff Report & Packet Distribution List  
West Valley Nursing Homes Inc  
CPA#005-18, RZ#006-18 & SEPA#008-18**

**YPC PACKET:**

Patricia Byers  
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[aar7040@gmail.com](mailto:aar7040@gmail.com)

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

Rob McCormick  
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Hordan Planning Services  
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[Hps410@qwestoffice.net](mailto:Hps410@qwestoffice.net)

**AGENDA & STAFF REPORT ONLY:**

West Valley Nursing Homes Inc  
3801 Summitview Ave  
Yakima, WA 98902

Date Distributed: 8/15/18

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**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

**RE: CPA#005-18, RZ#006-18, & SEPA#008-18**

**West Valley Nursing Homes Inc**

**Vic. of S 85<sup>th</sup> Ave & Occidental Rd**

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. *Revised Application,*

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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18120624511 MICHAEL A & TONYA R WETCH 2401 S 86TH AVE YAKIMA, WA 98903	18120613430 RUBEN DIAZ 2404 S 81ST AVE YAKIMA, WA 98903	18120613401 TALBERT TAYLOR 2410 S 83RD AVE UNION GAP, WA 98903

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18120624410  
TALBERT & SHIRLEY TAYLOR  
2410 S 83RD AVE  
UNION GAP, WA 98903

18120624507  
TALBERT WILLIAM TAYLOR  
2410 S 83RD AVE  
YAKIMA, WA 98903

18120624508  
TALBERT WILLIAM TAYLOR  
2410 S 83RD AVE  
YAKIMA, WA 98903

18120624400  
WILLIAM M & ROBIN STEWART  
2407 S 86TH AVE  
YAKIMA, WA 98903

18120624405  
WILLIAM T & JAMIE L QUANTRELL  
8415 OAK AVE  
YAKIMA, WA 98903

36  
Total Parcels - West Valley Nursing  
Homes Inc - CPA#005-18, RZ#006-18 &  
SEPA#008-18

Hordan Planning Services  
410 N 2nd St  
Yakima, WA 98901

*Ntc of Public Hearing, Revised App,  
& DNS  
CPA#005-18, RZ#006, SEPA#008  
Sent 7/5/18*

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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@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>
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<p>Yakima County Commissioners <a href="mailto:Commissioners.web@co.yakima.wa.us">Commissioners.web@co.yakima.wa.us</a></p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 <a href="mailto:yhd@co.yakima.wa.us">yhd@co.yakima.wa.us</a> <a href="mailto:ryan.ibach@co.yakima.wa.us">ryan.ibach@co.yakima.wa.us</a></p>	<p>Yakima County Flood Control District Terry Keenhan &amp; Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Terry.Keenhan@co.yakima.wa.us">Terry.Keenhan@co.yakima.wa.us</a> <a href="mailto:Dianna.Woods@co.yakima.wa.us">Dianna.Woods@co.yakima.wa.us</a></p>
<p>Yakima County Planning Lynn Deitrick &amp; Jason Earles 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Lynn.Deitrick@co.yakima.wa.us">Lynn.Deitrick@co.yakima.wa.us</a> <a href="mailto:Jason.Earles@co.yakima.wa.us">Jason.Earles@co.yakima.wa.us</a></p>	<p>Yakima County Public Services Vern Redifer, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Vern.redifer@co.yakima.wa.us">Vern.redifer@co.yakima.wa.us</a></p>	<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 <a href="mailto:kellie@yakimagreenway.org">kellie@yakimagreenway.org</a></p>

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Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504	Environmental Protection Agency NEPA Review Unit 1200 6th Ave #900 Seattle, WA 98101	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903
Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Airport Planner 1601 Lind Ave SW Renton, WA 98055-4056	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504	Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901
Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902	Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901	United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903
WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	Eastern Drinking Water Operations River View Corporate Center 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216	Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948
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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 <sup>Revised Application</sup>

**File Number:** CPA #005-18, AZ #006-18 & SEPA #008-18

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

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Parties of Record – West Valley Nursing Homes Inc – CPA#005-18, RZ#006-18, SEPA#008-18

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>	West Valley Nursing Homes Inc 3801 Summitview Ave Yakima, WA 98902
William & Jamie Quantrell 8415 Oak Ave Yakima, WA 98903 <a href="mailto:eight_is_great008@hotmail.com">eight_is_great008@hotmail.com</a>	Tonya Robel Wetch 201 S 86 <sup>th</sup> Ave Yakima, WA 98903 <a href="mailto:teacherwetch@gmail.com">teacherwetch@gmail.com</a>	

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

Type of Notice: Ntc of Public Hearing, Revised App & DNS

File Number: CPA #005-18, RZ #006 & SEPA #008

Date of Mailing: 7/5/18

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## 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 (silvrx40@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, Revised Notice of Application & DNS - West Valley Nursing Homes Inc - CPA#005-18, RZ#006-18 & SEPA#008-18  
**Attachments:** NOTICE OF PUBLIC HEARING, REVISED APPLICATION & DNS - West Valley Nursin....pdf

Attached is a Notice of Yakima Planning Commission Public Hearing, Revised Notice of Application, and Determination of Non-Significance (DNS) regarding the above-entitled project. If you have any questions

about this proposal, please contact assigned planner Trevor Martin at (509) 575-6162 or email to: [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov). Thank you!

**Lisa Maxey**

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

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

Planning Division: (509) 575-6183

129 N 2<sup>nd</sup> Street, Yakima, WA 98901



## -Ad Proof-

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

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<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
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<b># of Inserts:</b>	1
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Yakima Herald-Republic	07/05/18

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

Date: July 5, 2018

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

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

**File Numbers:** CPA#003-18, RZ#004-18, SEPA#006-18;  
**Project Applicant:** Hordan Planning Services (410 N 2nd  
St, Yakima, WA 98901) on behalf of William Almon; **Project  
Location:** 1104 S 48th Ave; **Parcel Number:** 181328-41405;  
**Proposal:** Change the Future Land Use map designation  
for one parcel from Low-density Residential to Community  
Mixed-Use and rezone one parcel from Single-family Resi-  
dential (R-1) to Professional Business (B-1).  
**File Numbers:** CPA#004-18, RZ#005-18, SEPA#007-18;  
**Project Applicant:** Hordan Planning Services (410 N 2nd St,  
Yakima, WA 98901) on behalf of Riverpointe Landing LLC;  
**Project Location:** 1429, 1431, & 1439 N 16th Ave; **Parcel  
Numbers:** 181312-33005, -22002, and -33003; **Proposal:**  
Change the Future Land Use map designation for three  
parcels from Regional Commercial to Industrial and rezone  
three parcels from Large Convenience Center (LCC) to Light  
Industrial (M-1).

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

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

(824294) July 5, 2018

Courtesy of Yakima Herald-Republic

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

**Date: July 5, 2018**

**File Numbers:** CPA #001-18, RZ#002-18, SEPA#004-18;  
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**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.

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

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

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

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

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

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

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

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

**CITY OF YAKIMA  
NOTICE OF PUBLIC HEARING & REVISED APPLICATION**

**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 #005-18, RZ#006-18, SEPA#008-18  
**Project Applicant:** Hordan Planning Services on behalf of West Valley Nursing Homes Inc.  
**Applicant Address:** 410 N 2<sup>nd</sup> Ave., Yakima, WA 90901  
**Project Location:** Vicinity of S 85<sup>th</sup> Ave. and Occidental Rd.  
**Parcel Numbers:** 181206-21001, -21005, -21007, -21401, -21402

**PROJECT DESCRIPTION** 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.

**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.**

**NOTICE OF REVISED APPLICATION** Subsequent to the notice of application, the applicant has provided additional information in regards to the narrative of the proposed project. The revised information can be found in the project folder on the second floor of City Hall located at 129 N 2<sup>nd</sup> St, and will be uploaded to the permit center ([www.buildingyakima.com](http://www.buildingyakima.com)) in the public notices section of permit number CPA#005-18.

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).

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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

**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 West Valley Nursing Homes Inc., for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of the subject property. The owner is requesting to 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.

**PROPONENT:** West Valley Nursing Homes Inc.  
**LOCATION:** Vicinity of S 85<sup>th</sup> Ave. and Occidental Rd.  
**PARCEL NUMBERS:** 181206-21001, -21005, -21007, -21401, -21402  
**LEAD AGENCY:** City of Yakima  
**FILE NUMBERS:** CPA #005-18, RZ#006-18, SEPA#008-18

**DETERMINATION:** The lead agency for this proposal has determined that the project will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. The information is available to the public upon request at the City of Yakima Planning Division.

This DNS is issued under WAC 197-11-355. **There is no further comment period for this DNS.**

**CONTACT PERSON:** Trevor Martin, Associate Planner. Call (509) 575-6162 for more information.

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

SIGNATURE:  DATE: July 5, 2018

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

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

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

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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.

Yakima



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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#005-18, RZ#006-18 & SEPA#008-18

West Valley Nursing Homes Inc

Vic. of S 85<sup>th</sup> Ave & Occidental Rd

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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17120114013 APPLE TREE PARTNERSHIP 8804 OCCIDENTAL RD YAKIMA, WA 98903	<del>18120622009 APPLE TREE PARTNERSHIP 8804 OCCIDENTAL RD YAKIMA, WA 98903</del>	18133143403 APPLE TREE RESORT DEVELOPMENT CO 2550 BORTON RD YAKIMA, WA 98903
<del>18133143404 APPLE TREE RESORT DEVELOPMENT CO 2550 BORTON RD YAKIMA, WA 98903</del>	<del>18133143405 APPLE TREE RESORT DEVELOPMENT CO 2550 BORTON RD YAKIMA, WA 98903</del>	18133144002 AT PROPERTIES LLC 2550 BORTON RD YAKIMA, WA 98903
18120613400 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	<del>18120621001 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902</del>	<del>18120621005 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902</del>
<del>18120621007 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902</del>	<del>18120621401 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902</del>	<del>18120621402 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902</del>
<del>18120624402 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902</del>	<del>18120624404 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902</del>	<del>18120624407 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902</del>
<del>18120624409 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902</del>	18133143003 ANDREW C & ERIN M HULL 8407 OCCIDENTAL RD YAKIMA, WA 98903	18120624406 EDWARD A OPSAHL 8413 OAK AVE YAKIMA, WA 98903
18120612412 GILBERT E & MICHAEL DALE KNOTTS 321 N 84TH AVE YAKIMA, WA 98908	18120622002 HELEN E TYLER 6 N 6TH ST APT 905 YAKIMA, WA 98901	18120613429 JAMES M & WENDY R LONG 2402 S 81ST AVE YAKIMA, WA 98903
18120612402 JAMES P JOHNSON 8210 OCCIDENTAL RD YAKIMA, WA 98903	18120624512 JOHN W & JENNIFER L HULL 9705 RIDGEWAY RD YAKIMA, WA 98903	<del>18120624513 JOHN W &amp; JENNIFER L HULL 9705 RIDGEWAY RD YAKIMA, WA 98903</del>
18120612404 LESLIE P HEIMGARTNER 119 S 6TH ST MONTESANO, WA 98563	<del>18120612405 LESLIE P HEIMGARTNER 119 S 6TH ST MONTESANO, WA 98563</del>	18120613422 MARLENE R VESEK 2403 S 81ST AVE YAKIMA, WA 98903
18120624511 MICHAEL A & TONYA R WETCH 2401 S 86TH AVE YAKIMA, WA 98903	18120613430 RUBEN DIAZ 2404 S 81ST AVE YAKIMA, WA 98903	<del>18120613401 TALBERT TAYLOR 2410 S 83RD AVE UNION GAP, WA 98903</del>

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<p>18120613403  TALBERT TAYLOR  2410 S 83RD AVE  YAKIMA, WA 98903</p>	<p>18120624410  TALBERT &amp; SHIRLEY TAYLOR  2410 S 83RD AVE  UNION GAP, WA 98903</p>	<p>18120624507  TALBERT WILLIAM TAYLOR  2410 S 83RD AVE  YAKIMA, WA 98903</p>
<p>18120624508  TALBERT WILLIAM TAYLOR  2410 S 83RD AVE  YAKIMA, WA 98903</p>	<p>18120624400  WILLIAM M &amp; ROBIN STEWART  2407 S 86TH AVE  YAKIMA, WA 98903</p>	<p>18120624405  WILLIAM T &amp; JAMIE L QUANTRELL  8415 OAK AVE  YAKIMA, WA 98903</p>
<p>36  Total Parcels - West Valley Nursing  Homes Inc - CPA#005-18, RZ#006-18 &amp;  SEPA#008-18</p>	<p>Hordan Planning Services  410 N 2nd St  Yakima, WA 98901</p>	
	<p><i>Ntc of App &amp; SEPA  CPA # 005-18, RZ#006-18,  SEPA #008-18  Sent 6/8/18</i></p>	

<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 Szvetez, 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:lri.white@ecy.wa.gov">lri.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@wvwd208.org">wattsa@wvwd208.org</a></p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 <a href="mailto:gonsetp@wsdot.gov">gonsetp@wsdot.gov</a></p>
<p>WSDOT South Central Regional Planning Office <a href="mailto:SCplanning@wsdot.wa.gov">SCplanning@wsdot.wa.gov</a></p>	<p>WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 <a href="mailto:WrightP@wsdot.wa.gov">WrightP@wsdot.wa.gov</a></p>	<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 <a href="mailto:Rocco.clark@bia.gov">Rocco.clark@bia.gov</a></p>
<p>Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 <a href="mailto:esanchez@yakama.com">esanchez@yakama.com</a></p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 <a href="mailto:jmarvin@yakama.com">jmarvin@yakama.com</a></p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 <a href="mailto:robert.peterson@yakimawa.gov">robert.peterson@yakimawa.gov</a></p>
<p>Yakima County Commissioners <a href="mailto:Commissioners.web@co.yakima.wa.us">Commissioners.web@co.yakima.wa.us</a></p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 <a href="mailto:yhd@co.yakima.wa.us">yhd@co.yakima.wa.us</a> <a href="mailto:ryan.ibach@co.yakima.wa.us">ryan.ibach@co.yakima.wa.us</a></p>	<p>Yakima County Public Services Lynn Deitrick, Planning Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Lynn.Deitrick@co.yakima.wa.us">Lynn.Deitrick@co.yakima.wa.us</a></p>
<p>Yakima County Public Services Vern Redifer, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Vern.redifer@co.yakima.wa.us">Vern.redifer@co.yakima.wa.us</a></p>	<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 <a href="mailto:kellie@yakimagreenway.org">kellie@yakimagreenway.org</a></p>	<p>Yakima Regional Clean Air Agency Hasan Tahat, Engineering &amp; Planning Supervisor 329 North 1st Street Yakima, WA 98901 <a href="mailto:hasan@yrcaa.org">hasan@yrcaa.org</a></p>

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

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

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

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

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

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

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

**File Number:** CPA#005-18, RZ#006-18, SEPA#008-18

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

Type of Notice: NTC of Application & SEPA

File Number(s): CPA #005-18, RZ#006-18, SEPA#008-18

Date of Mailing: 6/8/18

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## Maxey, Lisa

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**From:** Maxey, Lisa  
**Sent:** Friday, June 08, 2018 11:50 AM  
**To:** Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Ibarra, Rosalinda; Kallevig, Dana; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rizzi, Dominic; Schafer, Scott; Shane, Mike; Watkins, Sara; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Department of Social & Health Services; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Scott Izutsu - Yakima School District; US Army Corps of Engineers - David Moore; WA State Parks & Recreation Commission; West Valley School District - Angela Watts; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Patrick Wright; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchez; Yakama-Klickitat Fisheries - John Marvin; Yakima County Commissioners; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - John A. Baule; Yakima Waste Systems - Keith Kovalenko; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); Jacob Liddicoat; Leanne Hughes-Mickel; Patricia Byers; Peter Marinace; Rob McCormick; White, Jason; William Cook (cook.w@charter.net)  
**Cc:** Martin, Trevor  
**Subject:** Notice of Application & SEPA - West Valley Nursing Homes Inc - CPA#005-18, RZ# 006-18, SEPA#008-18  
**Attachments:** NOTICE OF APPLICATION & SEPA\_West Valley Nursing Homes Inc - CPA RZ SEPA....pdf

Attached is a Notice of Application and SEPA Environmental Review regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner 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#005-18**

Project Name: WEST VALLEY NURSING HOMES INC  
 Location: S 85TH AVE & OCCIDENTAL RD

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 development agreement executed by City Council which limited development of the property to multi-family senior living & senior care residential facilities. A senior living/senior care land use is no longer proposed; property owner wishes to vacate development agreement to allow other multi-family uses.

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#005-18 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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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 #005-18, RZ#006-18, SEPA#008-18  
**Project Applicant:** Hordan Planning Services  
**Project Location:** Vicinity of S 85<sup>th</sup> Ave. and Occidental Rd.  
**Parcel Number(s):** 181206-21001, -21005, -21007, -21401, -21402

**PROJECT DESCRIPTION**

The City of Yakima Department of Community Development has received applications from Hordan Planning Services, on behalf of West Valley Nursing Homes Inc., for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of the subject property. The owner is requesting to 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.

**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.

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**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.

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:

West Valley Nursing Homes – CPA #005-18, RZ#006-18, SEPA#008-18

**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 # 005-18 RZ # 006-18 SEPA # 008-18
<b>Applicant/Project Name:</b>	Hordan Planning Services
<b>Site Address:</b>	Vicinity of 85 <sup>th</sup> Ave & Occidental Rd
<b>Date of Posting:</b>	6/2/2018

Location of Installation (Check One):

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

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

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

The alternative location is:

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

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

[Signature]  
Applicant's Signature

6/4/18  
Date

HORDAN PLANNING SERVICES  
Applicant's Name (Please Print)

249-1919  
Applicant's Phone Number

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

RECEIVED

JUN 04 2018

CITY OF YAKIMA  
PLANNING DIV

Revised 01/2017

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# G-3



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

May 29, 2018

**FILE NUMBER:** CPA#005-18, RZ#006-18, SEPA#008-18  
**APPLICANT:** Hordan Planning Services  
**APPLICANT ADDRESS:** 410 N 2<sup>nd</sup> St., Yakima, WA 98901  
**PROJECT LOCATION:** Vicinity of 85<sup>th</sup> Ave. & Occidental Rd.  
**TAX PARCEL NO:** 181206-21001, -21005, -21007, 21401, and -21402  
**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  
 West Valley Nursing Homes Inc.



# 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.

(793336) February 9, 2018

## Ad Proof

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

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

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

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