

**ISRAEL ZARAGOZA
CPA#006-18, RZ#007-18 & SEPA#009-18**

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

EXHIBIT LIST

Applicant: Hordan Planning Services on behalf of Israel Zaragoza
File Number: CPA#006-18, RZ#007-18 & SEPA#009-18
Site Address: 1317 S 7th St
Staff Contact: Trevor Martin, Associate Planner

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DEPARTMENT OF COMMUNITY DEVELOPMENT
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YAKIMA PLANNING COMMISSION

RECOMMENDATION TO THE YAKIMA CITY COUNCIL FOR COMPREHENSIVE PLAN AMENDMENT AND REZONE CPA#006-18, RZ#007-18

September 5, 2018

WHEREAS, The City of Yakima adopted the Yakima Comprehensive Plan 2040 in June 6, 2017; and

WHEREAS, The City of Yakima last amended its Title 15 Zoning Ordinance on June 6, 2017; and

WHEREAS, The Washington Growth Management Act and local ordinances provide a process for the annual review of amendments to the Plan as requested by citizens, property owners and/or local government; and

WHEREAS, Under the provisions of YMC Ch. 1.42 the Yakima Planning Commission (YPC) is responsible for the review of these applications and for recommending the approval, modification or denial of each request; and

WHEREAS, On April 30, 2018 applications for Comprehensive Plan Amendment and Rezone were submitted by Hordan Planning Services, on behalf of Israel Zaragoza., to amend the Comprehensive Plan Future Land Use Map Designation from Mixed Residential to Commercial Mixed-Use, and concurrently Rezone from Two-Family Residential (R-2) to General Commercial (GC), parcels: 191330-14510 (City File CPA#006-18, RZ#007-18); and

WHEREAS, The applications were considered complete for processing on May 29, 2018 and public notice was provided, in accordance with the provisions of YMC Ch. 16.10, on June 8, 2018, and July 5, 2018; and

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on July 5, 2018, which was not appealed (City File SEPA#009-18); and

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

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

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

APPLICATION # CPA#006-18, RZ#007-18
APPLICANT: Hordan Planning Services on behalf of Israel Zaragoza.
APPLICANT ADDRESS: 410 N 2nd St., Yakima, WA 98901
PROJECT LOCATION: 1317 S 7th St.
PARCEL(S): 191330-14510

FINDINGS OF FACT

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Mixed Residential to Commercial Mixed Use with a concurrent Rezone from Two-Family Residential (R-2) to General Commercial (GC).
2. The subject parcels are approximately .15 acres in size and are surrounded by residential and commercial properties.
3. The City of Yakima Planning Division provided a detailed staff report to the Planning Commission for review during their August 22, 2018 public hearing, with the recommendation of APPROVAL of the proposed amendment and rezone.
4. The proposed Comprehensive Plan Amendment is consistent with the applicable approval criteria in YMC § 16.10.040, as follows:
 - a. This project is being processed to facilitate the future parking lot expansion of the existing business located at 703 E. Nob Hill.
 - b. The Commercial Mixed Use designation implements several goals and policies of the 2040 plan.
 - c. The amendment does not correct an obvious mapping error, does not address a deficiency of the 2040 plan, and is consistent with the Growth Management Act and County-wide Planning Policies.
 - d. In consideration of cumulative impacts, even though this amendment will remove Mixed Residential and, there will still be approximately 565.88 acres of Mixed Residential designated property within the city limits.
5. The proposed Rezone from Two-Family Residential (R-2) to General Commercial (GC) is consistent with the applicable approval criteria in YMC § 15.23.030, as follows:
 - a. Bill Hordan from Hordan Planning Services testified on behalf of the applicant in favor of the proposed amendment and rezone.
 - b. Two parties spoke against the proposal during the public hearing with the Planning Commission:
 - i. The first testimony came from LeRoy Pacheco. He spoke against the project citing concerns with excess traffic along S. 7th St. that would come from the expansion of the adjacent business, and that there are currently an excessive amount of cars parking along S 7th St. at this time. He also mentioned the noise coming out of the existing business beyond 10 p.m.
 - ii. The second comments came from Rita Garza. She spoke against the expansion of the business at 703 E. Nob Hill commenting that the traffic along and parking along S 7th St. was overcrowded. She also mentioned that the lights on the adjacent business were too bright and shining onto her property. Additionally, she mentioned that some of the workers who were working at the business located 703 E Nob Hill were rude and

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disrespectful to her when she approached them, asking what was happening on the property.

- c. The Planning Commission acknowledged the comments from the public testimony, and posed the question, would creating a parking lot, with restricted access to help to alleviate some of the parking congestion along 7th St? The Planning Commission also discussed merging the subject site with the parcel to the south to make one cohesive site for the business located at 703 E. Nob Hill.
- d. The Planning Commission also discussed the appropriateness of merging the site at 703 E. Nob Hill with the subject site at 1317 S. 7th St. The Commission concluded that merging the site would create a more cohesive site and would be a necessary action as part of the Comprehensive Plan and Rezone applications.
- e. The property is suitable for uses within the GC zoning district and will facilitate an expansion of an existing business to alleviate on-street parking congestion.
- f. The GC zoning district is an implementing zone of the Commercial Mixed Use Future Land Use Designation.
- g. The property is currently capable of being served by all necessary public utilities and can be accessed by public streets.
- h. The proposed Rezone is considered compatible with the surrounding neighborhood and no mitigation is proposed at this time. Future development will be limited in access.
- i. The public need for this Rezone is to provide additional area for off-street parking to alleviate current on-street parking conditions along S. 7th St.

CONCLUSIONS

1. The Amendment and Rezone are minor in nature;
2. No adverse impacts have been identified that cannot be mitigated through the project review;
3. The subject site at 1317 S. 7th St., parcel number 191330-14510, shall merge with the parcel located 703 E. Nob Hill, parcel number 191330-14571.
4. One written comment and testimony was received in opposition to the request;
5. This proposal underwent Environmental Review;
6. The proposed Comprehensive Plan Future Land Use Map Amendment from Mixed Residential to Commercial Mixed Use with a concurrent Rezone from Two-Family Residential (R-2) to General Commercial (GC) is consistent with the Yakima Urban Area Zoning Ordinance and Yakima Comprehensive Plan 2040.

MOTION

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

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RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed Comprehensive Plan Amendment from Mixed Residential to Commercial Mixed Use and Rezone from Two-Family Residential (R-2) to General Commercial (GC) for files CPA#006-18 and RZ#007-18 subject to the following condition:

1. The subject site at 1317 S. 7th St., parcel number 191330-14510, shall merge with the parcel located 703 E. Nob Hill, parcel number 191330-14571.

RECOMMENDED this 5th day of September 2018.

By: _____


Patricia Byers, Chair
Yakima Planning Commission

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

Application # CPA#006-18, RZ#007-18

APPLICANT: Hordan Planning Services, on behalf of Israel Zaragoza
APPLICANT ADDRESS: 410 N 2nd St., Yakima, WA 98901
PROJECT LOCATION: 1317 S 7th St.
PARCEL(S): 191330-14510
DATE OF REQUEST: April 30, 2018
DATE OF RECOMMENDATION: August 22, 2018
STAFF CONTACT: Trevor Martin, Associate Planner

I. DESCRIPTION OF REQUEST:

The City of Yakima Department of Community Development has received applications from Hordan Planning Services, on behalf of Israel Zaragoza, for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of the subject property. The owner is requesting to change the Future Land Use Map designation for the property from Mixed Residential to Commercial Mixed Use and to concurrently rezone from Two-Family Residential (R-2) to General Commercial (GC).

II. CURRENT ZONING AND LAND USE:

The subject properties are approximately .15 acres in size and are zoned Two-Family Residential (R-2). Adjacent properties to this site have the following zoning and land use characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	R-2	Residential
South	GC	Commercial
East	R-2	Commercial
West	GC	Commercial

III. PUBLIC NOTICE:

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

IV. FINDINGS OF FACT:

A. Environmental Review.

Environmental Review (SEPA#009-18) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on July 5, 2018. No appeals were filed.

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B. Comments Received

One public comment was received and can be found in section E.6 of the report.

C. Comprehensive Plan Amendment (CPA) Approval Criteria.

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

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

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

Staff Response: This project is being processed to facilitate the future approved northward expansion of the existing commercial operation at 703 E Nob Hill Blvd., onto the Mixed Residential/R-2 property. The proposal from Mixed Residential to Commercial Mixed Use would eliminate a R-2 zoned lot from the current available housing inventory, but it would allow the business located at 703 E Nob Hill to expand their current business, and the overall residential space it would be eliminating is relatively small compared to the amount of residential space that is available within the City.

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

Staff Response: The purpose of the Commercial Mixed Use future land use designation is to promote the greater integration of mixed uses that offer great development choices to property owners, increased housing options, strengthened commercial retail areas, and lively pedestrian-oriented development. This proposal implements the following goals and policies:

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

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

- Does the proposal conform to locational criteria set forth for the desired designation? Yes, the site is along a primary arterial corridor (Nob Hill Blvd.), consistent with Policy 2.2.4.B.*
- Is the site physically suited for the proposed designation? Yes. The site is suitable for commercial development and has access to necessary utilities.*
- Is the desired zone one of the implementing zones of the land use designation? Yes, the proposed General Commercial (GC) zone is an implementing zone of the Commercial Mixed Use land use designation.*
- Is the proposal a spot zone or a similar change that may create instability with the surrounding neighborhood? No, the proposal is consistent with other uses in the general vicinity. There are commercial uses located directly to the west, south, and east of the site.*

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

provided.

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

Policy 2.2.4.B.: Commercial Mixed Use location criteria – Existing and planned commercial centers and primary arterial corridors.

Goal 2.5: Arterial corridors and other mixed use centers. Enhance the character, function, and economic vitality of Yakima's arterial corridors and mixed-use centers.

Policy 2.5.1: Allow for a mixture of compatible land uses along corridors and within mixed-use designation areas.

(c) Correct an obvious mapping error:

Staff Response: Not applicable. An obvious mapping error did not occur.

(d) Address an identified deficiency in the Comprehensive Plan:

Staff Response: The proposal does not address an identified deficiency in the plan, rather it is being proposed to implement the most appropriate land use designation and zoning district based on the future development plans of the applicant. As noted above, the site can be designed for commercial development.

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

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

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

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

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

Staff Response: Staff Response: The impact should be minimal because the property under consideration can be suited for commercial development as opposed to residential use. In examining all proposals for the 2018 cycle, this change will result in a minimal loss to the Mixed Residential Future Land Use designation of 1.98 acres. When the 2040 plan was developed, there were 567.86 acres of vacant, agricultural, partially used, and underutilized Mixed Residential land. The removal of 1.98 acres of Mixed Residential will leave 565.88 acres available, which is more than enough to meet 2040 growth targets.

D. COMPREHENSIVE PLAN CONCLUSIONS:

1. The amendment is minor in nature.
2. No adverse impacts have been identified by approving this amendment request.
3. A DNS was issued for this proposal on July 5, 2018, and the 14-day appeal period ended on July 19, 2018. No appeals were received.
4. One public comments was received in opposition to this proposed amendment and can be found in section E.6.

E. REZONE APPROVAL CRITERIA

In accordance with the provisions of the YMC § 15.23.030, recommendations to approve or deny proposed rezones shall include the following considerations:

(1) Testimony at public hearing.

After consideration of any public comments received during the course of the hearing it may be appropriate for the Planning Commission to modify the staff's recommendation.

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

The property is suited for uses listed within Table 4-1 for the GC zoning district, and will facilitate the planned expansion of the existing adjacent commercial use.

(3) The recommendations from interested agencies and departments.

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

(4) Compliance with the Comprehensive Plan.

The proposed General Commercial zoning district is an implementing zone of the Commercial Mixed Use future land use designation, and is consistent with several goals and policies, as indicated above in section IV.C of this report.

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

This property is currently capable of being served by all public utilities necessary for the support of commercial land uses. Water and Wastewater is available adjacent to the site.

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

The proposed zone change is compatible with existing neighboring land uses because surrounding properties to the east, south, and west are zoned GC, and will promote the expansion of the existing adjacent commercial use. Additionally the site is located along a primary arterial street, which is the ideal location for GC uses.

The City did receive one written public comment from a concerned resident stating "That there is one house missing and it became an empty lot. I hope it stays residential lot instead of General Commercial... I see a lot of kids playing outside, if this becomes a General Commercial (site) there will be way to much traffic and cars speeding by... Please no commercial parking, there are already three (parking lots) on 7th St... Increased commercial traffic will make it hard to navigate 7th St. and E Nob Hill heading into a residential neighborhood."

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

No mitigation is proposed as part of this non-project rezone request. The surrounding properties are currently in commercial or residential use and any needed mitigations could be required as part of regular site plan approval. Staff recommends that when a project specific application is submitted that parking for the subject site be taken from E Nob Hill or the alley on the back side of the site and that no new curb cuts be created to access the subject site as way to protect the residents to the north of the site.

(7) The public need for the proposed change.

The public need for this change is related to providing additional area for commercial business. The future expansion of the existing commercial use will provide additional opportunity business owner to grow their business as well as provide additional good and services for the public.

F. REZONE CONCLUSIONS:

1. The amendment is appropriate for the area.
2. When a project specific application is submitted to the City, access to the subject site shall be taken from the parcel currently abutting Nob Hill (Parcel #191330-14571) or the alley behind the site. No access shall be created on 7th St.
3. The requested rezone implements the Commercial Mixed Use land use designation of the Yakima Comprehensive Plan 2040.
4. The property is currently served by all necessary public utilities capable of supporting commercial land uses.

V. RECOMMENDATION

The Community Development Department recommends APPROVAL of this amendment request from Mixed Residential to Commercial Mixed Use to accommodate a concurrent rezone from R-2 (Two-Family Residential) to GC (General Commercial)

RECOMMENDATION made this 22nd day of August, 2018,

VICINITY MAP



File Number: CPA#006-18, RZ#007-18 & SEPA#009-18
Project Name: ISRAEL ZARAGOZA
Site Address: 1317 S 7TH ST



Proposal: Change the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and rezone one parcel from Two-Family Residential (R-2) to General Commercial (GC) in anticipation of future expansion of the adjacent automotive accessories retail store and detail/installation shop.

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

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.
Date Created: 5/1/2018



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Subject Property
Israel Zaragoza

 Subject Property
 Tax Lots
 All Roads
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Critical Areas

Israel Zaragoza

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111



0 15 30 60 90 120 Feet

1 inch = 100 feet














- Subject Property
- FEMA 100 Year Floodway
- FEMA 100 Year Floodplain
- Zone A
- Zone AE
- Potential Wetlands
- Lakes/Ponds
- Stream Type - 2006 CAO
 - 1
 - 2
 - 3
 - 4
 - 4 or 5
 - 5
- Undetermined
- Man Made
- Lakes Environment
- Natural
- Conservancy
- Rural
- Urban
- Urban Conservancy
- Floodway/CMZ
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**Site and Adjacent Existing
Future Land Use**

Israel Zaragoza

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

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**Proposed Future
Land Use**

Israel Zaragoza



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- City of Yakima Future Land Use
- Low Density Residential
- Mixed Residential
- Central Business Core Commercial
- Commercial Mixed Use
- Regional Commercial
- Community Mixed Use
- Industrial
- Tax Lots
- All Roads

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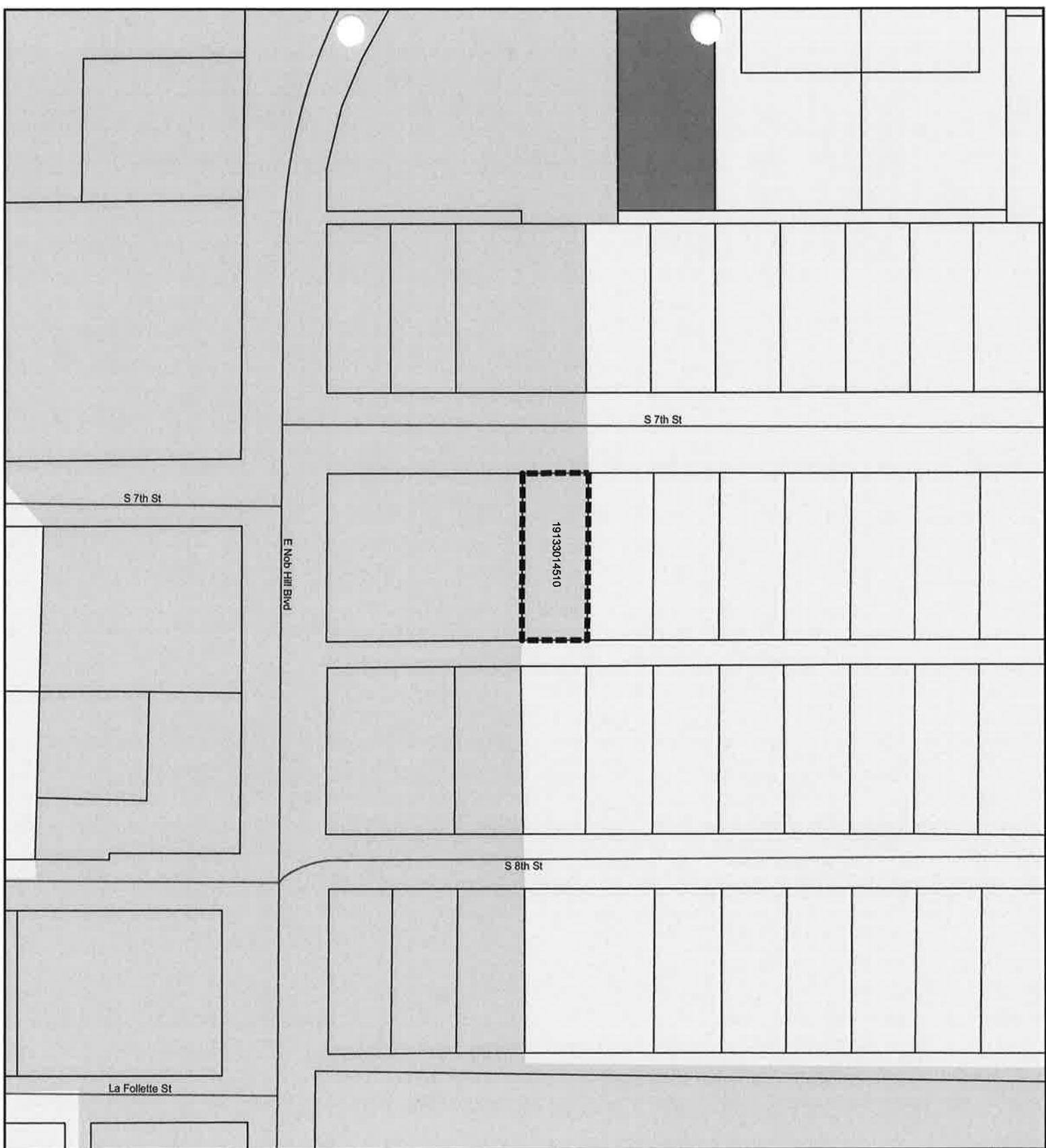
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Existing Zoning
Israel Zaragoza

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

— All Roads

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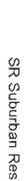
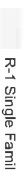
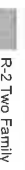
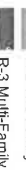
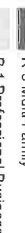
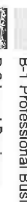





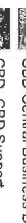
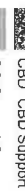
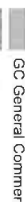

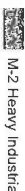
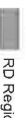
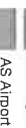
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Proposed Zoning

Israel Zaragoza

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-  Yakima Urban Area Zoning
-  SR Suburban Residential
-  R-1 Single Family
-  R-2 Two Family
-  R-3 Multi-Family
-  B-1 Professional Business
-  B-2 Local Business
-  HB Historical Business
-  SCC Small Convenience Center
-  LCC Large Convenience Center
-  CBD Central Business District
-  CBD CBD Support
-  GC General Commercial
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-  M-2 Heavy Industrial
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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Israel Zaragoza

File Number: CPA#006-18, RZ#007-18 & SEPA#009-18

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		8" waterline is available in S. 7th St. to serve the site.	mike.shane@yaki mawa.gov	08/03/18



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

To:	City of Yakima Development Services Team
From:	Trevor Martin, Associate Planner
Subject:	Request for Comments
Applicant:	Hordan Planning Services / Israel Zaragoza
File Number:	CPA#006-18/RZ#007-18/SEPA#009-18
Location:	1317 S 7th St
Parcel Number(s):	191330-14510
DST MEETING DATE:	8/7/2018

Proposal

Change the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and rezone one parcel from Two-Family Residential (R-2) to General Commercial (GC) in anticipation of future expansion of the adjacent automotive accessories retail store and detail/installation shop.

Please review the attached application and site plan and prepare any written comments you might have regarding this proposal. This project will come up for discussion at the weekly DST meeting to be held **August 7, 2018 at 2:00 p.m.** As always, should you have comments, but find you are unable to attend, please submit your comments prior to the meeting. My email address is trevor.martin@yakimawa.gov and the Planning Department's fax number is (509) 575-6105. Should you have any questions, or require additional information, please call me at (509) 575-6162.

Comments:

1317 S 7th St. CPA
Project address the
as is.

[Signature]

Contact Person

[Signature]

Department/Agency

8-2-18

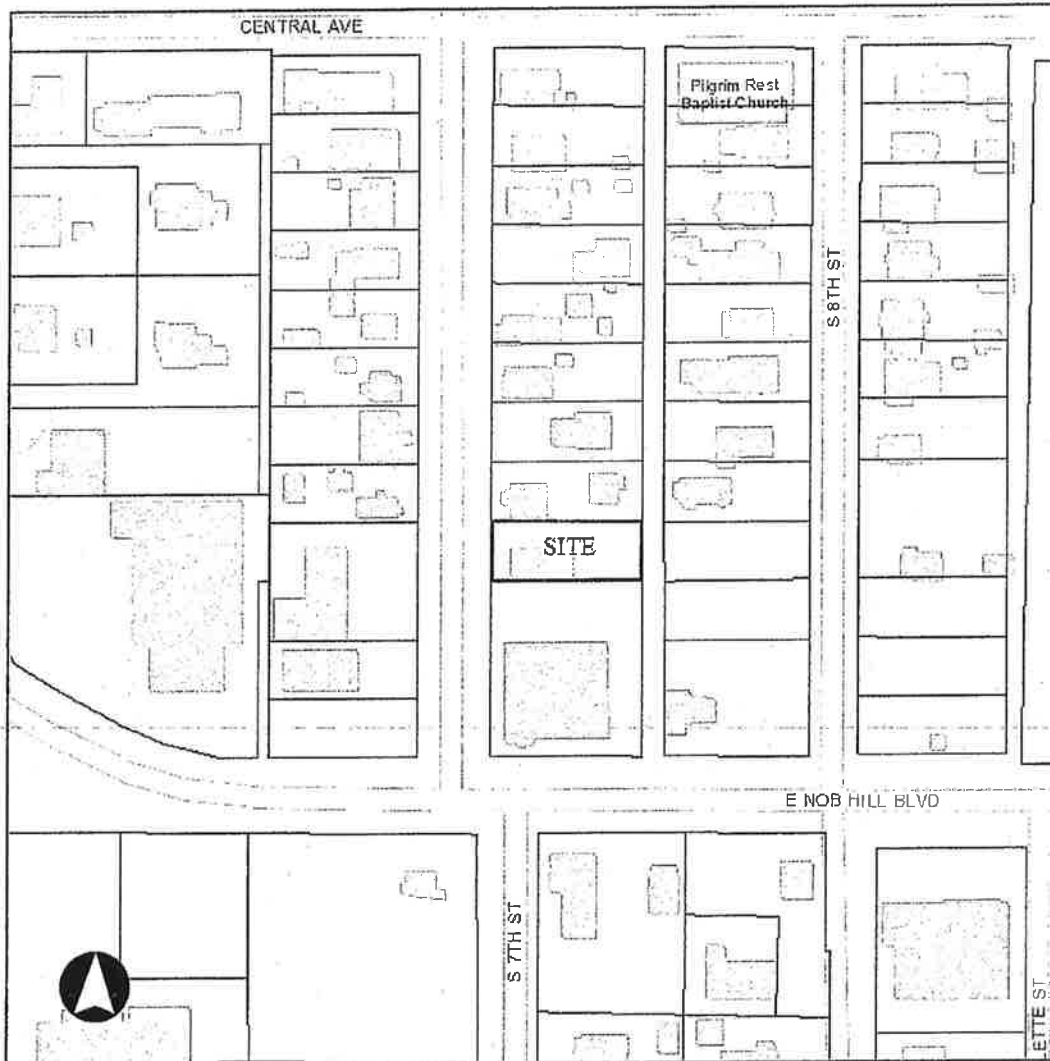
VICINITY MAP



File Number: CPA#006-18, RZ#007-18 & SEPA#009-18

Project Name: ISRAEL ZARAGOZA

Site Address: 1317 S 7TH ST



Proposal: Change the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and rezone one parcel from Two-Family Residential (R-2) to General Commercial (GC) in anticipation of future expansion of the adjacent automotive accessories retail store and detail/installation shop.

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

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

Date Created: 5/1/2018



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

To:	City of Yakima Development Services Team
From:	Trevor Martin, Associate Planner
Subject:	Request for Comments
Applicant:	Hordan Planning Services / Israel Zaragoza
File Number:	CPA#006-18/RZ#007-18/SEPA#009-18
Location:	1317 S 7th St
Parcel Number(s):	191330-14510
DST MEETING DATE:	8/7/2018

Proposal

Change the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and rezone one parcel from Two-Family Residential (R-2) to General Commercial (GC) in anticipation of future expansion of the adjacent automotive accessories retail store and detail/installation shop.

Please review the attached application and site plan and prepare any written comments you might have regarding this proposal. This project will come up for discussion at the weekly DST meeting to be held August 7, 2018 at 2:00 p.m. As always, should you have comments, but find you are unable to attend, please submit your comments prior to the meeting. My email address is trevor.martin@yakimawa.gov and the Planning Department's fax number is (509) 575-6105. Should you have any questions, or require additional information, please call me at (509) 575-6162.

Comments:

Contact Person

Department/Agency

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ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

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

INSTRUCTIONS FOR APPLICANTS

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

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

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

2. Applicant's Name & Phone:

Hordan Planning Services – 509-249-1919

3. Applicant's Address:

410 North Second Street, Yakima, WA 98901

4. Contact Person & Phone:

Bill Hordan – 509-249-1919

5. Agency Requesting Checklist: City of Yakima

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

Upon successful comprehensive plan amendment and rezone, a parking lot would be constructed within 1-2 years.

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

See answer above.

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

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

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

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

No other applications are currently pending.

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

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

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

The proposal is to change the Comprehensive Plan Future Land Use Map designation on a .15 acre parcel (6,534 sq. ft.) from Mixed-Residential to Commercial Mixed-Use and the zoning from Two-Family Residential to General Commercial. The intended use of the property is for a parking lot for the business that lies south of the subject property (same owner). No specific plan exists at this time, so this project will be processed as a non-project comprehensive plan amendment and rezone.

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

The property lies on the east side of South 7th Street, within the City Limits of Yakima, Washington. The address of the property is 1317 South 7th Street. The Yakima County Assessor's Parcel Number for the property is 191330-14510.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
Earth	
a. General description of the site (✓ one):	
X flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. What is the steepest slope on the site (approximate percent slope)? Approximately 1 percent.	
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. According to the Soil Survey of Yakima County Area Washington, the general soil type on the property is Weirman fine sandy loam. The soil is not classified as prime farmland. No soil will be removed from the property as part of this application.	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No.	
e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. No fill or grading is required as part of this application.	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Not as part of this application.	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No impervious surface is proposed at this time. No project is proposed as part of this application.	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None needed, none proposed.	
Air	
a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. None as part of this land use change and rezone application.	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known by property owner.	<p style="text-align: right;">RECEIVED</p> <p style="text-align: right;">APR 30 2018</p> <p style="text-align: right;">CITY OF YAKIMA PLANNING DIV.</p>

<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>None needed, none proposed.</p>	
Water	
a. Surface Water	
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>No.</p>	
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>Not applicable, there is no project proposed on the property</p>	
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>Not applicable</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No.</p>	
<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>No.</p>	
b. Ground Water	
<p>1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p>	
<p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>Not applicable, this is a non-project land use change and rezone request.</p>	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">APR 30 2018</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</p>

c. Water Runoff (including stormwater)

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

Not applicable, there is no project.

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

Not applicable.

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

Not applicable.

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

None needed, none proposed

Plants

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

Deciduous Tree:	<input type="checkbox"/> Alder	<input type="checkbox"/> Maple	<input type="checkbox"/> Aspen		<input checked="" type="checkbox"/> Other
Evergreen Green:	<input type="checkbox"/> Fir	<input type="checkbox"/> Cedar	<input type="checkbox"/> Pine		<input type="checkbox"/> Other
	<input checked="" type="checkbox"/> Shrubs	<input checked="" type="checkbox"/> Grass	<input type="checkbox"/> Pasture	<input type="checkbox"/> Crop Or Grain	<input type="checkbox"/> Orchards, vineyards, or other permanent crops
Wet Soil Plants:	<input type="checkbox"/> Cattail	<input type="checkbox"/> Buttercup	<input type="checkbox"/> Bullrush	<input type="checkbox"/> Skunk Cabbage	<input type="checkbox"/> Other
Water Plants:	<input type="checkbox"/> Milfoil	<input type="checkbox"/> Eelgrass	<input type="checkbox"/> Water Lily		<input type="checkbox"/> Other

Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

No vegetation will be removed or altered as part of this application.

c. List threatened or endangered species known to be on or near the site.

None known by the property owner.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

None needed, none proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

No noxious or invasive species have been observed on or near the site.

Animals

a. List any birds or other animals which have been observed on or near the site or are known to be on or near the site.

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

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<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>None known by property owner.</p>	
<p>c. Is the site part of a migration route? If so, explain</p> <p>No.</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>None needed, none proposed.</p>	
<p>e. List any invasive animal species known to be on or near the site.</p> <p>The property owner has not observed any invasive animal species on or near the site.</p>	
Energy and Natural Resources	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p> <p>No energy is needed as part of this application.</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>No.</p>	
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:</p> <p>None needed as there is no proposal.</p>	
Environmental Health	
<p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.</p> <p>No.</p>	
<p>1. Describe any known or possible contamination at the site from present or past uses.</p> <p>No known contamination from present or past uses is known to exist.</p>	
<p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</p> <p>No.</p>	
<p>3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.</p> <p>No toxic or hazardous chemicals result from this comp plan/rezone application.</p>	<p style="text-align: right;">RECEIVED APR 30 2018 CITY OF YAKIMA PLANNING DIV.</p>

<p>4. Describe special emergency services that might be required.</p> <p>No special emergency services are required for this application.</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>None needed, none proposed.</p>	
<p>b. Noise</p>	
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>No known noise exists in the area which would affect this application.</p>	
<p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>The land use change and rezone will not create any noise.</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>None needed, none proposed.</p>	
<p>Land and Shoreline Use</p>	
<p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>The site is currently used for residential purposes. Adjacent properties to the north are residential and properties to the west, south and east are commercial uses. No adverse affects will result from this non-project application.</p>	
<p>b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?</p> <p>Historical aerial photos indicate the property has not been used for resource purposes.</p> <p>1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:</p> <p>No.</p>	
<p>c. Describe any structures on the site.</p> <p>The site contains a single-family residence.</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>No structures will be demolished as part of this application.</p>	
<p>e. What is the current zoning classification of the site?</p> <p>Two-family Residential</p>	<p>RECEIVED</p> <p>APR 30 2018</p> <p>CITY OF YAKIMA PLANNING DIV.</p>

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

<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No known views in the immediate area will be altered or obstructed as part of this application</p>		
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>None needed, none proposed.</p>		
<p>Light and Glare</p>		
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>No light or glare will be produced as part of this application.</p>		
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>Not applicable.</p>		
<p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>There are no known sources of off-site light or glare which would affect this proposal.</p>		
<p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>None needed, none proposed.</p>		
<p>Recreation</p>		
<p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>The project is located near State Fair Park, a known indoor and outdoor recreational facility.</p>	<p>RECEIVED</p> <p>APR 30 2018</p> <p>CITY OF YAKIMA PLANNING DIV.</p>	
<p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> <p>No recreational opportunities will be displaced.</p>		
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>None needed, none proposed.</p>		
<p>Historic and Cultural Preservation</p>		
<p>a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.</p> <p>To the property owner's knowledge there are no structures on or near the site that are eligible for historical or cultural preservation.</p>		
<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p>		

<p>The property owner has no knowledge of landmarks, features or other evidence of Indian or historic use or occupation on this site.</p>	
<p>c. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</p> <p>None proposed. No disturbance to resources will occur as part of this application.</p>	
Transportation	
<p>a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The site is currently served by South 7th Street which connects to East Nob Hill Boulevard and other urban arterials in the immediate area.</p>	
<p>b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p>The nearest known transit stop is along East Nob Hill Boulevard about 200 feet south of the site.</p>	
<p>c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?</p> <p>No parking spaces are proposed as part of this comp plan amendment and rezone application and none will be eliminated.</p>	
<p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>None needed, none proposed.</p>	
<p>e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>No.</p>	
<p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?</p> <p>Not applicable, no project is proposed.</p>	
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:</p> <p>Not applicable, there is no project.</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any:</p> <p>Not applicable, there is no project.</p>	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">APR 30 2018</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</p>

Public Services

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

Not applicable, there is no project.

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

Not applicable, there is no project.


Utilities

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

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Not applicable, there is no project.

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

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

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

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CITY OF YAKIMA
PLANNING DIV.

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CITY OF YAKIMA
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LAND USE APPLICATION

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

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

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

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Hordan Planning Services						
	Mailing Address:	410 N. 2nd St						
	City:	Yakima	St:	WA	Zip:	98901	Phone:	(509) 249-1919
	E-Mail:	hps410@qwestoffice.net						

2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input checked="" type="checkbox"/> Other <u>Planner</u>
--------------------------------------	------------	--------------------------------	--------------------------------	------------------------------------	--

3. Property Owner's Information (If other than Applicant):	Name:	Israel Zaragoza						
	Mailing Address:	703 E. Nob Hill Blvd						
	City:	Yakima	St:	WA	Zip:	98901	Phone:	(509) 952-3362
	E-Mail:							

4. Subject Property's Assessor's Parcel Number(s): 191330-14510

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

6. Property Address: 1317 S 7th St Yakima, WA 98901

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

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

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

9. SEE ATTACHED SHEETS

PART V – CERTIFICATION

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

	<u>4-27-2018</u>
Property Owner's Signature	Date
	<u>4-30-18</u>
Applicant's Signature	Date

FILE APPLICATION(S)#
CPA #006-18 RZ #007-18 Sepa #009-18

DATE FEE PAID: <u>4-30-18</u>	RECEIVED BY: <u>Chellinger</u>	AMOUNT PAID: <u>\$3,185.00</u>	RECEIPT NO: <u>CR-18-004461</u>
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Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

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PLANNING DIV.

PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

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

2. DESIRED ZONING OF SUBJECT PROPERTY:

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

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

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

4. EXISTING FUTURE LAND USE DESIGNATION:

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

5. PROPOSED FUTURE LAND USE DESIGNATION:

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

If so what is the proposed future land use designation?

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

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

PART III - REQUIRED ATTACHMENTS

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

8. ENVIRONMENTAL CHECKLIST (required)

9. TRAFFIC CONCURRENCY (may be required)

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

11. AUTHORIZATION:

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

Property Owner Signature (required)

Date 4-27-2018

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



Supplemental Application For:
REZONES
 YAKIMA MUNICIPAL CODE CHAPTER 15.23

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PART IV - NARRATIVE

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

See attached written narrative

What is the status of existing land use?

See attached written narrative

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

See attached written narrative

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

See attached written narrative

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

See attached written narrative

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

See attached written narrative

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

See attached written narrative

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

See attached written narrative

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

PART IV – REZONE NARRATIVE

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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 commercial uses permitted under the proposed zoning General Commercial zoning district. The property is flat and served by a paved local access roadway that connects to an urban arterial approximately 200 feet to the south. The property is currently connected to water and sewer services from the City of Yakima. All other urban services and facilities (i.e. parks, police, fire etc.,) are present in the area or are provided by the City of Yakima.

In this instance, there is a specific use proposed for the property. The subject property owner also owns a business property directly to the south, Audio King & Tinting, which intends to demolish the residence located on the property and construct a parking lot for employees and customer vehicles. The site of the proposed rezone is small at 6,534 square feet in size but will help the existing business expand, as the business has been very successful at this location.

The general area is a mixture of residential housing types to the north and retail and service establishments to the west, south and east. Based on the current land use pattern, this site is suitable for uses permitted in the proposed General Commercial zoning district.

What is the status of the existing land use?

The subject property consists of one parcel that contains a single-family residence, constructed in about 1920. The parcel is 6,534 square feet in size. The property is served with direct access to South 7th Street and has easy access to East Nob Hill Boulevard at an improved intersection. A 6-inch water line and 24-inch sewer line are currently serving the property. The property is served with police and fire protection by the City of Yakima. Thus, the property is well served and well suited for the intended commercial development.

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

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

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

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

Goal 2.5 – Arterial corridors and other mixed-use centers. Enhance the character, function and economic vitality of Yakima’s arterial corridors and mixed-use centers.

Policy 2.5.1 – Allow for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential and office uses with retail and service commercial uses. Provide zoning and design standards to maintain compatibility between different uses and zones.

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

Proponent Comment – This proposal implements the comprehensive plan better than the current designation because it will provide an opportunity for an existing business to expand at its preferred location. It will abut an existing residential neighborhood on the north and commercial businesses on the west, south and east which places the property in a mixed-use area. The property will be used in conjunction with an existing business that fronts on East Nob Hill Boulevard, which is a designated urban arterial roadway. Primary access is from South 7th Street, which mitigates traffic impacts to the arterial (East Nob Hill Boulevard) because primary access is from a secondary street and near designated street intersection (South 7th Street & East Nob Hill Boulevard).

This site contains an older home which is intended to be demolished and replaced with a parking lot for employees and also used to temporarily park customer vehicles once work on them has been completed.

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

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

The subject property consists of an older single-family residence constructed in about 1920 on a 6,534 square foot lot. The residence is connected to public water (6-inch) and sewer (24-inch) systems as well as electricity and telephone. Access is directly to South 7th Street which is a paved local access street that connects with East Nob Hill Boulevard approximately 200 feet to the south. The property is protected by the Yakima Fire Department and Police Department.

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

Yes, this property can be served with the existing facilities capable of supporting the most intensive uses, as the site is served by a 24-inch sanitary sewer main and 6-inch water main. If any service or facility deficiency exists in the delivery of services to this property, necessary mitigation will take place by the developer to ensure adequate public services and facilities are in place at his/her/their expense through future SEPA and land use concurrency requirements, upon the development of the property. It should be noted that this rezone is to complement an existing business and the likelihood of the “most intensive use” of a new zone is not likely to occur.

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

The proposed zone change is compatible with existing neighboring land uses because surrounding properties that lie to the west, south and east are currently zoned commercial and accommodate commercial businesses. Property to the west consists of a Laundromat and auto repair shop, property to the south (across East Nob Hill Boulevard) consists of a mixture of different retail, service, residential and office structures. Property to the north is residential and lies adjacent to existing commercial activities on its west and east sides across South 7th Street and the alley between South 7th Street and South 8th Street. These existing businesses have direct access to either South 7th Street, the alley between South 7th Street and South 8th Street and to South 8th Street, thus no new area of the transportation network will be affected by this rezone. According to the applicant, most commercial traffic enters and leaves the surrounding businesses via local access streets directly to East Nob Hill Boulevard which keeps unwanted commercial traffic out of the residential neighborhood. Since the businesses located in this area are service and retail outlets, most of the businesses operate only during daytime hours which reduces the impact on the resident’s living in the area which helps ensure compatibility.

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Since the intended use of the property is known, a parking lot, it is easy to determine compatibility between the zone change and existing land uses, as the zoning code will dictate site-screening standards to be implemented as part of the intended parking lot project. Additionally, the City may impose ingress/egress restrictions if it feels traffic circulation will have an impact on the surrounding existing uses.

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

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

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

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

The public need arises from the fact that expansion within some existing zoning districts does not exist. This occurs when all or most of the available land in a particular zoning district is developed or not available for sale. It also occurs when a particular property has nowhere else to expand due to physical features, and is forced to expand in a certain direction. Thus, in certain instances, existing businesses and industries have nowhere to expand. This is the case in this general area as all adjoining commercially zoned land is located across road rights-of-ways. If businesses are expected to remain at their current successful locations, it will be necessary to fulfill the need of providing additional lands for expansion.

At this site, the City has provided the necessary infrastructure for this specific type of development (i.e. major arterial roadways, easy access to the transportation network, adequate water and waste water lines). The public expects successful businesses to expand and remain in Yakima, preferably at their current locations. This rezone meets that public need and perspective, while using the infrastructure provided for commercial businesses to locate at this location and remain available to the citizens while being competitive with other businesses. Small rezones like this also provide the opportunity for additional jobs because as businesses grow, so do jobs. Based on the above, there is a public need for the proposed change.

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**CITY OF YAKIMA
PLANNING DIV.**

SUMMARY OF REQUEST

The request is to change the Comprehensive Plan Future Land Use Map designation on one parcel of property that totals approximately .15 acres from Mixed Residential to Commercial Mixed Use and rezone the property from Two-family Residential to General Commercial.

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PLANNING DIV.

LEGAL DESCRIPTION

191330-14510 – Lot 16, Block 2, RHINES FAIRVIEW ADDITION TO NORTH YAKIMA (now Yakima), as recorded in Volume “C” of Plats, page 36, records of Yakima County, State of Washington.

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Supplemental Application For:
COMPREHENSIVE PLAN
AMENDMENT

APR 30 2018
CITY OF YAKIMA
PLANNING DIV.

YAKIMA MUNICIPAL CODE, CHAPTER 16.10
ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

PART II - APPLICATION INFORMATION

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

2. EXISTING ZONING OF SUBJECT PROPERTY:

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

3. DESIRED ZONING OF SUBJECT PROPERTY:

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

4. EXISTING FUTURE LAND USE DESIGNATION:

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

5. DESIRED FUTURE LAND USE DESIGNATION:

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

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

PART III - REQUIRED ATTACHMENTS

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

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

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

10. TRAFFIC CONCURRENCY (may be required)

11. ENVIRONMENTAL CHECKLIST (required)

12. SITE PLAN

13. AUTHORIZATION:

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

[Handwritten Signature]
Property Owner Signature (required)

4-27-2018
Date

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



Supplemental Application For:
COMPREHENSIVE PLAN
AMENDMENT

YAKIMA MUNICIPAL CODE CHAPTER 16.10

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CITY OF YAKIMA
PLANNING DIV.

PART IV - NARRATIVE

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

See attached written narrative.

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

See attached written narrative.

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

See attached written narrative.

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

See attached written narrative.

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

See attached written narrative.

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

See attached written narrative.

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

See attached written narrative.

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

See attached written narrative.

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

PART IV – COMPREHENSIVE PLAN NARRATIVE

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CITY OF YAKIMA
PLANNING DIV.

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

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

The subject property lies just north of, and is owned by, the owner of a local business known as Audio King & Tinting which abuts the subject property to the south. Since the time of the last comprehensive plan update, the business which is located on the property has grown substantially. Due to this growth, the property owner has had to look at expansion plans. Properties that would meet the needs of the business are only available in one direction, to the north, which is contiguous to the subject property. Because the property lies on a corner, and can only expand in that direction, expansion options are limited to the subject property. Surrounding properties to the west (across South 7th Street), south (across East Nob Hill Boulevard) and east (across an alley) are all fully developed or do not meet the needs of the business because they are located across existing improved roadways. Therefore, the property owner has had the foresight to purchase the adjacent property to the north for future expansion.

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

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

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

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

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PLANNING DIV.

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

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

Goal 2.5 – Arterial corridors and other mixed-use centers. Enhance the character, function and economic vitality of Yakima’s arterial corridors and mixed-use centers.

Policy 2.5.1 – Allow for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential and office uses with retail and service commercial uses. Provide zoning and design standards to maintain compatibility between different uses and zones.

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

Proponent Comment – This proposal implements the comprehensive plan better than the current designation because it will provide an opportunity for an existing business to expand at its preferred location. It will abut an existing residential neighborhood on the north and commercial businesses on the west, south and east which places the property in a mixed-use area. The property will be used in conjunction with an existing business that fronts on East Nob Hill Boulevard, which is a designated urban arterial roadway. Primary access is from South 7th Street, which mitigates traffic impacts to the arterial (East Nob Hill Boulevard) because primary access is from a secondary street and near designated street intersection (South 7th Street & East Nob Hill Boulevard).

This site contains an older home which is intended to be demolished and replaced with a parking lot for employees and also used to temporarily park customer vehicles once work on them has been completed.

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

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CITY OF YAKIMA
PLANNING DIV.**C. Does your proposal correct an obvious mapping error? If so, how?**

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

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

This proposal does involve an identified deficiency in the comprehensive plan. The deficiency deals with the fact that there is a need for areas of expansion for established land uses. Specifically, many commercial areas are located in existing clusters that do not permit expansion beyond their current borders because the cluster is fully developed or expansion is limited due to physical features that prohibit the cluster from being expanded in another direction. In this case, to accommodate the business owner's needs, the business can only be expanded to the north. Currently, the City of Yakima has a very limited amount of commercially zoned property in this particular area which permits the expansion of existing businesses because the existing commercial area is built-out or boxed-in by physical features. This is the situation with this property. It only has one way to expand, and, that is to the north. The proposal is to demolish an existing residence on a lot that abuts an existing commercial business so it can construct a parking lot for employees and customers. This request fulfills that deficiency by providing additional lands for future growth of an existing business within this commercial center.

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

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

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

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

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

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

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

The subject property consists of an older single-family residence constructed in about 1920 on a 6,534 square foot lot. The residence is connected to public water (6-inch) and sewer (24-inch) systems as well as electricity and telephone. Access is directly to South 7th Street which is a paved local access street that connects with East Nob Hill Boulevard approximately 200 feet to the south. The property is protected by the Yakima Fire Department and Police Department.

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ISRAEL ZARAGOZA
CPA#006-18, RZ#007-18 & SEPA#009-18

EXHIBIT LIST

CHAPTER G
Notices

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

CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

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

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

Signed this 3rd day of October, 2018.



Lisa Maxey
Planning Specialist

Received By: 

Date: 10-3-18

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19133014528 DELANEY'S LOST SOCK LAUNDROMAT LLC 404 N 1ST ST YAKIMA, WA 98901	19133014529 DELANEY'S LOST SOCK LAUNDROMAT LLC 404 N 1ST ST YAKIMA, WA 98901	19133014487 GC II LLC 2300 RIVER RD #13 YAKIMA, WA 98902
19133014488 GC II LLC 2300 RIVER RD #13 YAKIMA, WA 98902	19133014489 GC II LLC 2300 RIVER RD #13 YAKIMA, WA 98902	19133014500 JOHN A SANDIFER REVOCABLE LIVING TRUST 1308 S 8TH ST YAKIMA, WA 98901
19133014499 PILGRIM REST BAPTIST CHURCH 1302 S 8TH ST YAKIMA, WA 98901	19133013421 RMBR LLC 3990 VIEWCREST RD S SALEM, OR 97302	19133013416 YAKIMA AUTOMOTIVE & COLLISION SPECIALIST 1317 S 6TH ST YAKIMA, WA 98901
19133014516 ANTONIO V & JUANA M GUZMAN 1305 S 7TH ST YAKIMA, WA 98901	19133014570 ARTURO & DOLORES BAEZA 815 N 16TH AVE YAKIMA, WA 98902	19133014492 AUDEL G & BEATRIZ A RAMIREZ 1311 S 8TH ST YAKIMA, WA 98901
19133014522 BILIALDO & MARIA LAMAS 1891 WEIKEL RD YAKIMA, WA 98908	19133013453 CESAR OLGUIN 1315 1/2 S 6TH ST YAKIMA, WA 98901	19133014490 CRUZ M & EVANGELINA GARCIA 1317 S 8TH ST YAKIMA, WA 98901
19133014494 CURTIS D HARRIS 1307 S 8TH ST YAKIMA, WA 98901	19133014524 GERARDO OCHOA 1314 S 7TH ST YAKIMA, WA 98901	19133014493 GERARDO & GRICELDA LEMUS 2107 WILLOW ST YAKIMA, WA 98902
19133014510 ISRAEL ZARAGOZA 703 E 408 HILL BLVD YAKIMA, WA 98901	19133014571 ISRAEL Z & PASTOR VALENCIA 1616 S 2ND AVE YAKIMA, WA 98902	19133014501 JAVIER & TERESA AMEZCUA 1310 S 8TH ST YAKIMA, WA 98901
19133041502 JUAN JIMENEZ 812 N 32ND AVE YAKIMA, WA 98902	19133041503 JUAN JIMENEZ 812 N 32ND AVE YAKIMA, WA 98902	19133014521 JUAN & ANITA BARRON 1308 S 7TH ST YAKIMA, WA 98901
19133014523 JUAN DIAZ MENDOZA 1312 S 7TH ST YAKIMA, WA 98901	19133014503 LEONEL G & ALMA A RAMIREZ 1314 S 8TH ST YAKIMA, WA 98901	19133014512 LEONEL G & ALMA A RAMIREZ 1314 S 8TH ST YAKIMA, WA 98901
19133014525 LOURDES OCHOA PEREZ 209 W SELAH AVE SELAH, WA 98942	19133014502 MAGDALENA CALDERON TAPIA 1312 S 8TH ST # 1 YAKIMA, WA 98901	19133014520 MARCELINO & PATRICIA BRAVO 1306 S 7TH ST YAKIMA, WA 98901

300-ft Mailing List

Israel Zaragoza

CPA #006-18 / BZ #007-18

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19133014513 MARIA ANGELES RAMIREZ 1311 S 7TH ST YAKIMA, WA 98901	19133014491 MICHAEL SCHMIDT & JO BRADFORD 9803 ORCHARD AVE YAKIMA, WA 98908	19133013450 MIGUEL & LUZ SANCHEZ 1313 1/2 S 6TH ST YAKIMA, WA 98901
19133014515 OCTAVIO P GOMEZ 1307 S 7TH ST YAKIMA, WA 98901	19133014514 OMAR MARTINEZ 2010 S 5TH AVE UNION GAP, WA 98903	19133014504 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901
19133014505 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901	19133014506 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901	19133014507 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901
19133041423 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901	19133041424 RAMIRO & CONSUELO PALMARES 1407 S 7TH ST YAKIMA, WA 98901	19133014511 RITA GARZA 1315 S 7TH ST YAKIMA, WA 98901
42 Total Parcels - Israel Zaragoza - CPA#006-18, RZ#007-18 & SEPA#009- 18	Horizon Planning Services 418 N 2nd St Yakima, WA 98901	
	Ntc of City Council Hearing CPA #006-18 / RZ#007-18 Date of Hearing : 11/6/18	

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Parties of Record – Israel Zaragoza – CPA#006-18, RZ#007-18, SEPA#009-18

Hordan Planning Services 410 N 2 nd St Yakima, WA 98901 Hps410@qwestoffice.net	Israel Zaragoza 703 E Nob Hill Blvd Yakima, WA 98901	Rita Garza 1315 S 7 th St Yakima, WA 98901
Le Roy Pacheco P.O. Box 11491 Yakima, WA 98909	Resident 5701 W Arlington Ave Yakima, WA 98908	Ana E. P.O. Box 177 Tieton, WA 98947
Helen M. P.O. Box 11 Tieton, WA 98947	H.E. Maggard 421 N 20 th Ave Yakima, WA 98902	Resident 2205 Lila Ave #1 Yakima, WA 98902

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

Type of Notice: Ntc of City Council Hearing
 File Number: CPA # 006-18 / RZ # 007-18
 Date of Mailing: 11/6/18
 Hearing

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 # G-9

Maxey, Lisa

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

Good Morning Sonya,

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

Please also email the notice to the following parties:

tdurant@plsaofyakima.com
Hps410@qwestoffice.net
ron_duffield@yahoo.com
eight_is_great008@hotmail.com
teacherwetch@gmail.com
mthomes47@gmail.com
katyweatherley@gmail.com
Lhopkins21@aol.com
randolph2005@gmail.com
relijwahl@msn.com
jheri@ahtrees.org
colleen@ahtrees.org
Lance@beardedmonkeyracing.com
Kellie@yakimagreenway.org
aar7040@gmail.com
silvrfx40@bmi.net
jake@3dyakima.com
leanne.mickel@me.com
patbyers907@msn.com
Philipostriem@gmail.com
rob@mccormickaircenter.com
cook.w@charter.net

Thank you!



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



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

DEPARTMENT OF COMMUNITY DEVELOPMENT
COMPREHENSIVE PLAN AMENDMENTS
SUMMARY OF REQUESTS

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

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



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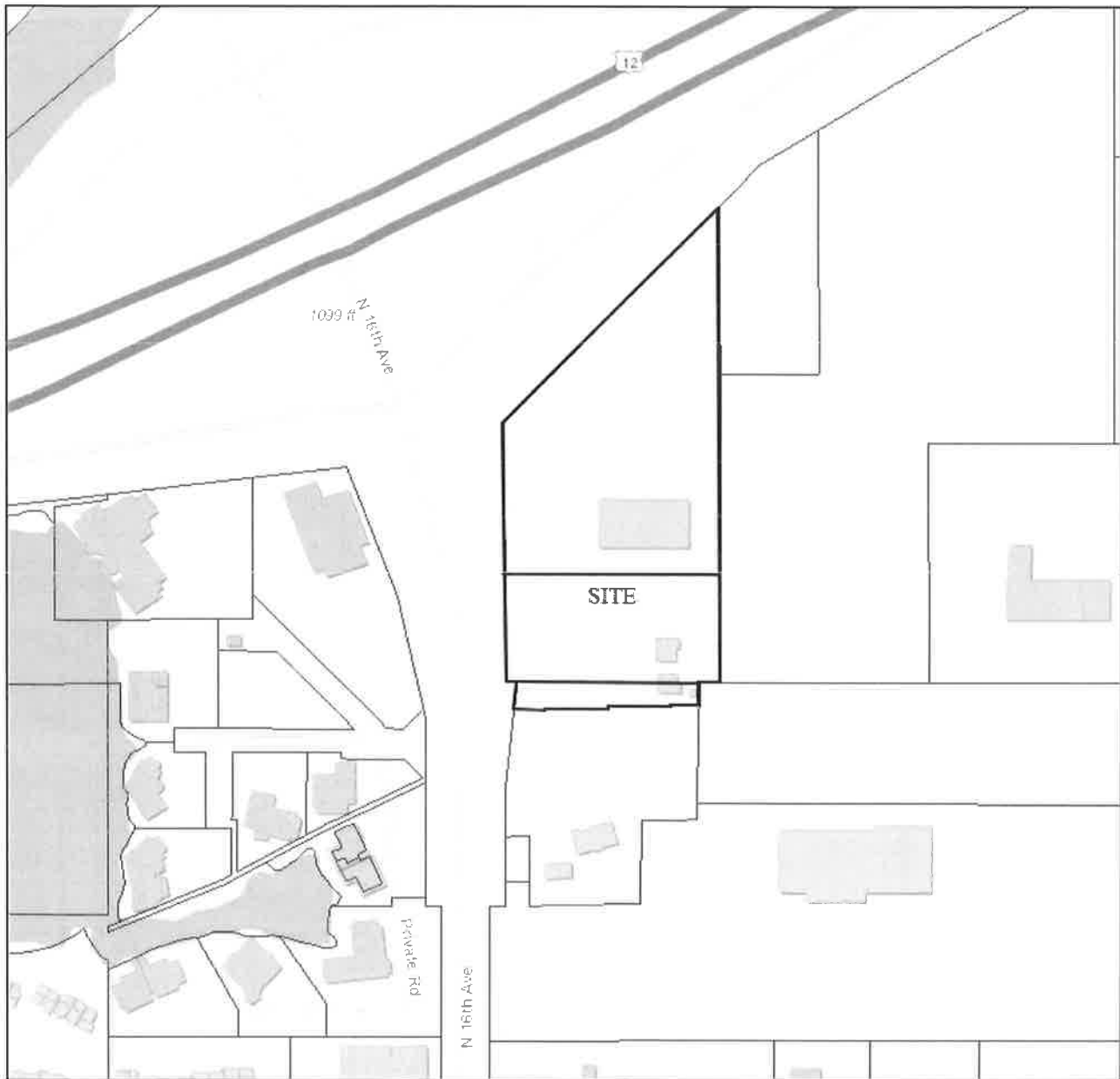
APPLICANT: Hordan Planning Services for Yakima Valley Farm Workers Clinic
FILE NUMBERS: CPA#002-18, RZ#003-18, SEPA#005-18
LOCATION: 600 & 611 Wilson Ln, 1410, 1412, 1414 & 1418 S 7th St
PARCEL NO: 191330-41425, 191330-41426, 191330-41427, 191330-41428, 191330-41431, 191330-41432
AMENDMENT REQUEST Change the Future Land Use map designation for six parcels from Mixed Residential to Commercial Mixed-Use and rezone six parcels from Two-Family Residential (R-2) to General Commercial (GC) in anticipation of future expansion of the adjacent medical clinic.



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



APPLICANT: Hordan Planning Services for Riverpointe Landing LLC & Westtowne LLC
FILE NUMBERS: CPA#004-18, RZ#005-18, SEPA#007-18
LOCATION: 1429, 1431, & 1439 N 16th Ave
PARCEL NO: 181312-33005, 181312-22002, 181312-33003
AMENDMENT REQUEST Change the Future Land Use map designation for three parcels from Regional Commercial to Industrial and rezone three parcels from Large Convenience Center (LCC) to Light Industrial (M-1).



APPLICANT: Hordan Planning Services for West Valley Nursing Homes Inc

FILE NUMBERS: CPA#005-18, RZ#006-18, SEPA#008-18

LOCATION: Vicinity of S 85th Ave & Occidental Rd

PARCEL NO: 181206-21001, 181206-21005, 181206-21007,
181206-21401, 181206-21402

AMENDMENT REQUEST Retain the Future Land Use map designation for five parcels of Mixed Residential and zoning designation of Multi-family Residential (R-3) previously approved through CPA#006-12, RZ#006-12, and a property use and development agreement executed by City Council which limited development of the property to multi-family senior living and senior care residential facilities. The property owner wishes to explore additional housing opportunities, including but not limited to, senior living/senior care land use and therefore proposes to vacate the property use and development agreement to allow for other multi-family uses.



APPLICANT: Hordan Planning Services for Israel Zaragoza

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

LOCATION: 1317 S 7th St

PARCEL NO: 191330-14510

AMENDMENT REQUEST Change the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and rezone one parcel from Two-Family Residential (R-2) to General Commercial (GC) in anticipation of future expansion of the adjacent automotive accessories retail store and detail/installation shop.



APPLICANT: City of Yakima Wastewater Division

FILE NUMBERS: CPA#007-18, RZ#008-18, SEPA#010-18

LOCATION: Vicinity of S 22nd St & Hwy 24

PARCEL NO: 191329-41400, 191328-32005, 191329-41404

AMENDMENT REQUEST Change the Future Land Use map designation for three parcels from Low-density Residential to Commercial Mixed-Use and rezone three parcels from Suburban Residential (SR) to General Commercial (GC) to enable a future proposal for a low-barrier homeless shelter use.



AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

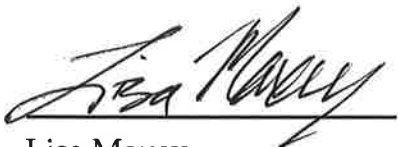
RE: CPA#006-18 & RZ#007-18

Israel Zaragoza

1317 S 7th St

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Yakima Planning Commission's Recommendation to City Council**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and parties of record, and that said notices were mailed by me on the 5th day of **September, 2018**.

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



Lisa Maxey

Planning Specialist

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Parties of Record – Israel Zaragoza – CPA#006-18, RZ#007-18, SEPA#009-18

Hordan Planning Services 410 N 2 nd St Yakima, WA 98901 Hps410@qwestoffice.net	Israel Zaragoza 703 E Nob Hill Blvd Yakima, WA 98901	Rita Garza 1315 S 7 th St Yakima, WA 98901
Le Roy Pacheco P.O. Box 11491 Yakima, WA 98909	Resident 5701 W Arlington Ave Yakima, WA 98908	Ana E. P.O. Box 177 Tieton, WA 98947
Helen M. P.O. Box 11 Tieton, WA 98947	H.E. Maggard 421 N 20 th Ave Yakima, WA 98902	Resident 2205 Lila Ave #1 Yakima, WA 98902

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Joe Caruso	Code Administration	Joe.Caruso@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.DeBusschere@yakimawa.gov
Vick DeOchoa	Code Administration	Vick.DeOchoa@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
Mike Shane	Engineering	Mike.Shane@yakimawa.gov
Pat Reid	Fire Dept	Pat.Reid@yakimawa.gov
Jeff Cutter	Legal Dept	Jeff.Cutter@yakimawa.gov
Sara Watkins	Legal Dept	Sara.Watkins@yakimawa.gov
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
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Loretta Zammarchi	Refuse Division	Loretta.Zammarchi@yakimawa.gov
Randy Layman	Refuse Division	Randy.Layman@yakimawa.gov
Naeem Kara	Transit Division	Naeem.Kara@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
For the Record/File		Revised 04/2018

Type of Notice: Ntc of YPC Recommendation
 File Number: CPA # 006-18 / RZ # 007-18
 Date of Mailing: 9/5/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, September 05, 2018 10:32 AM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Ibarra, Rosalinda; Kallevig, Dana; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rizzi, Dominic; Schafer, Scott; Shane, Mike; Watkins, Sara; Zammarchi, Loretta
Cc: Martin, Trevor
Subject: Notice of YPC Recommendation to City Council - Israel Zaragoza - CPA#006-18 & RZ# 007-18
Attachments: NOTICE OF YPC RECOMMENDATION_Israel Zaragoza - CPA#006-18 & RZ#007.pdf

Attached is a Notice of the Yakima Planning Commission's Recommendation to City Council regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at (509) 575-6162 or email to: trevor.martin@yakimawa.gov. Thank you!

Lisa Maxey

Planning Specialist | City of Yakima Planning Division

(509) 576-6669 ~ Lisa.Maxey@yakimawa.gov

Planning Division: (509) 575-6183
129 N 2nd Street, Yakima, WA 98901





DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

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

DATE: September 5, 2018
TO: Applicant and Parties of Record
SUBJECT: Notice of Yakima Planning Commission's Recommendation to
The Yakima City Council
FILE #(S): CPA#006-18 & RZ#007-18
APPLICANT: Hordan Planning Services on behalf of Israel Zaragoza
PROJECT LOCATION: 1317 S 7th St

On August 31, 2018, the City of Yakima Planning Commission rendered their recommendation on **CPA#006-18 and RZ#007-18**, a proposal to change the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and rezone one parcel from Two-Family Residential (R-2) to General Commercial (GC) in anticipation of future expansion of the adjacent automotive accessories retail store and detail/installation shop. The application was reviewed at an open record public hearing held on August 22, 2018.

A copy of the Planning Commission's Findings and Recommendation is enclosed.

The Planning Commission's Recommendation will be considered by the Yakima City Council in a public hearing to be scheduled. The City Clerk will notify you of the date, time and place of the public hearing.

For further information or assistance you may contact Associate Planner Trevor Martin at (509) 575-6162 or email to: trevor.martin@yakimawa.gov.

Trevor Martin
Associate Planner

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

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

**City of Yakima Planning Commission
PUBLIC HEARING**

City Hall Council Chambers

Wednesday August 22, 2018

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

YPC Members:

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

Council Liaison: Jason White

City Planning Staff:

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

***REVISED* AGENDA**

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

Next Meeting: September 12, 2018



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



City Hall Council Chambers
SIGN-IN SHEET

HEARING DATE: Wednesday August 22, 2018

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PUBLIC HEARINGS:

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

Mark X on item of interest			NAME	ADDRESS	ZIP CODE	E-MAIL ADDRESS
A	B	C				
			Public Hearing Rita Hays	1315 2nd 7th Street Yakima	98901	—
			D Fucheco, R. Roy	P.O. Box 11991 Doe	98900	—
			A, B, C, D Britt Thomas	4th N. 25th St Yakima	98901	—
			Shelbyne Randall	5701 W. Wellington Yakima	98908	—
			Just observing Amanda Smith	P.O. Box 177 Tieton, WA	98947	—
			Helena Mena Helena Mena	P.O. Box 11 Tieton, WA	98947	—
			Holtz/s/n John Cooper	212 N 21st	98902	—
			R B Hays Ate Hays	421 16th St	98902	—
			Dennis Hays	2305 L. Hartweg	98902	—

YPC Staff Report & Packet Distribution List
Israel Zaragoza
CPA#006-18, RZ#007-18 & SEPA#009-18

YPC PACKET:

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Patbyers907@msn.com

Al Rose
Silvrfx40@bmi.net
aar7040@gmail.com

Bill Cook
Cook.w@charter.net

Rob McCormick
rob@mccormickaircenter.com

Jake Liddicoat
jake@3dyakima.com

Leanne Hughes-Mickel
leanne.mickel@me.com

Philip Ostriem
Philipostriem@gmail.com

Hordan Planning Services
410 N 2nd St
Yakima, WA 98901
Hps410@qwestoffice.net

AGENDA & STAFF REPORT ONLY:

Israel Zaragoza
703 E Nob Hill Blvd
Yakima, WA 98901

Date Distributed: 8/15/18

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#006-18, RZ#007-18, & SEPA#009-18

Israel Zaragoza

1317 S 7th St

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Public Hearing and DNS**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, parties of record, and all property owners of record within a radius of 300 feet of subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 5th day of July, 2018.

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



Lisa Maxey
Planning Specialist

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19133014488 GC II LLC 2300 RIVER RD #13 YAKIMA, WA 98902	19133014489 GC II LLC 2300 RIVER RD #13 YAKIMA, WA 98902	19133014500 JOHN A SANDIFER REVOCABLE LIVING TRUST 1308 S 8TH ST YAKIMA, WA 98901
19133014499 PILGRIM REST BAPTIST CHURCH 1302 S 8TH ST YAKIMA, WA 98901	19133013421 RMBR LLC 3990 VIEWCREST RD S SALEM, OR 97302	19133013416 YAKIMA AUTOMOTIVE & COLLISION SPECIALIST 1317 S 6TH ST YAKIMA, WA 98901
19133014516 ANTONIO V & JUANA M GUZMAN 1305 S 7TH ST YAKIMA, WA 98901	19133014570 ARTURO & DOLORES BAEZA 815 N 16TH AVE YAKIMA, WA 98902	19133014492 AUDEL G & BEATRIZ A RAMIREZ 1311 S 8TH ST YAKIMA, WA 98901
19133014522 BILIALDO & MARIA LAMAS 1891 WEIKEL RD YAKIMA, WA 98908	19133013453 CESAR OLGUIN 1315 1/2 S 6TH ST YAKIMA, WA 98901	19133014490 CRUZ M & EVANGELINA GARCIA 1317 S 8TH ST YAKIMA, WA 98901
19133014494 CURTIS D HARRIS 1307 S 8TH ST YAKIMA, WA 98901	19133014524 GERARDO OCHOA 1314 S 7TH ST YAKIMA, WA 98901	19133014493 GERARDO & GRICELDA LEMUS 2107 WILLOW ST YAKIMA, WA 98902
19133014510 ISRAEL ZARAGOZA 703 E NOB HILL BLVD YAKIMA, WA 98901	19133014571 ISRAEL Z & PASTOR VALENCIA 1616 S 2ND AVE YAKIMA, WA 98902	19133014501 JAVIER & TERESA AMEZCUA 1310 S 8TH ST YAKIMA, WA 98901
19133041502 JUAN JIMENEZ 812 N 32ND AVE YAKIMA, WA 98902	19133041503 JUAN JIMENEZ 812 N 32ND AVE YAKIMA, WA 98902	19133014521 JUAN & ANITA BARRON 1308 S 7TH ST YAKIMA, WA 98901
19133014523 JUAN DIAZ MENDOZA 1312 S 7TH ST YAKIMA, WA 98901	19133014503 LEONEL G & ALMA A RAMIREZ 1314 S 8TH ST YAKIMA, WA 98901	19133014512 LEONEL G & ALMA A RAMIREZ 1314 S 8TH ST YAKIMA, WA 98901
19133014525 LOURDES OCHOA PEREZ 209 W SELAH AVE SELAH, WA 98942	19133014502 MAGDALENA CALDERON TAPIA 1312 S 8TH ST # 1 YAKIMA, WA 98901	19133014520 MARCELINO & PATRICIA BRAVO 1306 S 7TH ST YAKIMA, WA 98901

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

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

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

Type of Notice: Notice of Public Hearing & DNS

File Number: CRA #006-18, AZ#007-18, SEPA #009-18

Date of Mailing: 7/5/18

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Parties of Record – Israel Zaragoza – CPA#006-18, RZ#007-18, SEPA#009-18

Department of Commerce reviewteam@commerce.wa.gov	Hordan Planning Services 410 N 2 nd St Yakima, WA 98901 Hps410@qwestoffice.net	Israel Zaragoza 703 E Nob Hill Blvd Yakima, WA 98901
Pacheco PO Box 11491 Yakima, WA 98909		

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Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
For the Record/File		Revised 04/2018

Type of Notice: Ntc of Public Hearing & DNS

File Number: CPA #006-18, RZ #007-18, SEPA #009-18

Date of Mailing: 7/5/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, July 05, 2018 10:27 AM
To: 'Department of Commerce (CTED) - Review Team'; Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Ibarra, Rosalinda; Kallevig, Dana; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rizzi, Dominic; Schafer, Scott; Shane, Mike; Watkins, Sara; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bertrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Department of Social & Health Services; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Scott Izutsu - Yakima School District; US Army Corps of Engineers - David Moore; WA State Parks & Recreation Commission; West Valley School District - Angela Watts; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Patrick Wright; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchez; Yakama-Klickitat Fisheries - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Terry Keenhan; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - John A. Baule; Yakima Waste Systems - Keith Kovalenko; Al Rose; Alfred A. Rose (silvr40@bmi.net); Jacob Liddicoat; Leanne Hughes-Mickel; Patricia Byers; Philip Ostriem; Rob McCormick; White, Jason; William Cook (cook.w@charter.net); Associated Press; Bastinelli, Mike; Brown, Michael; Davido, Sean; El Mundo; El Sol de Yakima; Fannin, John; Hispanic Chamber of Commerce; KAPP TV News; KBBO-KRSE Radio - manager; KCJT TV News; KDNA Noticias; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KUNW-TV Univision; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; RCDR - Maria DJ Rodriguez; Reed C. Pell; Tu Decides; Tu Decides - Albert Torres; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima School District - Jack Irion; Yakima Valley Business Times; Yakima Valley Business Times - George Finch; Beehler, Randy
Cc: Martin, Trevor
Subject: Notice of YPC Public Hearing & DNS - Israel Zaragoza - CPA#006-18, RZ#007-18 & SEPA#009-18
Attachments: NOTICE OF PUBLIC HEARING & DNS - Israel Zaragoza - CPA#006-18, RZ#007-18....pdf

Attached is a Notice of Yakima Planning Commission Public Hearing and Determination of Non-Significance (DNS) regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at (509) 575-6162 or email to: trevor.martin@yakimawa.gov. Thank you!

Lisa Maxey

Planning Specialist | City of Yakima Planning Division

(509) 576-6669 ~ Lisa.Maxey@yakimawa.gov

Planning Division: (509) 575-6183

129 N 2nd Street, Yakima, WA 98901



YAKIMA HERALD REPUBLIC

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Contact:	ROSALINDA IBARRA,AP
Address:	129 N 2ND STREET YAKIMA, WA 98901-2720
Telephone:	(509) 575-6164
Fax:	

Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@yakimaherald.com
Ad ID:	824294
Start:	07/05/18
Stop:	07/05/18
Total Cost:	\$416.10
Lines:	228.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	07/05/18

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

Date: July 5, 2018

File Numbers: CPA #001-18, RZ#002-18, SEPA#004-18;
Project Applicant: PLSA Engineering & Surveying (521 N
20th Ave #3, Yakima, WA 98902) on behalf of Coastal Farm
Real Estate INC; **Project Location:** 13 & 15 E. Washing-
ton Ave/802 E. Russell; **Parcel Numbers:** 191331-14023,
-14024, -14025, -14041; **Proposal:** Change the Future Land
Use map designation for three parcels from Industrial to Com-
mercial Mixed-Use and change the zoning from Industrial
(M-1) to General Commercial (GC), and change the zoning
for the western portion of a fourth parcel from Industrial (M-1)
to General Commercial (GC).

File Numbers: CPA #002-18, RZ#003-18, SEPA#005-18;
Project Applicant: Hordan Planning Services (410 N 2nd St,
Yakima, WA 98901) on behalf of Yakima Valley Farmworkers
Clinic; **Project Location:** Vicinity of S 7th St and Wilson Ln;
Parcel Numbers: 191330-41425, -41426, -41427, -41428,
-41431, -41432; **Proposal:** Change the Future Land Use map
designation for six parcels from Mixed Residential to Com-
mercial Mixed-Use and rezone six parcels from Two-Family
Residential (R-2) to General Commercial (GC) in anticipation
of future expansion of the adjacent medical clinic.

File Numbers: CPA#007-18, RZ#008-18, SEPA#010-18;
Project Applicant: City of Yakima Wastewater Division
(2220 E Viola Ave, Yakima, WA 98901); **Project Location:**
Vicinity of Highway 24 and S 22nd St. **Parcel Numbers:** Por-
tion of 191329-41400, -41404, and 191329-32005; **Project:**
Change the Future Land Use map designation for three par-
cels from Low-density Residential to Commercial Mixed-Use
and rezone three parcels from Suburban Residential (SR)
to General Commercial (GC) to enable a future proposal for a
low-barrier homeless shelter use.

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

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

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

File Numbers: CPA#005-18, RZ#006-18, SEPA#008-18;
Project Applicant: Hordan Planning Services (410 N 2nd St,
Yakima, WA 98901) on behalf of West Valley Nursing Homes
Inc; **Project Location:** Vicinity of S 85th Ave and Occiden-
tal Rd; **Parcel Numbers:** 181205-21001, -21005, -21007,
-21404, -21402; **Proposal:** Retain the Future Land Use map
designation for five parcels of Mixed Residential and zon-
ing designation of Multi-family Residential (R-3) previously
approved through CPA#006-12, RZ#006-12, and a property
use and development agreement executed by City Council
which limited development of the property to multi-family
senior living and senior care residential facilities. The prop-
erty owner no longer proposes a senior living/senior care land
use and therefore proposes to vacate the property use and
development agreement to allow for other multi-family uses.

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

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

(824294) July 5, 2018

Courtesy of Yakima Herald-Republic

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

Date: July 5, 2018

File Numbers: CPA #001-18, RZ#002-18, SEPA#004-18;
Project Applicant: PLSA Engineering & Surveying (521 N 20th Ave #3, Yakima, WA 98902) on behalf of Coastal Farm Real Estate INC; **Project Location:** 13 & 15 E. Washington Ave/802 E. Russell; **Parcel Numbers:** 191331-14023, -14024, -14025, -14041; **Proposal:** Change the Future Land Use map designation for three parcels from Industrial to Commercial Mixed-Use and change the zoning from Industrial (M-1) to General Commercial (GC), and change the zoning for the western portion of a fourth parcel from Industrial (M-1) to General Commercial (GC).

File Numbers: CPA #002-18, RZ#003-18, SEPA#005-18;
Project Applicant: Hordan Planning Services (410 N 2nd St, Yakima, WA 98901) on behalf of Yakima Valley Farmworkers Clinic; **Project Location:** Vicinity of S 7th St and Wilson Ln; **Parcel Numbers:** 191330-41425, -41426, -41427, -41428, -41431, -41432; **Proposal:** Change the Future Land Use map designation for six parcels from Mixed Residential to Commercial Mixed-Use and rezone six parcels from Two-Family Residential (R-2) to General Commercial (GC) in anticipation of future expansion of the adjacent medical clinic.

File Numbers: CPA#007-18, RZ#008-18, SEPA#010-18;
Project Applicant: City of Yakima Wastewater Division (2220 E Viola Ave, Yakima, WA 98901); **Project Location:** Vicinity of Highway 24 and S 22nd St. **Parcel Numbers:** Portion of 191329-41400, -41404, and 191328-32005; **Project:** Change the Future Land Use map designation for three parcels from Low-density Residential to Commercial Mixed-Use and rezone three parcels from Suburban Residential (SR) to General Commercial (GC) to enable a future proposal for a low-barrier homeless shelter use.

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

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

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

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

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

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

(824294) July 5, 2018

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

**CITY OF YAKIMA
NOTICE OF PUBLIC HEARING**

DATE: July 5, 2018
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Comprehensive Plan Map Amendment, Rezone and Environmental Review

File Numbers: CPA #006-18, RZ#007-18, SEPA#009-18
Project Applicant: Hordan Planning Services on behalf of Israel Zaragoza.
Applicant Address: 410 N 2nd St., Yakima, WA 98901
Project Location: 1317 S 7th St.
Parcel Numbers: 191330-14510

PROJECT DESCRIPTION The City of Yakima Department of Community Development has received applications from Hordan Planning Services, on behalf of Israel Zaragoza., for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of the subject property. The owner is requesting to change the Future Land Use Map designation for the property from Mixed Residential to Commercial Mixed-Use and to concurrently rezone from Two-Family Residential (R-2) to General Commercial (GC).

NOTICE OF PUBLIC HEARING This comprehensive plan map amendment request and concurrent rezone will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by an open record hearing before the Yakima City Council. The public hearing before the Planning Commission has been scheduled for **Wednesday, August 22, 2018**, beginning at **3:00 p.m.**, in the Council Chambers, City Hall, 129 North 2nd Street, Yakima, Washington. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 North 2nd Street, Yakima, WA 98901. **A separate notice will be provided for the public hearing before the Yakima City Council.**

If you have any questions on this proposal please call Trevor Martin, Associate Planner at (509) 575-6162 or email at: trevor.martin@yakimawa.gov.

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

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

PROPOSAL: The City of Yakima Department of Community Development has received applications from Hordan Planning Services, on behalf of Israel Zaragoza., for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of the subject property. The owner is requesting to change the Future Land Use Map designation for the property from Mixed Residential to Commercial Mixed-Use and to concurrently rezone from Two-Family Residential (R-2) to General Commercial (GC).


PROPONENT: Israel Zaragoza
LOCATION: 1317 S 7th St.
PARCEL NUMBERS: 191330-14510
LEAD AGENCY: City of Yakima
FILE NUMBERS: CPA #006-18, RZ#007-18, SEPA#009-18

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

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

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

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

SIGNATURE:  DATE: July 5, 2018

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

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

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

You should be prepared to make specific factual objections.

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

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

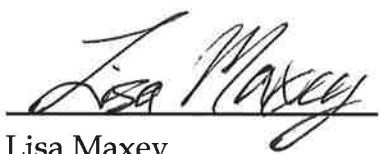
RE: CPA#006-18, RZ#007-18 & SEPA#009-18

Israel Zaragoza

1317 S 7th St

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Application and Environmental Review**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant; SEPA reviewing agencies, and all property owners of record within a radius of **300** feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the **8th** day of **June, 2018**.

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



Lisa Maxey

Planning Specialist

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19133014528 DELANEY'S LOST SOCK LAUNDROMAT LLC 404 N 1ST ST YAKIMA, WA 98901	19133014529 DELANEY'S LOST SOCK LAUNDROMAT LLC 404 N 1ST ST YAKIMA, WA 98901	19133014487 GC II LLC 2300 RIVER RD #13 YAKIMA, WA 98902
19133014488 GC II LLC 2300 RIVER RD #13 YAKIMA, WA 98902	19133014489 GC II LLC 2300 RIVER RD #13 YAKIMA, WA 98902	19133014500 JOHN A SANDIFER REVOCABLE LIVING TRUST 1308 S 8TH ST YAKIMA, WA 98901
19133014499 PILGRIM REST BAPTIST CHURCH 1302 S 8TH ST YAKIMA, WA 98901	19133013421 RMBR LLC 3990 VIEWCREST RD S SALEM, OR 97302	19133013416 YAKIMA AUTOMOTIVE & COLLISION SPECIALIST 1317 S 6TH ST YAKIMA, WA 98901
19133014516 ANTONIO V & JUANA M GUZMAN 1305 S 7TH ST YAKIMA, WA 98901	19133014570 ARTURO & DOLORES BAEZA 815 N 16TH AVE YAKIMA, WA 98902	19133014492 AUDEL G & BEATRIZ A RAMIREZ 1311 S 8TH ST YAKIMA, WA 98901
19133014522 BILIALDO & MARIA LAMAS 1891 WEIKEL RD YAKIMA, WA 98908	19133013453 CESAR OLGUIN 1315 1/2 S 6TH ST YAKIMA, WA 98901	19133014490 CRUZ M & EVANGELINA GARCIA 1317 S 8TH ST YAKIMA, WA 98901
19133014494 CURTIS D HARRIS 1307 S 8TH ST YAKIMA, WA 98901	19133014524 GERARDO OCHOA 1314 S 7TH ST YAKIMA, WA 98901	19133014493 GERARDO & GRICELDA LEMUS 2107 WILLOW ST YAKIMA, WA 98902
19133014510 ISRAEL ZARAGOZA 703 E NOB HILL BLVD YAKIMA, WA 98901	19133014571 ISRAEL Z & PASTOR VALENCIA 1616 S 2ND AVE YAKIMA, WA 98902	19133014501 JAVIER & TERESA AMEZCUA 1310 S 8TH ST YAKIMA, WA 98901
19133041502 JUAN JIMENEZ 812 N 32ND AVE YAKIMA, WA 98902	19133041503 JUAN JIMENEZ 812 N 32ND AVE YAKIMA, WA 98902	19133014521 JUAN & ANITA BARRON 1308 S 7TH ST YAKIMA, WA 98901
19133014523 JUAN DIAZ MENDOZA 1312 S 7TH ST YAKIMA, WA 98901	19133014503 LEONEL G & ALMA A RAMIREZ 1314 S 8TH ST YAKIMA, WA 98901	19133014512 LEONEL G & ALMA A RAMIREZ 1314 S 8TH ST YAKIMA, WA 98901
19133014525 LOURDES OCHOA PEREZ 209 W SELAH AVE SELAH, WA 98942	19133014502 MAGDALENA CALDERON TAPIA 1312 S 8TH ST # 1 YAKIMA, WA 98901	19133014520 MARCELINO & PATRICIA BRAVO 1306 S 7TH ST YAKIMA, WA 98901

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19133014513 MARIA ANGELES RAMIREZ 1311 S 7TH ST YAKIMA, WA 98901	19133014491 MICHAEL SCHMIDT & JO BRADFORD 9803 ORCHARD AVE YAKIMA, WA 98908	19133013450 MIGUEL & LUZ SANCHEZ 1313 1/2 S 6TH ST YAKIMA, WA 98901
19133014515 OCTAVIO P GOMEZ 1307 S 7TH ST YAKIMA, WA 98901	19133014514 OMAR MARTINEZ 2010 S 5TH AVE UNION GAP, WA 98903	19133014504 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901
19133014505 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901	19133014506 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901	19133014507 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901
19133041423 RAMIRO & CONSUELO PALOMARES 1407 S 7TH ST YAKIMA, WA 98901	19133041424 RAMIRO & CONSUELO PALMARES 1407 S 7TH ST YAKIMA, WA 98901	19133014511 RITA GARZA 1315 S 7TH ST YAKIMA, WA 98901
42 Total Parcels - Israel Zaragoza - CPA#006-18, RZ#007-18 & SEPA#009- 18	Hordan Planning Services 410 N 2nd St Yakima, WA 98901	
	Ntc of App + SEPA CPA # 006-18, RZ # 007-18, SEPA # 009-18 sent 6/8/18	

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

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Yakima School District
Scott Izutsu , Associate Superintendent
104 N 4th Ave
Yakima, WA 98902
izutsu.scott@yakimaschools.org

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

Yakima Valley Museum
John A. Baule, Director
2105 Tieton Drive
Yakima, WA 98902
john@yakimavalleymuseum.org

Yakima Waste Systems
Keith Kovalenko, District Manager
2812 1/2 Terrace Heights Dr.
Yakima, WA 98901
keithk@wasteconnections.com

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

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

Type of Notice: Ntc of Application & SEPA

File Number: CPA #006-18, RZ #007-18, SEPA #009-18

Date of Mailing: 6/8/18

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

Type of Notice: Ntc of Application & SEPA

File Number(s): CRA #006-18, R2 #007-18, SEPA #009-18

Date of Mailing: 6/8/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Friday, June 08, 2018 11:55 AM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Ibarra, Rosalinda; Kallevig, Dana; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rizzi, Dominic; Schafer, Scott; Shane, Mike; Watkins, Sara; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology - CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Department of Social & Health Services; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Scott Izutsu - Yakima School District; US Army Corps of Engineers - David Moore; WA State Parks & Recreation Commission; West Valley School District - Angela Watts; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Patrick Wright; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchez; Yakama-Klickitat Fisheries - John Marvin; Yakima County Commissioners; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - John A. Baule; Yakima Waste Systems - Keith Kovalenko; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); Jacob Liddicoat; Leanne Hughes-Mickel; Patricia Byers; Peter Marinace; Rob McCormick; White, Jason; William Cook (cook.w@charter.net)
Cc: Martin, Trevor
Subject: Notice of Application & SEPA - Israel Zaragoza - CPA#006-18, RZ#007-18 & SEPA# 009-18
Attachments: NOTICE OF APPLICATION & SEPA_Israel Zaragoza - CPA RZ SEPA.PDF

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

Lisa Maxey

Planning Specialist | City of Yakima Planning Division

(509) 576-6669 ~ Lisa.Maxey@yakimawa.gov

Planning Division: (509) 575-6183

129 N 2nd Street, Yakima, WA 98901





City of Yakima
 Planning Division
 129 N 2ND ST. (2ND FLOOR)
 YAKIMA, WA 98901

**PUBLIC NOTICE OF
 LAND USE REVIEW**

Date of Notice of Application - 06/08/2018

CPA#006-18

Project Name: ISRAEL ZARAGOZA
 Location: 1317 S 7TH ST

Proposal: Change the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and rezone one parcel from Two-Family Residential (R-2) to General Commercial (GC) in anticipation of future expansion of the adjacent automotive accessories retail store and detail/installation shop.

A land use application has been submitted near your property. This is your notice of that application. To view information online go to: www.yakimawa.gov/public-notice and select CPA#006-18 from the list to view the land use application information. More information is available from the City of Yakima Planning Division (509) 575-6183. The staff contact is: Trevor Martin, Associate Planner (509) 575-6162 - trevor.martin@yakimawa.gov. Decisions and future notices will be sent to anyone who submits comments on this application or requests additional notice. Comments may be submitted in writing to the address above or by email to: ask.planning@yakimawa.gov - please include the file number in the email subject line.

Written or emailed comments must be received by 5:00 p.m. on 06/28/2018

This application may include multiple land use types, including compliance with the State Environmental Policy Act (SEPA). For specific information, please contact the Planning Division at (509) 575-6183.

Si necesita información en español por favor llame al (509) 575-6183

Application Submitted: 04/30/2018 Application Complete: 05/29/2018

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

**CITY OF YAKIMA
NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW**

DATE: June 8, 2018
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Comprehensive Plan Map Amendment, Rezone and Environmental Review

NOTICE OF APPLICATION

File Numbers: CPA #006-18, RZ#007-18, SEPA#009-18
Project Applicant: Hordan Planning Services
Project Location: 1317 S 7th St.
Parcel Number(s): 191330-14510

PROJECT DESCRIPTION

The City of Yakima Department of Community Development has received applications from Hordan Planning Services, on behalf of Israel Zaragoza, for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of the subject property. The owner is requesting to change the Future Land Use Map designation for the property from Mixed Residential to Commercial Mixed-Use and to concurrently rezone from Two-Family Residential (R-2) to General Commercial (GC).

NOTICE OF ENVIRONMENTAL REVIEW

This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) under WAC § 197-11-926 for the review of this project.

The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) for this project, utilizing the procedures set forth in WAC § 197-11-355. **This may be your only opportunity to comment on the environmental impacts of this proposal.** A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170.

Required Permits: None

Required Studies: None

Existing Environmental Documents: None

Development Regulations For Project Mitigation and Consistency Include: State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, and the Yakima Urban Area Comprehensive Plan.

REQUEST FOR WRITTEN COMMENTS Agencies, tribes, and the public are encouraged to review and comment on the proposal and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by **5:00 p.m. June 28, 2018**, (regarding the SEPA Review) will be considered prior to issuing the final SEPA determination on this application.

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Please send written comments to:

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

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

Zaragoza – CPA #006-18, RZ#007-18, SEPA#009-18

NOTICE OF DECISION A copy of the SEPA threshold determination will be mailed to any parties of record and entities who were provided this notice after the end of the 20-day comment period. There will be a 14-day SEPA appeal period effective upon the date of mailing. The file containing the complete application for this proposal is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington.

PUBLIC HEARING This comprehensive plan map amendment request and concurrent rezone will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by a closed record hearing before the Yakima City Council. **A separate public notice will be provided for each hearing in accordance with YMC Title 16.** Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 North 2nd Street, Yakima, WA 98901.

If you have any questions on this proposal please call Trevor Martin, Associate Planner at (509) 575-6162 or email at: trevor.martin@yakimawa.gov

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

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CITY OF YAKIMA

(1)

LAND USE ACTION INSTALLATION CERTIFICATE

File Number:	CPA# 006-18 RZ# 007-18 SEPA# 009-18
Applicant/Project Name:	Hordan Planning Services
Site Address:	1317 S 7 th St
Date of Posting:	6/2/2018

Location of Installation (Check One):

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

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

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

The alternative location is:

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

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

[Signature]
Applicant's Signature

6/4/18
Date

HORDAN PLANNING SERVICES
Applicant's Name (Please Print)

249-1919
Applicant's Phone Number

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

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JUN 04 2018

CITY OF YAKIMA
PLANNING DIV.

Revised 01/2017

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

May 29, 2018

FILE NUMBER: CPA#006-18, RZ#007-18, SEPA#009-18
APPLICANT: Hordan Planning Services
APPLICANT ADDRESS: 410 N 2nd St., Yakima, WA 98901
PROJECT LOCATION: 1317 S 7th St.
TAX PARCEL NO: 191330-14510
DATE OF REQUEST: April 30, 2018
SUBJECT: Notice of Complete Application

To whom it may concern;

The application for your Comprehensive Plan Amendment, Rezone, and Environmental Review was received on April 30, 2018. As of May 29, 2018, your application is considered **complete** as required by YMC §§ 15.11.020 and 16.10.050(1).

Continued processing of your request will include, but is not limited to, the following actions:

1. A Notice of Application and Environmental Review will be sent to all property owners within a 300-foot radius of your site. This notice will include a request for public comments during a 20-day comment period as is required by the City of Yakima.
2. Following the comment period, the City will issue its threshold determination as required by SEPA. The threshold determination will also include a notice of public hearing which will identify the date, time, and location when this matter will be reviewed by the City of Yakima Planning Commission (YPC).
3. Following review and recommendation by the YPC, a subsequent hearing will be scheduled for final review and consideration by the Yakima City Council.

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

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

Sincerely,

Trevor Martin
 Associate Planner

Cc: Hordan Planning Services
 Israel Zaragoza



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YAKIMA HERALD REPUBLIC

A daily part of your life

yakima-herald.com

-Ad Proof-

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

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

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

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

Run Dates:

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

Public Legal Notices

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

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

Ad Proof

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

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(793336) February 9, 2018

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**SIMON.ePROOF.ROP.BW
07.793340.SUN.0211.2X3.KO**



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

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

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CITY OF YAKIMA
CODE ADMIN. DIVISION
JUN 29 2018
 REC'VD
 PAID
FAXED
FYI

To the City of Yakima
Case # CPA # ~~00~~ 6-18

I am a concern citizen of Yakima. I have driven on 7th st. a lot of time and I like the houses that are on 7th st. but I see that there is one house missing and became an empty lot. I hope it stay's a Residential lot insted of been a General Commercial place. I see a lot families with kids playing outside. If this becomes a General Commercial there will be way to much traffic and cars speeding on by there I like no care in the world so please NO Commercial Parking. There's already three here on 7th st. Don't need another one here what we need is speed bumps or rumble-strips to slow them down and also both Companies park there auto all the way up to the corner on 7th st. They make it hard to go in to traffic.

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going into Knobhill, makes it hard to get into 7th st. We have to wait in traffic or find a place to pull over so you or the other can go thru, and that's going to get out of hand. They also play there loud music until one o'clock in the morning, and we can feel the vibration on windows and the walls of the house

Dache co, Le Roy
Po. Box 11491 Yakima
Wa 98909

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JUN 29 2018

**CITY OF YAKIMA
PLANNING DIV.**

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Maxey, Lisa

From: Martin, Trevor
Sent: Friday, August 24, 2018 7:59 AM
To: Maxey, Lisa
Subject: FW: Zaragoza - Meeting

Please add to file – Thank you!

From: Hordan Planning Services [mailto:hps410@qwestoffice.net]
Sent: Thursday, August 23, 2018 3:48 PM
To: Martin, Trevor <Trevor.Martin@YAKIMAWA.GOV>; Calhoun, Joseph <Joseph.Calhoun@YAKIMAWA.GOV>
Subject: Zaragoza - Meeting

Trevor/Joe - As per my word to the Planning Commission, I met with Mr. Zaragoza and his manager this afternoon. I addressed several issues with them that were raised during the public hearing yesterday.

Regarding the driveway entrance to the neighboring property to the north - There are two issues. Mr. Zaragoza recently had the property line between the two properties surveyed. The survey indicated that the northern neighbor's fence is encroaching onto the Zaragoza property by about 3 feet. So in essence, the neighbor has 3 feet of the Zaragoza property inside their fence. This is an obvious boundary line dispute which is a civil matter between the two property owners. This encroachment has stopped Mr. Zaragoza from erecting a fence along that property line. It will be necessary for the property owners to resolve this issue so a fence may be erected at, or near, this location. The second issue dealt with the sidewalk near the northern property owners driveway approach to South 7th Street. The existing sidewalk along the Zaragoza property was old, broken and uneven. Zaragoza hired a general contractor Rolas Concrete to remove the sidewalk along the east side of South 7th Street, so it could be properly replaced at the time the new parking lot was constructed. Mr. Zaragoza indicates that the contractor purchased a permit from the City to do the sidewalk work. The City came to the site and set the parameters of the sidewalk removal (which is within City road right-of-way) and the sidewalk was removed per city instructions. Apparently, this may have temporarily disrupted the driveway approach onto South 7th Street. This condition may still exist, as the sidewalk has not been replaced as of this date.

Regarding loud music - The hours of operation for the business are 10am to 7pm. Some of the noise does come from this property after those hours. Apparently, "teenagers/young adults" park on the south side of the business building near East Nob Hill after the business is closed (and late at night) where they just hang-out and listen to loud music. This is also done at a nearby carwash that is located a little further to the east of this business. In essence, these "youngsters" are "trespassing" on the property and are playing loud music late at night when the business is closed. None of this is condoned by the property owner and it is not the owner or employees participating in this activity.

Regarding lighting - There are two security lights located on the north side of the existing business building. Mr. Zaragoza indicates that the lights shine inward and downward. He does not believe his lights are causing the "light" problem. He believes it is some of the nearby businesses that are affecting the neighborhood with light pollution.

Regarding vehicle parking - The vacant lot, which is subject to this rezone, currently has a cargo container and small travel trailer located on it. The cargo trailer is being used for storage of business product on a temporary basis. The travel trailer belongs to a friend who is just storing the trailer on-site, until (hopefully) the new

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parking lot is constructed. On occasion, cars that have had their windows tinted or stereos installed are parked on the lot during business hours but are not stored on the lot after business hours or overnight.

I believe the above narrative answers most, if not all, the concerns raised by neighboring property owners and helps clarify many of the issues discussed yesterday. Thanks for taking the time to read this email, so that both sides of the story are known. I have asked Mr. Zaragoza and his manager to "please, be good neighbors", which they have agreed to do. I too, hope my conversation with them helps out.

Please feel free to forward this email to the Planning Commission members (if you so desire), as I would like them to know that I have followed through with my word to contact the property owner.

Thanks, Bill h. 249-1919

Submitted: 8/22/18
YPC Hearing - CPA #006

Yakima County GIS - Washington Land Information Portal

[Print Map](#)
[Close Map](#)

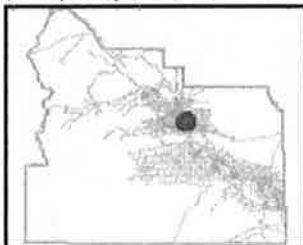
Yakimap.com



2017 Ortho Photography

Map Center: **Range:19 Township:13 Section:30**


 City Limits
 Sections



13 parking spaces

WWW.YAKIMAP.COM
 Yakima County GIS
 128 N 2nd Street
 Yakima, WA 98901
 (509)574-2992



One Inch = 100 Feet
 Feet 50 100 150

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

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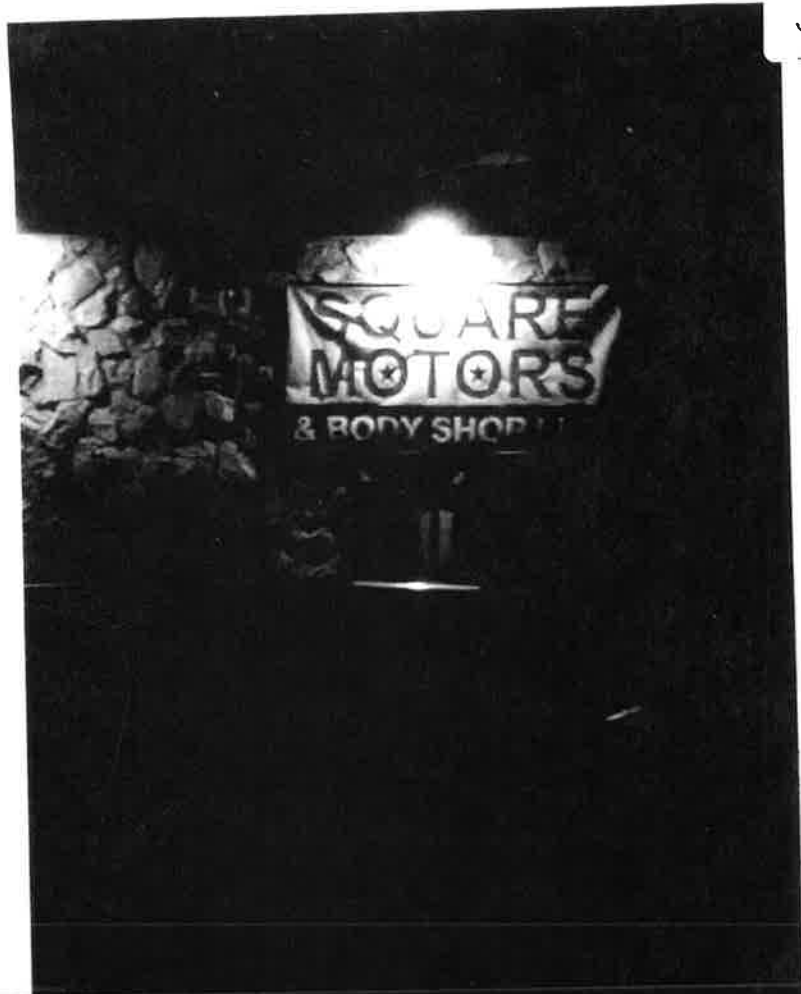


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LAND USE ACTION
PROPOSED
FOR THIS SITE

PUBLIC HEARING

Contact The City of Yakima
509-575-6183

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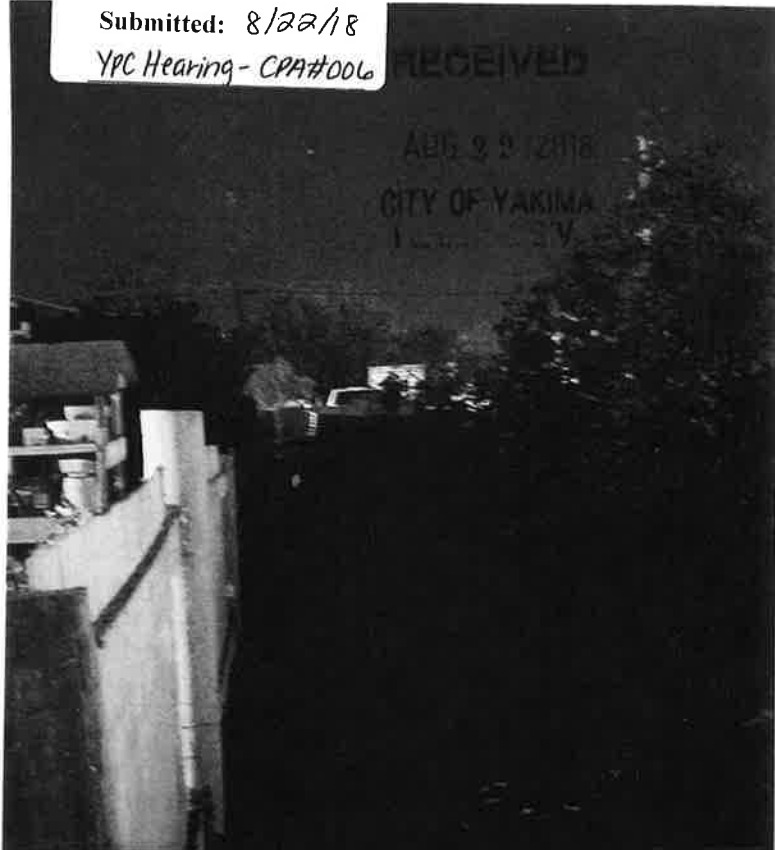
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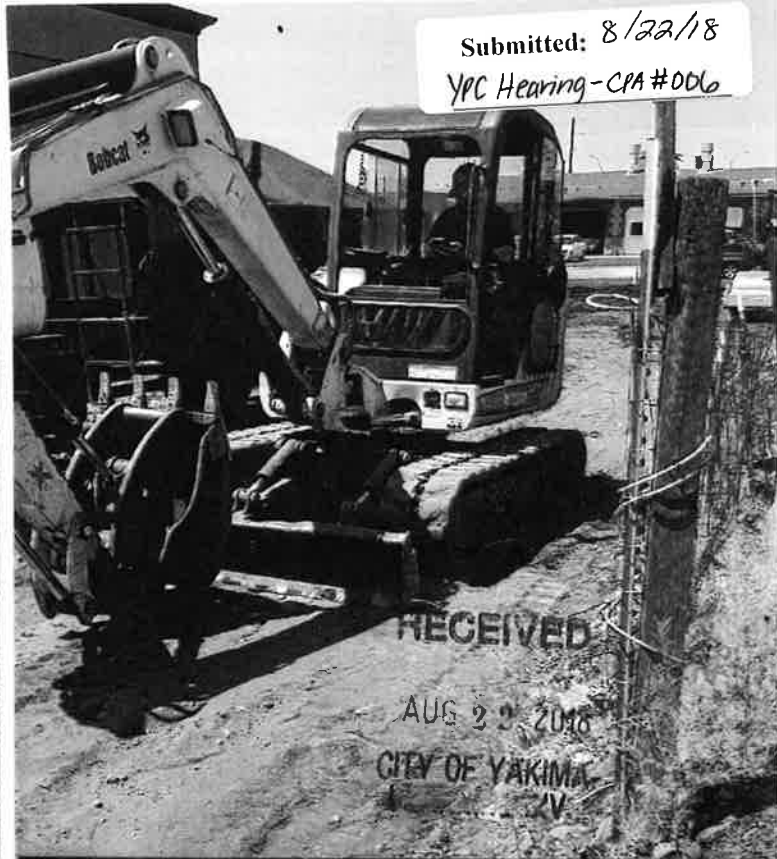
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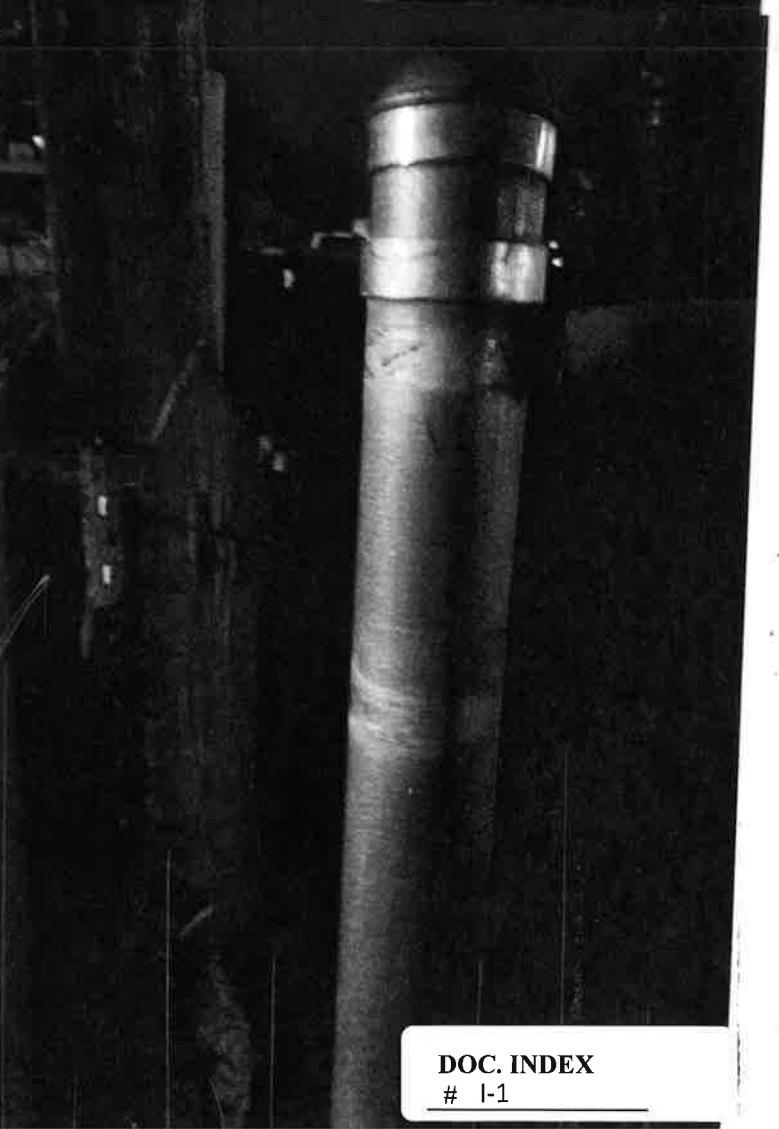
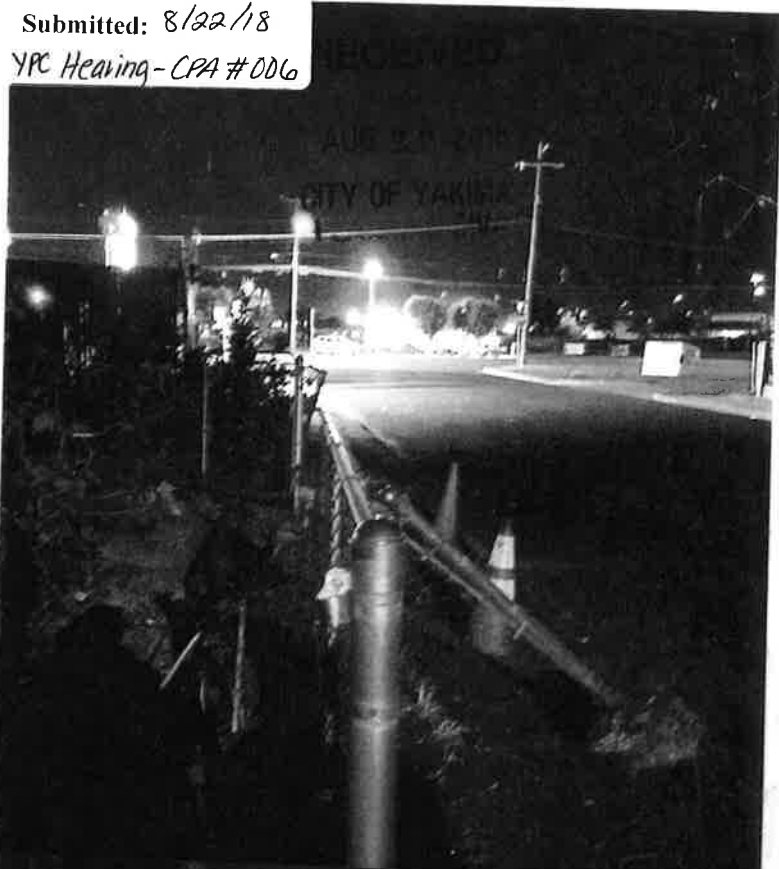
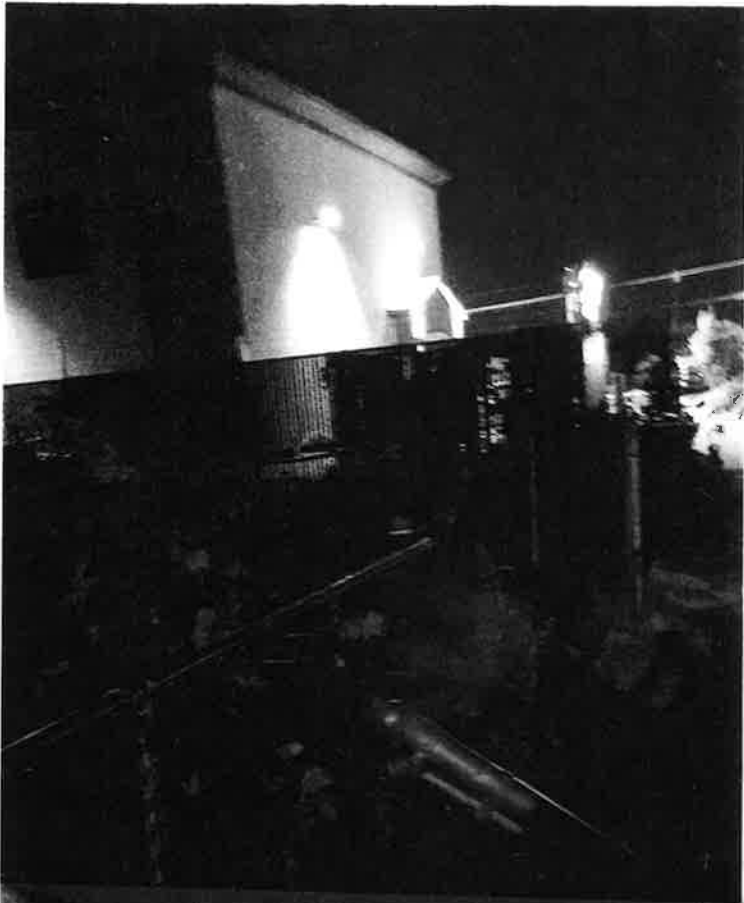
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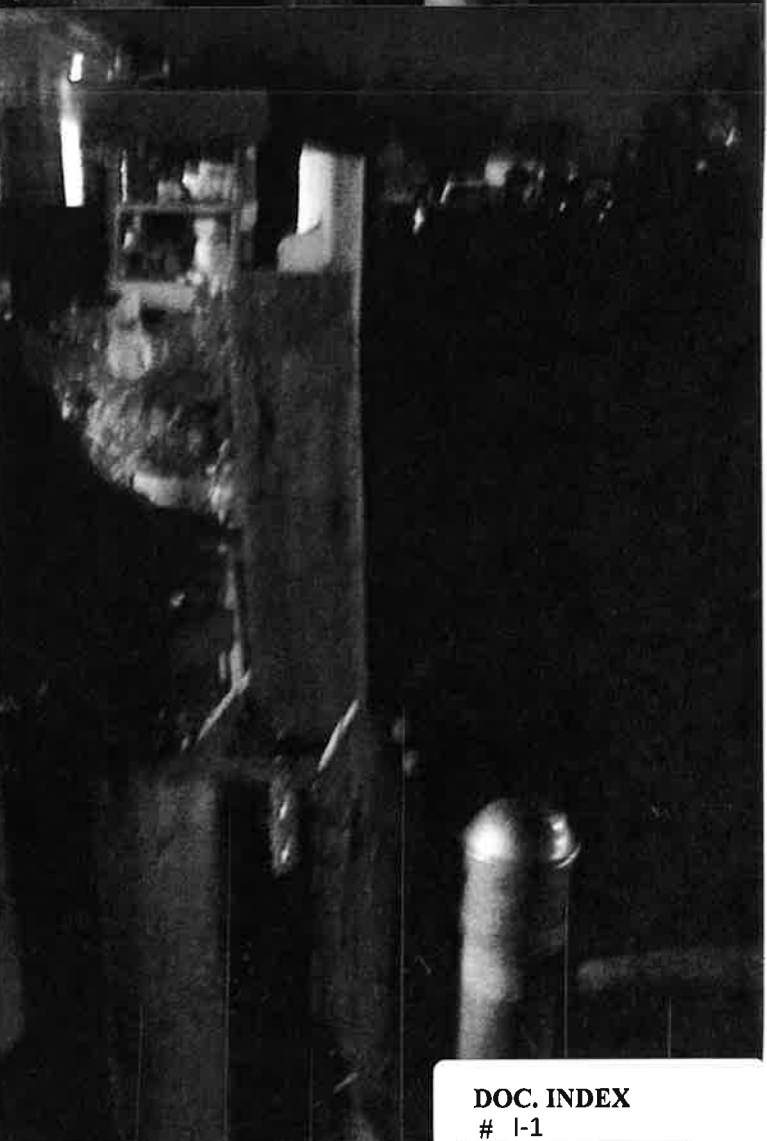
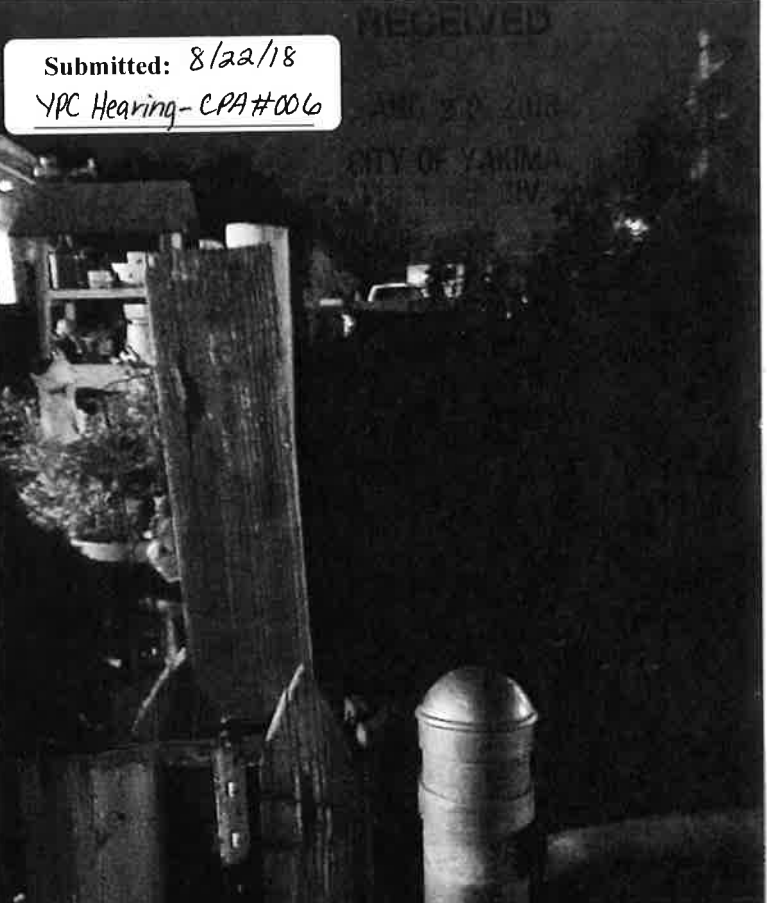
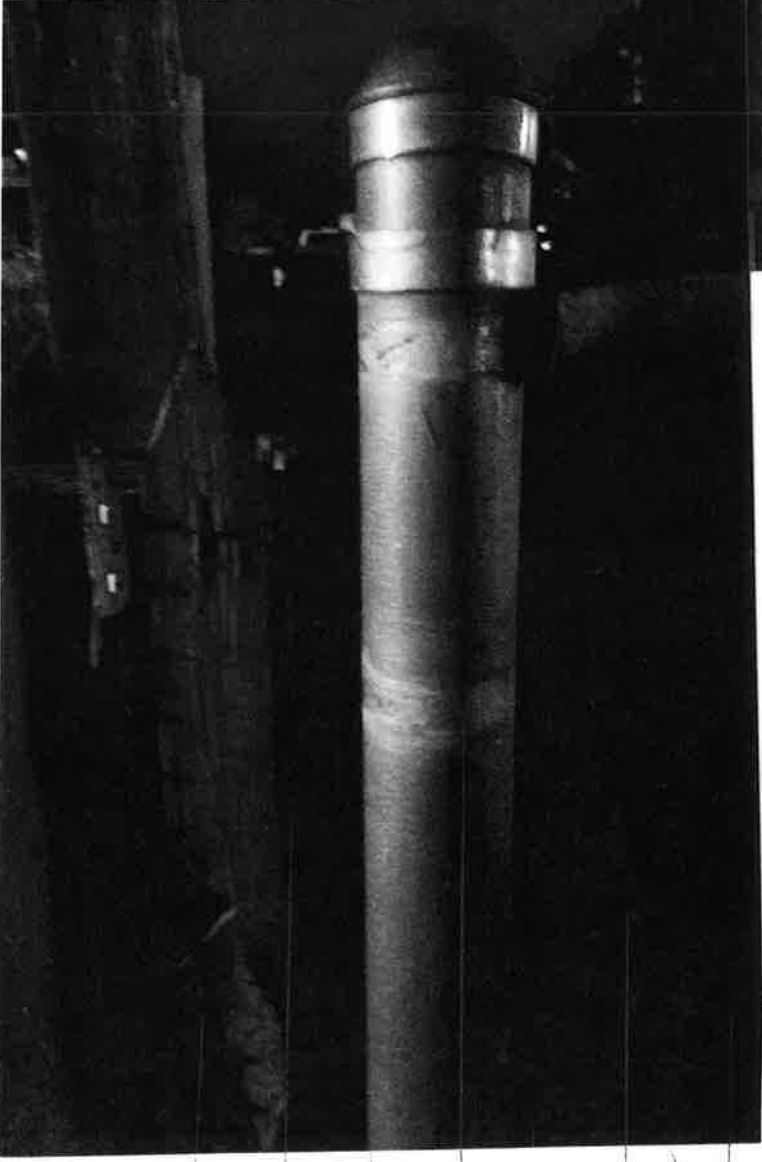
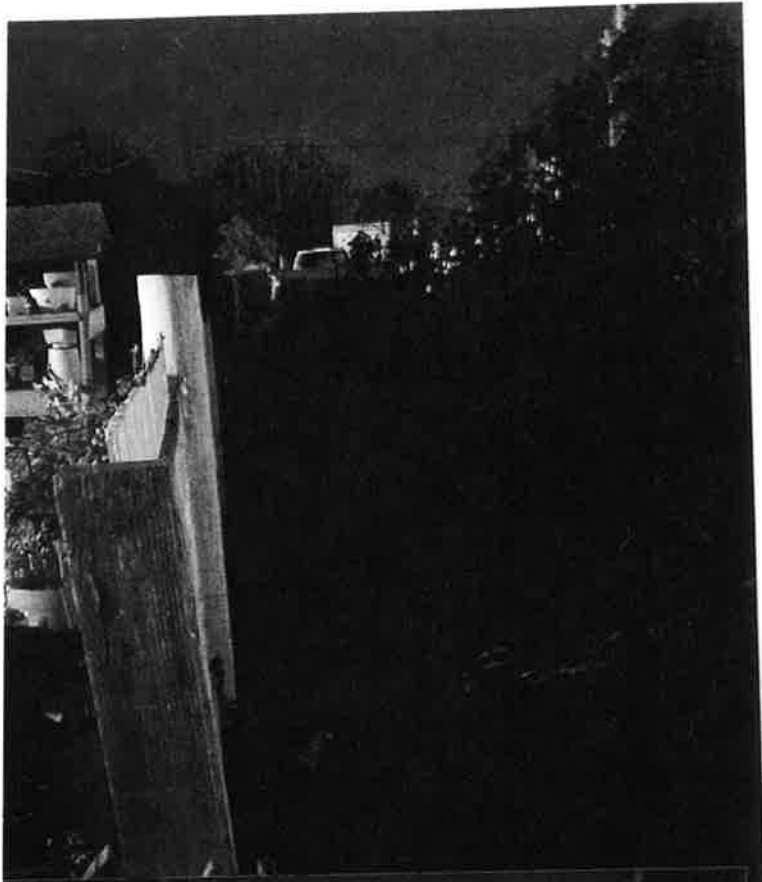
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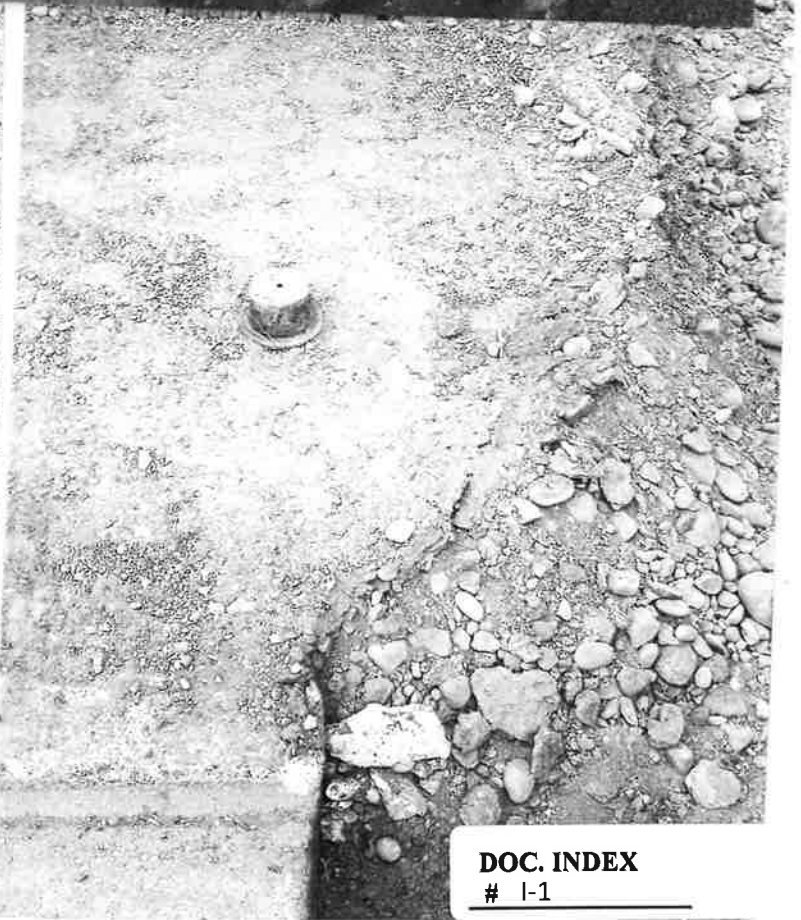
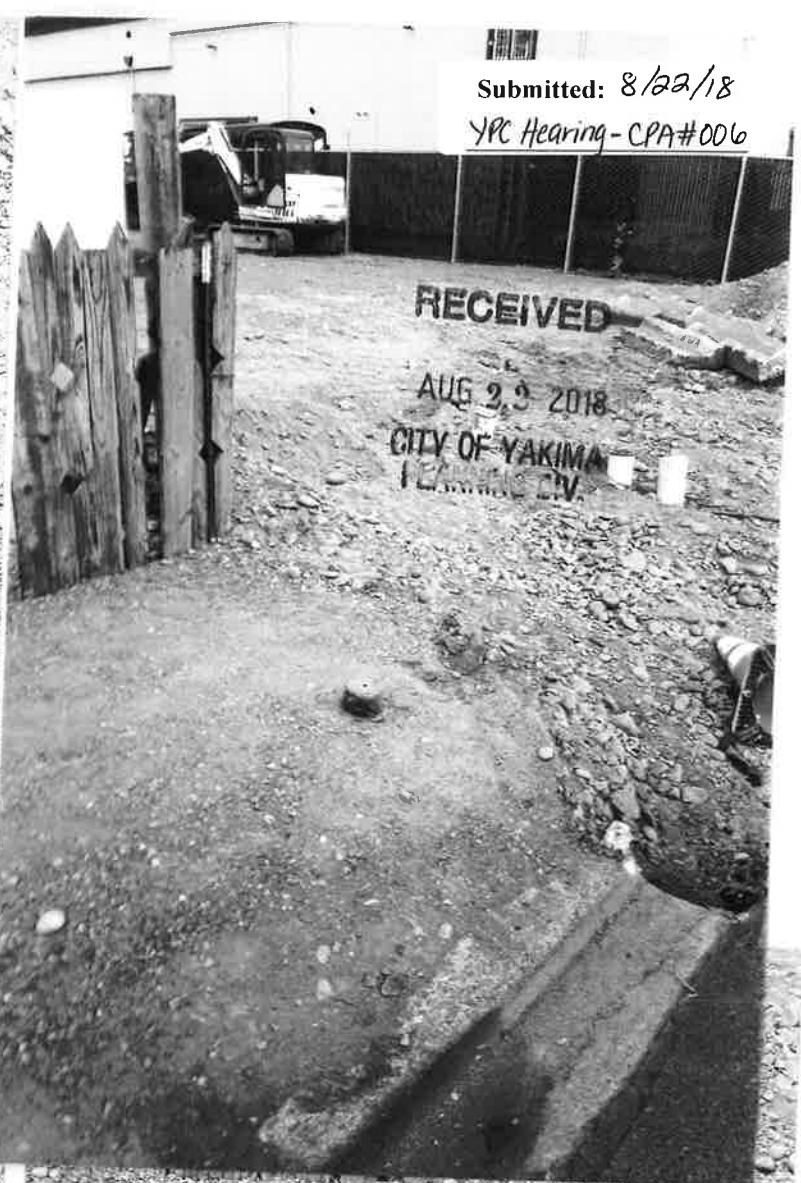


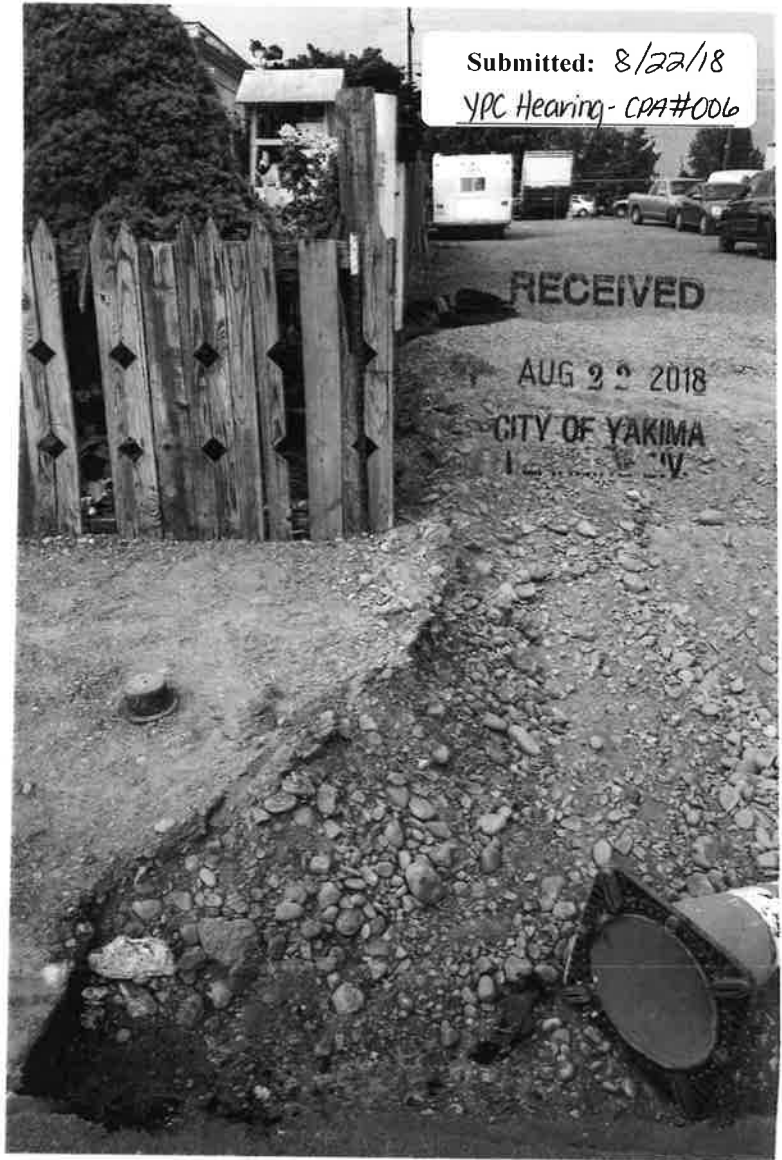


Submitted: 8/22/18
YPC Hearing - CPA #006

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CITY OF YAKIMA
WA

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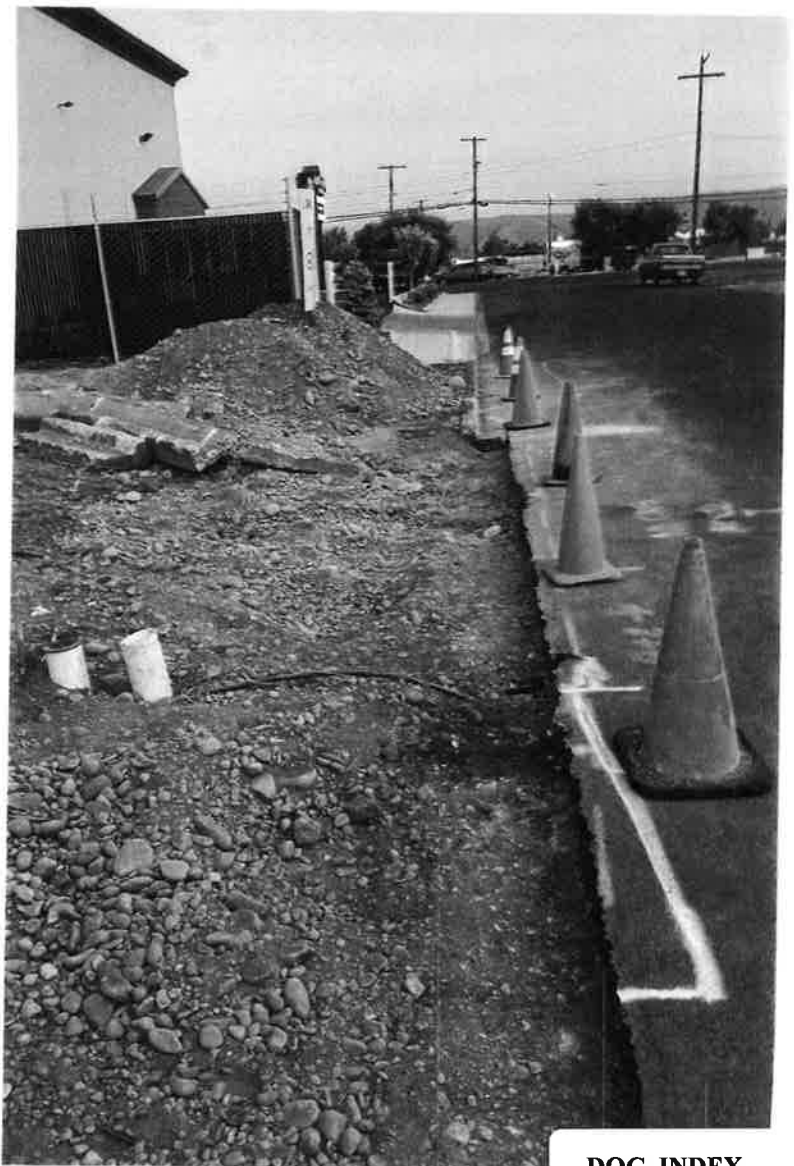
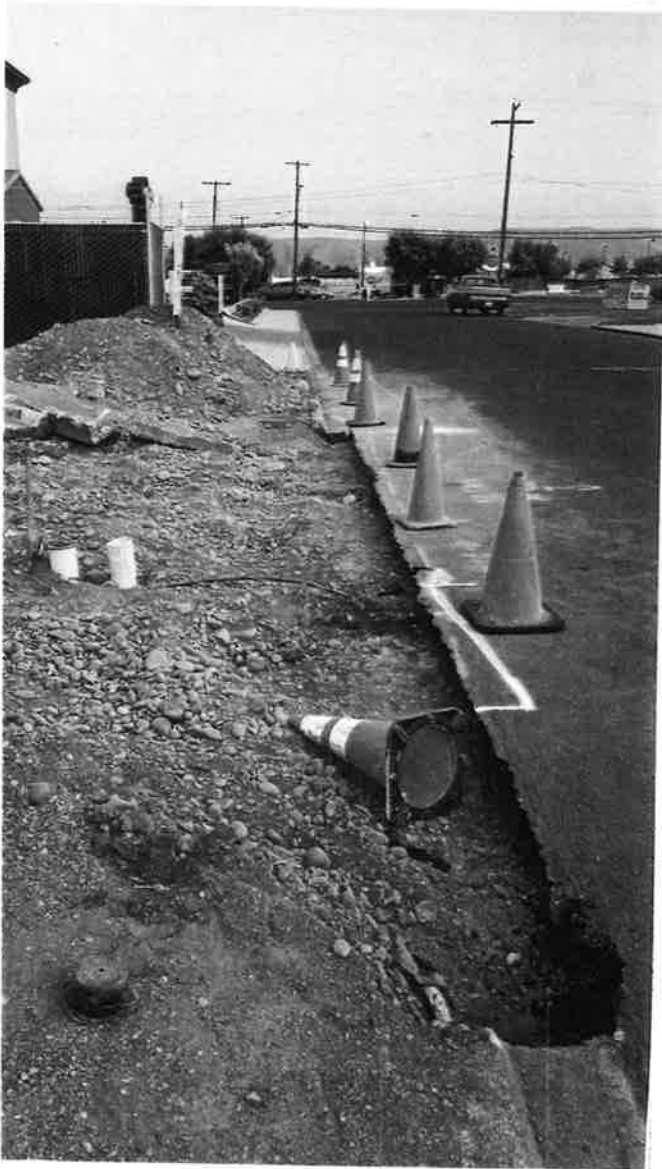




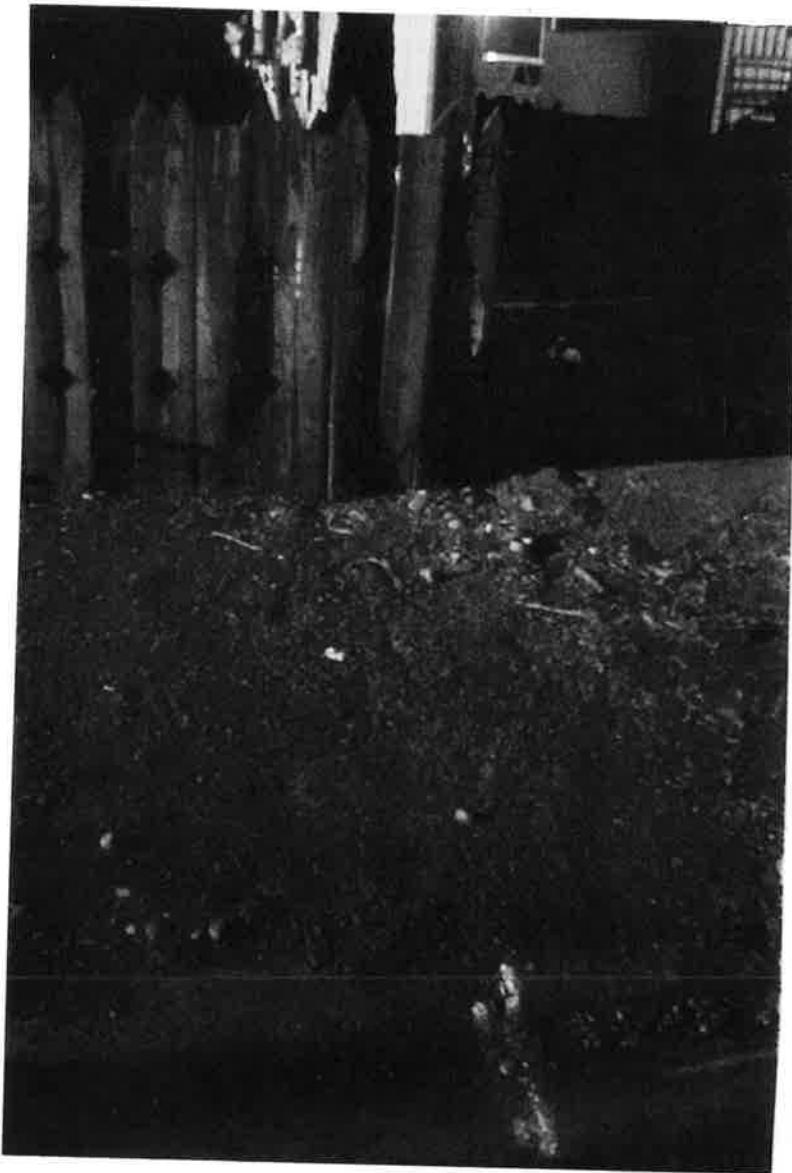
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YPC Hearing - CPA #006

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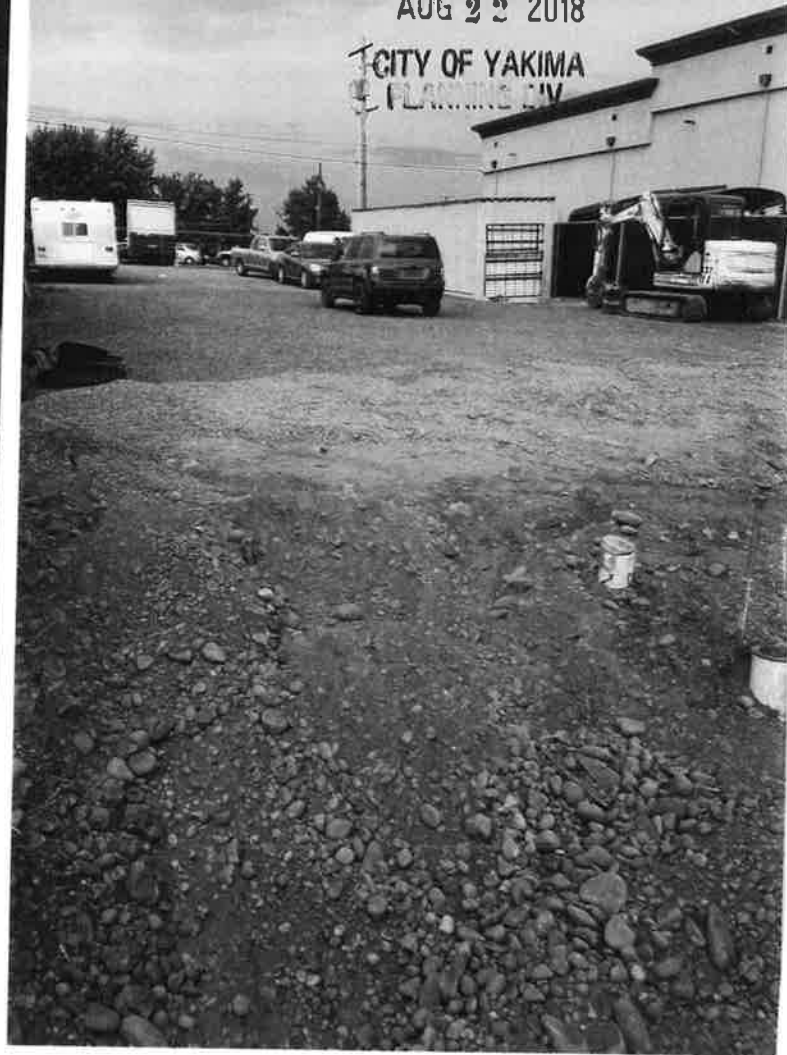


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YPC Hearing - CPA #006

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