



City of Yakima  
Planning Division  
129 North 2nd Street  
Yakima, WA 98902

**RECEIVED**

JUL 16 2018

**CITY OF YAKIMA  
PLANNING DIV.**

Dear Planning Commission,

My husband and I wanted to let you know of our concerns about the proposed development on South 85th and Occidental. We bought our 'forever home' at 2401 South 86th Avenue in 2012. We love living right next to Apple Tree Golf Course and enjoy our beautiful views of the clubhouse and the first hole. We also appreciate the quality of construction as well as the beautiful landscaping that Apple Tree has done surrounding our home. With that said, these are some of our concerns and requests.

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 siteline 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.

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

Thank you for your time and consideration in this matter. It might seem a demanding list, but we saved a long time and embarked on a long search to find a house that we loved that we could raise our children in. We are both Yakima born and raised and I come from a farming family so I appreciate the open land that has been around us as well as the orchards. I also understand that fruit needs to be transported, but with additional construction in this area, there needs to be major road and lighting improvements. South 86th is extremely dangerous in the winter and we have seen people slide off of South 85th Avenue into the empty field when the roads are snowy and icy. We want the developments in the area to keep in line with the beautiful construction and quality of housing that surrounds us right now. We are blessed to live next to such a beautiful golf course and the area needs to be maintained as a quality area to develop, build, and live. Please keep our thoughts and concerns in mind when moving forward with this project.

Sincerely,

*Michael & Tonya Robel Wetch, M.Ed.*

Michael A. and Tonya Robel Wetch, M.Ed.

**RECEIVED**

JUL 16 2018

**CITY OF YAKIMA  
PLANNING DIV.**

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## Maxey, Lisa

---

**From:** Martin, Trevor  
**Sent:** Tuesday, June 26, 2018 1:03 PM  
**To:** Maxey, Lisa  
**Subject:** FW: CPA#005-18

Lisa,  
Can you please add this to the file?  
Thanks,  
Trevor

**From:** Jamie Quantrell [mailto:eight\_is\_great008@hotmail.com]  
**Sent:** Tuesday, June 26, 2018 12:56 PM  
**To:** Martin, Trevor <Trevor.Martin@YAKIMAWA.GOV>  
**Subject:** CPA#005-18

Mr. Martin

My family and I recently received a post card stating that land directly behind our property may be developed for residential housing. We live at 8415 Oak Ave, Yakima. 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. I have also called and left a message today, June 26, 2018, to talk to someone about this. Thank you for your time.

Sincerely,  
Jamie Quantrell (mother)  
William T. Quantrell (father)  
Donavyn Quantrell (5yrs)  
Autumn Quantrell (2 yrs)

**Maxey, Lisa**

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**From:** Tonya Wetch <teacherwetch@gmail.com>  
**Sent:** Friday, June 22, 2018 2:02 PM  
**To:** Ask Planning  
**Subject:** CPA#005-18

We live at 2401 South 86th Avenue in the stucco house. We want to know what exactly is being proposed to be built, whether streets will be improved, widened, as well as sidewalks and lights, who is doing the developing, when will it begin, and who is the construction company. This is our forever home and we don't want low quality homes, duplexes, or condos built around us.

Thank you.

Tonya Robel Wetch, M.Ed.  
509-972-4724



**RESOLUTION NO. R-2012-155**

**A RESOLUTION** authorizing and directing the City Manager to execute a Development Agreement with Wayne Clasen and Apple Land Investments, LLC (hereinafter "Property Owner"), to implement a Property Use and Development Agreement (hereinafter "Agreement")

**WHEREAS**, the City of Yakima (hereinafter "City") is a first class charter city incorporated under the laws of the State of Washington and has the authority to enact laws and enter into agreements to promote the health, safety, and welfare of its citizens and thereby to control the use and development of property within its corporate limits; and

**WHEREAS**, the City has the authority to enter into development agreements with those who own or control property within its jurisdiction pursuant to RCW 36.70B.170 - .210; and

**WHEREAS**, pursuant to the Growth Management Act, RCW 36.70A, the City adopted its Yakima Urban Area Comprehensive Plan. Subsequently, the City has revised and updated this plan and has adopted, and continues to adopt, development regulations to implement the plan, including adoption of the Yakima Urban Area Zoning Ordinance, which originally zoned the subject property (hereinafter "Property") Single-Family Residential; and

**WHEREAS**, the Property Owner has applied for Comprehensive Plan Amendment (hereinafter "Amendment") to the Future Land Use Map of the City's Comprehensive Plan to High Density Residential and to concurrently rezone to R-3, Multi-family Residential approximately 19.5 acres of land, legally described in Exhibit "A", attached hereto and incorporated herein by this reference, located in the vicinity of Occidental and 84<sup>th</sup> Avenues, Yakima, Washington; and

**WHEREAS**, on June 5, 2012, the City issued a Notice of Application, Environmental Review, and Public Hearing for the Amendment; and

**WHEREAS**, on July 13, 2012 the City issued a Final Mitigated Determination of Nonsignificance for compliance with the State Environmental Policy Act; and

**WHEREAS**, on August 8 and August 22, 2012 the City of Yakima's Planning Commission (hereinafter "Commission") conducted an open-record public hearing regarding the requested Amendment; and

**WHEREAS**, on September 12, 2012, the Commission issued their findings, and conclusions regarding CPA#006-12, RZ#006-12, and SEPA #018-12; recommending that the requested Amendment be approved, subject to an Agreement limiting the use of

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the property to the development of a multi-family senior living and senior care residential facility, together with accessory and incidental uses.

**WHEREAS**, at a closed-record public hearing held on October 2, 2012 the City Council (hereinafter "Council") considered the requested Amendment, including the documents and other evidence, which comprise the record developed before the Commission, and the statements and comments of interested persons and voted to accept the Commission's recommendations and adopted the Ordinance (R-2012-35) approving the requested Amendment subject to the Agreement; and

**WHEREAS**, the Agreement is intended to satisfy the obligations as set forth in the adopted Ordinance; and

**WHEREAS**, the City has determined that the Agreement is appropriate, and desires to enter into this Agreement. This Agreement will, amongst other things, implement the conditions of the Ordinance, eliminate uncertainty over development of the Property, provide for orderly development consistent with the City's current Comprehensive Plan and zoning for this Property, mitigate environmental impacts, and otherwise achieve the goals and purposes for which the Development Agreement Statute was enacted; now, therefore,

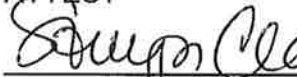
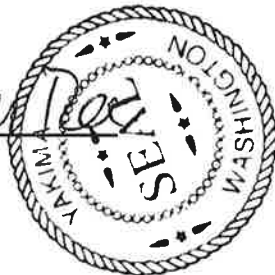
**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YAKIMA:** The City Manager of the City of Yakima is hereby authorized and directed to execute the attached and incorporated Agreement, Exhibit "B", attached hereto and incorporated herein by this reference. The Yakima City Council, after a duly noticed public hearing, has determined that execution of this Agreement furthers the public health, safety, and general welfare, and that the provisions of this Agreement are consistent with the approved Comprehensive Plan Amendment and rezone.

**ADOPTED BY THE CITY COUNCIL** at a regular meeting and signed and approved this 11th day of December, 2012.



\_\_\_\_\_  
Micah Cawley, Mayor

ATTEST

  
\_\_\_\_\_  
City Clerk

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FILE# 7797685  
 YAKIMA COUNTY, WA  
 03/29/2013 02:54:16PM  
 AGREEMENT  
 PAGES: 7  
 CITY OF YAKIMA CLERK  
 HALVORSON NW  
 Recording Fee: 78.00  
 Expedite Fee: 50.00

Return Address  
SONYA CIAAR TEE, City Clerk  
City of Yakima  
129 N. 2nd Street  
Yakima, WA 98901

Document 1 Title: Property Use and Development Agreement

Reference #'s \_\_\_\_\_  
 Additional reference #'s on page \_\_\_\_\_

Grantors  
West Valley Nursing Homes, Inc.

Grantees  
The City of Yakima

Additional grantors on page \_\_\_\_\_

additional grantees on page \_\_\_\_\_

Document 2 Title \_\_\_\_\_

Reference #'s: \_\_\_\_\_  
 Additional reference #'s on page \_\_\_\_\_

Grantors: \_\_\_\_\_

Grantees \_\_\_\_\_

Additional grantors on page \_\_\_\_\_

additional grantees on page \_\_\_\_\_

Legal Description (abbreviated form i.e. lot, blk, plat or S,T,R quarter/quarter)

Ptn Gov Lot 2 and 3, See b. Twn 12 N Rng 18, EWM; Lots land 2 of Sp  
 Additional legal is on page 5 7947

Assessor's Property Tax Parcel/Account Number

181206-21001, -21005, -21007, -21401 and -21402

Emergency nonstandard document recording: I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature Sonya Ciaar Tee, City Clerk

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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After Recording, Return to.  
Sonya Claar Tee  
City Clerk  
City of Yakima  
129 N 2<sup>nd</sup> Street  
Yakima, WA 98901

## PROPERTY USE AND DEVELOPMENT AGREEMENT

Grantor: West Valley Nursing Homes, Inc

Grantee: The City of Yakima

Abbreviated Legal Description. Ptn Gov Lot 2 and 3, Sec 6, Twn 12 N Rng 18,  
EWM, Lots 1 and 2 of SP 7947

Complete Legal is located on page 5 of the document.

Assessor's Tax Parcel ID #: 181206-21001, -21005, -21007, -21401, and -21402

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THIS PROPERTY USE AND DEVELOPMENT AGREEMENT ("Agreement") is executed as of this 5<sup>th</sup> day of March, 2013, in favor to the CITY OF YAKIMA, a Washington Municipal Corporation (the "City"), by WEST VALLEY NURSING HOMES, INC ("Owner").

### RECITALS

**A.** WEST VALLEY NURSING HOMES, INC is the owner of five (5) parcels of real property legally described in Exhibit A. The property is located in the City of Yakima and was zoned Single-family Residential (R-1) Exhibit B to this Agreement shows the location of the property and the area that has been rezoned

**B.** On or about April 30, 2012, WAYNE CLASEN and APPLE LAND INVESTMENTS, LLC submitted to the City an application for redesignation and rezoning of the five (5) parcels of real property Parcel Nos 181206-21001, -21005, -21007, -21401 and -21402 The approximate area of the redesignation/rezone was 19.5 acres The application requested redesignation of the property from Low Density Residential to High Density Residential on the Future Land Use Map of the Yakima Urban Area Comprehensive Plan and rezoning of the property from Single-Family Residential (R-1) to Multifamily Residential (R-3) The Rezone would allow the land to be used for the

### Property Use and Development Agreement - 1

Grantor: West Valley Nursing Homes, Inc  
Grantee: City of Yakima

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development of a multi-family senior living and senior care residential facility, together with accessory and incidental uses

C. Yakima City Planning Commission ("Planning Commission") conducted an open record public hearing on August 8, 2012. Planning Commission deliberated on the application, and issued a recommendation to approve the land use redesignation and rezone subject to development and execution of a Property Use and Development Agreement which limited permitted uses to a senior living and care community together with all accessory, supporting and incidental uses

D. 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.

E. WEST VALLEY NURSING HOMES, INC purchased the subject property from WAYNE T CLASEN and APPLE LAND INVESTMENTS, LLC on or about December 21, 2012, such purchase being subject to conditions set forth in Ordinance 2012-035 and recordation of this Property Use and Development Agreement.

NOW, THEREFORE, in consideration of the mutual agreements contained herein, the parties agree as follows

1. **Agreement**, Pursuant to Ordinance 2012-035, Owner hereby covenants, bargains and agrees, on behalf of themselves and their successors and assigns, that it comply with the following limitation and condition in consideration of the Rezone

Future development of the Property shall be for a senior living and care community Permitted uses shall include independent living facilities, structures and buildings, assisted living facilities, senior care and convalescent facilities, adult care group homes, retirement homes, caretaker dwellings, 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

2. **Agreement Runs with the Land.** This agreement shall be recorded in the real property records of Yakima County The covenants hereof shall be deemed to attach to and run with the Property and shall be binding upon the Owner, its heirs, successors and assigns, and shall apply to after-acquired title of the Owner in the Property

**Property Use and Development Agreement - 2**

Grantor: West Valley Nursing Homes, Inc.  
Grantee: City of Yakima

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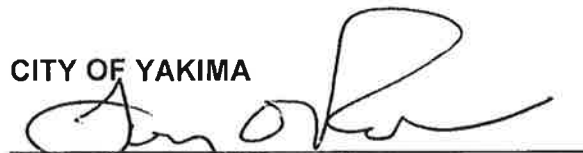
3. **Termination.** The covenants herein shall remain in effect until the Council changes the zoning designation for the property amends the agreement or upon the mutual consent of City and Owner.
4. **Amendment.** This Agreement may be amended or modified by agreement between Owner and City; provided, such amendment shall be approved by the legislative authority of the City through applicable legal process.
5. **Exercise of Police Power.** Nothing in this agreement prevents the City Council from making such further amendments to the Yakima Municipal Code or Urban Area Zoning Ordinance as it may deem necessary in the public interest.
6. **No Precedent.** The conditions contained in this Agreement are based on the unique circumstances applicable to this Property and the Agreement is not intended to establish precedent for other rezones in the surrounding area
7. **Enforcement.** City or Owner may institute and prosecute any proceeding at law or in equity to enforce this agreement.
8. **Repeal as Additional Remedy.** Owner acknowledges that compliance with the conditions of this Agreement is a condition of the Rezone. City shall notify Owner of any violations and Owner shall have thirty (30) days to respond, correct or appeal the determination. In addition to pursuing any other remedy after notice and final determination, the City may revoke the Rezone by ordinance and require the use of the property to conform to the requirements of the Single-family Residential (R-1) zone, the original zoning of the Property prior to the Rezone.
9. **Good Faith.** City and Owner agree to work in good faith to further the intent of this Agreement that allows for development of an integrated senior living and care facility serving our community. The concept of senior living and care facility shall be broadly construed to allow a full range of housing and services designed to meet the needs of senior residents

Executed as of the date first written above.

**WEST VALLEY NURSING HOMES, INC.**

  
 By: Calvin Groenberg  
 Its: Executive Director

**CITY OF YAKIMA**

  
 By: \_\_\_\_\_  
 Its: \_\_\_\_\_

**Property Use and Development Agreement - 3**

Grantor: West Valley Nursing Homes, Inc.  
 Grantee: City of Yakima

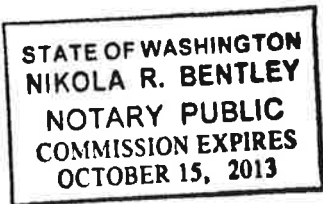
CITY CONTRACT NO: 2013-59  
 RESOLUTION NO: R2012-155

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STATE OF WASHINGTON )  
 )  
County of Yakima )

On this 6<sup>th</sup> day of March, 2013, before me, personally appeared CALVIN GROENENBERG, individually, and to me as Executive Director of WEST VALLEY NURSING HOMES, INC, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the same instrument on behalf of the corporation.

Witness my hand and official seal hereto affixed the day and year first above written.



Nikola R Bentley  
NOTARY PUBLIC in and for the State of  
Washington, residing at Yakima  
My Commission Expires Oct. 15, 2013

STATE OF WASHINGTON )  
 )  
County of Yakima )

On this 20<sup>th</sup> day of March, 2013, before me, personally appeared Tony O'Rourke, City Manager individually, and to me as Executive Director of CITY OF YAKIMA, the municipality that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said municipality, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the same instrument on behalf of the municipality

Witness my hand and official seal hereto affixed the day and year first above written



Jodi Stephens  
NOTARY PUBLIC in and for the State of  
Washington, residing at 122 N. 2nd St  
My Commission Expires March 21, 2014

g:\cc\living care retirement comm\documents\2013\agree wv- city of yakima - property use and development.docx  
id

**Property Use and Development Agreement - 4**  
Grantor: West Valley Nursing Homes, Inc.  
Grantee: City of Yakima

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EXHIBIT A  
LEGAL DESCRIPTION

**Legal Description:**

IN SECTION 6, TOWNSHIP 12 NORTH, RANGE 18 EAST WM, BEGINNING AT THE SOUTHWEST CORNER GOV LOT 2, THENCE EAST 280 FT, THENCE NORTH 02° 10' WEST 105.2 FT, THENCE NORTH 28° 50' 20" WEST 145 8 FT TO TRUE POINT OF BEGINNING, THENCE SOUTH 28° 50' 20" EAST 145 8 FT; THENCE SOUTH 17° 14' 20" EAST 105 2 FT, THENCE WEST 1614 FT; THENCE NORTH 4° 06' EAST 70 FT; THENCE NORTH 78° 55' EAST 263 FT; THENCE NORTH 6° 15' EAST 62 FT, THENCE NORTH 89° 38' EAST 1319 FT MORE OR LESS TO THE TRUE POINT OF BEGINNING

IN SECTION 6, TOWNSHIP 12 NORTH, RANGE 18 EAST WM, BEGINNING NORTH 89°56'39" WEST 12 33 FT TO THE NORTHEAST CORNER OF GOVERNMENT LOT 3; THENCE WEST 306 19 FT; THENCE SOUTH 215 3 FT; THENCE EAST 305.67 FT; THENCE NORTH 22'30" EAST 316 52 FT TO THE POINT OF BEGINNING EXCEPT NORTH COUNTY ROAD RW.

IN SECTION 6; TOWNSHIP 12 NORTH; RANGE 18 EAST WM; BEGINNING 180.5 FT NORTH OF THE SOUTHEAST CORNER OF GOVERNMENT LOT 3; THENCE NORTH 89° 30' WEST 1065 9 FT; THENCE NORTH 6° 15' EAST 519.6 FT, THENCE EAST 786 4 FT; THENCE SOUTH 215 3 FT THENCE EAST 305 6 FT, THENCE SOUTH 00° 22' 30" WEST 101 22 FT THENCE SOUTH 87° 02'10" EAST 148 78 FT, THENCE SOUTH 01° 02' WEST 43 75 FT; THENCE SOUTH 53° 33' EAST 42 92 FT THENCE SOUTH 28° 50' 20" EAST 145.8 FT, THENCE WEST TO BEGINNING

LOT 1 OF SHORT PLAT 7947 EXCEPT NORTHWEST 30X30 FT SITE TRIANGLE

LOT 2 OF SHORT PLAT 7947

Situate in Yakima County, State of Washington

**Yakima County Assessor's Tax Parcel Nos.** 181206-21001, 181206-21005, 181206-21007, 181206-21401 and 181206-21402.

**Property Use and Development Agreement - 5**

Grantor: West Valley Nursing Homes, Inc.  
Grantee: City of Yakima

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**BUSINESS OF THE CITY COUNCIL  
YAKIMA, WASHINGTON  
AGENDA STATEMENT**

Item No. **4D.**

For Meeting of: December 11, 2012


**ITEM TITLE:** Resolution authorizing a Development Agreement with Wayne Clasen and Apple Land Investments, LLC

**SUBMITTED BY:** Bruce Benson - (509) 575-6042  
Supervising Planner

**CONTACT PERSON/TELEPHONE:** Steve Osguthorpe, AICP - (509) 575-3533  
Community Development Director/Planning Manager

**SUMMARY EXPLANATION:**

The Ordinance approving the 2012 Comprehensive Plan Amendment and Rezone for the Apple Land Investments LLC/ Wayne Clasen application was approved subject to the adoption of a development agreement. This agreement stipulates that the property being rezoned would be limited in the future to a senior housing type of development. You are being requested to adopt this agreement as to form so that it might be executed by the incoming property owner and then signed by the city manager.

<b>Resolution</b> X	<b>Ordinance</b>	<b>Other (specify)</b>	<b>Development Agreement</b>
<b>Contract:</b>	<b>Mail to:</b>		
<b>Contract Term:</b>	<b>Amount:</b>	<b>Expiration Date:</b>	
<b>Insurance Required?</b> No			
<b>Funding Source:</b>		<b>Phone:</b>	
<b>APPROVED FOR SUBMITTAL:</b>		City Manager	

**STAFF RECOMMENDATION:**

Approve the proposed Development Agreement as to its form and authorize the City Manager to sign this agreement on behalf of the city.

**BOARD/COMMISSION RECOMMENDATION:**

On September 12, 2012, the Yakima Planning Commission recommended the approval of

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this Comprehensive Plan Amendment and Rezone subject to a Development Agreement limiting property use to a senior housing development.

**ATTACHMENTS:**

**Click to download**

[Resolution](#)

[Development Agreement](#)

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# 2012 COMPREHENSIVE PLAN AMENDMENTS

Yakima City Council Public Hearing

## CHAPTER E

APPLE LAND INVESTMENTS, INC. / WAYNE CLASEN  
CPA#006-12, RZ#006-12, SEPA#018-12

EXHIBIT #	DOCUMENT	DATE
E-1	Land Use Application submitted for Comp Plan Amendment, Rezone, and SEPA Review with Narratives	04/30/2012
E-2	Environmental Checklist	04/30/2012
E-3	Maps: Future Land Use, Vicinity, Mailing, Aerial, Zoning, and Atlas	04/30/2012
E-3a	Comment Letter from Gwen Clear, Dept of Ecology	06/18/2012
E-4	DST Review - Request for Comments and DST Distribution List E-4a: Comments received from Joe Rosenlund, Streets & Traffic Operations Manager E-4b: Comments received from Kevin Futrell, Transit Division E-4c: Acknowledgement Letter received from Dept. of Commerce	06/20/2012
E-5	Notice of Application, Environmental Review, and YPC Public Hearing E-5a: Postcard Notice E-5b: Parties and Agencies Notified E-5c: Affidavit of Mailing	06/05/2012
E-6	Land Use Action Installation Certificate	07/02/2012
E-7	Notice of Decision of Final Determination of Non Significance E-7a: Parties and Agencies Notified E-7b: Affidavit of Mailing	07/13/2012
E-8	Legal Notice of YPC Public Hearing Published in Yakima Herald-Republic	07/13/2012
E-9	Yakima Planning Commission Agenda & Distribution List	08/08/2012
E-10	Staff Report	08/08/2012

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CITY OF YAKIMA

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT  
2012 COMPREHENSIVE PLAN AMENDMENTS

Amendment Request Submitted by: ) Combined Staff Report  
Wayne Clasen and Apple Land ) CPA#006-12, RZ#006-12,  
Investments, LLC ) & SEPA #018-12  
) Staff Contact: Bruce Benson,  
For Changes to the Future Land Use ) Supervising Planner  
and Zoning Maps of the City of Yakima ) 575-6042

SUMMARY OF RECOMMENDATION

Staff recommends to the Yakima City Planning Commission that this Comprehensive Plan map amendment and rezone request be approved.

SUMMARY OF REQUEST

APPLICANT: Wayne Clasen and Apple Land Investments, LLC  
LOCATION: Vicinity of the 8400 block of Occidental Road  
PARCEL NOS: 181206-21001, 21005, 21007, 21401, and 21402

The applicants are requesting to change the future land use designation to High Density Residential and to concurrently rezone to R-3, Multi-family Residential.

CURRENT ZONING AND LAND USE

The proposal site currently has a Low Density Residential Future Land Use Map designation and is zoned R-1, Single-family Residential. The properties are currently in residential and/or agricultural use.

Adjacent properties have the following characteristics:

<u>Location</u>	<u>Zoning</u>	<u>Comprehensive Plan</u>	<u>Land Use</u>
North	R-1	Low Density Residential	Golf Course/Residential
South	R-1	Low Density Residential	Residential/Agriculture
East	R-1	Low Density Residential	Residential/Agriculture
West	B-2/R-1	Local Business	Golf Course

APPLICATION BACKGROUND

This application involves five properties which when combined are approximately 19.5 acres in size. They are situated on the south side of Coolidge Road to the east of S 86<sup>th</sup> Avenue and may be accessed from either street. There are single family homes on four

of the five parcels together with several associated agricultural buildings. Apart from the home sites the majority of the property is in orchard and the rest in pasture. Roughly, the combined properties running from west to east are approximately 1520 feet in length and have a west to east slope of approximately 60 feet over that distance. From Occidental to the south there is also a pronounced slope which runs down to the south edge of the properties and the city limits. Continuing southward there is a drop-off into a gully which lies outside of this area in unincorporated Yakima County.

The surrounding area has historically been agricultural and/or large lot residential. The development of Apple Tree Golf Course and its associated residential developments immediately to the west have greatly increased interest in this area and will no doubt hasten the change from predominately agricultural to more intensive residential and recreational development.

At this time it does not appear that any of the properties are currently connected to city sewer or Nob Hill Water, however both services are available nearby. Public facilities provided include City of Yakima police, fire protection.

In the application there is mention of a new senior living facility planned for this property. This use is oftentimes considered to be a "good neighbor" type of high density residential use. Probably fewer drivers than would be the norm for most apartments and no impact upon the school system. Not to discount this idea but it is stated elsewhere in the application that this rezone is non-project related. Consequently, just because a proposal is mentioned here it does not necessarily follow that the project will proceed as outlined. Consequently the question becomes is this property best suited for multi-family type development?

#### COMMENTS RECEIVED

##### Washington State Department of Ecology

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 MTCA clean-up levels Ecology recommends that potential buyers be notified of their occurrence.

#### ENVIRONMENTAL REVIEW

Without a specific use or site plan to review there are not any significant adverse environmental impacts associated with this application. A Final Determination of Nonsignificance (DNS) was issued for this proposal on July 13, 2012. No appeal of the DNS decision was received during the 14-day appeal period.

PUBLIC NOTICE

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

June 5, 2012  
July 3, 2012  
July 13, 2012

COMPREHENSIVE PLAN AMENDMENT APPROVAL CRITERIA

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 Urban Area Comprehensive Plan.

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:

There have been several changes as follows:

1. The development and expansion of the adjacent Apple Tree property and golf course which extended sewer into the area.
2. The annexation of this land into the city of Yakima extending city police and fire services to the area.
3. The adoption of the West Valley Neighborhood Plan.

Each of these changes has promoted the urbanization of this traditionally agricultural area.

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

The proposal implements the applicable plan policies because it fulfills the following goal and policy:

Yakima Urban Area Comprehensive Plan

Goal 5.6: Ensure an adequate supply of affordable housing for persons with special needs.

Policy 5.6.1: Support development of new units and the operation of existing units for housing persons with special needs.

West Valley Neighborhood Plan

Goal 2.2: Provide a variety of housing, retail and commercial centered on key intersections, in a pattern that encourages walking and bicycling.

Policy 2.2.5: Encourage medium or high density residential in areas adjacent to and between commercial or retail zoned property along major arterials and collectors.

- (c) Correct an obvious mapping error;

There is no indication that a mapping error has occurred.

- (d) Address an identified deficiency in the Comprehensive Plan;

Although this property is within the city limits of Yakima it is subject to the West Valley Neighborhood Subarea Plan. This Plan designates the majority of the land under its purview for low density residential use while at the same time recognizing that both Yakima County and the City of Yakima need to designate land for higher residential densities in the Future Land Use Map. This request addresses this need and thereby corrects the deficiency of there not being adequate high density properties available for development.

- (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?

This proposal is consistent with RCW 36.70A.100. This application is submitted as a part of Yakima's annual update for the Yakima Urban Area Comprehensive Plan. In this area the City of Yakima coordinates this update with Yakima County for consistency between the jurisdictions.

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

This proposal is consistent with the Growth Management Act and the Yakima County-wide Planning Policy because the proposal directs urban growth to within an existing urban area and encourages infill of an area where all urban level services and facilities may be provided. The proposal reduces sprawl and is served with an adequate transportation system. This proposal also encourages affordable housing to all economic segments of the population and promotes a variety of residential housing types.

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

In this situation the impact will result in the availability of more high-density residential housing. This is a positive impact from the perspective of the

comprehensive plan which encourages infill projects within city limits to reduce sprawl and best uses existing services and facilities available. Although the nearly 20 acre size of this request is not insignificant its cumulative impact remains minor.

- (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 20 acres. The site contains 4 single-family residences, outbuildings, pasture and orchard. All urban services and facilities are available to the property, or can easily be extended to the property, as needed. The property lies within the West Valley School District and receives its police and fire protection from the City of Yakima.

### CONCLUSIONS

- o The amendment is minor in nature.
- o No adverse impacts have been identified by this amendment request.
- o A Determination of Nonsignificance (DNS) was issued for this proposal on July 13, 2012 and the 14-day appeal period ended on July 27, 2012. No appeal was received.
- o No public comments were received in opposition to this proposed amendment.

### REZONE APPROVAL CRITERIA

In accordance with the provisions of Yakima Municipal Code Section 15.23.030, recommendations to approve or deny proposed rezones shall include the following considerations:

- (1) Testimony at public hearing.

A Notice of Application was mailed to all property owners within 300 feet of the subject properties on June 5, 2012 wherein they were invited to submit written and/or provide oral comments on this proposed amendment. 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.

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

The property is relatively flat on the northern end and slopes downward towards the south. Sanitary sewer is available along the west line of the properties and domestic water is available both to the east and to the west. The property fronts on Occidental Road, an urban arterial, and also has frontage along its west line to South 86<sup>th</sup> Avenue, a collector. South 85<sup>th</sup> Avenue, a local access street bisects several of the properties one from the other. Because of these attributes, the property is well suited for any uses permitted in the R-3, Multi-family Residential zoning district.

(3) The recommendations from interested agencies and departments.

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

(4) Compliance with the Comprehensive Plan.

The rezone request is supported by the following Yakima Urban Area Comprehensive Plan goals and policies:

Goal 5.6: Ensure an adequate supply of affordable housing for persons with special needs.

Policy 5.6.1 – Support development of new units and the operation of existing units for housing persons with special needs.

It is further supported by the following goal and policies from the West Valley Neighborhood Plan:

Goal 2.1: Provide a wide variety of housing types that offer choices to the entire community.

Policy 2.1.9 Allow for adequate areas zoned for high and medium density residential to provide a wide variety of housing options and affordability.

Goal 2.2 --Provide a variety of housing, retail and commercial centered on key intersections, in a pattern that encourages walking and bicycling.

Policy 2.2.5 –Encourage medium or high density residential in areas adjacent to and between commercial or retail zoned property along major arterials and collectors.

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

The street system is adequate for this request; however, once a development is proposed for this site improvements to the roads may become necessary. The property is either served, or capable of being served by sanitary sewer,



electricity, telephone and any other needed utilities. Domestic water is currently off-site but can easily be extended. Additionally, the site is served by the Yakima Police and Fire Departments.

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

To the west and north are properties owned by Apple Tree Resort. Their continued development will doubtless include some high and low density residential and commercial uses on lands that are already zoned for these uses. Additional high density development should be compatible with their uses. To the south the property drops off to a steep slope thus the topography creates a buffer in that direction. To the east it is large lot residential and commercial storage. As for the issue of compatibility with the existing residential uses the absence of any negative public comments seems to indicate that the change would not be problematic.

- (7) The Public need for the proposed change.

The public need arises from the reality that it is challenging to find appropriately zoned property for any large multi-family dwelling projects within the City of Yakima and its Urban Growth Area. This proposal addresses that difficulty. Regardless of whether or not this site actually becomes a senior housing facility it is very well suited for it or any of the other uses permitted in the R-3 zoning district.

### CONCLUSIONS

1. The amendment is minor in nature.
2. No adverse impacts have been identified by the approval of this amendment request.
3. The requested rezone is supported by the goals and policies of both the Yakima Urban Area Comprehensive Plan and the West Valley Neighborhood Plan.
4. The property is capable of being served by all necessary public utilities required for high density residential land uses.

### RECOMMENDATIONS

The Department of Community and Economic Development recommends APPROVAL of this amendment request from Low Density Residential to High Density Residential and to concurrently rezone from R-1, Single-family Residential to R-3, Multi-family Residential.

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# E-101-3



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

*Planning Division*

*129 North 2<sup>nd</sup> Street, 2<sup>nd</sup> Floor Yakima, Washington 98901*

*(509) 575-6183 · Fax (509) 575-6105*

*www.buildingyakima.com · www.yakimawa.gov/services/planning*

**City of Yakima Planning Commission  
PUBLIC HEARING**

**City Hall Council Chambers**

**Wednesday August 8, 2012**

**3:30 - 5:00 p.m.**

YPC Members:

**Chairman Ben Shoval, Co-Chair Bill Cook, Ron Anderson, Al Rose,  
Scott Clark, Dave Fonfara, Betty Carley**

City Planning Staff:

**Joan Davenport, Planning Manager; Bruce Benson, Supervising Planner; Jeff Peters and Joseph Calhoun,  
Associate Planners; Chris Wilson, Assistant Planner; and Rosalinda Ibarra, Planning Technician**

Agenda

- I. Call to Order
- II. Audience Participation
- III. Public Hearings: 2012 Comprehensive Plan Amendments
  - A. Donna Lockhart & Gary Rookstool - CPA#003-12
  - B. Washington Fruit & Produce Company - CPA#002-12
  - C. West Valley Nursing Homes - CPA#004-12
  - D. Yakima Venture Capital LLC - CPA#005-12
  - E. Apple Land Investments/Wayne Clasen - CPA#006-12
- IV. Other Business
- V. Adjourn to August 22, 2012

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YPC Packet Distribution List - AppleLand-Clasen CPA006-12

<p><b>Scott Clark</b>                  2112 West Nob Hill Blvd                  Yakima, WA 98902</p>	<p><b>Dave Fonfara</b>                  8708 Cameo Court                  Yakima, WA 98903</p>	<p><b>Benjamin W. Shoval</b>                  123 East Yakima Avenue,                  Ste#210                  Yakima, WA 98901</p>
<p><b>Alfred A. Rose</b>                  1006 Westbrook Place                  Yakima, WA 98908</p>	<p><b>Betty L. Carley</b>                  416 North 23<sup>rd</sup> Avenue                  Yakima, WA 98902</p>	<p><b>William Cook</b>                  7701 Graystone Court                  Yakima, WA 98908</p>
<p><b>Ron Anderson</b>                  1112 South 20<sup>th</sup> Avenue                  Yakima, WA 98902</p>		
<p><b>Apple Land Investments, LLC</b>                  2605 Nelson Road                  Yakima, WA 98903</p>	<p><b>Wayne Clasen</b>                  1720 W Ahtanum Road                  Yakima, WA 98903</p>	<p><b>Bill Hordan Planning Services</b>                  410 North 2<sup>nd</sup> Street                  Yakima, WA 98901</p>

Type of Notice: YPC Packet / Agenda

File Number: CPA# 006-12

Date of Mailing: 08/01/12

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# YAKIMA HERALD REPUBLIC

A daily part of your life [yakima-herald.com](http://yakima-herald.com)

## -Ad Proof-

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

Date:	07/10/12
Account #:	110358
Company Name:	CITY OF YAKIMA/YAKIMA PLANNING
Contact:	ROSALINDA IBARRA
Address:	DEPT OF COMM/ECON DEVELOPEMENT 129 N 2ND STREET YAKIMA, WA 989012720
Telephone:	(509) 575-6164

Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@yakimaherald.com
Ad ID:	213306
Start:	07/13/12
Stop:	07/13/12
Total Cost:	\$147.62
Agate Lines:	154
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	07/13/12

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Notice of Open Record Public Hearings. The following applications have been submitted for consideration during the City of Yakima's 2012 Comprehensive Plan Future Land Use Map Amendment and Rezone process. **Applicant:** Washington Fruit and Produce Co. **Project Location:** Vicinity of the 1500 block of N 6th Avenue **Request:** CPMA = Nine parcels from Regional Commercial to Industrial. RZ = Nine parcels from LCC, Large Convenience Center to M-1 Light Industrial. **Parcel Nos.** 181312-31005, 31007, 34400, 34401, 34402, 34403, 34404, 34405, and 34406 **File Numbers:** CPA#002-12, RZ#002-12, SEPA#014-12. **Applicant:** Donna Lockhart and Gary Rookstool **Project Location:** 1021 S 31st Avenue. **Request:** CPMA = One parcel from Low-Density Residential to Neighborhood Commercial. RZ = One parcel from R-1, Single-Family Residential to B-2, Local Business **Parcel No.** 181326-23491 **File Numbers:** CPA #003-12, RZ #003-12 & SEPA #015-12. **Applicant:** West Valley Nursing Homes, Inc. **Project Location:** Vicinity of the 300 block of N 40th Avenue. **Request:** CPMA = Three parcels from Medium Density Residential to High Density Residential. RZ = Three parcels from R-2, Two-family Residential to R-3, Multi-family Residential. **Parcel Nos.** 181322-13025, 13071, and 13073 **File Numbers:** CPA#004-12, RZ#004-12, SEPA#016-12. **Applicant:** Yakima Venture Capital, LLC **Project Location:** 714 S 6th Street **Request:** CPMA = One parcel from Low Density Residential to Neighborhood Commercial. RZ = One parcel from R-1, Single-Family Residential to B-2, Local Business **Parcel No.** 191319-43507 **File Numbers:** CPA#005-12, RZ#005-12, SEPA#017-12. **Applicant:** Wayne Clasen and Apple Land Investments, LLC **Project Location:** Vicinity of the 8400 block of Occidental Road. **Request:** CPMA = Five parcels from Low Density Residential to High Density Residential. RZ = Five parcels from R-1, Single-Family Residential to R-3, Multi-Family Residential. **Parcel Nos.** 181206-21001, 21005, 21007, 21401, and 21402 **File Numbers:** CPA#006-12, RZ#006-12, SEPA#018-12. The public hearings before the Yakima City Planning Commission for these 2012 Comprehensive Plan Future Land Use Map amendments and rezones have been scheduled for Wednesday, August 8, 2012 beginning at 3:30pm in Council Chambers, City Hall, 129 N. 2nd Street, Yakima, WA. Any person desiring to express their views on these applications is invited to attend the public hearings or to submit their written comments to: City of Yakima Planning Division, 2nd Floor City Hall, 129 N. 2nd Street, Yakima, Washington. If you have any questions on these proposals please contact Bruce Benson, Supervising Planner at (509) 575-6042 or e-mail at [bbenson@ci.yakima.wa.us](mailto:bbenson@ci.yakima.wa.us)

(213306) July 13, 2012

Courtesy of Yakima Herald Republic

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**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

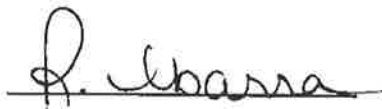
RE: SEPA#018-12

Apple Land Investments - Wayne Clasen

8400 block of Occidental Road

I, Rosalinda Ibarra, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of DNS**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, listed SEPA agencies, and all interested parties of record. 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 13<sup>th</sup> day of July, 2012.

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



Rosalinda Ibarra

Planning Technician

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Parties of Record - AppleLand Inv-CIasen - CPA#006-12, RZ#006-12, SEPA#018-12 \_Form List

Bill Hordan Planning Services  
410 North 2<sup>nd</sup> Street  
Yakima, WA 98901

Apple Land Investments, LLC  
2605 Nelson Road  
Yakima, WA 98903

Wayne Clasen  
1720 W Ahtanum Road  
Yakima, WA 98903

In-House Distribution E-mail List		
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Dan Ford	Engineering	<a href="mailto:dford@ci.yakima.wa.us">dford@ci.yakima.wa.us</a>
Sandy Cox	Code Administration	<a href="mailto:scox@ci.yakima.wa.us">scox@ci.yakima.wa.us</a>
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Jerry Robertson	Code Administration	<a href="mailto:jroberts@ci.yakima.wa.us">jroberts@ci.yakima.wa.us</a>
Royale Schneider	Code Administration	<a href="mailto:rschneid@ci.yakima.wa.us">rschneid@ci.yakima.wa.us</a>
Mike Shane	Water/Irrigation	<a href="mailto:mshane@ci.yakima.wa.us">mshane@ci.yakima.wa.us</a>
Nathan Thompson	Code Administration	<a href="mailto:nthomps@ci.yakima.wa.us">nthomps@ci.yakima.wa.us</a>
Kevin Futrell	Transit Division	<a href="mailto:kfutrell@ci.yakima.wa.us">kfutrell@ci.yakima.wa.us</a>
Dave Brown	Water Division	<a href="mailto:dbrown@ci.yakima.wa.us">dbrown@ci.yakima.wa.us</a>
Carolyn Belles	Wastewater Division	<a href="mailto:cbelles@ci.yakima.wa.us">cbelles@ci.yakima.wa.us</a>
<b>For the Record/File</b>		
<b>Binder Copy</b>		

Type of Notice: Final DNS

File Number: SEPA#018-12 (CPA#006-12)

Date of Mailing: 07/13/12

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SEPA RE JAWING AGENCIES \_updated 03.06 - Form List

<p>Ahtanum Irrigation District Executive Assistant, Beth Ann Brulotte <a href="mailto:bethb@ahtanum.net">bethb@ahtanum.net</a></p>	<p>Cascade Natural Gas Field Facilitator, Jim Robinson <a href="mailto:Jim.robinson@cngc.com">Jim.robinson@cngc.com</a></p>	<p>Department of Commerce Growth Management Services <a href="mailto:reviewteam@commerce.wa.gov">reviewteam@commerce.wa.gov</a></p>
<p>Department of Ecology SEPA Policy Lead, Annie Szvetecz <a href="mailto:sepaunit@ecy.wa.gov">sepaunit@ecy.wa.gov</a></p>	<p>Department of Natural Resources Assistant Land Manager, Linda Hazlett <a href="mailto:Linda.hazlett@dnr.wa.gov">Linda.hazlett@dnr.wa.gov</a></p>	<p>Department of Social &amp; Health Services Andrew Jenkins <a href="mailto:andrew.jenkins@dshs.wa.gov">andrew.jenkins@dshs.wa.gov</a> Jeanne Rodriguez <a href="mailto:Jeanne.rodriguez@dshs.wa.gov">Jeanne.rodriguez@dshs.wa.gov</a></p>
<p>Dept of Archaeology &amp; Historic Preservation Local Government Archaeologist, Gretchen Kaehler <a href="mailto:Gretchen.Kaehler@dahp.wa.gov">Gretchen.Kaehler@dahp.wa.gov</a></p>	<p>Dept of Archaeology &amp; Historic Preservation Deputy State Historic Preservation Officer, Greg Griffith <a href="mailto:Greg.griffith@dahp.wa.gov">Greg.griffith@dahp.wa.gov</a></p>	<p>Engineering Division City Engineer, Doug Mayo <a href="mailto:dmayo@ci.yakima.wa.us">dmayo@ci.yakima.wa.us</a></p>
<p>Nob Hill Water Association Engineering Technician, Jenna Leaverton <a href="mailto:jenna@nobhillwater.org">jenna@nobhillwater.org</a></p>	<p>Office of Rural and Farm Worker Housing Marty Miller <a href="mailto:Martym2@orfh.org">Martym2@orfh.org</a></p>	<p>U.S. Army Corps of Engineers Regulatory Branch Project Manager, Karen Urelius <a href="mailto:Karen.M.Urelius@usace.army.mil">Karen.M.Urelius@usace.army.mil</a></p>
<p>Wastewater Division Wastewater Manager, Scott Schafer <a href="mailto:sschafer@ci.yakima.wa.us">sschafer@ci.yakima.wa.us</a></p>	<p>West Valley School District Asst. Supt. Of Business &amp; Operations, Angela Watts <a href="mailto:wattsa@wvsd208.org">wattsa@wvsd208.org</a></p>	<p>WSDOT Planning Engineer, Paul Gonseth <a href="mailto:gonsetp@wsdot.gov">gonsetp@wsdot.gov</a></p>
<p>WSDOT Development Services, Rick Holmstrom <a href="mailto:holmstr@wsdot.wa.gov">holmstr@wsdot.wa.gov</a></p>	<p>Yakama Bureau of Indian Affairs Superintendent, Bud Robbins <a href="mailto:Bud.robbins@bia.gov">Bud.robbins@bia.gov</a></p>	<p>Yakama Bureau of Indian Affairs Deputy Superintendent for Trust Services, Steve Wangemann <a href="mailto:Steve.wangemann@bia.gov">Steve.wangemann@bia.gov</a></p>
<p>Yakama Bureau of Indian Affairs Environmental Coordinator, Rocco Clark <a href="mailto:Rocco.clark@bia.gov">Rocco.clark@bia.gov</a></p>	<p>Yakama Nation Environmental Management Program Environmental Review Coordinator, Kristina Proszek <a href="mailto:enviroreview@yakama.com">enviroreview@yakama.com</a></p>	<p>Yakama-Klickitat Fisheries Project John Marvin <a href="mailto:jmarvin@yakama.com">jmarvin@yakama.com</a></p>
<p>Yakima Air Terminal Airport Asst Manager, Carl Rimmel <a href="mailto:Carl.rimmel@yakimaairport.com">Carl.rimmel@yakimaairport.com</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 Public Services Planning Director, Steven Erickson <a href="mailto:Steven.Erickson@co.yakima.wa.us">Steven.Erickson@co.yakima.wa.us</a></p>
<p>Yakima County Public Services Public Services Director, Vern Redifer <a href="mailto:Vern.redifer@co.yakima.wa.us">Vern.redifer@co.yakima.wa.us</a></p>	<p>Yakima Greenway Foundation Executive Director, Al Brown <a href="mailto:al@yakimagreenway.org">al@yakimagreenway.org</a></p>	<p>Yakima Health District Director of Environmental Health, Gordon Kelly <a href="mailto:gordon.kelly@co.yakima.wa.us">gordon.kelly@co.yakima.wa.us</a></p>
<p>Yakima Regional Clean Air Agency Engineering &amp; Planning Supervisor, Hasan Tahat <a href="mailto:hasan@vrcaa.org">hasan@vrcaa.org</a></p>	<p>Yakima Valley Conference of Governments, Planner Shawn Conrad <a href="mailto:conrads@yvcog.org">conrads@yvcog.org</a></p>	<p>Yakima Valley Museum Director, John A. Baule <a href="mailto:john@yakimavalleymuseum.org">john@yakimavalleymuseum.org</a></p>

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Chamber of Commerce 10 North 9th Street Yakima, WA 98901	City of Union Gap P.O. Box 3008 Union Gap, WA 98903	Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504
Department of Ecology Gwen Clear 15 West Yakima Ave, Ste# 200 Yakima, WA 98902	Department of Fish & Wildlife Mark Teske 201 North Pearl Ellensburg, WA 98926	Department of Fisheries Eric Bartrand 1701 South 24th Ave Yakima, WA 98902
Environmental Protection Agency 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 Airport Planner Cayla Morgan 1601 Lind Ave SW Renton, WA 98055-4056
Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Q-West Tom McAvoy 8 South 2nd Ave, Rm#304 Yakima, WA 98902	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902
WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	WA State Dept of Health, Office of Drinking Water Christine Collins 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216	WA State Emergency Mgmt Division Mitigation, Analysis, & Planning Manager Chuck Hagerhjelm Building 20 Camp Murray, WA 98430-5122
WSDOT, Aviation Division John Shambaugh 18204 59th Drive NE, Ste. B Arlington, WA 98223	Yakama Indian Nation Cultural Resources Program Johnson Meninick P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Yakima Tribal Council Ruth Jim P.O. Box 151 Toppenish, WA 98948
Yakima School District Superintendent Elaine Beraza 104 North 4th Ave Yakima, WA 98902	Page 2 of 2	

Type of Notice: Final DNS

File Number: SEPA#018-12

Date of Mailing: 07/13/12

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**Ibarra, Rosalinda**

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**From:** Ibarra, Rosalinda  
**Sent:** Friday, July 13, 2012 9:39 AM  
**To:** Ahtanum Irrigation District - Beth Ann Brulotte; Cascade Natural Gas - Jim Robinson; Department of Commerce (CTED) - Review Team; Department of Ecology - SEPA Unit; Department of Natural Resources - Linda Hazlett; Department of Social & Health Services - Andrew Jenkins; Department of Social & Health Services - Jeanne Rodriguez; Dept Archaeology & Historic Preservation - Greg Griffith; Dept Archaeology & Historic Preservation - Gretchen Kaehler; Ibarra, Rosalinda; Mayo, Doug; Nob Hill Water Association - Jenna Leaverton; Office of Rural & Farmworker Housing - Marty Miller; US Army Corps of Engineers - Karen M. Urelus; Wastewater Division - Scott Schafer; West Valley School District - Angela Watts; WSDOT - Paul Gonseth; WSDOT - Rick Holmstrom; Yakama Bureau of Indian Affairs - Bud Robbins; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Bureau of Indian Affairs - Steve Wangemann; Yakama Nation Environmental Mgmt Program - Kristina Proszek; Yakama-Klickitat Fisheries - John Marvin; Yakima Air Terminal - Aiport Manager; Yakima County Commissioners; Yakima County Planning Director - Steven Erickson; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Al Brown; Yakima Health District - Gordon Kelly; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Shawn Conrad; Yakima Valley Museum - John A. Baule  
**Cc:** Alfred A. Rose (silvrfx40@bmi.net); Benjamin W. Shoval (ben.shoval@shoval.com); Betty Carley; Bill Cook; Dave Fonfara; Ensey, Rick; Kunkler, Mark; Ron Anderson (rondedicatedreality@hotmail.com); Scott Clark (scott.clark@charter.net); William Cook (cook.w@charter.net)  
**Subject:** NOTICE OF FINAL DNS - 2012 Comp Plan Amendments  
**Attachments:** FINAL DNS - WA Fruit - CPA002-12.pdf; FINAL DNS - Lockhart- Rookstool - CPA003-12.pdf; FINAL DNS - West Valley Homes Inc- CPA004-12.pdf; FINAL DNS - Yakima Venture - CPA005-12.pdf; FINAL DNS - Apple Land - CPA006-12.pdf

*Rosalinda Ibarra*  
Planning Technician  
[ribarra@ci.yakima.wa.us](mailto:ribarra@ci.yakima.wa.us)

City of Yakima  
129 North 2nd Street  
Yakima, WA 98901  
p: (509) 575-6183  
f: (509) 575-6105

**Ibarra, Rosalinda**

---

**From:** Ibarra, Rosalinda  
**Sent:** Friday, July 13, 2012 9:41 AM  
**To:** Bonds, Randy; Brown, Michael; Daily Sun News - Bob Story; El Sol de Yakima - Joseph Trevino; Ibarra, Rosalinda; KAPP TV - David Mance; KAPP TV News; KBBO-KRSE Radio - manager; KCJT TV News; KDNA - Gabriel Martinez; KDNA Radio; KEPR TV News; KIMA TV - Jim Niedelman; KIMA TV News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV - Julie Stern; KNDO TV News; KUNS-TV Univision; KVEW TV News; Lozano, Bonnie; NWCN News; NWPR - Anna King; Tu Decides - Albert Torres; UNIVISION TV - Marta Isabel Sanchez; VIVA - Fernando Aceves; Yakima Herald Republic - Adriana Janovich; Yakima Herald Republic - Chris Bristol; Yakima Herald Republic - Craig Troianello; Yakima Herald Republic - Erin Snelgrove; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic - Mark Morey; Yakima Herald Republic - Scott Mayes; Yakima Herald Republic Newspaper; Yakima Valley Business Journal; Yakima Valley Business Times; Yakima Valley Business Times - George Finch; YPAC - Randy Beeher  
**Subject:** 07-13-2012 Press Release: 2012 Comp Plan Amendments YPC Public Hearing Notice  
**Attachments:** 2012 CPA Hearing Notices- Press Release.DOC

*Rosalinda Ibarra*  
Planning Technician  
[ribarra@ci.yakima.wa.us](mailto:ribarra@ci.yakima.wa.us)

City of Yakima  
129 North 2nd Street  
Yakima, WA 98901  
p: (509) 575-6183  
f: (509) 575-6105

**NOTICE OF FINAL DECISION & HEARING**  
**Compliance with the Washington State Environmental Policy Act (SEPA)**  
**July 13, 2011**

On June 5, 2012, the City of Yakima, Washington issued a Notice of Application and Environmental Review regarding an Environmental Checklist application submitted by Wayne Clasen and Apple Land Investments, LLC. The submitted checklist concerns the environmental review of the applicant's Comprehensive Plan Future Land Use Map Amendment and concurrent rezone.

**Location:** Vicinity of the 8400 block of Occidental Road, Yakima, WA

**Parcel Numbers:** 181206-21001, 21005, 21007, 21401, and 21402

**City File Numbers:** CPA#006-12, RZ#006-12, SEPA#018-12

Following the required 20-day public comment period, and consideration of all comments received, the City of Yakima has issued the enclosed SEPA Threshold Decision. This decision may be appealed within 14 days from the date of mailing. Appeals must be in writing and on forms available from the City of Yakima Planning Division, 129 North 2nd Street, Yakima, Washington. The fee of \$580.00 must accompany the Appeal Application.

**NOTICE OF PUBLIC HEARING**

The public hearing before the City of Yakima Planning Commission has been scheduled for August 8, 2012 beginning at 3:30 pm in the City Council Chamber at City Hall. All interested parties are encouraged to attend so that they might address the Planning Commission on this matter. Comments may also be submitted in writing to the City of Yakima Planning Division, 129 North 2nd Street, Yakima, Washington.

For further information or assistance, you may contact Bruce Benson, Supervising Planner at (509)575-6042 at the City Planning Division.



Joan Davenport

Acting Director Community & Economic Development

Notice of Decision Mailing Date: July 13, 2012

Enclosures: SEPA Determination, & Mailing Map

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# E-7 I-3

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

**July 13, 2012**

**PROPOSAL:** Amend the Future Land Use Map designation for five parcels from Low Density Residential to High Density Residential and to concurrently rezone from R-1, Single-family Residential to R-3, Multi-family Residential. Although there is mention of a possible senior housing facility this checklist was submitted as a non-project application consequently the impacts of a potential development are not being considered at this time.

**PROPONENT:** Wayne Clasen and Apple Land Investments, LLC

**LOCATION:** Vicinity of the 8400 Block of Occidental Road, Yakima, WA

**LEAD AGENCY:** City of Yakima

**FILE NUMBER:** SEPA #018-12

**DETERMINATION:** The lead agency for this proposal has determined that it 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 Final DNS is issued under WAC 197-11-355. There is no further comment period for this DNS.

**CONTACT PERSON:** Contact Bruce Benson, Supervising Planner, Call (509) 575-6042 for more information.

**SEPA RESPONSIBLE OFFICIAL:** Joan Davenport

**POSITION / TITLE:** Acting Director Community & Economic Development

**TELEPHONE:** 509 / 575-6183

**ADDRESS:** 129 North 2nd Street, Yakima, WA 98901

**DATE:** July 13, 2012

Final DNS Wayne Clasen & Apple Land Investments, LLC  
8400 Block of Occidental Road  
SEPA#018-12

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SIGNATURE: \_\_\_\_\_

*Joan Davenport*

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

**No later than: July 27, 2012**

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

You should be prepared to make specific factual objections.

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

There is no agency appeal.

Final DNS Wayne Clasen & Apple Land Investments, LLC  
8400 Block of Occidental Road  
SEPA#018-12

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# CITY OF YAKIMA LAND USE ACTION INSTALLATION CERTIFICATE

Project Number: CDA-004-12      Date of Installation: 7-2-12

Site Address: APPROXIMATELY 8400 BLOCK OCCIDENTAL RD.

Location of Installation (Check One)

Land Use Action Sign is installed per standards described in YUAZO § 15.11.090(C).

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

The alternative location is:

I hereby testify that the sign installed fully complies with the Land Use Action sign layout specifications and installation standards, and that the sign will be maintained until a decision has been rendered.

Applicants Name (please print) <u>Bill Howard</u>	Date <u>7-2-12</u>
Applicants Signature <u>[Signature]</u>	Telephone Number of Applicant <u>509-249-1919</u>

The required comment period will begin when the Code Administration and Planning Division have received the Land Use Action Sign Installation Certification. The date of installation certificate receipt will begin the notice period. Failure to post a Land Use Action sign and return this form in a timely manner will cause a delay in the application review.

Please remit the above certification and deliver; FAX at 509-575-6105; or mail to: City of Yakima, Code Administration and Planning Division, 129 North Second Street, Yakima, WA 98901.

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AFFIDAVIT OF MAILING


STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#006-12, RZ#006-12, SEPA#018-12  
Apple Land Investments LLC / Wayne Clasen  
8400 Block of Occidental Road

I, Rosalinda Ibarra, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Application, Environmental Review, and YPC Public Hearing**. 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 5<sup>th</sup> day of June, 2012.

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



Rosalinda Ibarra

Planning Technician

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18120621401 APPLE LAND INVESTMENTS LLC 2605 NELSON RD YAKIMA, WA 98903	18120621005 APPLE LAND INVESTMENTS LLC 2605 NELSON RD YAKIMA, WA 98903	18120621402 APPLE LAND INVESTMENTS LLC 2605 NELSON RD YAKIMA, WA 98903
18120622009 APPLE TREE PARTNERSHIP 8804 OCCIDENTAL AVE YAKIMA, WA 989039637	17120114013 APPLE TREE PARTNERSHIP 8804 OCCIDENTAL AVE YAKIMA, WA 989039637	18133143404 APPLE TREE RESORT DEVELOPMENT CO 2550 BORTON RD YAKIMA, WA 98903
18133143403 APPLE TREE RESORT DEVELOPMENT CO 2550 BORTON RD YAKIMA, WA 98903	18133143405 APPLE TREE RESORT DEVELOPMENT CO 2550 BORTON RD YAKIMA, WA 98903	18133144002 BORTON ENTERPRISES LLC 2550 BORTON RD YAKIMA, WA 98903
18120613430 CELENE RODRIGUEZ 4601 POWERHOUSE RD #40 YAKIMA, WA 98908	18120624405 CRAIG A & JULIE PARKER 8415 OAK AVE YAKIMA, WA 98908	18120624406 EDWARD A & TRACY OPSAHL 8413 OAK AVE UNION GAP, WA 98903
18120612412 GILBERT E & MICHAEL KNOTTS 321 N 84TH AVE YAKIMA, WA 98908	18120622002 HELEN TYLER PO BOX 8190 YAKIMA, WA 989080190	18133143003 HUBERT GTR HULL 8407 OCCIDENTAL RD YAKIMA, WA 98903
18120613429 JAMES M & WENDY R LONG 2402 S 81ST AVE YAKIMA, WA 98903	18120612402 JAMES P JOHNSON 8210 OCCIDENTAL AVE YAKIMA, WA 989039641	18120624512 JOHN W & JENNIFER L HULL 9705 RIDGEWAY RD YAKIMA, WA 98903
18120624513 JOHN W & JENNIFER L HULL 9705 RIDGEWAY RD YAKIMA, WA 98903	18120612404 LESLIE P HEIMGARTNER PO BOX 8173 YAKIMA, WA 989080173	18120612405 LESLIE P HEIMGARTNER PO BOX 8173 YAKIMA, WA 989080173
18120613422 MARLENE VESEK 2403 S 81ST AVE YAKIMA, WA 989039410	18120624511 MICHAEL A & TONYA WETCH 2401 S 86TH AVE YAKIMA, WA 98903	18120613401 TALBERT TAYLOR 2410 S 83RD AVE UNION GAP, WA 989039481
18120613403 TALBERT TAYLOR 2410 S 83RD AVE YAKIMA, WA 98903	18120624410 TALBERT & SHIRLEY TAYLOR 2410 S 83RD AVE UNION GAP, WA 989039481	18120624508 TALBERT WILLIAM TAYLOR 2410 S 83RD AVE YAKIMA, WA 98903
18120624507 TALBERT WILLIAM TAYLOR 2410 S 83RD AVE YAKIMA, WA 98903	18120621007 WAYNE T CLASEN 1720 W AHTANUM RD UNION GAP, WA 989031800	18120621001 WAYNE T CLASEN 1720 W AHTANUM RD UNION GAP, WA 989031800
18120624402 WAYNE T CLASEN 1720 W AHTANUM RD UNION GAP, WA 989031800	18120624404 WAYNE T CLASEN 1720 W AHTANUM RD UNION GAP, WA 989031800	18120624407 WAYNE T CLASEN 1720 W AHTANUM RD UNION GAP, WA 989031800

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18120624409  
WAYNE T CLASEN  
1720 W AHTANUM RD  
UNION GAP, WA 989031800

18120613400  
WAYNE T CLASEN  
1720 W AHTANUM RD  
UNION GAP, WA 989031800

18120624400  
WILLIAM M & ROBIN STEWART  
2407 S 86TH AVE  
YAKIMA, WA 989039490

36 - 18 - 18 + 4 - 22  
Total Parcels - Apple Land Investments  
LLC / Wayne Clasen - CPA#006-12,  
RZ#006-12, SEPA#018-12

Bill Jordan Planning Services  
410 North 2nd Street  
YAKIMA, WA 98901

Paula Youngstrom  
8818 Braeburn Loop  
YAKIMA, WA 98903

Leslie Hopper  
9101 Honeycrisp Ct  
YAKIMA, WA 98903

Victor Ratia  
2205 South 96th Avenue  
YAKIMA, WA 98903

Russ Melcher  
8838 Braeburn Loop  
YAKIMA, WA 98903

*ntc App, SEPA, YPC Hearing  
CPA#006-12  
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SEPA REVIEWING AGENCIES \_updated 03.06 - Form List

<p>Ahtanum Irrigation District Executive Assistant, Beth Ann Brulotte <a href="mailto:bethb@ahtanum.net">bethb@ahtanum.net</a></p>	<p>Cascade Natural Gas Field Facilitator, Jim Robinson <a href="mailto:Jim.robinson@cngc.com">Jim.robinson@cngc.com</a></p>	<p>Department of Commerce Growth Management Services <a href="mailto:reviewteam@commerce.wa.gov">reviewteam@commerce.wa.gov</a></p>
<p>Department of Ecology SEPA Policy Lead, Annie Szvetecz <a href="mailto:sepaunit@ecy.wa.gov">sepaunit@ecy.wa.gov</a></p>	<p>Department of Natural Resources Assistant Land Manager, Linda Hazlett <a href="mailto:Linda.hazlett@dnr.wa.gov">Linda.hazlett@dnr.wa.gov</a></p>	<p>Department of Social &amp; Health Services Andrew Jenkins <a href="mailto:andrew.jenkins@dshs.wa.gov">andrew.jenkins@dshs.wa.gov</a> Jeanne Rodriguez <a href="mailto:Jeanne.rodriguez@dshs.wa.gov">Jeanne.rodriguez@dshs.wa.gov</a></p>
<p>Dept of Archaeology &amp; Historic Preservation Local Government Archaeologist, Gretchen Kaehler <a href="mailto:Gretchen.Kaehler@dahp.wa.gov">Gretchen.Kaehler@dahp.wa.gov</a></p>	<p>Dept of Archaeology &amp; Historic Preservation Deputy State Historic Preservation Officer, Greg Griffith <a href="mailto:Greg.griffith@dahp.wa.gov">Greg.griffith@dahp.wa.gov</a></p>	<p>Engineering Division City Engineer, Doug Mayo <a href="mailto:dmayo@ci.yakima.wa.us">dmayo@ci.yakima.wa.us</a></p>
<p>Nob Hill Water Association Engineering Technician, Jenna Leaverton <a href="mailto:jenna@nobhillwater.org">jenna@nobhillwater.org</a></p>	<p>Office of Rural and Farm Worker Housing Marty Miller <a href="mailto:Martym2@orfh.org">Martym2@orfh.org</a></p>	<p>U.S. Army Corps of Engineers Regulatory Branch Project Manager, Karen Urelius <a href="mailto:Karen.M.Urelius@usace.army.mil">Karen.M.Urelius@usace.army.mil</a></p>
<p>Wastewater Division Wastewater Manager, Scott Schafer <a href="mailto:sschafer@ci.yakima.wa.us">sschafer@ci.yakima.wa.us</a></p>	<p>West Valley School District Asst. Supt. Of Business &amp; Operations, Angela Watts <a href="mailto:wattsa@wvsd208.org">wattsa@wvsd208.org</a></p>	<p>WSDOT Planning Engineer, Paul Gonseth <a href="mailto:gonsetp@wsdot.gov">gonsetp@wsdot.gov</a></p>
<p>WSDOT Development Services, Rick Holmstrom <a href="mailto:holmstr@wsdot.wa.gov">holmstr@wsdot.wa.gov</a></p>	<p>Yakama Bureau of Indian Affairs Superintendent, Bud Robbins <a href="mailto:Bud.robbins@bia.gov">Bud.robbins@bia.gov</a></p>	<p>Yakama Bureau of Indian Affairs Deputy Superintendent for Trust Services, Steve Wangemann <a href="mailto:Steve.wangemann@bia.gov">Steve.wangemann@bia.gov</a></p>
<p>Yakama Bureau of Indian Affairs Environmental Coordinator, Rocco Clark <a href="mailto:Rocco.clark@bia.gov">Rocco.clark@bia.gov</a></p>	<p>Yakama Nation Environmental Management Program Environmental Review Coordinator, Kristina Proszek <a href="mailto:enviroreview@yakama.com">enviroreview@yakama.com</a></p>	<p>Yakama-Klickitat Fisheries Project John Marvin <a href="mailto:jmarvin@yakama.com">jmarvin@yakama.com</a></p>
<p>Yakima Air Terminal Airport Asst Manager, Carl Rimmel <a href="mailto:Carl.rimmel@yakimaairportterminal.com">Carl.rimmel@yakimaairportterminal.com</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 Public Services Planning Director, Steven Erickson <a href="mailto:Steven.Erickson@co.yakima.wa.us">Steven.Erickson@co.yakima.wa.us</a></p>
<p>Yakima County Public Services Public Services Director, Vern Redifer <a href="mailto:Vern.redifer@co.yakima.wa.us">Vern.redifer@co.yakima.wa.us</a></p>	<p>Yakima Greenway Foundation Executive Director, Al Brown <a href="mailto:al@yakimagreenway.org">al@yakimagreenway.org</a></p>	<p>Yakima Health District Director of Environmental Health, Gordon Kelly <a href="mailto:gordon.kelly@co.yakima.wa.us">gordon.kelly@co.yakima.wa.us</a></p>
<p>Yakima Regional Clean Air Agency Engineering &amp; Planning Supervisor, Hasan Tahat <a href="mailto:hasan@yrcaa.org">hasan@yrcaa.org</a></p>	<p>Yakima Valley Conference of Governments, Planner Shawn Conrad <a href="mailto:conrads@yvcog.org">conrads@yvcog.org</a></p>	<p>Yakima Valley Museum Director, John A. Baule <a href="mailto:john@yakimavalleymuseum.org">john@yakimavalleymuseum.org</a></p>

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Chamber of Commerce 10 North 9th Street Yakima, WA 98901	City of Union Gap P.O. Box 3008 Union Gap, WA 98903	Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504
Department of Ecology Gwen Clear 15 West Yakima Ave, Ste# 200 Yakima, WA 98902	Department of Fish & Wildlife Mark Teske 201 North Pearl Ellensburg, WA 98926	Department of Fisheries Eric Bartrand 1701 South 24th Ave Yakima, WA 98902
Environmental Protection Agency 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 Airport Planner Cayla Morgan 1601 Lind Ave SW Renton, WA 98055-4056
Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Q-West Tom McAvoy 8 South 2nd Ave, Rm#304 Yakima, WA 98902	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902
WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	WA State Dept of Health, Office of Drinking Water Christine Collins 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216	WA State Emergency Mgmt Division Mitigation, Analysis, & Planning Manager Chuck Hagerhjelm Building 20 Camp Murray, WA 98430-5122
WSDOT, Aviation Division John Shambaugh 18204 59th Drive NE, Ste. B Arlington, WA 98223	Yakama Indian Nation Cultural Resources Program Johnson Meninick P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Yakima Tribal Council Ruth Jim P.O. Box 151 Toppenish, WA 98948
Yakima School District Superintendent Elaine Beraza 104 North 4th Ave Yakima, WA 98902		

Type of Notice: NHC App, SEPA, YPC Hearing

File Number: CPA#006-12

Date of Mailing: 6/5/12

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In-House Distribution E-mail List		
Name	Division	E-mail Address
Dan Ford	Engineering	<a href="mailto:dford@ci.yakima.wa.us">dford@ci.yakima.wa.us</a>
Sandy Cox	Code Administration	<a href="mailto:scox@ci.yakima.wa.us">scox@ci.yakima.wa.us</a>
Jeff Cutter	Legal Dept	<a href="mailto:jcutter@ci.yakima.wa.us">jcutter@ci.yakima.wa.us</a>
Archie Matthews	ONDS	<a href="mailto:amatthew@ci.yakima.wa.us">amatthew@ci.yakima.wa.us</a>
Brandon Dorenbusch	Fire Dept	<a href="mailto:bdorenbu@ci.yakima.wa.us">bdorenbu@ci.yakima.wa.us</a>
Michael Morales	CED Dept	<a href="mailto:mmorales@ci.yakima.wa.us">mmorales@ci.yakima.wa.us</a>
Jerry Robertson	Code Administration	<a href="mailto:jroberts@ci.yakima.wa.us">jroberts@ci.yakima.wa.us</a>
Royale Schneider	Code Administration	<a href="mailto:rschneid@ci.yakima.wa.us">rschneid@ci.yakima.wa.us</a>
Mike Shane	Water/Irrigation	<a href="mailto:mshane@ci.yakima.wa.us">mshane@ci.yakima.wa.us</a>
Nathan Thompson	Code Administration	<a href="mailto:nthomps@ci.yakima.wa.us">nthomps@ci.yakima.wa.us</a>
Kevin Futrell	Transit Division	<a href="mailto:kfutrell@ci.yakima.wa.us">kfutrell@ci.yakima.wa.us</a>
Dave Brown	Water Division	<a href="mailto:dbrown@ci.yakima.wa.us">dbrown@ci.yakima.wa.us</a>
Carolyn Belles	Wastewater Division	<a href="mailto:cbelles@ci.yakima.wa.us">cbelles@ci.yakima.wa.us</a>
<b>For the Record/File</b>		
<b>Binder Copy</b>		

Type of Notice: n to App, SEPA, ypc Hearing

File Number(s): CPA#006-12

Date of Mailing: 6/5/12

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**Ibarra, Rosalinda**

**From:** Ibarra, Rosalinda  
**Sent:** Tuesday, June 05, 2012 2:33 PM  
**To:** Ahtanum Irrigation District - Beth Ann Brulotte; Cascade Natural Gas - Jim Robinson; Department of Commerce (CTED) - Review Team; Department of Ecology - SEPA Unit; Department of Natural Resources - Linda Hazlett; Department of Social & Health Services - Andrew Jenkins; Department of Social & Health Services - Jeanne Rodriguez; Dept Archaeology & Historic Preservation - Greg Griffith; Dept Archaeology & Historic Preservation - Gretchen Kaehler; Ibarra, Rosalinda; Mayo, Doug; Nob Hill Water Association - Jenna Leaverton; Office of Rural & Farmworker Housing - Marty Miller; US Army Corps of Engineers - Karen M. Urelus; Wastewater Division - Scott Schafer; West Valley School District - Angela Watts; WSDOT - Paul Gonseth; WSDOT - Rick Holmstrom; Yakama Bureau of Indian Affairs - Bud Robbins; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Bureau of Indian Affairs - Steve Wangemann; Yakama Nation Environmental Mgmt Program - Kristina Proszek; Yakama-Klickitat Fisheries - John Marvin; Yakima Air Terminal - Airport Manager; Yakima County Commissioners; Yakima County Planning Director - Steven Erickson; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Al Brown; Yakima Health District - Gordon Kelly; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Shawn Conrad; Yakima Valley Museum - John A. Baule Belles, Carolyn; Brown, Dave; Cox, Sandy; Cutter, Jeff; Denman, Glenn; Dorenbush, Brandon; Ford, Dan; Futrell, Kevin; Matthews, Archie; Morales, Michael; Robertson, Jerry; Schneider, Royale; Shane, Mike; Thompson, Nathan  
**Cc:**  
**Subject:** 2012 Comp Plan Amendments - Notice of App, SEPA, YPC Public Hearing  
**Attachments:** NTC APP SEPA HEARING - Carlson Trust - CPA001-12.pdf; NTC APP SEPA HEARING - WA Fruit Co- CPA002-12.pdf; NTC APP SEPA HEARING - Lockhart-Rookstool - CPA003-12.pdf; NTC APP SEPA HEARING - WV Nursing Homes - CPA004-12.pdf; NTC APP SEPA HEARING - Yak Venture - CPA005-12.pdf; NTC APP SEPA HEARING - Appleland-Clasen - CPA006-12.pdf

Application No	Project Name	Site Address	Project Description
CPA#001-12	MELVIN G. & MAE J. CARLSON REVOCABLE TRUST	NE CORNER OF 96TH AVE & TIETON DR	Change the Future Land Use parcels from Low Density Residential to B-2 (Local Business).
CPA#002-12	WASHINGTON FRUIT & PRODUCE CO	1500 BLOCK OF N 6TH AVE	Change the Future Land Use parcels from Regional Commercial to Large Commercial (M-1) for future use.
CPA#003-12	DONNA LOCKHART & GARY ROOKSTOOL	1021 S 31ST AVE	Change the Future Land Use from Medium Density Residential to Local Business (B-2).
CPA#004-12	WEST VALLEY NURSING HOMES, INC	300 BLOCK OF N 40TH AVE	Change the Future Land Use parcels from Medium Density Residential and rezone from to Multi-Family Residential.
CPA#005-12	YAKIMA VENTURE CAPITAL LLC	714 SOUTH 6TH STREET	Change the Future Land Use from Low Density Residential and rezone from Single-Family Business (B-2).
CPA#006-12	APPLE LAND INVESTMENTS LLC / WAYNE CLASEN	8400 BLOCK OF OCCIDENTAL ROAD	Change the Future Land Use parcels from Low Density Residential and rezone from to Multi-Family Residential community campus.

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City of Yakima  
 Planning Department  
 129 N 2nd St  
 Yakima, WA 98901

**PUBLIC NOTICE OF  
 LAND USE REVIEW**

Date of Notice of Application - 06/05/2012

Project Name: **APPLE LAND INVESTMENTS LLC / WAYNE CLASEN**

**CPA#006-12**

Location: **8400 BLOCK OF OCCIDENTAL ROAD**

Proposal: **Change the Future Land Use map designation for five parcels from Low Density Residential to High Density Residential and rezone from Single-Family Residential (R-1) to Multi-Family Residential (R-3) to develop a retirement community campus.**

A land use application has been submitted near your property. This is your notice of that application. To view information on-line go to: <http://www.yakimawa.gov/postcard> When prompted enter CPA#006-12 in the Application ID text box. Click the Submit button to view the land use application information. More information is available from the City of Yakima Planning Division, 129 North 2nd Street, Yakima, WA 98901 or call (509) 575-6183. Bruce Benson/575-6042/Supervising Planner/bbenson@ci.yakima.wa.us 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: [planning@ci.yakima.wa.us](mailto:planning@ci.yakima.wa.us) - Please include the Application ID in the email subject line. Also include your name and address in the email. Written or emailed comments must be received by 5:00pm on 06/25/2012

Public Hearing Date: 08/22/2012  
 Public hearings are scheduled to begin at 3:30pm in the Yakima City Council Chambers of City Hall located at: 129 North Second Street, Yakima, WA 98901

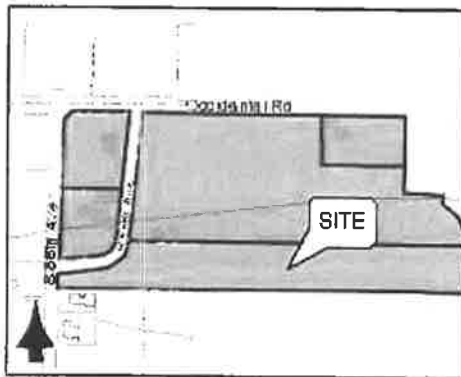
This application may include multiple land use types, including compliance with the State Environmental Policy Act (SEPA). For specific information, please contact the Planning Division. Si necesita información en español por favor llame al (509)575-6183.

Application Submitted: 04/30/2012 Application Complete: 05/23/2012



City of Yakima  
 Planning Department  
 129 N 2nd St  
 Yakima, WA 98901

LAND USE PUBLIC NOTICE



Location of Proposed Action

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 # E-50 I-3

**CITY OF YAKIMA  
NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW AND PUBLIC  
HEARING**

**DATE:** June 5, 2012  
**TO:** SEPA Reviewing Agencies, Applicant and Adjoining Property Owners  
**FROM:** Joan Davenport, Planning Manager  
**SUBJECT:** Comprehensive Plan Map Amendment, Rezone and Environmental Review.

**NOTICE OF APPLICATION**

**File Number:** CPA#006-12, RZ#006-12, SEPA#018-12  
**Project Applicant:** Bill Hordan – Hordan Planning Services  
**Project Location:** Vicinity of the 8400 block of Occidental Road, Yakima, WA  
**Parcel Numbers:** 181206-21001, 21005, 21007, 21401, 21402

**PROJECT DESCRIPTION**

The City of Yakima Department of Community & Economic Development has received applications from Bill Hordan, on behalf of property owner Wayne Clasen and Apple Land Investments, LLC for a Comprehensive Plan Map Amendment (CPMA), Rezone and Environmental Review of the subject property. The owner is requesting to change the Future Land Use Map designation for this property from Low Density Residential to High Density Residential and to concurrently rezone from R-1, Single-family Residential to R-3, Multi-family Residential (see attached documents for further details).

**ENVIRONMENTAL REVIEW** This is to notify all the public and private agencies with jurisdiction and environmental expertise that the City of Yakima Division of Environmental Planning has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) for the above stated project:

The City of Yakima is presently inclined towards the issuance of a Determination of Non Significance (DNS) on 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.** The following conditions have been identified that may be used to mitigate any adverse environmental impacts: None

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**Required Permits:** None

**Required Studies:** None

**Existing Environmental Documents:** None

**Preliminary determination of the development regulations that will be used for proposal mitigation and consistency:** Urban Area Zoning Ordinance and Urban Area Comprehensive Plan.

The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, WA.

**REQUEST FOR WRITTEN COMMENTS** You have the right to comment on this application and to become a party of record. Agencies, tribes, and the public are encouraged to review and comment on this proposal and its probable environmental impacts. All written comments received by **5:00 pm June 25, 2012** (regarding the SEPA Review) will be considered prior to issuing the final determination on this application. Please mail your comments on this project to: Joan Davenport, Planning Manager City of Yakima, 129 N 2<sup>nd</sup> Street, Yakima, WA 98901. Please be sure to reference the file numbers (CPA#006-12, RZ#006-12, and SEPA #018-12) or the applicant's name (Wayne Clasen and Apple Land Investments, LLC) in any written correspondence.

**NOTICE OF DECISION** A copy of the SEPA threshold determination will be mailed to you 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 threshold determination.

**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 a closed record hearing before the Yakima City Council. The public hearing before the Planning Commission has been tentatively scheduled for **Wednesday, August 22, 2012**, beginning at **3:30 pm**, in the Council Chambers, City Hall, 129 N 2nd Street, 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 Bruce Benson, Supervising Planner at (509) 575-6042 or e-mail at [bbenson@ci.yakima.wa.us](mailto:bbenson@ci.yakima.wa.us).

Encl: Applications, Environmental Checklist and Mailing Map

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STATE OF WASHINGTON

DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
www.commerce.wa.gov

June 7, 2012

Joan Davenport  
Planning Manager  
City of Yakima  
129 North Second Street  
Yakima, Washington 98901

Dear Ms. Davenport:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

**City of Yakima - Proposed 2012 Comprehensive Plan amendments, including site rezones, and changes to the Future Land Use Map designations (CPA #001-12, 002-12, 003-12, 004-12, 005-12, and 006-12). These materials were received on June 05, 2012 and processed with the Material ID # 18144.**

We have forwarded a copy of this notice to other state agencies.

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment, then final adoption may occur no earlier than sixty days following the date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call Dave Andersen (509) 434-4491 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team  
Growth Management Services

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Transit Division  
509-575-6175  
2301 Fruitvale Blvd.  
Yakima, WA 98902

## DST Comments

**DATE:** June 8, 2012  
**TO:** Bruce Benson, Supervising Planner  
**FROM:** Kevin Futrell, Transit Planner  
**SUBJECT:** Appleland Clasen, CPA #006-12  
**PROPOSAL:** Change the Future Land Use Map to redesignate property from Low Density Residential to High Density Residential & Concurrent Rezone from Single-Family Residential to Multi-Family Residential.  
**LOCATION:** Vicinity of 8400 Occidental Road, Yakima, WA  
**PARCEL NUMBER:** 181206-21001, -21005, -21007, -21401, -21402

---

### COMMENTS:

Although the current land use application is only to change the future land use map to redesignate property from Low Density Residential to High Density Residential, as well as, rezone the property from R-1 to R-3, it is important that Yakima Transit comment on future use of the property as was mentioned in the land use application. Yakima Transit provides paratransit services in the city of Yakima where the proposed development is located. The proposed use is for "housing, nursing care, and assisted living."

Under FTA rules, Yakima Transit is required to provide complementary paratransit services to individuals within three-quarters of a mile of fixed-route service. The proposed use is approximately 1.1 miles (0.8 miles using a radius) from the closest fixed-route service. It is the City of Yakima's policy, at this time, to provide complementary paratransit services anywhere within the City of Yakima's city limits, which includes this site. Facilities like this typically rely heavily on paratransit (Dial A Ride) services. If Transit funding becomes an issue in the future, the City's policy on where to provide paratransit services may be reduced to FTA required levels excluding the subject property. Yakima Transit is discouraging development of this site for the proposed use, because it is outside the area that the FTA requires Yakima Transit to provide paratransit services and those services may be a necessary public service.

Yakima Transit doesn't anticipate offering any fixed-route services along Occidental Road or Ahtanum Road in the next ten years. Although an express route will be considered along Ahtanum Road when the north-south road is constructed connecting Ahtanum Road to Summitview Road, express service has limited stops and complementary paratransit services are not mandated along express routes. The residents who wouldn't qualify for Dial A Ride but need transportation services because they cannot drive may want to use the fixed-route service. However, with the existing route being as far away as it is, it isn't practical. The closest planned route, would run along Zier Road between 96th and 72nd Avenues. This route is anticipated within the next 5-10 years. Future route planning wouldn't change in any long term plan until more higher density infill development occurs between the proposed site and existing service areas.

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Growth of this intensity should be located closer to established development and available City services. Although the area is located within City Limits there is limited development in the area. Currently, there is a void between the proposed facility and established growth of similar intensities. The location of this facility is the only one of it's kind in the area and although Yakima Transit provides service to people who live in the area that need the service, the volume of passengers that may use Dial A Ride services could be problematic and economically burdensome on the public transportation system. Other trips consist of typical single-family residential or apartment locations. Shopping facilities are also frequented like the WV Walmart near 64th Avenue and Nob Hill Blvd. and the Orchards Shopping Center at 72nd Avenue and Tieton Drive. There is a map attached showing an artificial boundary where Dial A Ride doesn't typically provide higher volume services.

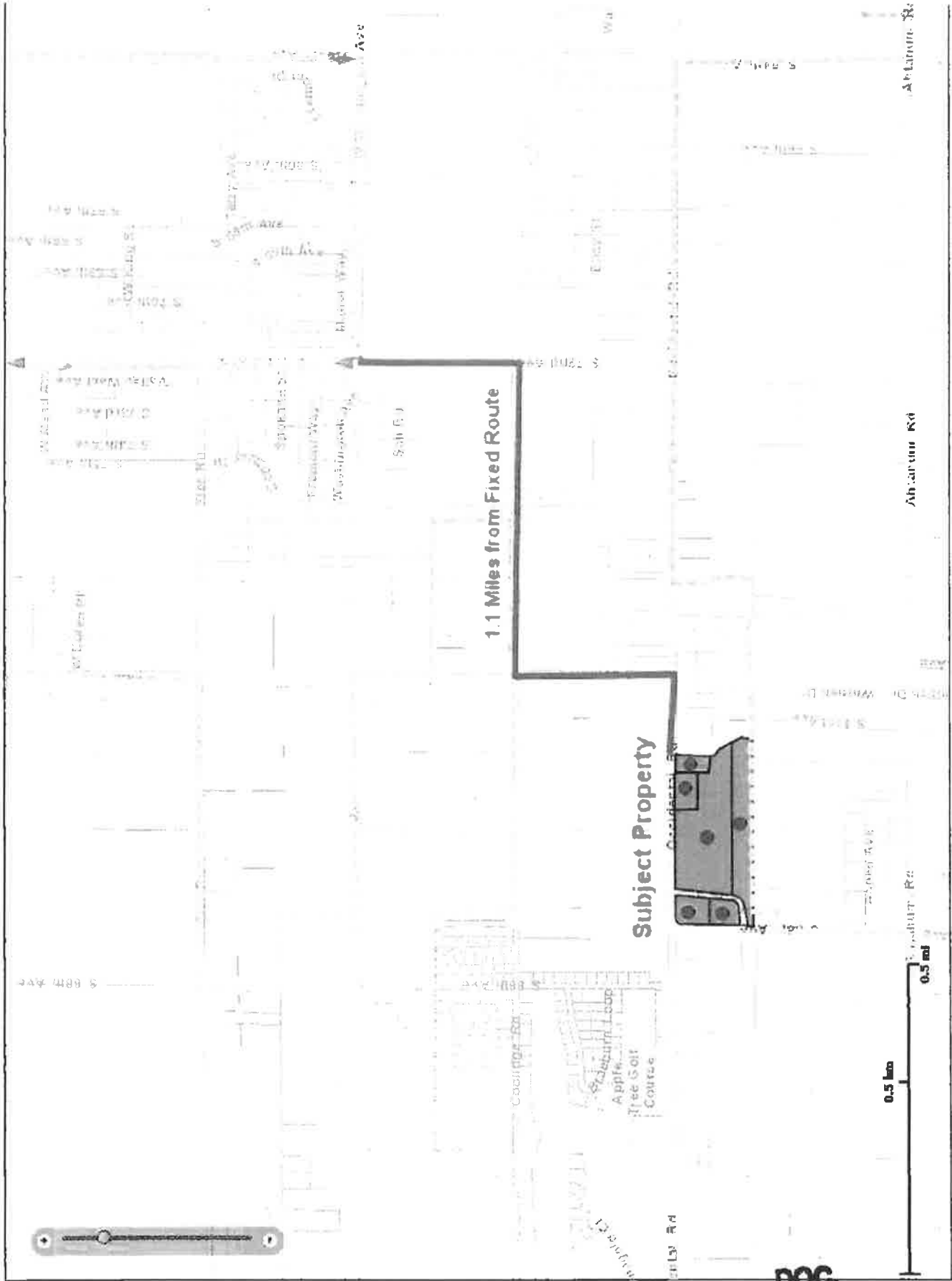
The facility owner should consider offering transportation options to their residents and guests, that are not solely reliant on the City's public transit system, which might include multi-passenger ADA accessible vehicles that will accommodate more than one wheelchair.

**GOAL 3.1:** Provide for a broad distribution of housing in Yakima that meets the affordability and neighborhood design needs of the public. (Yakima Urban Area Comprehensive Plan 2025, p.III-20)

**Policy 3.1.1.4** Development shall be located along arterials or collector streets and should have good access to public transit. (Yakima Urban Area Comprehensive Plan 2025, p.III-20)

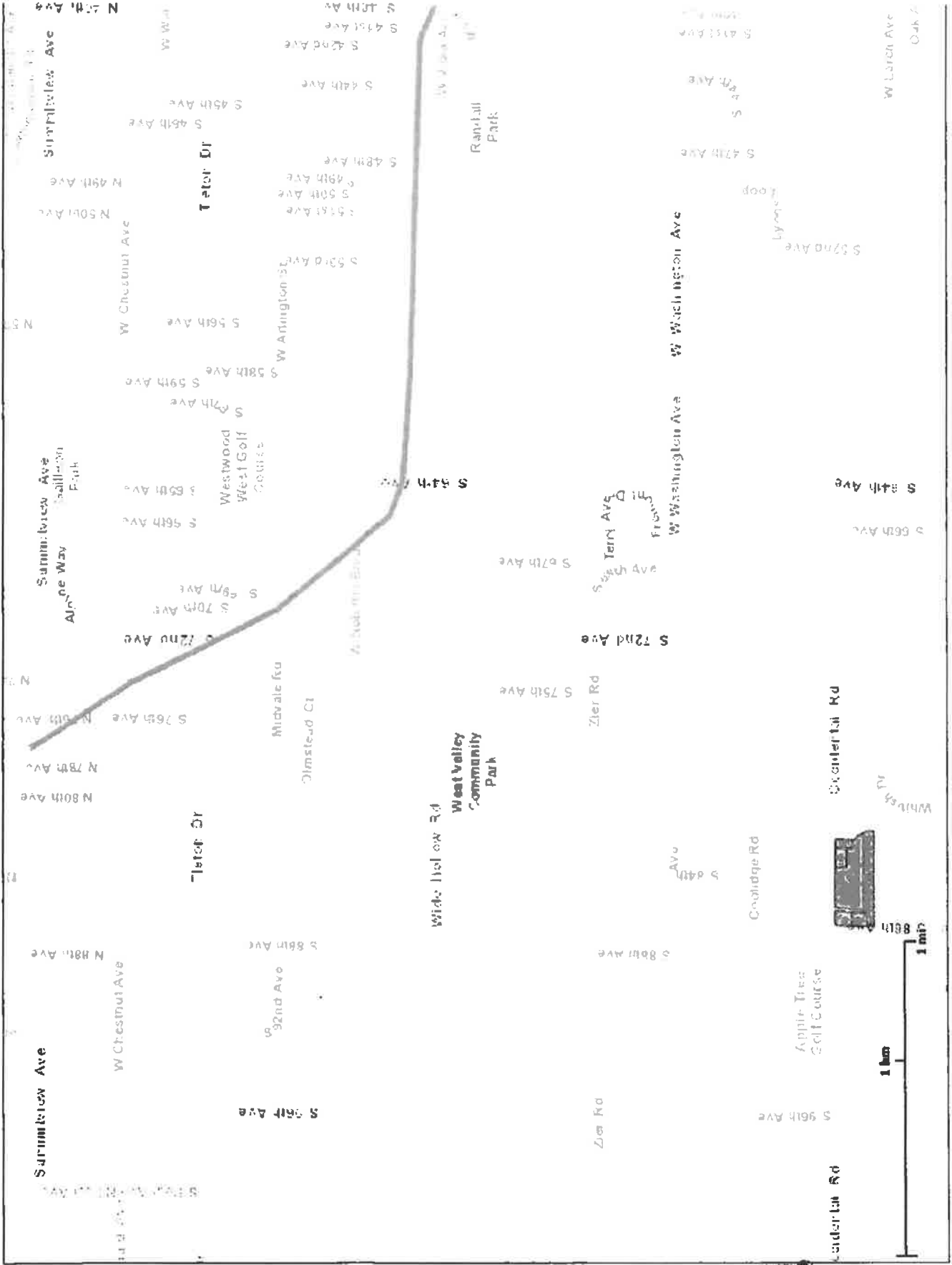
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**Yakima Transit - DST Comments - CPA#006-12 - Appleland Clasen**

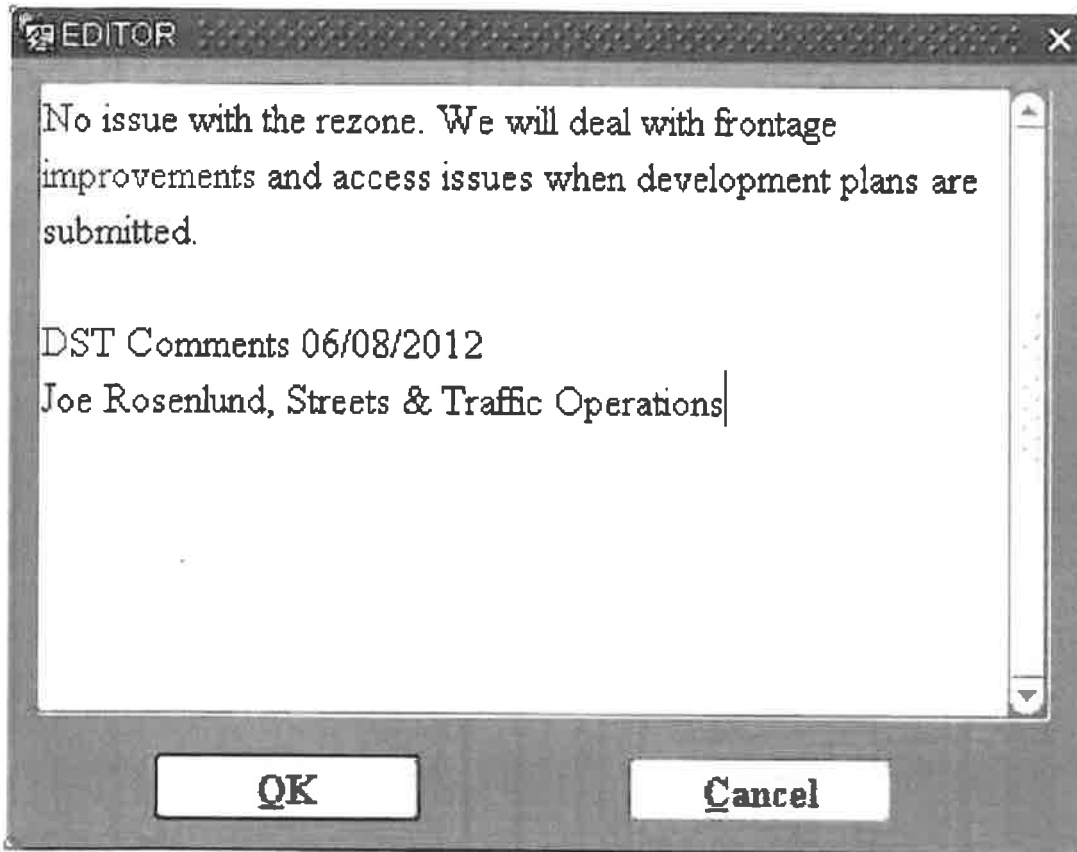


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# Yakima Transit - Appleland - CPA #0006-12 Map2



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# DST Distribution List

*emailed 5/31/12*

Applicant: Wayne Clasen & Apple Land Investments, Inc

File Number: CPA#006-12, RZ#006-12, SEPA#018-12

Date of DST Meeting: June 20, 2012

Assigned Planner: Bruce Benson

## City of Yakima Divisions and Yakima County Public Services

x	Codes	Joe Caruso
	Codes	Sandy Cox
	Codes	Jerry Robertson
	Codes	Royale Schneider
	Codes	Nathan Thompson
x	Codes	Glenn Denman
x	Engineering	Dan Ford
x	Stormwater Engineer	Randy Meloy
x	Water/Irrigation	Mike Shane
x	Wastewater	Scott Schafer
x	Wastewater	Shelley Willson
x	Fire Department	Brandon Dorenbush

x	Streets/Traffic Engineering	Joe Rosenlund
	Utility Services	Pete Hobbs
	Parks and Recreation	Ken Wilkinson
	Transit	Ken Mehin
x	Transit	Kevin Futrell
x	Police Department	Shawn Boyle
	Refuse	Nancy Fortier
	Yakima County Public Svcs	Vern Redifer
x	Yakima County Planning	Steve Erickson
	911 Communications	Wayne Wantland
	County Flood Control District	Jeff Legg

## Other Agencies

	Capitol Theatre	Gay Parker	P.O. Box 102, Yakima, WA 98901
	Committee for Downtown Yakima	Jamie Lee Stickel	115 North 3 <sup>rd</sup> Street, Yakima 98901
	Committee for Downtown Yakima	James Stickel	P.O. Box 9668, Yakima 98909
	Committee Manager - CDY	Manager	P.O. Box 881, Yakima 98901
	Yakima Tieton Irrigation District	Rick Dieker/John Dickman	470 Camp 4 Rd. Yakima, WA 98908
	Nob Hill Water	Jenna Leaverton	6111 Tieton Drive, Yakima 98908
	Yakima County Health District	Art McKuen	1210 Ahtanum Ridge Dr, Union Gap 98903
x	WA State Department of Ecology	Gwen Clear	15 W Yakima Ave Ste #200, Yakima 98902
	No. Yakima Soil Conservation District	Ray Wondercheck	1606 Perry St Ste F, Yakima 98902
	Pacific Power and Light Co.	Mike Paulson	500 N. Keys Rd, Yakima 98901
	Qwest	Tom McAvoy	8 South 2 <sup>nd</sup> Ave Rm 304, Yakima 98902
	Cascade Natural Gas Co.	Sheila Ross	701 South 1 <sup>st</sup> Ave, Yakima 98902
	Yakima School District #7	Elaine Beraza	104 North 4 <sup>th</sup> Ave, Yakima 98902
	West Valley School District #208	Peter Ansingh	8902 Zier Rd, Yakima 98908
	Charter Communications	Kevin Chilcote	1005 North 16 <sup>th</sup> Ave, Yakima 98902
	County Clean Air Authority	Gary Pruitt	329 North 1 <sup>st</sup> Street, Yakima 98901
	Yakima Waste Systems	Scott Robertson	2812 Terrace Heights Dr, Yakima 98901
	Yakima Greenway Foundation	Al Brown	111 South 18 <sup>th</sup> Street, Yakima 98901
	US Post Office	Jeff McKee	205 West Washington Ave, Yakima 98903
	Yakima Valley Canal Co.	Robert Smoot	1640 Garretson Lane, Yakima 98908
	Department of Wildlife		1701 South 24 <sup>th</sup> Ave, Yakima 98902
	Department of Natural Resources		713 Bowers Rd, Ellensburg 98926
	WSDOT (Dept of Transportation)	Salah Al-Tamini	2809 Rudkin Rd, Union Gap 98903
	Department of Fisheries	Eric Bartrand	P.O. Box 9155, Yakima 98909
	Yakama Indian Nation	Thalia Sachtleben	P.O. Box 151, Toppenish 98948
	Yakima Airport	Lee Rimmel	2400 West Washington Ave, Yakima 98903
	Trolleys	Paul Edmondson	313 North 3 <sup>rd</sup> Street, Yakima 98901
	City of Union Gap	David Spurlock	P.O. Box 3008, Union Gap 98903
	WSDOT, Aviation Division	John Shambaugh	18204 59 <sup>th</sup> Drive NE, Ste B, Arlington WA 98223
	Governor's Office of Indian Affairs		PO Box 40909, Olympia, WA 98504
	Ahtanum Irrigation District	Beth Ann Brulett	PO Box 563, Yakima, WA. 98907
	Yakima-Klickitat Fisheries Project	John Marvin	771 Pence Road, Yakima, WA 98909
	Department of Fish & Wildlife	Mark Teske	201 North Pearl, Ellensburg, WA 98926

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**Ibarra, Rosalinda**

---

**From:** Ibarra, Rosalinda  
**Sent:** Thursday, May 31, 2012 1:57 PM  
**To:** Caruso, Joe; Denman, Glenn; Ford, Dan; Meloy, Randy; Shane, Mike; Schafer, Scott; Willson, Shelley; Dorenbush, Brandon; Rosenlund, Joseph; Futrell, Kevin; Boyle, Shawn  
**Cc:** 'steven.erickson@co.yakima.wa.us'  
**Subject:** DST PACKETS - 2012 Comp Plan Amendments - CPA#001-12, CPA#002-12, CPA#003-12, CPA#004-12, CPA#005-12, CPA#006-12  
**Attachments:** DST PACKET - Carlson Rev Trust - CPA001-12.pdf; DST PACKET - WA Fruit and Produce - CPA002-12.pdf; DST PACKET - Lockhart-Rookstool - CPA003-12.pdf; DST PACKET - WV Nursing Homes - CPA004-12.pdf; DST PACKET - Yakima Venture - CPA005-12.pdf; DST PACKET - AppleLand-Clasen - CPA006-12.pdf

DST meeting scheduled for June 20, 2012.

Please submit your comments in Paladin or e-mail them to the assigned planner no later than the meeting date.

*Rosalinda Ibarra*  
Planning Technician  
[ribarra@ci.yakima.wa.us](mailto:ribarra@ci.yakima.wa.us)

City of Yakima  
129 North 2nd Street  
Yakima, WA 98901  
p: (509) 575-6183  
f: (509) 575-6105

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**City of Yakima Development Services Team  
Request For Comments  
June 5, 2011**

<b>To:</b>	City of Yakima Development Services Team
<b>From:</b>	Bruce Benson, Supervising Planner
<b>Subject:</b>	Request for Comments
<b>Applicant:</b>	Wayne Clasen and Apple Land Investments, LLC
<b>File Number:</b>	CPA#006-12, RZ#006-12, SEPA#018-12
<b>Location:</b>	Vicinity of the 8400 block of Occidental Road
<b>Parcel Number(s):</b>	181206-21001, 21005, 21007, 21401, 21402
<b>DST MEETING DATE:</b>	6/20/2012

**Proposal**

Comprehensive Plan Amendment request to change Future Land Use Map designation from Low Density Residential to High Density Residential and to concurrently rezone from R-1, Single-family Residential to R-3, Multi-family Residential. No project is proposed in this application.

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 **June 20, 2012 at 9:30 a.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 [bbenson@ci.yakima.wa.us](mailto:bbenson@ci.yakima.wa.us) and the Planning Department's fax number is (509) 575-6105. Should you have any questions, or require additional information, please call me at (509) 575-6042.

**Comments:**


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

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

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STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

June 15, 2012

Joan Davenport  
Planning Manager  
City of Yakima  
129 North 2<sup>nd</sup> Street  
Yakima, WA 98901

RECEIVED

JUN 18 2012

CITY OF YAKIMA  
PLANNING DIV.

Re: CPA 006-12/RZ 006-12/SEPA 018-12

Dear Ms. Davenport:

Thank you for the opportunity to comment on the pre-threshold determination for the comprehensive plan amendment and rezone from R-1 to R-3, proposed by Wayne Clasen and Apple Land Investments, LLC. We have reviewed the environmental checklist and have the following comment.

**Toxics 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 MTCA clean-up levels Ecology recommends that potential buyers be notified of their occurrence.

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

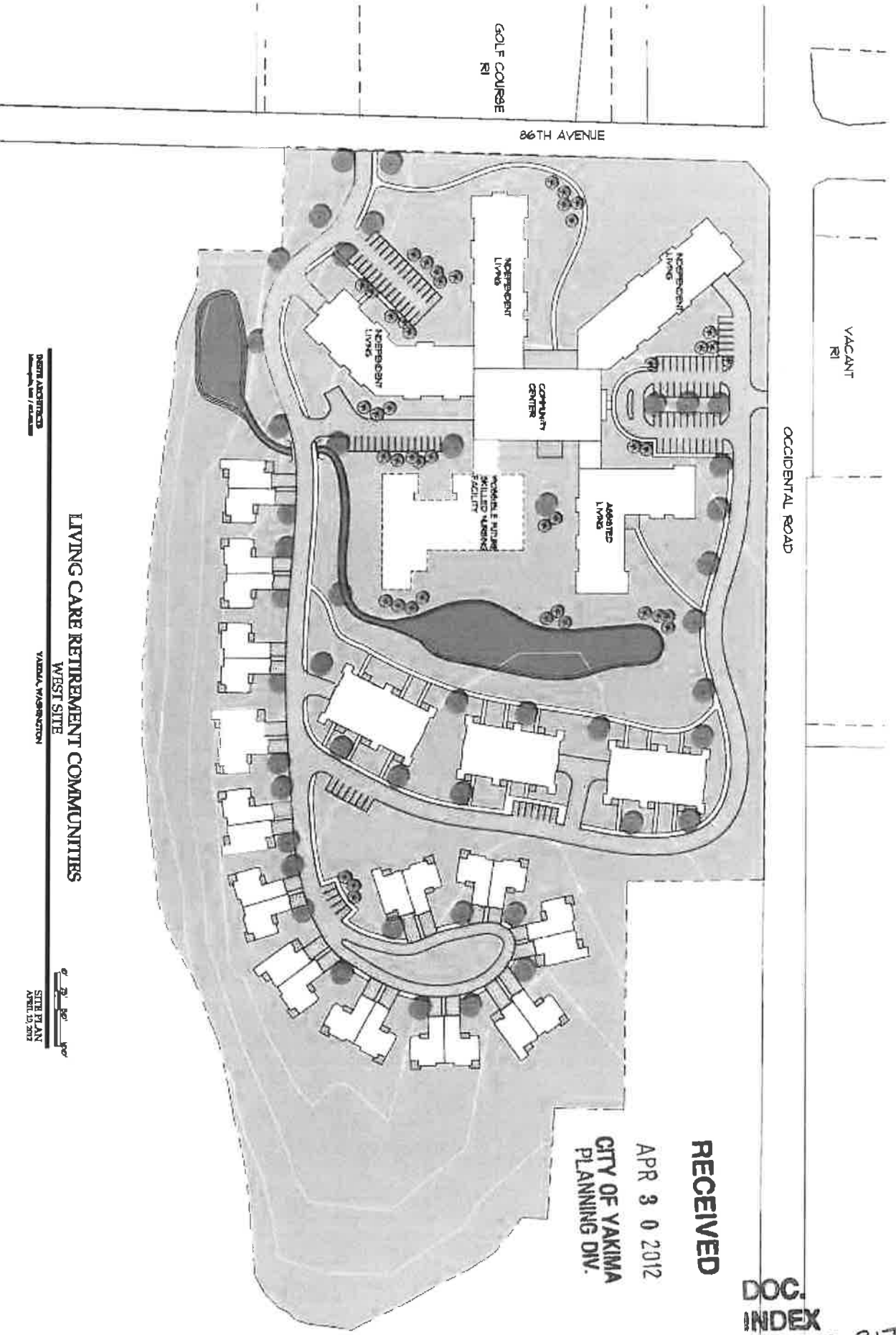
Sincerely,

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

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LIVING CARE RETIREMENT COMMUNITIES  
WEST SITE

DEPT. ARCHITECTS  
PLANNING DIV. / 2012

YAKIMA, WASHINGTON

DATE: APRIL 10, 2012







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CITY OF YAKIMA  
PLANNING DIV.

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# Subject Properties

DOC. INDEX # **E-313**

-  Subject Properties
-  All Roads
-  Tax Lots
-  Cities

**RECEIVED**

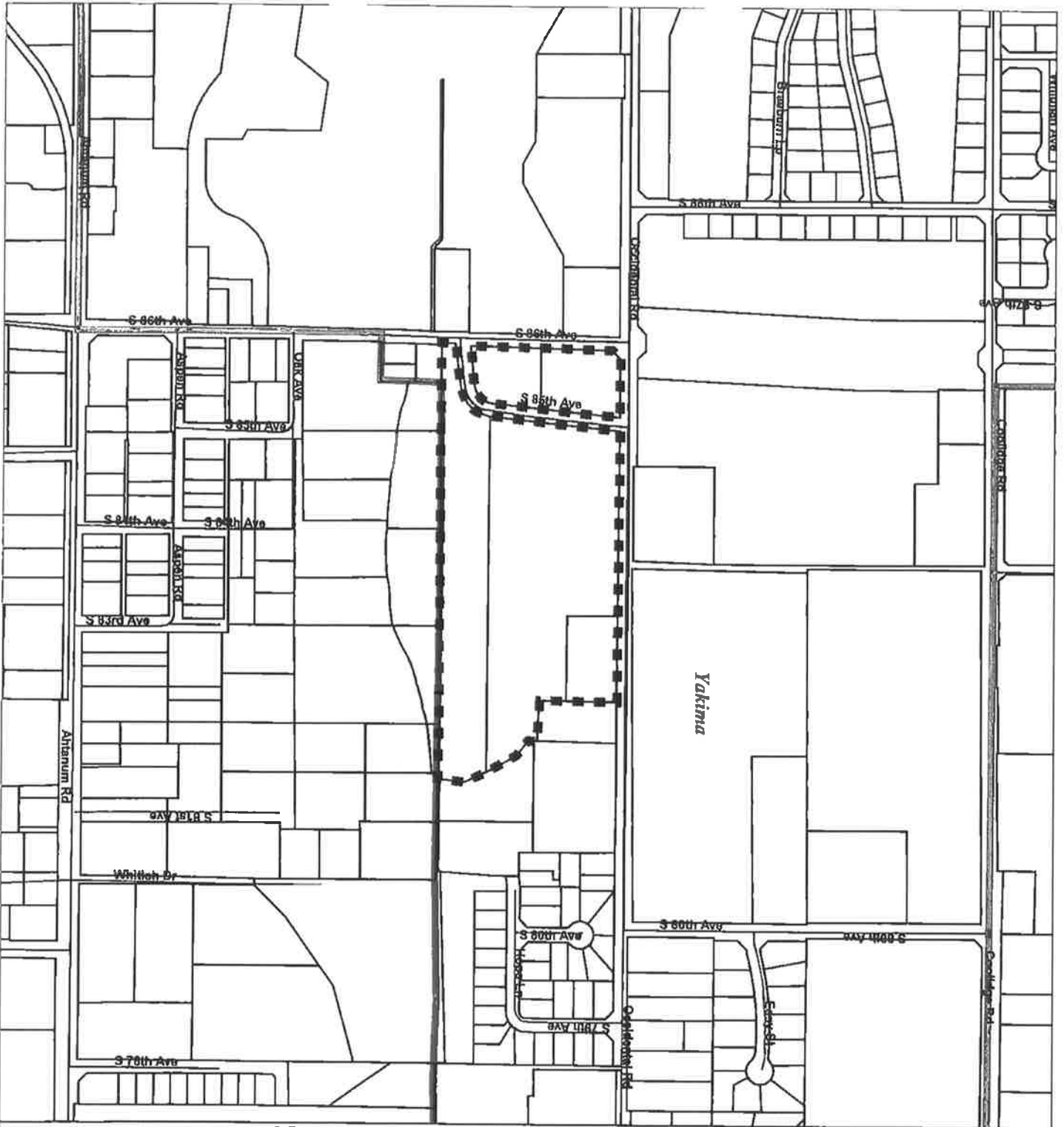
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CITY OF YAKIMA  
PLANNING DIV.

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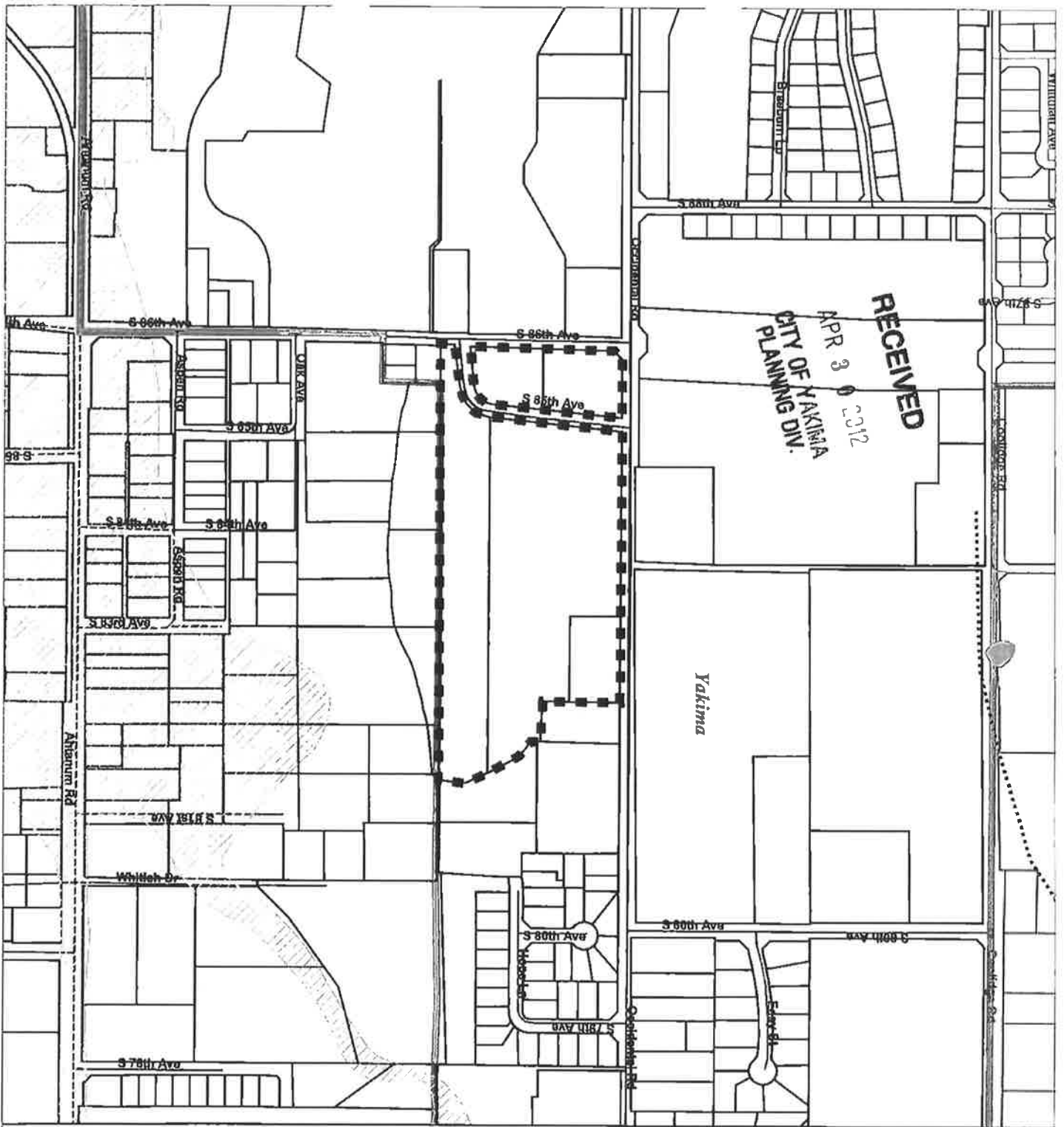
Yakima County

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# Critical Areas

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APR 30 2012  
CITY OF YAKIMA  
PLANNING DIV.



Subject Properties

FEMA 100 Year FLOODWAY

FEMA 100 Year FLOODPLAIN

Zone A

Zone AE

Potential Wetlands

Local Wetland Inventory

Scale 1980 - 2005 CMO

1 or 2

3

4 or 5

Undetermined

Man-made

SMP Liked Environments

natural

consistency

rural

urban

urban con

urban

All Roads

Tor Lots

Cliffs

Floodway/CMZ

SMP Streama Environments

natural

consistency

rural

urban

urban con

All Roads

Tor Lots

Cliffs

Parcel Lot lines are for visual display only. Do not use for legal purposes.

0 400 800 Feet

1" = 500 Feet



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# Site and Adjacent Existing Future Land Use

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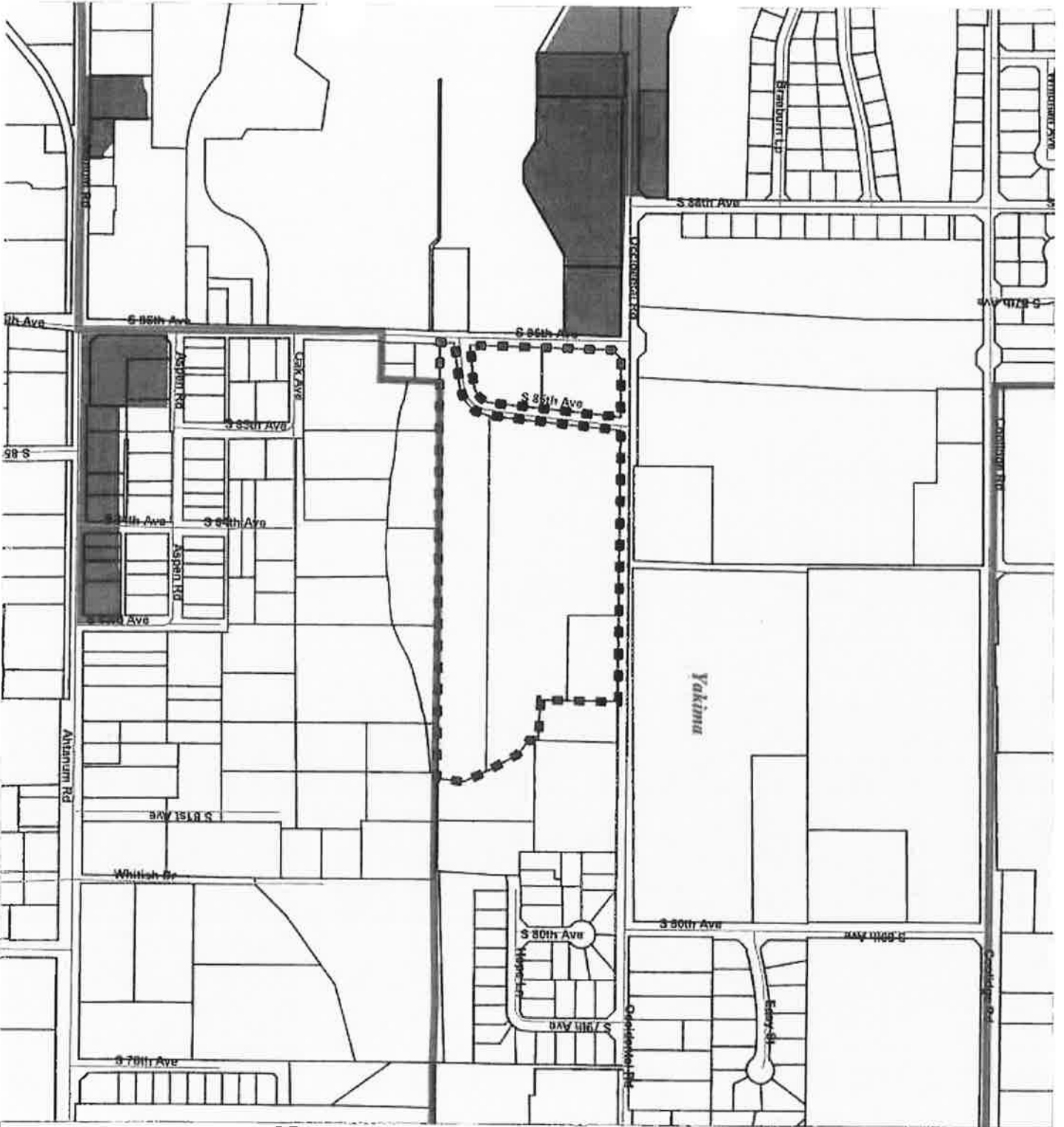
- Subject Properties
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- Text Lots
- Cities
- Future Land Use
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Professional Office
- Regional Commercial
- Neighborhood Commercial
- Large Commercial Center
- Arterial Commercial
- CBD Core Commercial
- Industrial

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# Proposed Future Land Use

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- Medium Density Residential
- High Density Residential
- Professional Office
- Regional Commercial
- Neighborhood Commercial
- Large Commerce Center
- Aerial Commercial
- CBD Core Commercial
- Industrial

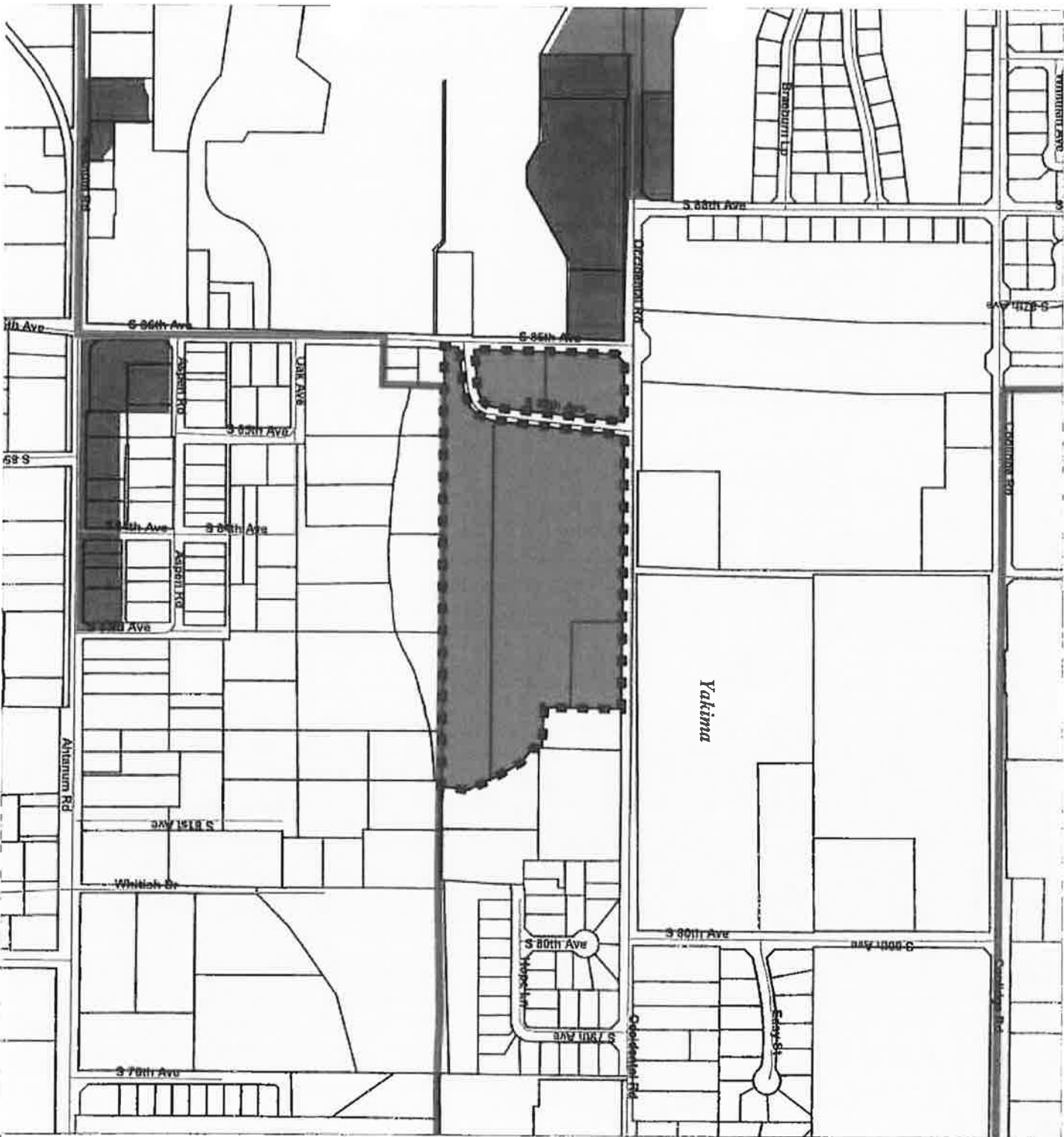
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0 400 800 Feet  
1" = 500 feet



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CITY OF YAKIMA  
PLANNING DIV.



# Existing Zoning

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- R-2 Two Family
- R-3 Multi-Family
- B-1 Professional Business
- B-2 Local Business
- HB Historical Business
- SOC Small Convenience Center
- LCC Large Convenience Center
- CCD Central Business District
- CCD CBD Support
- GC General Commercial
- M-1 Light Industrial
- M-2 Heavy Industrial
- RD Regional Development
- AS Airport Support

**RECEIVED**

APR 30 2012

**CITY OF YAKIMA  
PLANNING DIV.**

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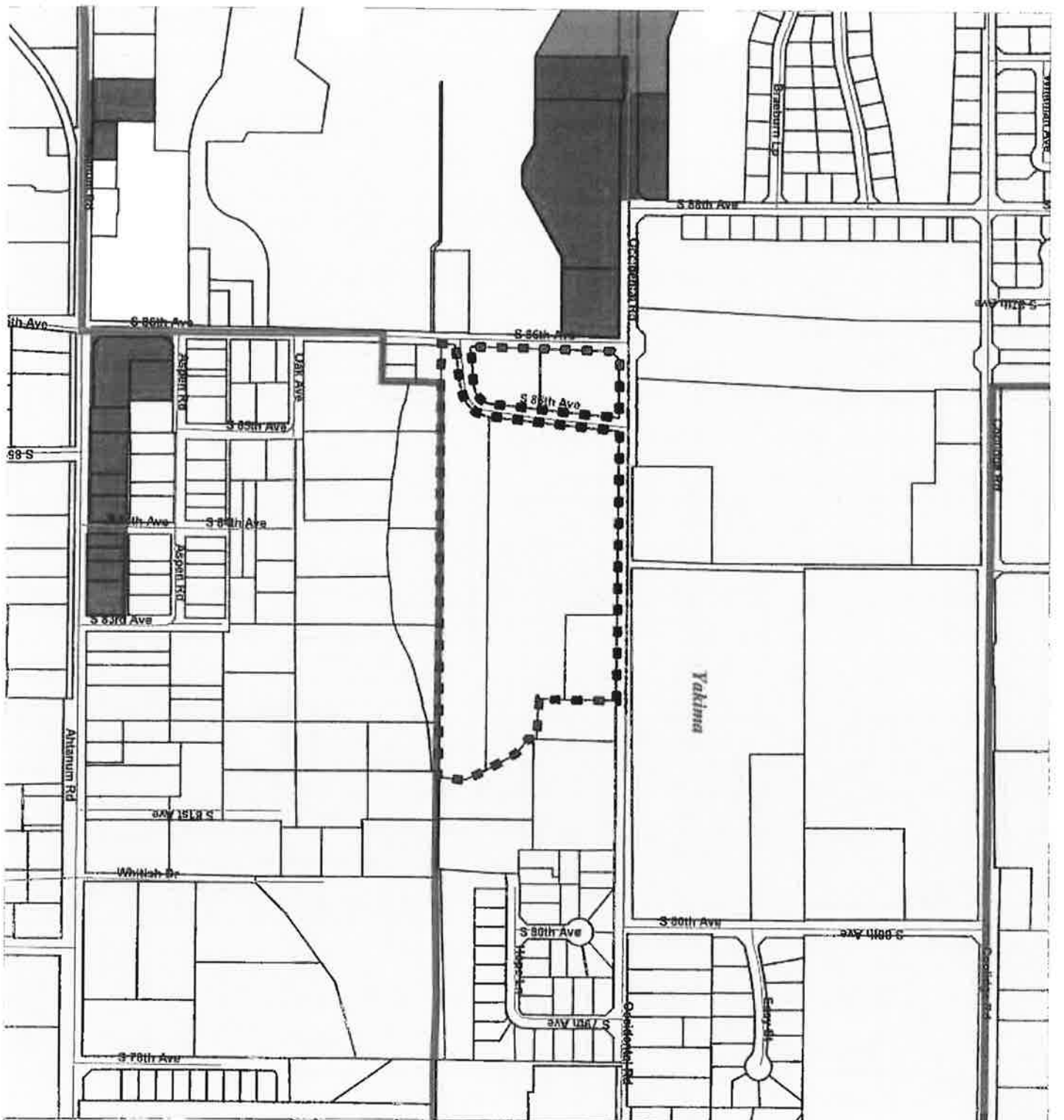
0 400 800 Feet

1" = 500 feet



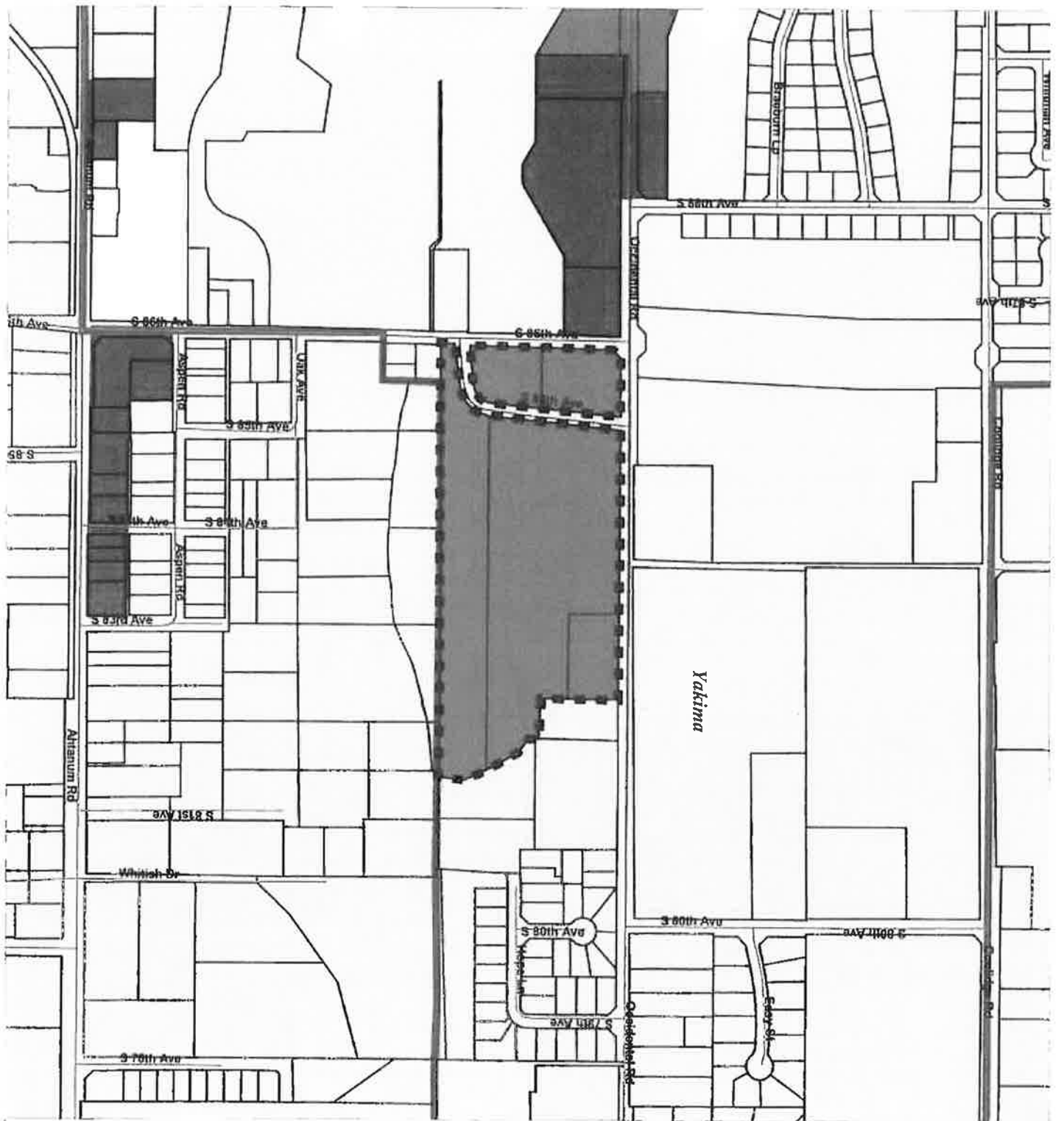
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- R-3 Multi-Family
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- B-2 Local Business
- HR Historical Business
- SCC Small Commerce Center
- LCD Large Commerce Center
- CBD Central Business District
- CBD CBD Support
- GC General Commercial
- M-1 Light Industrial
- M-2 Heavy Industrial
- RD Regional Development
- AS Airport Support

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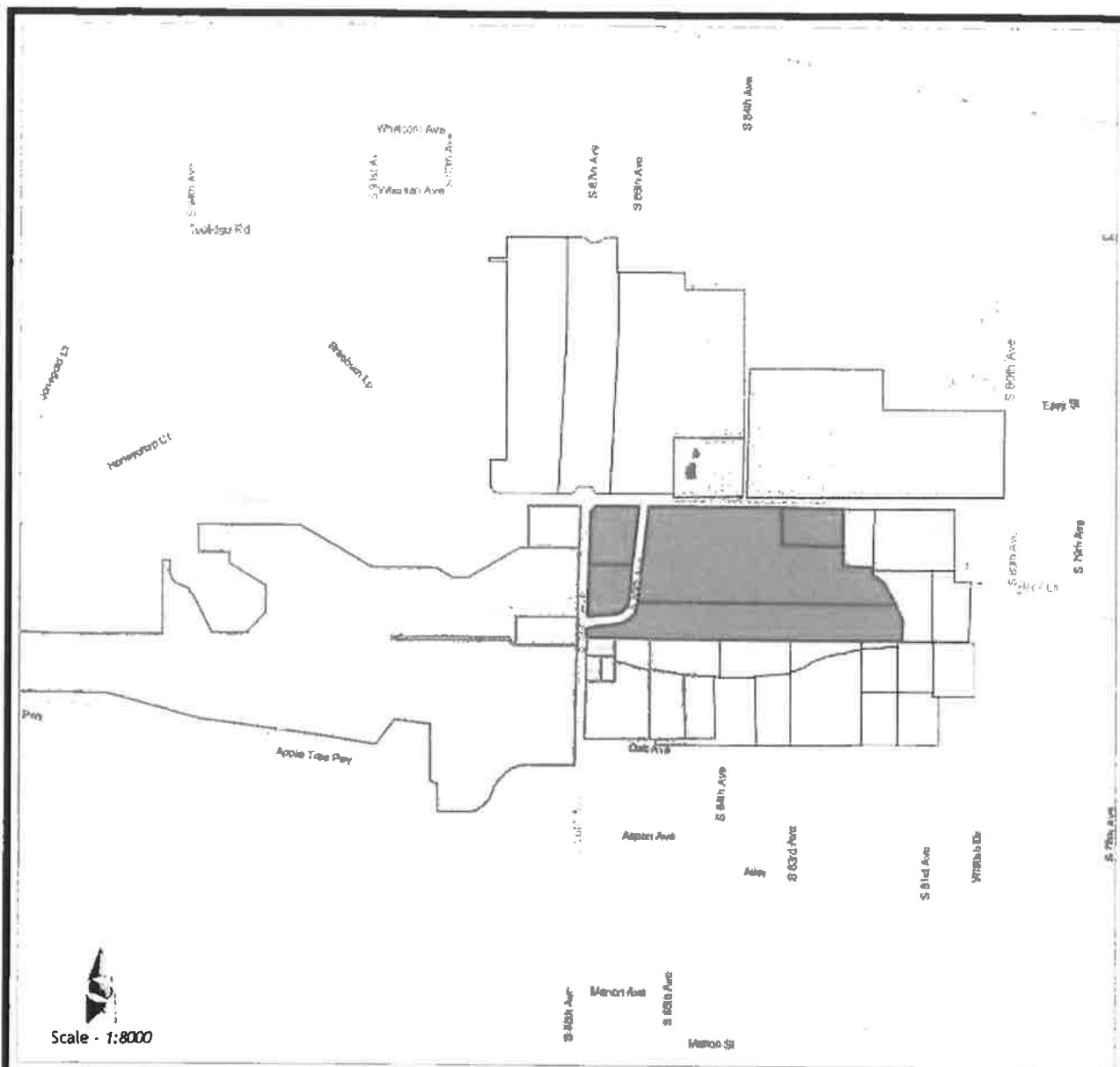
CITY OF YAKIMA  
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Parcel Lot lines are for visual display only. Do not use for legal purposes.



Yakimap.com

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Scale - 1:8000

### City of Yakima, Washington

File Number: CPA#006-12, RZ#006-12, SEPA#018-12

Applicant: Bill Hordan Planning Services  
Owner: Apple Land Investments/Wayne Clasen

Request: Change the Future Land Use map designation for five parcels from Low Density Residential to High Density Residential and rezone from (R-1) to (R-3) to develop a retirement community campus.

Location: 8400 block of Occidental Road

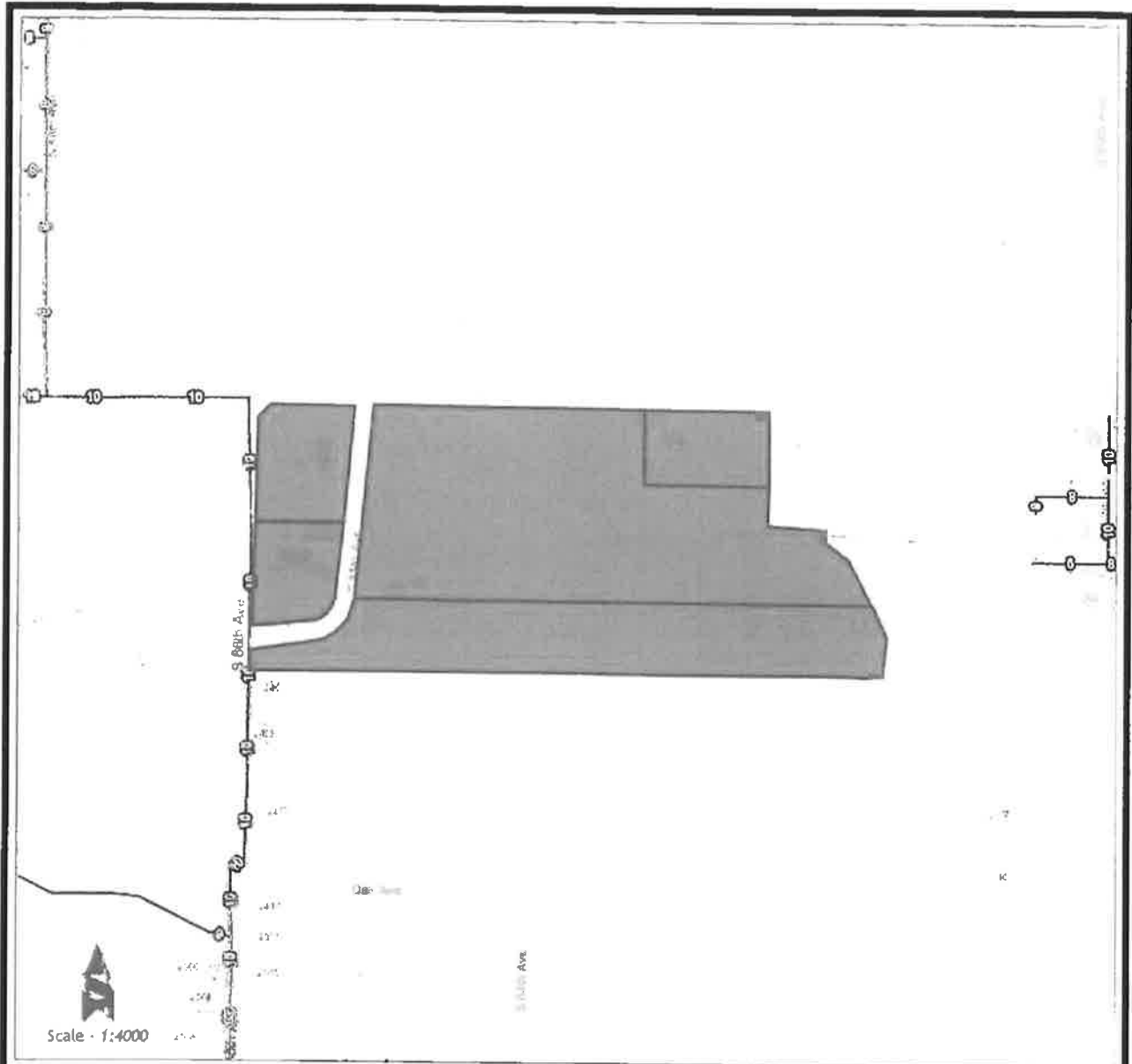
Parcel Number(s): 18120621001, 18120621005, 18120621007, 18120621401, 18120621402

 Subject Area Site

 Property Notification Area

### NOTIFICATION OF LAND USE APPLICATION

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### City of Yakima, Washington

File Number: CPA#006-12, RZ#006-12, SEPA#018-12

Applicant: Bill Hordan Planning Services  
Owner: Apple Land Investments/Wayne Clasen

Request: Change the Future Land Use map designation for five parcels from Low Density Residential to High Density Residential and rezone from (R-1) to (R-3) to develop a retirement community campus.

Location: 8400 block of Occidental Road

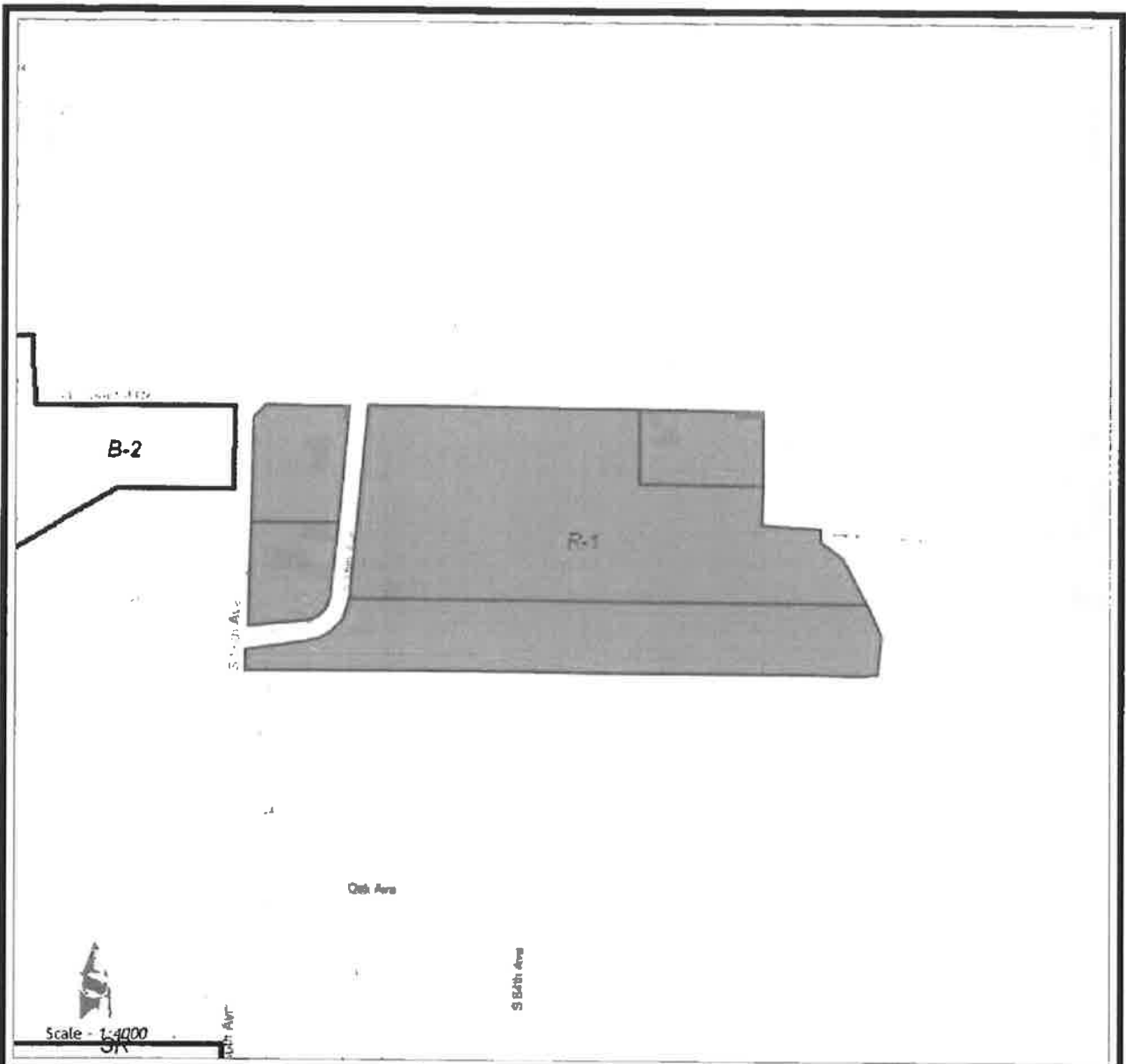
Parcel Number(s): 18120621001, 18120621005, 18120621007, 18120621401, 18120621402

 Subject Area Site

 Water Pipe



 Sewer Pipe

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City of Yakima, Washington

File Number: **CPA#006-12, RZ#006-12, SEPA#018-12**  
 Applicant: **Bill Hordan Planning Services**  
 Owner: **Apple Land Investments/Wayne Clasen**  
 Request: **Change the Future Land Use map designation for five parcels from Low Density Residential to High Density Residential and rezone from (R-1) to (R-3) to develop a retirement community campus.**  
 Location: **8400 block of Occidental Road**  
 Parcel Number(s): **18120621001,18120621005,18120621007,18120621401,18120621402**

 **Subject Area Site**  
 **Zoning Boundary**

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<b>City of Yakima, Washington</b>		<b>Subject Area Site</b>
File Number:	CPA#006-12, RZ#006-12, SEPA#018-12	
Applicant:	Bill Hordan Planning Services	Low Density Residential
Owner:	Apple Land Investments/Wayne Clasen	Medium Density Residential
Request:	Change the Future Land Use map designation for five parcels from Low Density Residential to High Density Residential and rezone from (R-1) to (R-3) to develop a retirement community campus.	High Density Residential
Location:	8400 block of Occidental Road	Professional Office
Parcel Number(s):	18120621001, 18120621005, 18120621007, 18120621401, 18120621402	Regional Commercial
		Neighborhood Commercial
		Large Convenience Center
		Animal Commercial
		CSO Care Commercial
		Industrial



Contact City of Yakima Planning Division at 509-575-6183  
 City of Yakima - Geographic Information Services - Monday, May 07, 2012

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

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### City of Yakima, Washington

File Number: CPA#006-12, RZ#006-12, SEPA#018-12  
 Applicant: Bill Hordan Planning Services  
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 Request: Change the Future Land Use map designation for five parcels from Low Density Residential to High Density Residential and rezone from (R-1) to (R-3) to develop a retirement community campus.  
 Location: 8400 block of Occidental Road  
 Parcel Number(s): 18120621001, 18120621005, 18120621007, 18120621401, 18120621402

 Subject Area Site

*Aerial Photo: June 2008*

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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

The State Environmental Policy Act (SEPA), RCW Ch. 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

## INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. 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 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

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

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

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

2. Applicant's Name & Phone: Bill Hordan, Hordan Planning Services – (509) 249-1919.

3. Applicant's Address: 410 North 2<sup>nd</sup> Street, Yakima, WA 98901

4. Contact Person & Phone: Same as applicant.

5. Agency Requesting Checklist: City of Yakima

6. Date The Checklist Was Prepared: April 25, 2012

7. Proposed Timing Or Schedule (Including Phasing, If Applicable): Not applicable, no land use action is proposed at this time.

8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain: Yes, upon a successful change in the Future Land Use Designation and Rezone of the property, the property is to be purchased and held by West Valley Nursing Homes, Inc., until such time the company is ready to construct a retirement community at this site. The estimated time for commencement of construction is 10 to 15 years away. Specific plans for that construction has not been drafted at this time but a conceptual plan has been included in this application for general reference.

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

No additional environmental information is pending.

10. 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 pending.

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

**CITY OF YAKIMA  
PLANNING DIV.**

Comprehensive Plan Land Use change to the Future Land Use Map and Rezone.

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

The proposal is to change the Comprehensive Plan Future Land Use Map designation and zoning on 5 parcels totaling approximately 21 acres in size. The comprehensive plan land use change consists of changing the Future Land Use Map from Low-density Residential to High-density Residential and the zoning from Single-family Residential to Multi-family Residential.

13. 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 at the southeast corner of Occidental Road and South 86<sup>th</sup> Avenue, within the City Limits of Yakima, Washington. The address of the property is approximately the 8400 Block of Occidental Road. The Yakima County Assessor's Parcel Numbers for the property is 181206- 21001, 21005, 21007, 21401 and 21402.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
I. Earth	
a. General description of the site (✓ one):	
<input type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. What is the steepest slope on the site (approximate percent slope)?	
Approximately 7-8 percent.	
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.	
According to the Soil Survey of Yakima County Area Washington, the soil types are: Gorst loam, 2 to 15 percent slopes; Gorst loam, 15 to 30 percent loam; Harwood loam, 2 to 5 percent slopes; Harwood loam, 5 to 8 percent slopes and Harwood loam, 8 to 15 percent slopes. The Harwood loam, 2 to 5 percent slopes is classified as prime farmland.	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</p> <p>No.</p>	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">APR 30 2012</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</p>	
<p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>No fill or grading is required as part of this application.</p>		
<p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Not as part of this application.</p>		
<p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>The current site has less than 1 percent impervious surface. No project is proposed as part of this application.</p>		
<p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:</p> <p>None needed, none proposed.</p>		
<p><b>2. Air</b></p>		
<p>a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.</p> <p>None as part of this land use change and rezone application.</p>		
<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>		
<p><b>3. Water</b></p>		
<p>a. Surface:</p>		
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>Yes, the McGonagle Ditch lies southerly of this proposal.</p>		
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>Not applicable, there is no project proposed on the property.</p>		
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>Not applicable.</p>		

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p><b>RECEIVED</b></p> <p>APR 30 2012</p> <p>CITY OF YAKIMA PLANNING DIV</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No.</p>	
<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>No.</p>	
<p>b. Ground:</p>	
<p>1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p>	
<p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>Not applicable, this is a non-project land use change and rezone request.</p>	
<p>c. Water Runoff (including stormwater):</p>	
<p>1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Not applicable, there is no project.</p>	
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>Not applicable.</p>	
<p>3. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>None needed, none proposed.</p>	
<p>4. Plants:</p>	
<p>a. Check (✓) types of vegetation found on the site:</p>	
<p>Deciduous Tree: <input type="checkbox"/> Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other</p>	
<p>Evergreen Green: <input type="checkbox"/> Fir <input type="checkbox"/> Cedar <input type="checkbox"/> Pine <input type="checkbox"/> Other</p>	
<p><input type="checkbox"/> Shrubs <input type="checkbox"/> Grass <input type="checkbox"/> Pasture Crop Or Grain <input type="checkbox"/> Other</p>	
<p>Wet Soil Plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk Cabbage <input type="checkbox"/> Other</p>	
<p>Water Plants: <input type="checkbox"/> Milfoil <input type="checkbox"/> Eelgrass <input type="checkbox"/> Water Lily <input type="checkbox"/> Other</p>	
<p>Other Types Of Vegetation:</p>	
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>No vegetation will be removed or altered as part of this application.</p>	<p>DOC. INDEX # E2I-3</p>

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>c. List threatened or endangered species known to be on or near the site.</p> <p>None known by the property owner.</p>	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">APR 30 2012</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</p>
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>None needed, none proposed.</p>	
<p><b>5. Animals:</b></p>	
<p>a. Check (✓) any birds and animals which have been observed on or near the site or are known to be on or near the site:</p>	
<p>Birds:    <input type="checkbox"/> Hawk            <input type="checkbox"/> Heron            <input type="checkbox"/> Eagle    <input type="checkbox"/> Songbirds    <input type="checkbox"/> Other</p>	
<p>Mammals: <input type="checkbox"/> Deer            <input type="checkbox"/> Bear            <input type="checkbox"/> Elk            <input type="checkbox"/> Beaver    <input type="checkbox"/> Other</p>	
<p>Fish:        <input type="checkbox"/> Bass            <input type="checkbox"/> Salmon        <input type="checkbox"/> Trout        <input type="checkbox"/> Herring    <input type="checkbox"/> Shellfish    <input type="checkbox"/> Other</p>	
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>None known by the property owner.</p>	
<p>c. Is the site part of a migration route? If so, explain.</p> <p>No.</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>None needed, none proposed.</p>	
<p><b>6. Energy and Natural Resources</b></p>	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p> <p>No energy is needed as part of this application.</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>No.</p>	
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:</p> <p>None needed as there is no proposal.</p>	
<p><b>7. Environmental Health</b></p>	
<p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.</p> <p>No.</p>	
<p>1. Describe special emergency services that might be required.</p> <p>No special emergency services are required for this application.</p>	
<p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>None needed, none proposed.</p>	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
b. Noise		
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?</p>		
<p>Minor traffic noise exists in the area, mainly from Occidental Road. It will not affect this proposal.</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 style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">APR 30 2012</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>None needed, none proposed.</p>		
<p><b>8. Land and Shoreline Use</b></p>		
<p>a. What is the current use of the site and adjacent properties?</p> <p>The current use of the property is residential and agriculture. Property to the north and west contain a single-family residence and Apple Tree Resort. Property to the east and south contain vacant lands and single-family residences on large acre sized lots.</p>		
<p>b. Has the site been used for agriculture? If so, describe.</p> <p>Yes, the site has been used for orchard and pasture.</p>		
<p>c. Describe any structures on the site.</p> <p>The site contains 4 single-family residences and miscellaneous outbuildings associated with hobby farming.</p>		
<p>d. Will any structures be demolished? If so, what?</p> <p>No structures will be demolished as part of this application. However, it is likely that as this proposal progresses, overtime, some or all of the existing structures will be demolished and replaced with new buildings.</p>		
<p>e. What is the current zoning classification of the site?</p> <p>Single-family Residential</p>		
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Low-density Residential</p>		
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable.</p>		
<p>h. Has any part of the site been classified as an "environmentally sensitive" area? If so specify.</p> <p>No.</p>		
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Not applicable, there is no project.</p>		
<p>j. Approximately how many people would the completed project displace?</p> <p>Not applicable, there is no project.</p>		
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>None needed, none proposed.</p>	<p><b>DOC.</b> <b>INDEX</b> # <u>E-213</u></p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p><b>1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</b></p> <p>Compliance with Yakima Urban Area Comprehensive Plan, West Valley Neighborhood Plan and Yakima Urban Area Zoning Ordinance.</p>	
<p><b>9. 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 new housing is being provided.</p> <p>b. <b>Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</b></p> <p>Not applicable. See 8.d. above.</p> <p>c. <b>Proposed measures to reduce or control housing impacts, if any:</b></p> <p>Not applicable.</p>	<p><b>RECEIVED</b></p> <p>APR 30 2012</p> <p>CITY OF YAKIMA PLANNING DIV.</p>
<p><b>10. Aesthetics</b></p> <p>a. <b>What is the tallest height of any proposed structures, not including antennas; what are the principal exterior building materials proposed?</b></p> <p>Not applicable, no structures are proposed.</p> <p>b. <b>What views in the immediate vicinity would be altered or obstructed?</b></p> <p>No known views in the immediate area will be altered or obstructed as part of this application.</p>	
<p>c. <b>Proposed measures to reduce or control aesthetic impacts, if any:</b></p> <p>None needed, none proposed.</p>	
<p><b>11. Light and Glare</b></p> <p>a. <b>What type of light or glare will the proposal produce? What time of day would it mainly occur?</b></p> <p>No light or glare will be produced as part of this application.</p> <p>b. <b>Could light or glare from the finished project be a safety hazard or interfere with views?</b></p> <p>Not applicable.</p> <p>c. <b>What existing off-site sources of light or glare may affect your proposal?</b></p> <p>There are no known sources of off-site light or glare which would affect this proposal.</p>	
<p>d. <b>Proposed measures to reduce or control light and glare impacts, if any:</b></p> <p>None needed, none proposed.</p>	<p><b>DOC.</b> <b>INDEX</b> I-3 <b>#</b> E-2</p>

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<b>12. Recreation</b>	<b>RECEIVED</b>  APR 30 2012  CITY OF YAKIMA PLANNING DIV.
a. What designated and informal recreational opportunities are in the immediate vicinity?  Recreational opportunities have been observed at Apple Tree Resort.	
b. Would the proposed project displace any existing recreational uses? If so, describe.  No recreational opportunities will be displaced.	
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  None needed, none proposed.	
<b>13. Historic and Cultural Preservation</b>	
a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.  None known by the property owner.	
b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural important known to be on or next to the site.  None known by the property owner.	
c. Proposed measures to reduce or control impacts, if any:  None needed, none proposed.	
<b>14. Transportation</b>	
a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.  The site is currently served by Occidental Road, South 85 <sup>th</sup> and South 86 <sup>th</sup> Avenues which connect to other urban arterials and eventually the state highway system.  b. Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop?  No. The property owner does not know the nearest transit stop.  c. How many parking spaces would the completed project have? How many would the project eliminate?  Not applicable, there is no project.	
d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).  No, there is no project at this time.	
e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  No.	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
<p>f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.</p> <p>Not applicable, there is no project.</p>	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">APR 30 2022</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</p>	
<p>g. Proposed measures to reduce or control transportation impacts, if any:</p> <p>None needed, none proposed.</p>		
<p><b>15. Public Services</b></p>		
<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe:</p> <p>No.</p>		
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.</p> <p>No utilities are proposed to be extended to the property at this time.</p>		
<p><b>16. Utilities</b></p>		
<p>a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.</p>		
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.</p> <p>Not applicable, as there is no project at this time.</p>		
<p><b>C. SIGNATURE (To be completed by the applicant.)</b></p>		
<p>The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.</p>		
<p>Property Owner or Agent Signature</p>	<p>Date Submitted</p>	
<p><b>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</b></p>		

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D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (DO NOT USE THE FOLLOWING FOR PROJECT ACTIONS)	Space Reserved For Agency Comments
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>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>RECEIVED</p>
No increase 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>APR 30 2012</p>
Proposed measures to avoid or reduce such increases are:	<p>CITY OF YAKIMA PLANNING DIV.</p>
If applicable, complete an additional SEPA Checklist once a project has been proposed.	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p>	
This proposal will have no effect to plants, animals, fish or marine life.	
Proposed measures to protect or conserve plants, animals, fish, or marine life are:	
Conservation of these issues would be reviewed through additional SEPA review and implementation of rules and regulations of the Critical Areas Ordinance, as necessary.	
<p>3. How would the proposal be likely to deplete energy or natural resources?</p>	
Not applicable, no natural resources are being exploited through this application.	
Proposed measures to protect or conserve energy and natural resources are:	
None needed, none proposed.	
<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>	
Compliance with local, state and federal ordinances will ensure protection occurs.	
Proposed measures to protect such resources or to avoid or reduce impacts are:	
See answer above.	
<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>	
This proposal will not affect shorelines, as there are none. Future land use development of the property will be dictated by local, state and federal ordinances.	
Proposed measures to avoid or reduce shoreline and land use impacts are:	
Compliance with local, state and federal ordinances will ensure protection occurs.	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</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.	
Proposed measures to reduce or respond to such demand(s) are:	
All new development would be required to meet concurrency requirements prior to development occurring.	
<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>	
No conflicts are anticipated.	<p>DOC. INDEX</p>

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APR 30 2012



LAND USE APPLICATION

CITY OF YAKIMA  
PLANNING DIV.

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT  
129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98902

VOICE: (509) 575-6183 FAX: (509) 575-6105

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

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

PART I - GENERAL INFORMATION

1. Applicant's Name, Address, And Phone Number

Name	JORDAN PLANNING SERVICES				
Street	410 NORTH 2ND ST.				
City	YAKIMA	ST	WA	Zip	98901
Phone	( ) 249-1919				

2. Applicant's Property Interest

Check One  Owner  Agent  Purchaser  Other PLANNER

3. Property Owner's Name, Address, And Phone Number (If Other Than Applicant)

Name	WAYNE CLASEN AND APPLE LAND INVESTMENTS, LLC				
Street	2605 NELSON RD				
City	YAKIMA	ST	WA	Zip	98903
Phone	( ) 966-0581				

4. Subject Property's Assessor's Parcel Number(s):  
8400 BLOCK OF OCCIDENTAL ROAD - 181206-21001,

5. Property Address:  
21005, 21007, 21401 & 21402

6. Legal Description of Property. (if lengthy, please attach it on a separate document)  
SEE ATTACHED

7. Property's Existing Zoning:

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

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

<input type="checkbox"/> Administrative Adjustment	<input checked="" type="checkbox"/> Environmental Checklist (SEPA) <u>1812</u>	<input type="checkbox"/> Easement Release
<input type="checkbox"/> Type (2) Review	<input type="checkbox"/> Right-of-Way Vacation	<input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Type (3) Review	<input type="checkbox"/> Transportation Concurrency	<input type="checkbox"/> Shoreline
<input type="checkbox"/> Short Plat	<input type="checkbox"/> Non-Conforming Structure/Use	<input type="checkbox"/> Critical Areas
<input type="checkbox"/> Long Plat	<input type="checkbox"/> Type 3 Modification	<input type="checkbox"/> Variance
<input type="checkbox"/> Admin. Modification	<input type="checkbox"/> Interpretation by Hearing Examiner	<input type="checkbox"/> Amended Plat
<input type="checkbox"/> Appeal	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Binding Site Plan
<input type="checkbox"/> Home Occupation	<input checked="" type="checkbox"/> Comp Plan Amendment <u>PA#006-12</u>	<input type="checkbox"/> Planned Development
<input type="checkbox"/> Short Plat Exemption:	<input type="checkbox"/> Other:	

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

PART V - CERTIFICATION

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

Wayne Clasen 4-16-12  
PROPERTY OWNERS SIGNATURE DATE

FOR ADMINISTRATIVE USE ONLY

Notes:

DATE FEE PAID	RECEIVED BY	Amount	Receipt No.	Hearing Date
<u>4/30/12</u>			<u>CR-12-083273</u>	

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FILE # CPA#006-12  
RZ#006-12 SEPA#0 18-12

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## LEGAL DESCRIPTIONS

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CITY OF YAKIMA  
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Parcel A: ( 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.

Parcel B: (181206-21401)

Parcel 1 of Short Plat 79-47, as recorded under Auditor's File No. 2537396.

Except that portion conveyed to Yakima County for Road by Deed recorded under Auditor's File No. 7230133.

Parcel C: (181206-21402)

Lot 2 of Short Plat 79-47 as recorded under Auditor's File No. 2537396, records of Yakima County, Washington.

Situated in Yakima County, Washington

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# LEGAL DESCRIPTIONS

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Parcel D and E: (181206-21007 and 181206-21001)

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Beginning at the Southeast corner of Lot 3, Section 6, Township 12 North, Range 18, E.W.M.,  
thence running South 89°38' West along the South line of said Lot 3, 1,334 feet to the center of  
County Road;  
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;  
thence South 24°57' East 85 feet;  
thence South 5°39' West 103.8 feet;  
thence South 89°38' West 280 feet to the point of beginning.

EXCEPT County road right of way along the West line

AND

Beginning at a point 180.5 feet North of the Northeast corner of the Southeast 1/4 of the Northwest  
1/4 of Section 6, Township 12 North, Range 18, E.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 1/4 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 1/4 of the Northwest  
1/4 of Section 6, Township 12 North, Range 18, E.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

Situated in Yakima County, Washington

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

Beginning at the Northwest corner of said Lot 2;  
thence South 0°08' 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°58'28" West 50.43 feet;  
thence North 0°00' East 2.64 feet to the true point of beginning.

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EXCEPTING from all of the above the following described tracts 1 and 2.

TRACT 1:

The North 215.30 feet of the East 318.00 feet of Government Lot 3, (the Northeast 1/4 of the Northwest 1/4) Section 6, Township 12 North, Range 18 E.W.M.,

EXCEPT right of way for road on the North

TRACT 2:

That part of Government Lot 3 of Section 6, Township 12 North, Range 18, E.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 13.98 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.

Situated in Yakima County, Washington

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CITY OF YAKIMA  
PLANNING DIV.



# Supplemental Application For: COMPREHENSIVE PLAN AMENDMENT

YAKIMA MUNICIPAL CODE, CHAPTER 16.10  
ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

## PART II - APPLICATION INFORMATION

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

2. EXISTING ZONING OF SUBJECT PROPERTY:

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

3. DESIRED ZONING OF SUBJECT PROPERTY:

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

4. EXISTING FUTURE LAND USE DESIGNATION:

Low Density Residential  Medium Density Residential  High Density Residential  Professional Office  Neighborhood Commercial  Large Convenience Center  Arterial Commercial  CBD Core Commercial  Regional Commercial  Industrial

5. DESIRED FUTURE LAND USE DESIGNATION:

Low Density Residential  Medium Density Residential  High Density Residential  Professional Office  Neighborhood Commercial  Large Convenience Center  Arterial Commercial  CBD Core Commercial  Regional Commercial  Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

## PART III - REQUIRED ATTACHMENTS

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

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

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

10. TRAFFIC CONCURRENCY (may be required):

11. ENVIRONMENTAL CHECKLIST (required):

12. SITE PLAN:

13. AUTHORIZATION:

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

*[Handwritten Signature]*  
Property Owner Signature (required)

*4-18-12*  
Date

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

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Supplemental Application For:

# COMPREHENSIVE PLAN AMENDMENT

YAKIMA MUNICIPAL CODE CHAPTER 16.10

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CITY OF YAKIMA  
PLANNING DIVISION

## 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 FOR RESPONSE TO ALL QUESTIONS BELOW.*

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

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

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

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?

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?

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

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.

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 or text was considered? If so, how?**

Yes, this proposal addresses circumstances which have changed since the original comprehensive plan was adopted and the most relevant comprehensive plan update. Since the time of the original and updated comprehensive plan adoption, the West Valley Neighborhood Plan has been adopted. A review of that Plan indicates that a majority of the area within the West Valley Area will be designated Low-density Residential by the Plan. A review of the Future Land Use Map within the Plan indicates that is exactly what has happened. Because of this, there is a shortage of “developable” High-density Residentially zoned property in the West Valley Area.

In this instance, the intended use of the property is a campus for a retirement community, which will include housing, nursing care and assisted living. A review of the West Valley Area, both inside and outside the City Limits of Yakima, indicate that most of the High-density Residential areas are completely built-out or too small to establish a campus. Additionally, the number of parcels with a High-density Residential land use designation is low and owned by just a few landowners.

Based on this lack of available property and the need to provide housing and health care for senior citizens in this community, there is a deficiency in the plan which is addressed by this application.

**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 change will permit the opportunity to construct a single senior housing and care facility campus at one large location.

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

Yakima Urban Area Comprehensive Plan

**Goal 5.6 – Ensure an adequate supply of affordable housing for persons with special needs.**

Policy 5.6.1 – Support development of new units and the operation of existing units for housing persons with special needs.

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West Valley Neighborhood Plan

**Goal 2.2** --Provide a variety of housing, retail and commercial centered on key intersections, in a pattern that encourages walking and bicycling.

**Policy 2.2.5** --Encourage medium or high density residential in areas adjacent to and between commercial or retail zoned property along major arterials and collectors.

**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 to establish a new use on the property based on a need for a High-density Residential designation and a parcel which is large enough to accommodate the proposed use.

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

This proposal does involve an identified deficiency in the comprehensive plan. The deficiency deals with the fact that there is a need for large parcels of property to accommodate intended uses. Additionally, there is a lack of High-density Residential designated property in the area known as West Valley. The deficiency comes when a developer seeks a site on which to locate a business and there is no appropriately designated and/or zoned property for that use. This request fulfills that deficiency by providing a large area with a High-density Residential designation and adequate land area for future growth.

**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 the annual comprehensive plan update for the Yakima Urban Area Comprehensive Plan. The City of Yakima coordinates this update with Yakima County for consistency between the jurisdictions.

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**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. The proposal reduces sprawl and is served with an adequate transportation system. This proposal also encourages affordable housing to all economic segments of the population and promotes a variety of residential housing types.

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

The cumulative impacts of all comprehensive plan amendments are determined by the jurisdiction processing the proposed amendment. In this situation, the impact will result in a shift away from low-density residential housing to high-density residential housing. This is a good impact from the perspective of the comprehensive plan which encourages infill projects within City Limits to reduce sprawl and best use existing services and facilities available.

**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 and orchard. All urban services and facilities are available to the property, or can easily be extended to the property, as needed. The property lies within the West Valley School District and is served with police and fire protection by the City of Yakima.

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

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CITY OF YAKIMA  
 PLANNING DIV.

**PART II - APPLICATION INFORMATION**

1. EXISTING ZONING OF SUBJECT PROPERTY:

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

2. DESIRED ZONING OF SUBJECT PROPERTY:

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

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

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

4. EXISTING FUTURE LAND USE DESIGNATION:

Low Density Residential  Medium Density Residential  High Density Residential  Professional Office  
 Neighborhood Commercial  Large Convenience Center  Arterial Commercial  CBD Core Commercial  
 Regional Commercial  Industrial

5. PROPOSED FUTURE LAND USE DESIGNATION:

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

If so what is the proposed future land use designation?

Low Density Residential  Medium Density Residential  High Density Residential  Professional Office  
 Neighborhood Commercial  Large Convenience Center  Arterial Commercial  CBD Core Commercial  
 Regional Commercial  Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

**PART III - REQUIRED ATTACHMENTS**

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

8. ENVIRONMENTAL CHECKLIST (required):

9. TRAFFIC CONCURRENCY (may be required):

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

11. AUTHORIZATION:

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

*Wayne Y. Chivers*  
 Property Owner Signature (required)

4-16-12  
 Date

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

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Supplemental Application For:  
**REZONES**  
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CITY OF YAKIMA  
 PLANNING DIV.

**PART IV - NARRATIVE**

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

*SEE ATTACHED WRITTEN NARRATIVE FOR RESPONSE TO ALL QUESTIONS BELOW.*

What is the status of existing land use?

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

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?

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?

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

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

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

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 III – REZONE NARRATIVE

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CITY OF YAKIMA  
PLANNING DIV.

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

The property is well suited for all High-density Residential uses permitted under the proposed zoning. The property is relatively flat in the northern area and gently slopes to the south. The property is served with sanitary sewer along its west line. Domestic water is in the immediate area to the east and west and can easily be extended to the site. The property fronts on Occidental Road, an urban arterial, along the north. The property also has frontage along its west line to South 86<sup>th</sup> Avenue, a collector. A local access roadway, South 85<sup>th</sup> Avenue enters the property from the west and exists to the north. Because of these attributes, the property is ideal for any use permitted in the Multi-family Residential Zoning District.

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

The subject property is currently owned by Wayne Clasen and Apple Land Investments, LLC. Mr. Clasen is also the owner of Apple Land Investments, LLC. The property is under contract for sale to West Valley Nursing Homes, Inc., dba, Living Care Retirement Community, subject to approval of this rezone. It is the intent of Living Care Retirement Community to establish a senior housing and care facility at this location. A conceptual site plan of the facility has been included in this application for reference.

The subject property consists of five parcels totaling approximately 21 acres. The site contains 4 single-family residences, pasture and orchard. All urban services and facilities are available to the property, or can easily be extended to the property, as needed.

Also under contract to purchase from Mr. Clasen by West Valley Nursing Homes, Inc., are five other parcels of property which abut this proposal on the south. Those five parcels are: 181206-24402, 24404, 24407, 24409 and 13400. These parcels are currently located within Yakima County and an application with Yakima County would need to be undertaken in order to rezone those properties.

**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 Yakima Urban Area Comprehensive Plan because it meets the intent behind the text of the plan as it deals with the High-density Residential designation:

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Specifically, as defined by the comprehensive plan, this proposal and general area meets the intent of the High-density Residential designation because the designation states: *“Multi-family residential development may include apartments, condominiums and townhouses, containing 12 or more dwelling units per acre. A limited range of other mixed land uses may be permitted, such as some professional offices and community services.”*

This proposal meets that definition and is further supported by the following goals and policies:

Yakima Urban Area Comprehensive Plan

**Goal 5.6 – Ensure an adequate supply of affordable housing for persons with special needs.**

Policy 5.6.1 – Support development of new units and the operation of existing units for housing persons with special needs.

West Valley Neighborhood Plan

**Goal 2.2** --Provide a variety of housing, retail and commercial centered on key intersections, in a pattern that encourages walking and bicycling.

Policy 2.2.5 –Encourage medium or high density residential in areas adjacent to and between commercial or retail zoned property along major arterials and collectors.

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PLANNING DIV.

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

Yes, there are adequate public facilities to serve this proposal. The subject property lies south of Occidental Road, and east of South 85<sup>th</sup> Avenue. The street system is adequate for the proposal, subject to necessary improvements that are required during project review, once a development is proposed for the site. The property is served with all other infrastructure including sanitary sewer, electricity, telephone and any other needed utilities. Domestic water is currently off-site but can easily be extended. Additionally, the site is protected by the Yakima Police and Fire Departments.

**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. If any service or facility deficiency exists in the delivery of services, necessary mitigation will take place by the developer to ensure adequate public services

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# E-I-3

and facilities are in place at his/her/their expense through land use concurrency requirements.

**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 ownership of Apple Tree Resort and should remain in open space and other business activities associated with the resort. Those properties to the north and west are also a mixture of Local Business and Single-family Residential zoning. Multi-family Residential is usually considered a buffer zone between commercial zoning and low-density residential zoning. In this instance, the buffer would be created. All other surrounding properties in the general area are zoned Single-family Residential and are located on large lots, thus, giving the surrounding area a rural residential characteristic.

Because the intended use of the property is known, it is possible to establish the intended use in a way that will have minimal impact on surrounding neighbors. A review of the conceptual site shows that large property borders are being established to protect the surrounding neighboring uses from any adverse impact that may be established.

Additionally, the establishment of a facility like this must undergo additional zoning review. Nursing homes and assisted care centers are required to be reviewed as Class 2 Uses under the current zoning code. Class 2 Review is a process where public notice is mailed to all property owners within 300 feet of the project, once the project is conceived and submitted for approval by the City. During the public notice, a comment period is established for adjoining property owners to submit comments to the City on the compatibility of the project with surrounding uses. This assures that all issues of compatibility are explored and the project is compatible with existing surrounding 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 the rezone request. However, appropriate mitigation is built into the zoning code through regular site plan approval, which would be required as part of any project submitted. It should be noted that further Class 2 Review is required for development of a nursing home and assisted care facility at this site.

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**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 large projects within the City of Yakima and its Urban Growth Area. Thus, a demonstrated deficiency of appropriately zoned Multi-family Residential property exists. As the population ages, it is necessary to provide affordable housing, nursing and care facilities for that population. This site affords that possibility. The property is large enough to establish a campus and have all the necessary services for the aging population at one facility. Living Care Retirement Community has been looking for several years for property to establish a new campus and have not been able to find a location. This site meets their needs. In this instance, the proposed rezone will provide an area for a new facility and remain within the City Limits of Yakima. The public expects successful businesses to expand and remain in Yakima. This rezone meets that public need and perspective.

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Department of Commur and Economic Development  
 Office of Code Adminl on  
 129 North Second Street, 2nd Floor  
 Yakima, Washington 98901

Receipt Number: CR-12-083273

Receipt Date: 04/30/2012      Cashier: EHAZEN      Payer/Payee Name: LIVING CARE RETIREMENT COMMUNITY

Application #	Parcel	Fee Description	Original Fee Amount	Amount Paid	Fee Balance
CPA#006-12 85TH AV S/OCCIDENT	18120621001	Comprehensive Plan Amendment	\$500.00	\$500.00	\$0.00
SEPA#018-12 85TH AV S/OCCIDENT	18120621001	SEPA Environmental Review	\$265.00	\$265.00	\$0.00
RZ#006-12 85TH AV S/OCCIDENT	18120621001	Rezone	\$680.00	\$680.00	\$0.00
			Total Paid:	\$1,445.00	
			Tendered Amt:	\$1,445.00	
			Change Due:	\$0.00	

Payment Method	Reference Number	Tendered Amount
CHECK	28210	\$ 1,445.00
Total:		\$1,445.00

**Previous Payment History**

Receipt #      Receipt Date      Fee Description      Amount Paid      Application #      Parcel

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City of Yakima Planning Commission (YPC)  
City Hall Council Chambers  
Meeting Minutes of August 22, 2012

**Call to Order**

Chairman Ben Shoal called the meeting to order at 3:30 pm.

**Roll Call**

**YPC Members Present:** Chairman Ben Shoal, Co-Chair Bill Cook, Scott Clark, Betty Carley, Al Rose, Ron Anderson

**YPC Members Absent:** Dave Fonfara

**Staff Present:** Bruce Benson, Supervising Planner; Jeff Peters, Associate Planner; Mark Kunkler, Assistant City Attorney

**Others:** Bill Hordan, Cal Groenenberg, Jim Johnson, Chuck Johnson, Joe Walsh, Ron Pelson

**Approve the Minutes of June 13, 2012, June 27, 2012, and July 11, 2012**

A motion was made by Mr. Clark, seconded by Mr. Rose, to approve the meeting minutes of June 13, 2012, June 27, 2012, and July 11, 2012. Motion carried by unanimous vote.

**Audience Participation**

No audience participation.

**Continuation of Public Hearing: CPA#006-12 - Apple Land Investments/ Clasen**

Chairman Shoal re-opened the public hearing for additional testimony and discussion.

Mr. Jim Johnson, 8210 Occidental Road, expressed his strong opposition to adding multi-family residential in the area. His land is adjacent to the subject property on the east and specifically chose that area because of the established low density designation.

Mr. Chuck Johnson, 177 Katie Lane, Selah, addressed the Commission and stated the reasons he was against the proposed rezone. He feels that R-3 zoning is inappropriate in that area due to the insecurity of the future plans. His primary concern is that once it is rezoned to R-3, the property can be sold and developed with low-income housing. The roads are not improved; there aren't sidewalks, curbs, traffic signals. He would feel more comfortable with the rezone if the applicant had submitted a planned development with a specific plan.

Bill Hordan, 410 North 2<sup>nd</sup> Street, objected to the new testimony provided by the neighbors. At the last meeting, the Commission stated that the purpose of the continuation for the public hearing was to allow the Planning Commission members additional time to conduct a site visit.

The Commission was unclear as to whether the last public hearing was continued or closed. Mr. Kunkler clarified that the public hearing could be reopened and further testimony would be allowed. With that, Mr. Shoal reopened the public hearing for additional testimony.

Mr. Cal Groenenberg, 5404 Mt. Aix Way, Executive Director of West Valley Nursing Homes dba Living Care Retirement Community. They are in an agreement to purchase this property if this request is approved to expand their operations to meet the needs of the senior citizens for housing services. He described the proposal to be a mix of housing units in a campus setting.

Mr. Cook expressed concern about the lack of assurance regarding the outcome of this proposed development. Mr. Benson suggested the Commission review the uses permitted in the R-3 zoning district to get an idea of the intensity allowed. Ms. Carley felt uneasy in approving this rezone from low density to high density.

Mr. Hordan advocated for the applicant stating they should not be penalized for thinking ahead and the issue of incompatibility is not relevant because only one neighbor is in opposition. In addition, he argued that the West Valley Neighborhood Plan indicates a need for high density residential developments in the urban growth area. He also noted that further review of the project will be necessary upon development. Mr. Hordan appreciated the opportunity to supplement their testimony and encouraged the Planning Commission to approve this comp plan amendment and rezone request.

Mr. Jim Johnson provided positive feedback on their concept plan. He stated that if a planned development was submitted to ensure that what they are proposing actually happens, he would not be in opposition. Mr. Benson pointed out that a planned development has to be accomplished in a timely manner; it cannot stand for a period of fifteen years as the applicant is proposing.

After extensive discussion regarding a possible approach to solve this matter for the benefit of the applicant; Mr. Anderson made a motion, seconded by Mr. Rose, to recommend approval to the City Council for the comprehensive plan amendment and rezone change subject to a develop agreement that substantially conforms to the proposal submitted by the applicant. Motion carried by a 6-0 vote.

### Public Hearing: 2012 Zoning Ordinance Text Amendments

Mr. Jeff Peters summarized the changes being proposed to the Urban Area Zoning Ordinance as follows:

1. Amendments to Table 4-1, Permitted Land Uses to reinstate the "Office: Contractor Building and Trade (Plumbing, Heating, Electrical, and Painting)" land use category and correct an existing deficiency.
2. Amendment of YMC 15.05.030(B) Creation of New Lots to change the way that a fraction of a dwelling unit is rounded to be consistent with usual mathematical practices.

3. Reduction in the minimum lot size for common wall and zero lot line single-family homes identified in YMC 15.05 Table 5-2 for the Suburban Residential (SR) and Single-Family (R-1) zoning districts to be reduced to 4,000 square feet, and the minimum lot size in the Two-Family (R-2) and Multi-Family (R-3) zoning districts reduced to 3,500 square feet.
4. Modification of YMC 15.05.055 New Development Improvement Standards to provide specific access standards which reference the International Fire Code and ensure that new single-family, multi-family, or mixed-use residential developments have adequate public street connections for both primary and secondary access which promote safety for emergency access and circulation within and between developments.
5. Amendment of 15.06.050(D) Off-Street Parking and Loading - Computation of required spaces to allow tandem parking for duplex developments.

Planning staff recommends to the Yakima Planning Commission approval of the proposed text amendment requests of the Yakima Urban Area Zoning Ordinance.

Chairman Shoal opened the floor for testimony.

Ron Pelson, 410 West Chestnut Ave, spoke in reference to tandem parking. He initially suggested allowing tandem parking for duplexes with garages however he supports the amendment as presented. Considerable amount of discussion ensued regarding the benefits and disadvantages of adding the garage component to the text amendment.

Subsequently, Chairman Shoal closed the public hearing and the Commission agreed to proceed on a vote for the first four text amendments listed above and return for further discussion on #5. Mr. Rose made a motion, seconded by Ms. Carley, was to approve the first four text amendments as presented. Motion carried by 6-0 vote.

Following brief dialogue, Mr. Clark made a motion, seconded by Mr. Rose, to recommend approval to allow tandem parking for duplex developments. Motion carried by a 4-2 vote. Ms. Carley and Mr. Cook voting no.

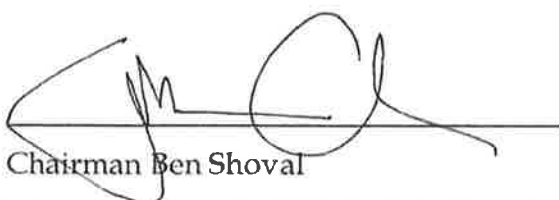
The Commission was in agreement for Chairman Shoal to sign the proposed Findings of Fact.

#### Other Business

No further business.

#### Adjourn

This meeting adjourned at 4:36 p.m. to September 12, 2012.

  
Chairman Ben Shoal

11/14/12  
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Rosalinda Ibarra, Planning Technician

City of Yakima Planning Commission (YPC)

City Hall Council Chambers

Meeting Minutes of August 8, 2012

Call to Order

Chairman Ben Shoal called the meeting to order at 3:30 pm.

Roll Call

**YPC Members Present:** Chairman Ben Shoal, Co-Chair Bill Cook, Dave Fonfara, Betty Carley, Al Rose, Ron Anderson

**YPC Members Absent:** Scott Clark

**Staff Present:** Bruce Benson, Supervising Planner; Jeff Peters, Associate Planner; Mark Kunkler, Assistant City Attorney; Rosalinda Ibarra, Planning Technician

**Others:** Bill Hordan, Gary and Donna Rookstool, Thomas Brown, Tommy Hanses

Audience Participation

No audience participation.

Public Hearings – 2012 Comprehensive Plan Map Amendments

Chairman Shoal opened the public hearings for the 2012 Comprehensive Plan Map Amendments. Supervising Planner Bruce Benson summarized the first request as follows:

**CPA#003-12 (RZ#003-12, SEPA#015-12)** – is a proposal located at 1021 South 31<sup>st</sup> Avenue submitted by Donna Lockhart and Gary Rookstool to change the Future Land Use map designation for one parcel from Medium Density Residential to Neighborhood Commercial and rezone from Single-Family Residential (R-1) to Local Business (B-2). The subject property consists of an approximately 7,200 sq ft lot with a single-family home and a detached garage. It appears the garage was illegally converted and used for commercial purposes. Mr. Benson noted that all the necessary utilities are available at this location and it is accessible by either Nob Hill Blvd or S 31<sup>st</sup> Avenue. However, given the amount of neighborhood opposition and the relatively small size of the site, the suitability of this property for compatible commercial use is not evident as it is surrounded on three sides by R-1 Single-Family Residential zoning; therefore it is not considered contiguous with neighboring land uses. Staff is recommending denial of this amendment request.

Chairman Shoal opened the floor for testimony:

Testimony:

Mr. Bill Hordan, 410 N 2<sup>nd</sup> Street, Yakima, WA 98901, provided testimony on behalf of the applicant's. He stated that the historical use of the property has been primarily for commercial purposes. The applicant desires to establish an office to serve as a drop-off/pick-up location for customers who wish to get their oriental rugs and carpets cleaned. He said the carpets would not be cleaned on-site and the business would operate by appointment only. Mr. Hordan addressed the concerns related to the traffic circulation issues. He feels there is appropriate space to accommodate two parking spaces and no new vehicle trips would be generated by their business. Mr. Hordan encouraged the Planning Commission to approve this request.

Mr. Rose asked if the business office would be located in the house. Mr. Hordan replied that it wouldn't and that the house would continue to be used as a rental property.

Thomas E. Brown - adjacent neighbor at 1019 S. 31<sup>st</sup> Avenue - spoke against this proposal and expressed his disagreement with Mr. Hordan's statements. His main concern is the intensity of land uses that would be permitted if this property is rezoned to B-2 Local Business, such as apartment buildings, taverns and bars, as well as the possibility of expansion by acquiring neighboring parcels. He submitted a petition to the Planning Division with 13 neighboring property owner's in opposition. The neighbors are concerned with the additional traffic impacts.

Mr. Hordan responded to Mr. Anderson's question regarding noise stating that additional noise will not be generated since the carpet cleaning will be done off-site.

No further testimony. Chairman Shoval continued this hearing for discussion towards the end of the meeting.

Chairman Shoval re-opened the public hearing and Mr. Benson provided a brief overview of the following amendment:

**CPA#002-12 (RZ#002-12, SEPA#014-12)** - is a proposal located in the vicinity of the 1500 block of North 6<sup>th</sup> Avenue submitted by Washington Fruit & Produce Company to change the Future Land Use map designation for nine parcels from Regional Commercial to Industrial and rezone nine parcels from Large Convenience Center (LCC) to Light Industrial (M-1). All utilities are in place to serve the industrial use of this property, including the new industrial waste sewer line. The proposed zone change is compatible with existing neighboring land uses because surrounding properties that lie directly to the south and east are currently zoned Light Industrial and consist of manufacturing businesses. Staff recommends approval of this amendment request.

Chairman Shoval opened the floor for testimony:

Testimony:

Bill Hordan, 410 North 2<sup>nd</sup> Street, spoke on behalf of the property owner in support of this amendment request. He pointed out the importance of the future extension of the industrial waste line which will serve the industrial needs of this area.

After no further testimony, Chairman Shoal closed the public hearing and asked for a motion. A motion was made and seconded to recommend approval to change the Future Land Use designation from Regional Commercial to Industrial and rezone from Large Convenience Center to Light Industrial. Motion carried by unanimous vote.

Chairman Shoal re-opened the public hearing and the following request was summarized by Mr. Benson:

**CPA#004-12 (RZ#004-12, SEPA#016-12)** - is a proposal located on the east side of North 40<sup>th</sup> Ave in the 300 block. It is submitted by West Valley Nursing Homes, Inc to change the Future Land Use map designation for three parcels from Medium Density Residential to High Density Residential and rezone from Two-Family Residential (R-2) to Multi-Family Residential (R-3) for possible expansion of the existing nursing facility. The proposal is minor in nature and is consistent with the Growth Management Act because it encourages affordable housing and promotes a variety of residential housing types. The property is served by all necessary public utilities for the purpose of high density use. The proposed use addresses the need for additional senior housing facilities. Staff recommends approval of this map and rezone request.

Chairman Shoal opened the floor for testimony:

Testimony:

Bill Hordan, 410 North 2<sup>nd</sup> Street, spoke on behalf of the property owner in support of the proposed project. He believes it is an interesting project for the betterment of the senior citizen community. He then introduced Mr. Calvin Groenberg and Mr. Dennis Malgesini, administrators of Living Care Retirement Community. Mr. Groenberg proceeded with an extensive presentation of their proposed plan. He described the vision of the future expansion of the retirement facility. To accomplish that goal, an R-3 zoning district is required due to the proposed use.

Several questions came up regarding the specifics of the project. Mr. Cook wanted to know how many units are currently in the facility versus how many units would be proposed in the new concept. Mr. Groenberg provided a breakdown of current units: 187 retirement apartments, 39 assisted living units, and 78 skilled nursing units. The new proposal includes: 153 retirement apartments, 39 assisted living, and 78 skilled nursing units. Mrs. Carley asked how the view from the neighboring properties will be affected. Mr. Groenberg pointed out the view on the conceptual site plan. A concern related to traffic ingress and egress was discussed. In closing, Mr. Hordan added that the proposed expansion project will require additional review in the future and all the concerns raised will be addressed at that time.

Hearing no further testimony, Chairman Shoal closed the public hearing and asked for a motion. A motion was made and seconded to recommend approval to change

the Future Land Use designation from Medium Density Residential to High Density Residential and rezone from Two-Family Residential to Multi-Family Residential. Motion carried by unanimous vote.

Chairman Shoval re-opened the public hearing and Mr. Benson continued with the following map and rezone request:

**CPA#005-12 (RZ#005-12, SEPA#017-12)** - is a proposal located at 714 South 6<sup>th</sup> Street submitted by Yakima Venture Capital LLC to change the Future Land Use map designation for one parcel from Low Density Residential to Neighborhood Commercial and rezone from Single-Family Residential (R-1) to Local Business (B-2). The property is currently vacant and all necessary utilities are in place to serve this lot. The proposal complies with the Growth Management Act and the Yakima Urban Area Comprehensive Plan goals and policies for commercial development. Because no adverse impacts have been identified by the approval of this amendment request, staff is recommending this request be approved.

Chairman Shoval opened the floor for testimony:

Testimony:

Bill Hordan, 410 North 2<sup>nd</sup> Street, testified in favor of this proposal. He indicated the property owner was unable to attend the public hearing due to being out of town. This area serves as a small commercial node for the neighborhood. A small market is in operation and also a Laundromat is in the process of construction immediately south of this lot. Having this commercial zone provides the residents of the neighborhood walk able access to commodities and services. He encourages the Commission to recommend approval to the City Council.

Mr. Rose and Mr. Fonfara raised a concern as to whether parking was going to be an issue for future development on this property. Mr. Benson responded that parking requirements are an adjustable standard. Mr. Hordan added that the property owner has not disclosed what type of business would be developed there, which would make a difference in the parking requirement. Mr. Benson replied to Ms. Carley's inquiry regarding the placement of the loading sign which was a requirement on a previous review stating it has been installed.

After no further testimony was given, Chairman Shoval closed the public hearing and asked for a motion. A motion was made and seconded to recommend approval to change the Future Land Use designation from Low Density Residential to Neighborhood Commercial and rezone from Single-Family Residential (R-1) to Local Business (B-2). Motion carried by unanimous vote.

Chairman Shoval re-opened the public hearing and Mr. Benson continued with the following map and rezone request:

**CPA#006-12 (RZ#006-12, SEPA#018-12)** - is a proposal located in the 8400 block of Occidental Road submitted by Apple Land Investments LLC/Wayne Clasen to



change the Future Land Use map designation for five parcels from Low Density Residential to High Density Residential and rezone from Single-Family Residential (R-1) to Multi-Family Residential (R-3) for the future development of a retirement community campus. Mr. Benson reiterated that the West Valley Neighborhood Plan lacks multi-family designations and cautioned the Commission that although the intent of the developer is to construct a senior living facility they should consider all the potential land uses that may be permitted in the Multi-Family Residential zoning district. Public facilities, such as police and fire protection are provided to this area; however, currently the property does not appear to be connected to city sewer or Nob Hill Water. The change in the Future Land Use map and rezone is consistent with the goals and policies of the Comprehensive Plan, West Valley Neighborhood Subarea Plan, Growth Management Act, and the Yakima County Wide Planning Policy; therefore, staff recommends approval for the change to the Future Land Use map and rezone request.

Testimony:

Bill Hordan, 410 North 2<sup>nd</sup> Street, expressed his support for this proposal. He disclosed that the property in question is in a purchase-sale agreement between Apple Land Investments and West Valley Nursing Homes contingent upon approval of this request. West Valley Nursing Homes is the interested party and at this time does not have an immediate plan for development; they are seeking property for future long-term site growth. Mr. Hordan recognized the lack of Multi-Family Residential and asked the Commission to support this proposal.

Cal Groenenberg, 5404 Mt. Aix Way, encouraged the Planning Commission to approve their comp plan map and rezone change. Acquisition of the property is feasible for their organization at this time because of the availability of the property and cost. Their intent is to secure this property for future construction of a retirement facility in Yakima. A conceptual plan was described. He expressed appreciation to the Commission to consider this proposal for approval.

Mr. Fonfara raised concern for the lack of High Density Residential in the West Valley area due to the conflicting goals and policies between the West Valley Neighborhood Plan and the Comprehensive Plan. He specifically pointed out that the WVNP does not provide for High Density Residential and the Comprehensive Plan promotes it. Staff agreed with his observation. Ms. Carley questioned whether public notification was reasonable due to the small amount of residents that were notified of this review process. Mr. Benson described the public participation process which is stipulated by ordinance. In addition to Mr. Fonfara's concern, Mr. Cook noted that this is the first land use change, within the city limits, located in the West Valley Neighborhood area and asked whether the County Planning Commission had any say regarding the recommendation to the City Council. Mr. Benson affirmed that the County was given the opportunity to comment on this proposal but the recommendation belongs to the City Planning Commission.

Ms. Carley requested additional time to view the site. After a lengthy discussion and further testimony by Mr. Hordan on whether or not to table this item to a later date, the Chairman closed the hearing and asked for a motion to recommend approval of

this request; motion was made but failed with a 3-3 vote. In the end, it was agreed by a motion and a 4-2 vote to allow additional time for those members who wanted to conduct a site visit to the property. This hearing will continue to the next meeting of the Planning Commission on August 22, 2012.

Chairman Shoal re-opened the public hearing for CPA#003-12 (RZ#003-12, SEPA#015-12) and asked for further testimony. Hearing none, he closed the public hearing and proceeded to discussion.

Areas of concern discussed among the Commission included increase in traffic, safety issues with egress and ingress, permitted land uses, assurance of proposed use, parking standards and requirements, incompatibility, and neighbor opposition. Chairman Shoal re-opened the public hearing momentarily to allow Mr. Hordan to clarify a few of their concerns. Mr. Hordan agreed with the Commission's position that there is no reassurance about future land uses in that location; however, he pointed out that the size of the lot doesn't provide sufficient space to accommodate most of the types of businesses allowed in the B-2 zoning district. He also noted that their proposal is to continue with the Oriental rug cleaning business and the city will review their site plan prior to obtaining a business license.

Mr. Peters advised the Planning Commission that approving the rezone would create nonconformity due incompatibility with the residence - a single-family home in the B-2 and B-1 zone is classified as a Type 3 Use. He also informed that if approved, the residential unit would have to become the caretaker dwelling for the business. Mr. Hordan stated that it would become a legal non-conforming use and asked for the opportunity to meet with the Planning staff to develop some type of conditional rezone.


Chairman Shoal closed the public hearing and asked for a motion. A motion was made by Ms. Carley and seconded by Mr. Fonfara to deny this amendment request. Motion carried with a 4-1-1 vote (4 yes, 1 no, 1 abstention).

### Other Business

Mr. Fonfara informed the Commission that he will not be able to attend the next meeting.

### Adjourn

This meeting adjourned at 5:11 p.m. to August 22, 2012.

  
Chairman Ben Shoal

10/10/12  
Date



Subject Properties

West Valley Nursing Home, Inc.

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Submitted: YPC Hearing 9/26/18

Subject Properties

Tax Lots  
All Roads

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YAKIMA, WA

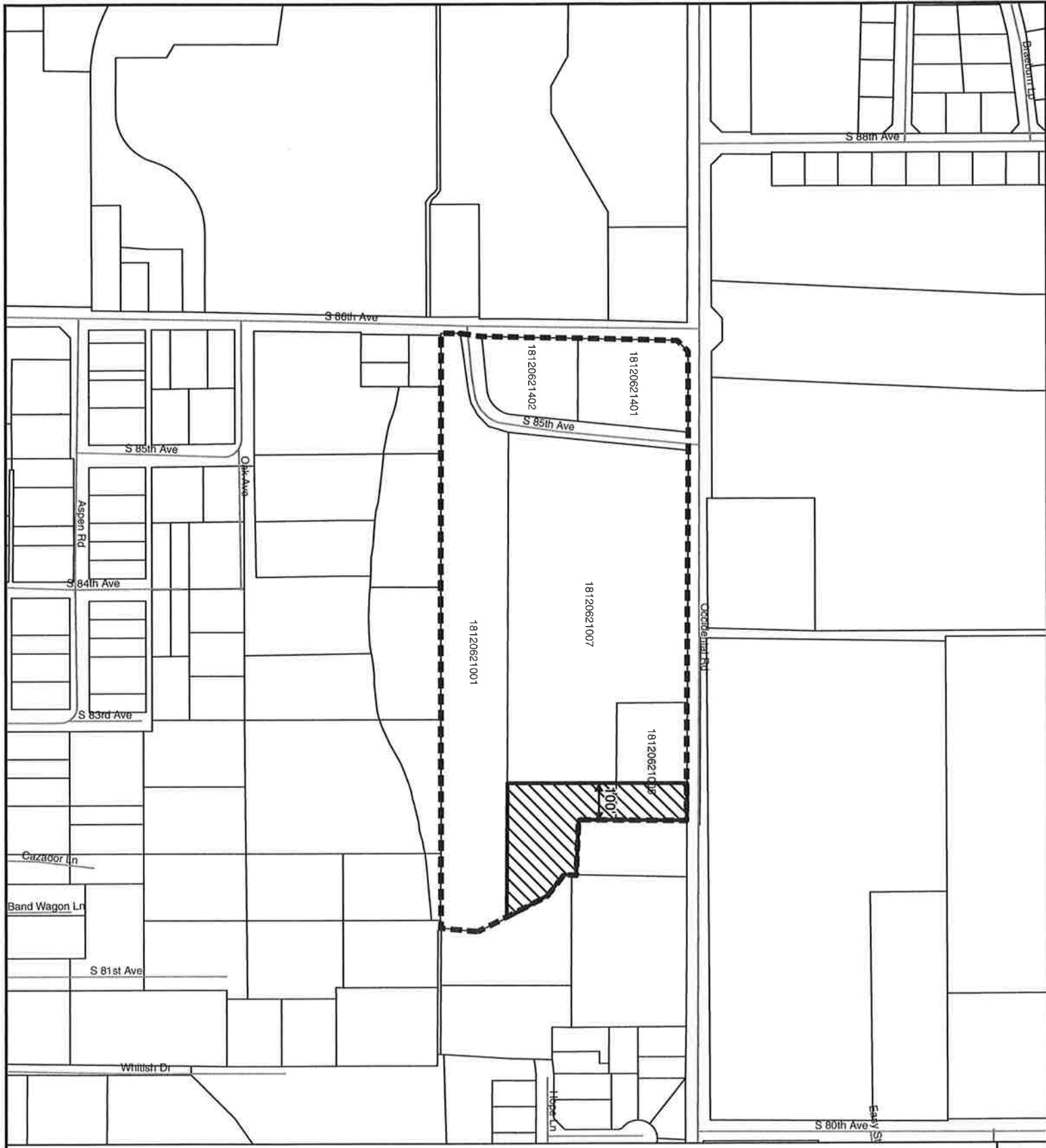
1 inch = 350 feet



Yakimap.com



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

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

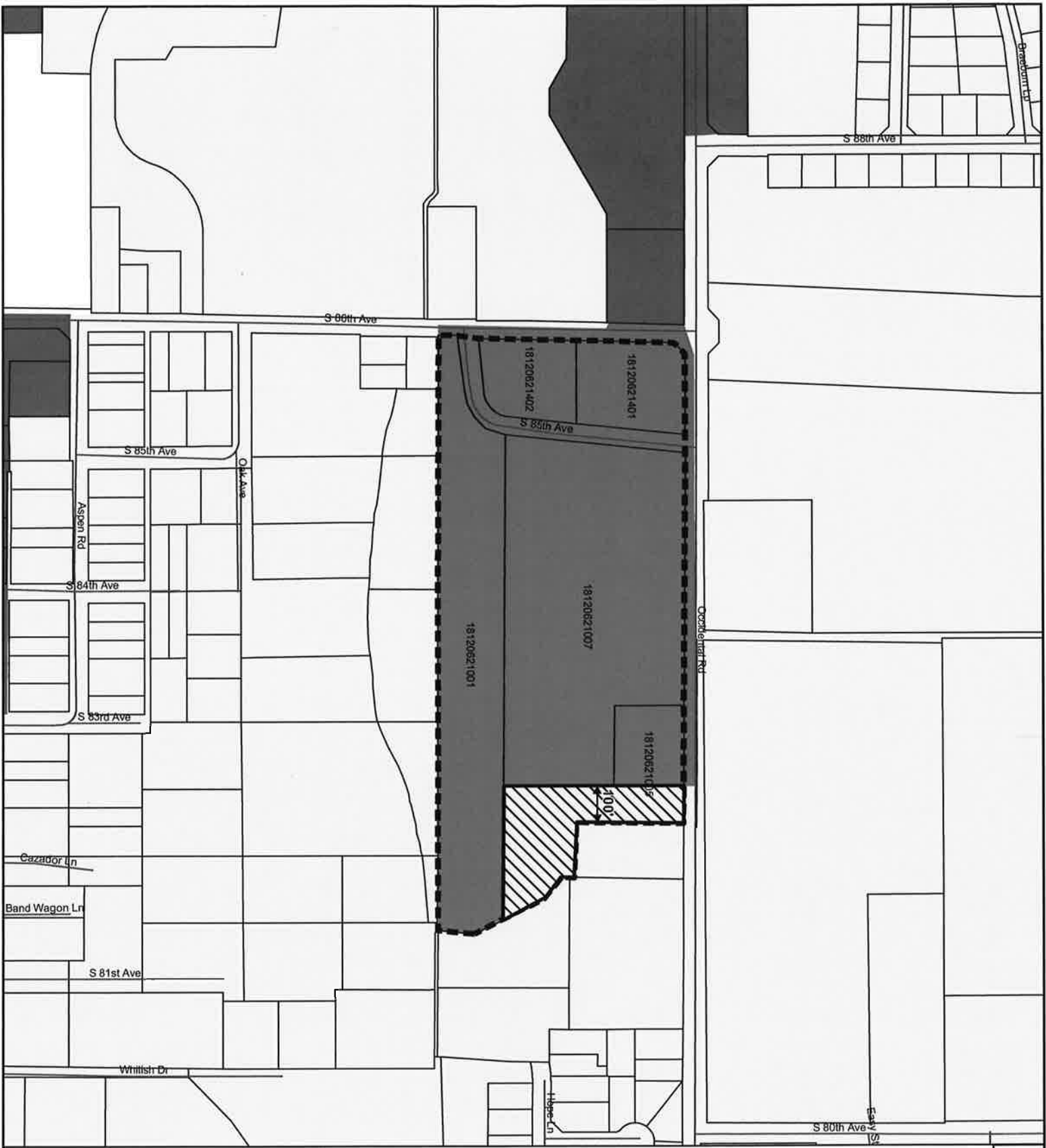
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SEP 20 2018  
Submitted: YPC Hearing  
9/26/18

**CITY OF YAKIMA**  
PLANNING DIV.

1 inch = 350 feet  
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





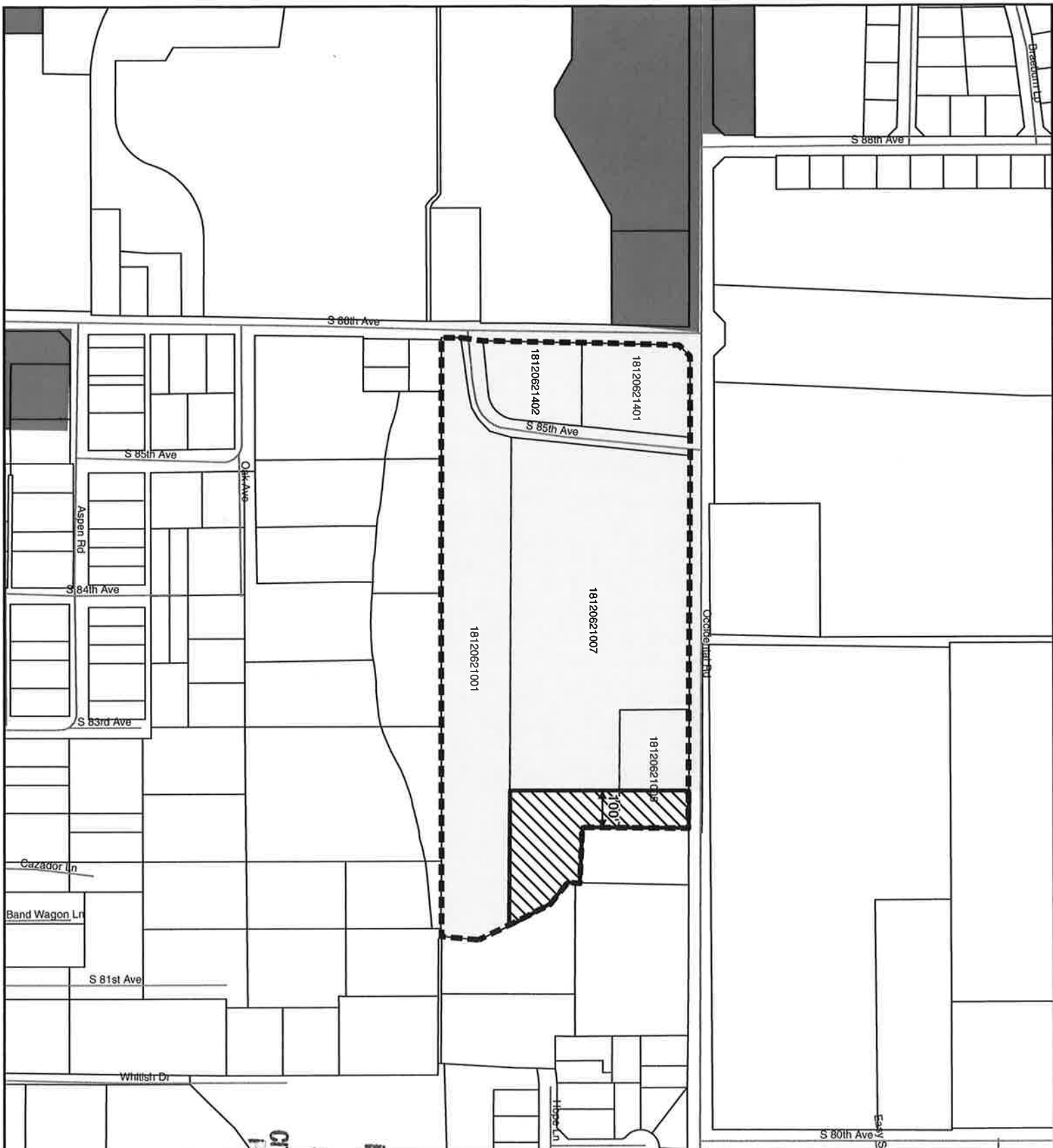
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Plot Date: 9/26/2018



**Proposed  
Future Land Use**  
**West Valley Nursing  
Home, Inc.**

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-  Mixed Residential
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-  Industrial
-  Tax Lots
-  All Roads



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**SEP 20 2018**

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9/26/18