

**CITY OF YAKIMA WASTEWATER DIVISION  
CPA#007-18, RZ#008-18 & SEPA#010-18**

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

**EXHIBIT LIST**

Applicant: City of Yakima Wastewater Division  
File Number: CPA#007-18, RZ#008-18 & SEPA#010-18  
Site Address: Vic. of Highway 24 & S 22<sup>nd</sup> St  
Staff Contact: Joseph Calhoun, Planning Manager

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DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

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

## **YAKIMA PLANNING COMMISSION**

### **RECOMMENDATION TO THE YAKIMA CITY COUNCIL FOR COMPREHENSIVE PLAN AMENDMENT AND REZONE CPA#007-18, RZ#008-18**

**September 26, 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 the City of Yakima Wastewater Division, to amend the Comprehensive Plan Future Land Use Map Designation from Low-Density Residential to Commercial Mixed Use, and concurrently Rezone from Suburban Residential (SR) to General Commercial (GC), a portion of parcels 191329-41400, 41404, and 191328-32005 (City File CPA#007-18, RZ#008-18); 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#010-18); and

**WHEREAS**, The YPC held a study session to review this Comprehensive Plan Amendment and Rezone on June 27, 2018; and

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**WHEREAS,** The Yakima Planning Commission held an open record public hearing on August 8, 2018, to hear testimony from the public, consider the Amendment and Rezone, and provide a recommendation to the Yakima City Council; and

**WHEREAS,** Based on testimony received at the August 8, 2018 meeting, the public hearing was continued to September 12, 2018 to allow additional time to receive public comment, provide a history of homeless activities in the City of Yakima, and review the Greenway Master Plan; and

**WHEREAS,** The Yakima Planning Commission held the continued open record public hearing on September 12, 2018 and heard testimony from the public; and

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

**APPLICATION #** CPA#007-18, RZ#008-18  
**APPLICANT:** City of Yakima Wastewater  
**APPLICANT ADDRESS:** 2220 E. Viola Ave  
**PROJECT LOCATION:** Vicinity of Highway 24 and S 22<sup>nd</sup> St.  
**PARCEL(S):** 191329-41400, 41404, and 191328-32005

**FINDINGS OF FACT**

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Low-Density Residential to Commercial Mixed Use with a concurrent non-project Rezone from Suburban Residential (SR) to General Commercial (GC) to enable a future proposal for low-barrier homeless housing.
2. The subject area consists of portions of the above listed parcels that lie outside of the mapped 100-year floodplain, and are approximately 2.5 acres in size.
3. The City of Yakima Planning Division provided a detailed staff report to the Planning Commission for review during their August 8, 2018 public hearing, with the recommendation of APPROVAL of the proposed amendment and rezone.
4. At the August 8, 2018 public hearing, the Planning Commission heard testimony from Lynda Hopkins and Kellie Connaughton (representing the Yakima Greenway Foundation). Based on this testimony, the hearing was continued until September 12, 2018. Prior to September 12, 2018, city staff provided the Planning Commission with a memo describing recent efforts within the city to address homelessness (pursuant to the YPC's request), a copy of code citations relevant to the Greenway Overlay, and a copy of the 1995 Greenway Master Plan.
5. The subject area and immediate vicinity lie within the Greenway Overlay District and are designated as the Northwest Section of the Riverside Conservation Area of the Greenway Master Plan.
6. The proposed Comprehensive Plan Amendment is consistent with the applicable approval criteria in YMC § 16.10.040, as follows:
  - a. The amendment will enable a future proposal the rezone the property to General Commercial.
  - b. The Commercial Mixed Use designation implements several goals and policies of the 2040 plan.

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- c. The amendment does not correct an obvious mapping error, does not address a deficiency of the 2040 plan, and is consistent with the Growth Management Act and County-wide Planning Policies.
  - d. In consideration of cumulative impacts, the loss of Low-Density Residential land is minimal.
7. The proposed Rezone from Suburban Residential (SR) to General Commercial (GC) was reviewed per the approval criteria in YMC § 15.23.030, as follows:
- a. Written correspondence and oral testimony at the August 8, 2018 and September 12, 2018 public hearing contained the following:
    - i. Written Correspondence:
      - 1. May 15, 2018 – Email from Lynni Serrata asking for the property to be rezoned so that the homeless group can have a permanent place to go.
      - 2. July 10, 2018 – Email from Katy Weatherley in opposition. The email cited tourism, beautification related to the location, and Greenway concerns.
      - 3. August 2, 2018 – Written letter from the Yakima Greenway Foundation unanimously opposing the rezone of the property. The letter cited inconsistency with the 2040 plan and the Greenway Overlay Zone
      - 4. September 7, 2018 – Email from Katy Weatherley in opposition. The email talked about the need to have a long term plan for homeless, stated that Mrs. Byers has a conflict of interest due to her involvement with Transform Yakima Together, concerns about project/non project and citing minutes from YVCOG meetings that discussed recent awards to Transform Yakima Together, the burden that a homeless shelter and services places on its vicinity, and repercussions to the Greenway users.
      - 5. September 8, 2018 – Email from Zach Randolph in opposition. The email cited disagreement with the location at the entrance to Yakima, and provided general statements about the homeless in Yakima.
      - 6. September 11, 2018 – Letter from Leslie Wahl, on behalf of the Yakima Area Arboretum Board of Directors. The letter is in opposition to the rezone because the location should remain as open/green space along the Yakima River corridor. The letter provides some general background on the Arboretum and its operation, cites an increase in negative interactions since the opening of Camp Hope in 2017, and notes that the rezone to General Commercial would impair the ability of the Arboretum to generate financial resources.
    - ii. August 8, 2018 minutes: Calhoun presented staff's findings of fact, conclusions, and recommendation on this matter. Community Development Director Joan Davenport provided additional information, as requested by the Planning Commission, on why the City is making this request. Additional information included the City Council's list of several city-owned locations where a homeless camp could be established, and the fact that the Council decided on land by the wastewater treatment plant by K-Mart, which came to be known as "Camp Hope." She explained that if the Commission recommends approval of the amendment and concurrent rezone and Council approves it, Council would have discussion on what the criteria would be for the homeless housing or shelter, put out an RFP/RFQ to solicit partners in the community and make a selection, and then take the project through land use review. Brief discussion took place on how other jurisdictions are approaching this problem. Davenport and Calhoun clarified that a lot line adjustment would be done before the future land use map

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amendment and rezone takes effect if approved so that the land being rezoned encompasses the areas outside of the floodplain.

Audience member Linda Hopkins shared her concern about the "land use action" sign being visually blocked by weeds. She then expressed her opposition to the proposal being labeled as "non-project" and spoke on problems caused by the homeless population. Hopkins voiced her opinion that there are other commercially zoned properties in the city that could be used that have utilities available.

Kellie Connaughton, Executive Director of the Greenway Foundation, shared her observation of the erosion of neighborhoods near mission-type uses. She emphasized that the Greenway is already dealing with complications due to the temporary encampment, though they try to work with TYT. Connaughton articulated that areas around the Greenway need to be conserved and that the Greenway will lose public support if a permanent shelter goes in.

Davenport clarified that staff was previously tasked with looking at city-owned properties appropriate for a shelter, not privately owned property. She mentioned a few sites that were contemplated and reasons why they were taken out of consideration. The Commission requested that Davenport bring back a complete list of locations that were considered by the City Council with reasons why they were not selected, as well as how the City could look into using private property for the shelter and what barriers there may be in pursuing that route. Connaughton told the Commission members she would provide to them copies of the Greenway Master Plan. It was motioned by Commissioner Liddicoat and seconded by Commissioner Hughes-Mickel to continue this hearing to their meeting on September 12<sup>th</sup>.

- iii. September 12, 2018 minutes: Chairwoman Byers began by stating that a comment letter received for this proposal voiced concerns regarding Byers not choosing to recuse herself from this vote on account of her involvement with the organization Transform Yakima Together (TYT). Byers reiterated from the first hearing on this matter that she is affiliated with TYT but is not associated with the "Camp Hope" function of TYT, and emphasized that TYT is not the proponent of this proposal.

Calhoun recapped staff's findings of fact, conclusions, and recommendation on this matter and introduced additional materials for the record including the Greenway Master Plan Update 1995, a document containing sections of the YMC addressing the Greenway Overlay, and a memo from Community Development Director Joan Davenport speaking to past efforts in Yakima regarding homelessness. Calhoun described the difference between a project-specific rezone and a non-project rezone.

Davenport presented information from her memo to the Commission which went over the history of the City of Yakima's involvement with locating homeless encampments and winter weather shelters, an overview of sites previously considered by City Council for a homeless encampment, TYT's search for a permanent location for low-barrier homeless housing or a shelter, an explanation

of the next steps for establishing a low-barrier shelter on this land pending approval of the Comprehensive Plan Amendment and Rezone, and examples of other uses that may be suitable at this location if no community partner is found to operate low-barrier homeless housing or shelter.

Senior Assistant City Attorney Sara Watkins summarized a decision from the court of appeals, *Martin v. City of Boise*, which held that before an individual can be removed from sleeping in public via an unlawful camping ordinance, disorderly conduct ordinance, etc., there must be "available shelter space," which excludes shelters that only allow individuals to stay on the condition that they join one of their programs. Watkins added that the trending model for low-barrier emergency homeless housing is representative of apartment-style living, and that there are several options and combinations of housing styles that could be used. Calhoun emphasized that any project proposed would have to meet site design standards as well as any additional standards imposed by the Greenway Overlay.

Lance Reese, President of the Yakima Greenway Foundation, stated that the Greenway believes it is a conflict of interest that Chairwoman Byers did not recuse herself. Reese voiced their strong opposition to this proposal and elaborated that they would be concerned of the potential impacts of putting any business in this location. He said that the Greenway has plans for expansion in this area and would rather see this land turned into a park.

Audience member Lynda Hopkins said that the Land Use Action sign posted at the site had been relocated so it was more visible but it has since blown away. She advocated that there are many available beds in the city on a regular basis. Hopkins added that she believes it is a conflict of interest that Byers did not recuse herself. She then read a portion of the May 21, 2018 meeting minutes of the Yakima Valley Conference of Governments (YVCOG) in which the City was thanked for rezoning this property for a low-barrier homeless shelter, giving the appearance that the proposal had already been approved. Hopkins said the June 16, 2018 YVCOG minutes state that County Commissioner Mike Leita approved and authorized YVCOG to issue an RFP for an amount up to \$250,000 for sewer and water facilities for a permanent shelter.

Leslie Wahl of the Yakima Area Arboretum communicated that the Arboretum has been directly impacted by the homeless and that the homelessness issue is reaching critical proportions.

Andrew Bates, U-Haul General Manager, indicated that they are opposed to this proposal for reasons that have already been stated by other individuals.

Discussion took place surrounding the confusion on what authority the Greenway Master Plan 1995 has in this matter, which states, "Commercial development must be placed in the Greenway with a great deal of planning and consideration for the other needs of the Greenway. For this reason, commercial development has been encouraged only in those areas already zoned or developed commercially." Commissioner Hughes-Mickel motioned to deny the requests for amendment from Low-Density Residential to Commercial Mixed Use and

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concurrent rezone from Suburban Residential (SR) to General Commercial (GC). The motion failed for the lack of a second.

Further discussion followed on the relationship between the City and the Greenway. Calhoun stated that the subject property is in the northwest section of the riverside conservation area. Kellie Connaughton, Executive Director of the Yakima Greenway Foundation, explained that the boundary of the Greenway Overlay is from I-82 to the middle of the Yakima River. She described interactions between the Greenway and the City as a working relationship with frequent communication, and mentioned that the Greenway has an ongoing maintenance agreement with the City for portions of trails in the city limits. Davenport reported that the Greenway Master Plan was adopted by reference into the 1998 Comprehensive Plan.

Discussion took place on the possibility of denying the rezone to make way for an opportunity for a project-specific rezone to be proposed to allow for a better evaluation process. It was motioned by Commissioner Liddicoat and seconded by Vice-Chair Rose that the Yakima Planning Commission recommend approval of this amendment request from Low-Density Residential to Commercial Mixed Use, and to deny the rezone from SR (Suburban Residential) to GC (General Commercial) to the Yakima City Council. The motion carried unanimously.

- b. The process for this property should be slowed down to allow text amendments to pass and become effective.
- c. This property is subject to the Greenway Master Plan and Overlay.
- d. The GC zoning district is an implementing zone of the Commercial Mixed Use Future Land Use Designation.
- e. Necessary public utilities would need to be extended for future development, and the property can be accessed by public streets.
- f. The proposed Rezone is not considered compatible with the surrounding neighborhood.
- g. Without a site plan or conceptual site plan to review the property should not be rezoned
- h. The public need for this Rezone is to provide an area for a low-barrier homeless housing and/or shelter use.

### **CONCLUSIONS**

1. The Amendment and Rezone are non-project;
2. Written and oral testimony was presented in opposition to this request.
3. This proposal underwent Environmental Review;
4. The proposed Comprehensive Plan Future Land Use Map Amendment from Low-Density Residential to Commercial Mixed Use is consistent with the Yakima Urban Area Zoning Ordinance and Yakima Comprehensive Plan 2040.
5. Without a site plan to consider, the proposed concurrent Rezone from Suburban Residential (SR) to General Commercial (GC) is not 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

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recommendation of approval of the Comprehensive Plan Amendment and denial of the Rezone to the Yakima City Council . The motion carried unanimously.

**RECOMMENDATION TO CITY COUNCIL**

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed Comprehensive Plan Amendment from Low-Density Residential to Commercial Mixed Use and DENY the proposed Rezone from Suburban Residential (SR) to General Commercial (GC) for files CPA#001-18 and RZ#002-18.

RECOMMENDED this 26<sup>th</sup> day of September, 2018.

By:   
Patricia Byers, Chair  
Yakima Planning Commission

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

Application # CPA#007-18, RZ#008-18

**APPLICANT:** City of Yakima Wastewater  
**APPLICANT ADDRESS:** 2220 E Viola Ave  
**PROJECT LOCATION:** Vicinity of Highway 24 and S 22nd St.  
**PARCEL(S):** 191329-41400, 41404, and 191328-32005  
**DATE OF REQUEST:** April 30, 2018  
**DATE OF RECOMMENDATION:** August 8, 2018  
**STAFF CONTACT:** Joseph Calhoun, Planning Manager

**I. DESCRIPTION OF REQUEST:**

The City of Yakima Department of Community Development has received applications from the City of Yakima Wastewater Division for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of a portion of the subject property. The owner is requesting to change the Future Land Use Map designation from Low-Density Residential to Commercial Mixed Use and to concurrently rezone from Suburban Residential (SR) to General Commercial (GC) to enable a future proposal for a low-barrier homeless shelter use.

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

The subject properties are approximately 2.6 acres in size and are zoned Suburban Residential (SR). Adjacent properties to this site have the following zoning and land use characteristics:

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	SR	Commercial/Recreational (Across SR-24)
South	SR	Vacant Land/Wastewater Treatment Plant
East	SR	Vacant Land/Recreational
West	GC	Commercial

**III. PUBLIC NOTICE:**

<b>Mailing of Notice of Application</b>	<b>June 8, 2018</b>
<b>Public Hearing Notice Published</b>	<b>July 5, 2018</b>
<b>Posting of Property</b>	<b>June 4, 2018</b>

**IV. FINDINGS OF FACT:**

**A. Environmental Review.**

Environmental Review (SEPA#010-18) 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 comment was received in support of this request. One comment was received in opposition to the request, citing concerns about the location of this proposal and the view from SR-24 along with concerns about impacts to the Yakima Greenway.

One comment was received from the Yakima Greenway Foundation in opposition to the request which cited concerns related to compatibility with the Comprehensive Plan, restricting public access, shoreline development, and incompatibility with the Greenway Overlay Zone.

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

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

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

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

*Staff Response: This project is being processed to create an area of GC zoning that would facilitate a future project to establish a low-barrier homeless shelter use. If approved, the City of Yakima will issue an RFP which will identify the use parameters and may include mitigation such as sitescreening, landscaping, lighting, etc. Following the RFP, it is anticipated that formal application for the use would be submitted, which will include a separate public process.*

**(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, after future expansion has occurred, will have access to primary arterial corridor (SR-24), via S. 22<sup>nd</sup> St., consistent with Policy 2.2.4.B.*
- Is the site physically suited for the proposed designation? Yes. The site is suitable for commercial development as it is outside of the 100-year floodplain. Utilities are available in the general area and will need to be extended to the site.*
- 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*



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surrounding neighborhood? No, the proposal is consistent with the Commercial Mixed Use area to the west.

*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 is well-suited 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.*

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

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

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

*Staff Response: The impact should be minimal because the property under consideration is intended for a specific purpose. The proposed Commercial Mixed-Use category will allow the concurrent rezone to GC, which is the needed zoning for a low barrier shelter use.*

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**D. COMPREHENSIVE PLAN CONCLUSIONS:**

1. The amendment is minor in nature.
2. No adverse impacts have been identified by the approval of this rezone that cannot be mitigated at the project level and through the RFP process.
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. Public comments were received both in favor of, and in opposition to, the request.

**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.**

Being outside of the floodplain, the property is suited for uses listed within Table 4-1 for the GC zoning district, and will facilitate an area for a future low-barrier homeless shelter use.

**(3) The recommendations from interested agencies and departments.**

No agencies or departments have registered any opposition to this rezone. The Washington State Department of Transportation provided comments related to access, ingress/egress, and fencing.

**(4) Compliance with the Comprehensive Plan.**

The proposed General Commercial zoning district is an implementing zone of the Commercial Mixed Use 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 being served by, or is capable of being served via utility extension, all public utilities necessary for the support of commercial land uses. Water and wastewater utilities will need to be extended to serve any future use.

**(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. The majority of adjacent uses are owned by the City of Yakima and are encumbered by the 100-year floodplain, which severely limits development potential. The property to the west, across S. 22<sup>nd</sup> is zoned GC. At the project level, mitigation measures such as sitescreening and downward-shielded lighting can be required to soften the visual impact of a future facility.

Regarding the concerns raised by the Yakima Greenway Foundation, staff has the following comments:

Comprehensive Plan – the non-project rezone proposal would preserve prime open space because the area to be rezoned is outside of the 100-year floodplain. The majority of the area south of SR-24 and east of S. 22<sup>nd</sup> St. is encumbered by the floodplain and is not part of the proposal.

Public Access – this rezone/comp plan amendment will not restrict public access to the Greenway. There is currently no direct Greenway access from the proposed site – the site is fenced along SR-24 and S. 22<sup>nd</sup> St. The nearest access to the Greenway in the general area is from the trailhead at Robertson Landing on the north side of SR-24. Street access for the proposed rezone property would likely be limited to South 22<sup>nd</sup> Street and not allowed on SR 24.

Shoreline Concerns – the subject area is approximately 600-feet from shoreline jurisdiction. Any future development proposals will require SEPA and Critical Areas review due to the proximity to the floodplain.

Incompatible uses/Greenway dependence – there are several uses permitted in the GC zone which could be considered Greenway dependent. The anticipated affordable housing use may include a low barrier shelter use which could greatly benefit from its proximity to the Greenway and the recreational and multi-modal transportation benefits provided therein. The 1995 Greenway Master Plan update establishes this area as the Northwest Section of the Riverside Conservation Area, which purpose is “commercial development and wastewater treatment plant.” The comments for this area in the plan state:

“Encourage future commercial development to adhere to Greenway design standards. Existing commercial development and Wastewater Treatment Plant should be screened from I-82 and Jewett Pathway with additional plantings.”

In summary, it is staff’s opinion that, through the City Council guided RFQ/ RFP process, an agreeable layout and operational model can be decided which will not only address the reason for this proposal to create an area in the city for potential use as transitional housing with a low-barrier shelter use, but to also alleviate concerns of the Yakima Greenway Foundation. Furthermore, in the General Commercial zoning district, Multi-family Transitional housing would require a Type 2 zoning review and a low barrier mission type use will require Type 3 Review by the Hearing Examiner, which also requires a development agreement. Through the Type 2 or Type 3 development process, including development agreement, adherence to Greenway development standards in accordance with the master plan, can be implemented.

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

No mitigation is proposed as part of this non-project rezone request. Any needed mitigations will be required as part of regular site plan approval, and will likely be part of a future RFP process.

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

The public need for this change is needed to provide land for a low-barrier shelter use in the City of Yakima.

**F. REZONE CONCLUSIONS:**

1. The amendment is appropriate for the area.
2. No adverse impacts have been identified by the approval of this rezone that cannot be mitigated at the project level and through the RFP process.
3. The requested rezone implements the Commercial Mixed Use land use designation of the Yakima Comprehensive Plan 2040.
4. The property is currently served, or capable of being served by utility extension, by all necessary public utilities capable of supporting commercial land uses.

**V. RECOMMENDATION**

The Community Development Department recommends APPROVAL of this amendment request from Low Density Residential to Commercial Mixed Use to accommodate a concurrent rezone from SR (Suburban Residential) to GC (General Commercial).

RECOMMENDATION made this 8th day of August, 2018

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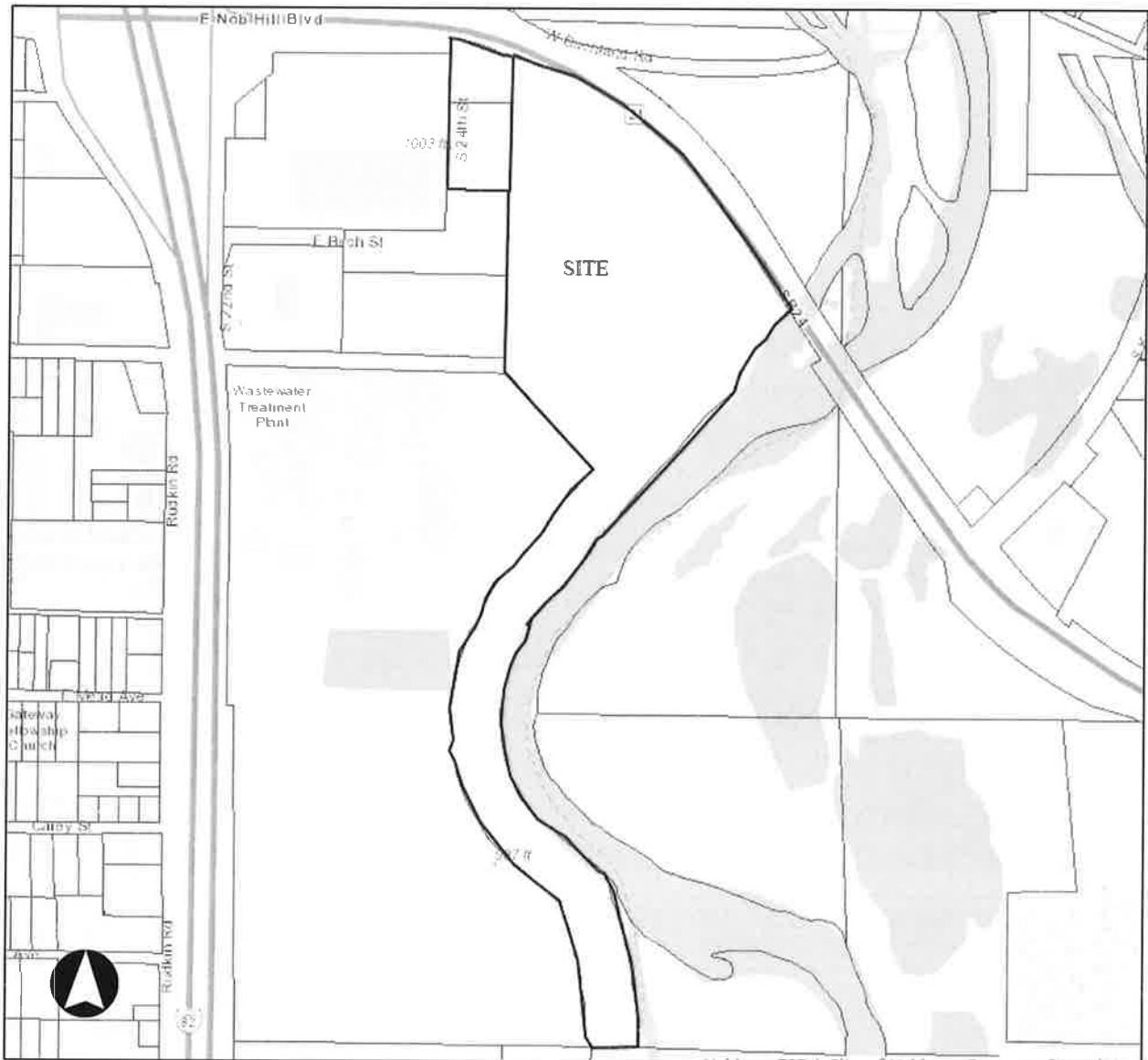




# VICINITY MAP



**File Number:** CPA#007-18, RZ#008-18 & SEPA#010-18  
**Project Name:** City OF YAKIMA – WASTEWATER DIVISION  
**Site Address:** VIC. OF HIGHWAY 24 & S 22<sup>ND</sup> ST



**Proposal:** 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.

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.

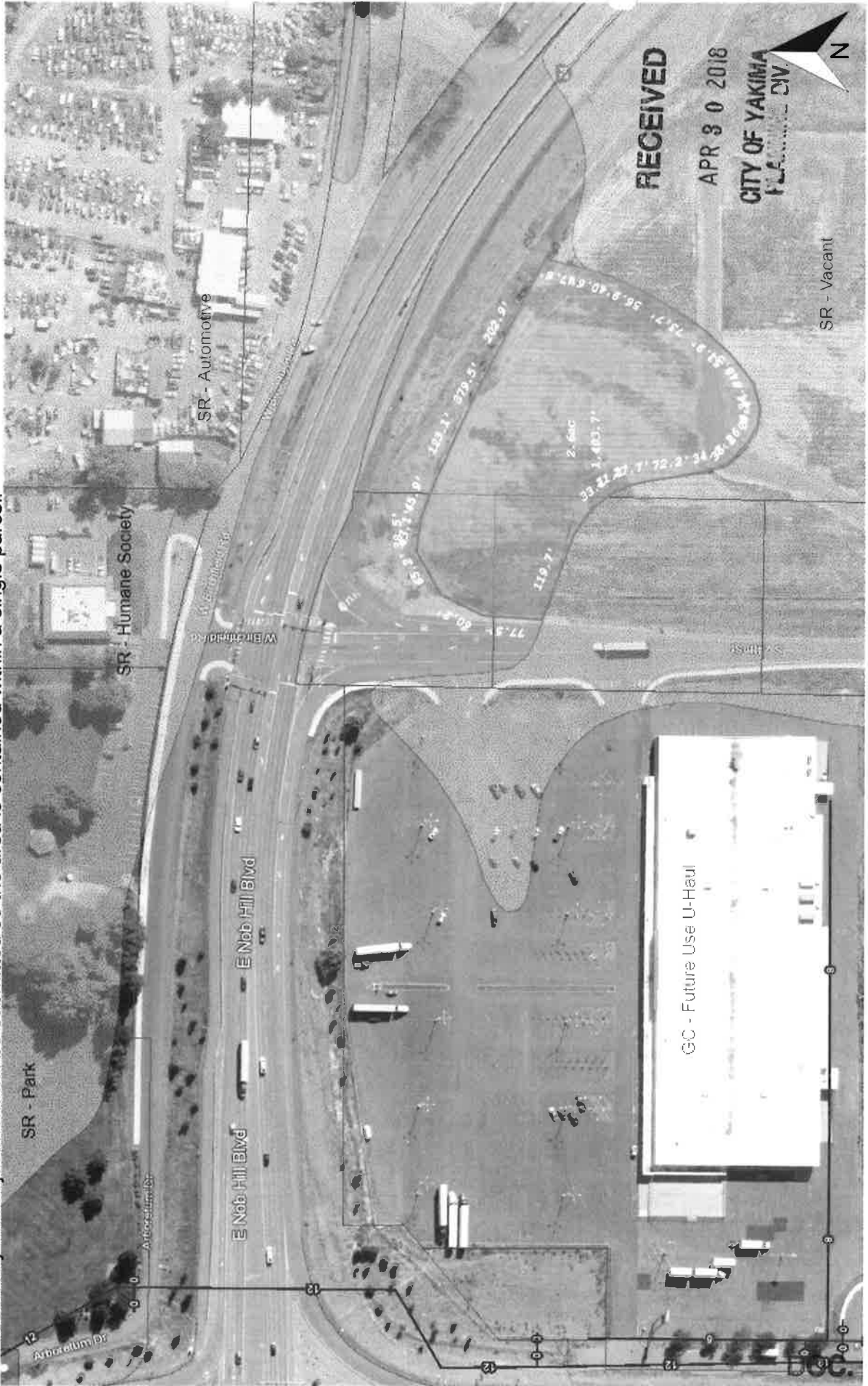
Date Created: 5/1/2018



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# B-1



**City of Yakima Comprehensive Plan and Rezone application.** The approximately 2.6 acre area outlined below contains the portions of Parcels 191328-32005, 191329-41400, and 191329-41404 which are outside of the 100-year FEMA Floodplain. If approved, a boundary line adjustment will be submitted so the area is contained within a single parcel.



**Address:** Vicinity of SR-24 and S 24th St. **Zoning:** SR Future Land Use: Low Density Residential  
**Parcels:** 191328-32005, 191329-41400, 191329-41404  
 City of Yakima, 2220 East Viola  
 Yakima, WA 98901







# CITY OF YAKIMA PLANNING DIVISION

## DST COMMENTS

**Project Name: City of Yakima Wastewater Division**

**File Number: CPA#007-18, RZ#008-18 & SEPA#010-18**

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		Sewer is not currently available to the site. Plans to provide sewer to the site will be reviewed at the project level.	dana.kallevig@yakimawa.gov	07/31/18

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# D-5



**City of Yakima Development Services Team  
Request For Comments  
July 25, 2018**

<b>To:</b>	City of Yakima Development Services Team
<b>From:</b>	Joseph Calhoun
<b>Subject:</b>	Request for Comments
<b>Applicant:</b>	City of Yakima Wastewater
<b>File Number:</b>	CPA#007-18, RZ#010-18
<b>Location:</b>	Vicinity of Highway 24 and S 22 <sup>nd</sup> St.
<b>Parcel Number(s):</b>	191329-41400, 41404, and 191328-32005
<b>DST MEETING DATE:</b>	<b>7/31/2018</b>

**Proposal**

Comp Plan Amendment and Rezone from Low Density Residential/SR to Commercial Mixed Use/GC to facilitate a future proposal for a low-barrier homeless shelter use.

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 **July 31, 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 [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@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) 575-6042.

**Comments:**


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

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

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# D-4**



City of Yakima Development Services Team  
Request For Comments  
July 25, 2018

To:	City of Yakima Development Services Team
From:	Joseph Calhoun
Subject:	Request for Comments
Applicant:	City of Yakima Wastewater
File Number:	CPA#007-18, RZ#010-18
Location:	Vicinity of Highway 24 and S 22 <sup>nd</sup> St.
Parcel Number(s):	191329-41400, 41404, and 191328-32005
DST MEETING DATE:	7/31/2018

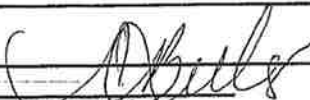
**Proposal**

Comp Plan Amendment and Rezone from Low Density Residential/SR to Commercial Mixed Use/GC to facilitate a future proposal for a low-barrier homeless shelter use.

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 July 31, 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 joseph.calhoun@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) 575-6042.

**Comments:**

The recommended address for this project is 1411 So. 24<sup>th</sup> St.

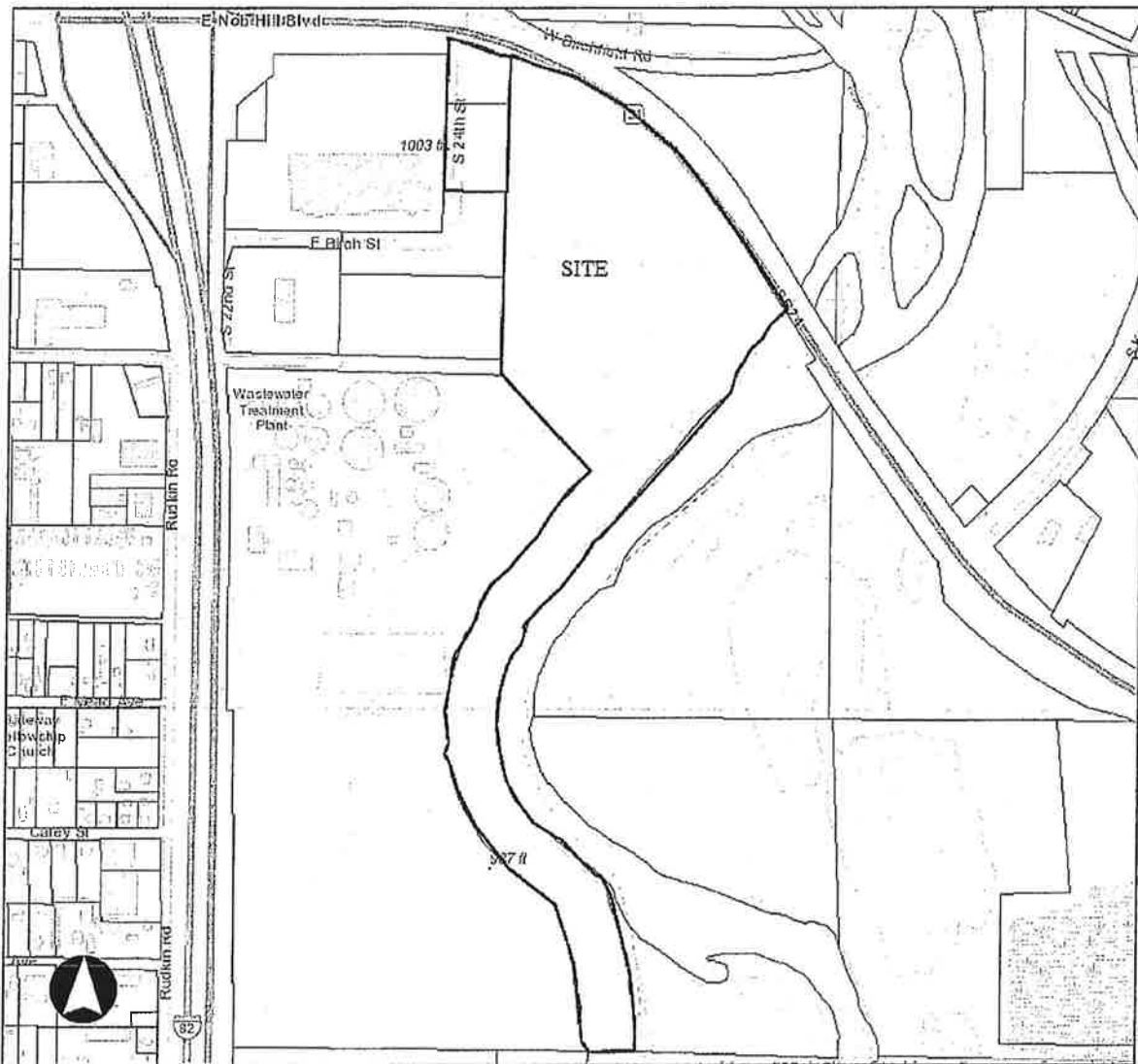
  
Contact Person

  
Department/Agency  
7-25-18

# VICINITY MAP



**File Number:** CPA#007-18, RZ#008-18 & SEPA#010-18  
**Project Name:** City OF YAKIMA – WASTEWATER DIVISION  
**Site Address:** VIC. OF HIGHWAY 24 & S 22<sup>ND</sup> ST



**Proposal:** 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.

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



CPA #007-18

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# D-3



**Washington State  
Department of Transportation**

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

June 26, 2018

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

Attention: Joan Davenport, Community Development Director

Subject: CPA#007-18; RZ#008-18, SEPA010-18  
City of Yakima Wastewater Division– Homeless Shelter

The Washington State Department of Transportation has reviewed the proposed City’s comprehensive plan map amendment and concurrent rezone of approximately 2.6 acres from Low Density Residential/Suburban Residential to Commercial Mixed Use/General Commercial and looks forward to working with the City in the review of future development applications for this property.

The WSDOT system most impacted by and is adjacent to this proposal is State Route (SR) 24, a partially controlled limited access highway with a posted speed limit of 35 mph that transitions to 55 mph. SR 24 currently functions within acceptable safety and operational standards and it is to the benefit of the City, the State, and future developers to preserve this efficiency. WSDOT has acquired all access rights to the highway, including approximately 500 feet along S. 22<sup>nd</sup> Street. With the proposed change in land use, zoning access control shall be maintained along SR 24 and S. 22<sup>nd</sup> Street and no new ingress or egress shall be allowed. The current access control barrier (i.e. fencing) along SR 24 does not meet the new land use standards. The fencing shall be replaced with six-foot high chain link fencing prior to or with the change in use.

Future development will be subject to review for their impacts to the WSDOT system as would any other subsequent development proposed in the General Commercial zoning district. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s).

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

Sincerely,

Paul Gonseth, P.E.  
Planning Engineer

PG: jg/df  
cc: SR 24, File #2018-3  
Les Turnley, Area 2 Maintenance Superintendent

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JUN 27 2018

CITY OF YAKIMA  
PLANNING DIV.

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# D-2



# CITY OF YAKIMA PLANNING DIVISION

## DST COMMENTS

**Project Name: City of Yakima Wastewater Division**

**File Number: CPA#007-18, RZ#008-18 & SEPA#010-18**

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		Currently no public water mains adjacent to the parcels. Nearest waterline is in S. 22nd Ave. and west of U-Haul (previously K-Mart). Public water main extension and looping may be required depending on fire hydrant requirements per the Codes Division.	mike.shane@yaki mawa.gov	05/02/18

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# D-1





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# ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)  
(AS TAKEN FROM WAC 197-11-960)  
YAKIMA MUNICIPAL CODE CHAPTER 6.88

APR 30 2018  
CITY OF YAKIMA  
PLANNING DIV.

## 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):**  
City of Yakima Comp Plan Amendment and Rezone
2. **Applicant's Name & Phone:**  
City of Yakima Wastewater - 509-575-6077
3. **Applicant's Address:**  
2220 East Viola, Yakima, WA 98901
4. **Contact Person & Phone:**  
Scott Schafer - 509-575-6077
5. **Agency Requesting Checklist:** City of Yakima
6. **Proposed Timing Or Schedule (Including Phasing, If Applicable):**  
N/A
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:**  
None at this time.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:**  
None known.



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

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APR 30 2018  
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PLANNING DIV.

**PART IV - NARRATIVE**

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

See Attached

What is the status of existing land use?

See Attached

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

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

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

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

See Attached

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

See Attached

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

See Attached

**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

**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:**

Comprehensive Plan Amendment and Rezone.

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

Comprehensive Plan Amendment 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 Future Land Use Designation from Low Density Residential to Commercial Mixed Use, and Rezone the property from SR (Suburban Residential) to GC (General Commercial) of approximately 2.5 acres of city-owned property in the vicinity of Hwy 24 and S 22nd St.

**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:**

Vicinity of State Route 24 and South 24th Street.

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CITY OF YAKIMA  
PLANNING DIV.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<b>Earth</b>	
a. <b>General description of the site (✓ one):</b>	
<input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. <b>What is the steepest slope on the site (approximate percent slope)?</b> Less than 1%	
c. <b>What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.</b>  Existing soils are a combination of Wierman gravelly fine sandy loam (somewhat excessively drained) and Weirman fine sandy loam (somewhat excessively drained).	
d. <b>Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</b>  None known	
e. <b>Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</b>  No filling proposed. Any fill associated with future development will undergo review, as appropriate.	
f. <b>Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</b>  No	
g. <b>About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</b>  Not known.	
h. <b>Proposed measures to reduce or control erosion, or other impacts to the earth, if any:</b>  None at this time. Future development may be conditioned to mitigate erosion concerns.	
<b>Air</b>	
a. <b>What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.</b>  None known.	
b. <b>Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</b>  n/a	
c. <b>Proposed measures to reduce or control emissions or other impacts to air, if any:</b>  None at this time. Future development may be conditioned to mitigate emissions concerns.	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">APR 30 2018</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</p>
<b>Water</b>	
a. <b>Surface Water</b>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>The Yakima River, and associated floodplain, is in the vicinity</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>No.</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>n/a</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>n/a</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No. The proposal is adjacent to and outside of the 100-year floodplain.</p>	
<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>No.</p>	
<p><b>b. Ground Water</b></p>	
<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>None</p>	<p>RECEIVED APR 30 2018 CITY OF YAKIMA PLANNING DIV.</p>
<p><b>c. Water Runoff (including stormwater)</b></p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Future uses(s) will retain all stormwater on-site.</p>	
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No</p>	
<p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No</p>	
<p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:</p> <p>None at this time.</p>	
<b>Plants</b>	
<p>a. Check (✓) types of vegetation found on the site:</p>	
Deciduous Tree:	<input type="checkbox"/> Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other
Evergreen Green:	<input type="checkbox"/> Fir <input type="checkbox"/> Cedar <input type="checkbox"/> Pine <input type="checkbox"/> Other
	<input type="checkbox"/> Shrubs <input type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop Or Grain <input type="checkbox"/> Orchards, vineyards, or other permanent crops
Wet Soil Plants:	<input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk Cabbage <input type="checkbox"/> Other
Water Plants:	<input type="checkbox"/> Milfoil <input type="checkbox"/> Eelgrass <input type="checkbox"/> Water Lily <input type="checkbox"/> Other
<input checked="" type="checkbox"/> Other types of vegetation    Grass	
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>The land is bare with grass and weeds in areas.</p>	
<p>c. List threatened or endangered species known to be on or near the site.</p> <p>Bald eagle habitat along the Yakima River, approximately 775-feet SE.</p>	
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>None at this time.</p>	
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>None known.</p>	
<b>Animals</b>	
<p>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.</p> <p><i>Examples include:</i></p> <p><i>birds: hawk, heron, eagle, songbirds, other:</i></p> <p><i>mammals: deer, bear, elk, beaver, other:</i></p> <p><i>fish: bass, salmon, trout, herring, shellfish, other _____</i></p>	
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>Bald eagle habitat along the Yakima River, approximately 775-feet SE.</p>	

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PLANNING DIV.

<b>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</b>	<b>Space Reserved for Agency Comments</b>	
<p>c. <b>Is the site part of a migration route? If so, explain.</b>  Migratory birds travel the Yakima River Corridor.</p>		
<p>d. <b>Proposed measures to preserve or enhance wildlife, if any:</b>  n/a</p>		
<p>e. <b>List any invasive animal species known to be on or near the site.</b>  None known.</p>		
<b>Energy and Natural Resources</b>		
<p>a. <b>What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</b>  None proposed at this time.</p>		
<p>b. <b>Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</b>  n/a</p>		
<p>c. <b>What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:</b>  None proposed at this time.</p>		
<b>Environmental Health</b>		
<p>a. <b>Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.</b>  None known</p>		
<p>1. <b>Describe any known or possible contamination at the site from present or past uses.</b>  None known</p>		
<p>2. <b>Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</b>  None known</p>		
<p>3. <b>Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.</b>  None known</p>		
<p>4. <b>Describe special emergency services that might be required.</b>  None known</p>		
<p>5. <b>Proposed measures to reduce or control environmental health hazards, if any:</b>  No measures at this time. Future development may require mitigation, as appropriate.</p>		
<b>b. Noise</b>		
<p>1. <b>What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?</b>  Typical noise associated with SR-24 and commercial operations.</p>		

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PLANNING DIV.

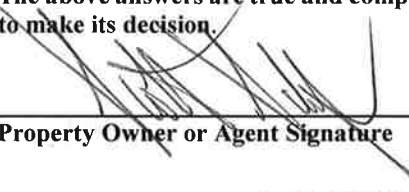
B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>2. <b>What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</b></p> <p>Future development will have short-term construction noise.</p>	
<p>3. <b>Proposed measures to reduce or control noise impacts, if any:</b></p> <p>None at this time. Future development will require sitescreening and appropriate building and parking siting.</p>	
<b>Land and Shoreline Use</b>	
<p>a. <b>What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</b></p> <p>The land is currently vacant. The impacts of future use will be determined during the land use review.</p>	
<p>b. <b>Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?</b></p> <p>Not know. The site is city-owned and has been vacant for many years.</p>	
<p><b>1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:</b></p> <p>n/a</p>	
<p>c. <b>Describe any structures on the site.</b></p> <p>None</p>	
<p>d. <b>Will any structures be demolished? If so, what?</b></p> <p>n/a</p>	
<p>e. <b>What is the current zoning classification of the site?</b></p> <p>SR</p>	
<p>f. <b>What is the current comprehensive plan designation of the site?</b></p>	
<p>g. <b>If applicable, what is the current shoreline master program designation of the site?</b></p> <p>Adjacent to the Shoreline Urban Environment.</p>	
<p>h. <b>Has any part of the site been classified as a critical area by the city or county? If so, specify.</b></p> <p>The site is adjacent to the 100-year floodplain.</p>	
<p>i. <b>Approximately how many people would reside or work in the completed project?</b></p> <p>Not known at this time.</p>	
<p>j. <b>Approximately how many people would the completed project displace?</b></p> <p>None.</p>	<p style="text-align: center;"><b>RECEIVED</b></p> <p style="text-align: center;">APR 30 2018</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</p>



B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>n/a</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>Future use(s) will undergo land use review, as appropriate.</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>n/a</p>	
<b>Housing</b>	
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>Not known at this time.</p>	
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>None</p>	
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>n/a</p>	
<b>Aesthetics</b>	
<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>n/a</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>n/a</p>	
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>Future projects will require sitescreening and acceptable building locations outside of setbacks.</p>	
<b>Light and Glare</b>	
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>n/a</p>	
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>n/a</p>	
<p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>None</p>	
<p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>n/a</p>	
<b>Recreation</b>	

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<b>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</b>	<b>Space Reserved for Agency Comments</b>
<p>a. <b>What designated and informal recreational opportunities are in the immediate vicinity?</b> The site is near the Arboretum and Yakima Greenway trail.</p>	
<p>b. <b>Would the proposed project displace any existing recreational uses? If so, describe.</b> No</p>	
<p>c. <b>Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</b> n/a</p>	
<b>Historic and Cultural Preservation</b>	
<p>a. <b>Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.</b> None</p>	
<p>b. <b>Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</b> Not known. Future SEPA review may require additional archaeological study.</p>	
<p>c. <b>Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</b> None at this time.</p>	
<b>Transportation</b>	
<p>a. <b>Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.</b> SR-24 and S 24th St.</p>	
<p>b. <b>Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?</b> Not at this time.</p>	
<p>c. <b>How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?</b> Not know. There are no current parking spaces.</p>	
<p>d. <b>Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).</b> Future improvements will be dependent on project layout.</p>	
<p>e. <b>Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</b> No</p>	<p style="text-align: right;"><b>RECEIVED</b>  APR 30 2018 CITY OF YAKIMA PLANNING DIV.</p>

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>f. How many vehicular trips per day would be generated by the completed project 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 known.</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 known.</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any:</p> <p>Future development may require additional transportation study.</p>	
<b>Public Services</b>	
<p>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:</p> <p>Not known. The level of need will be dependent on the scope of future development and will be assessed during the land use review process.</p>	
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>None at this time.</p>	
<b>Utilities</b>	
<p>a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____</p>	
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>Sewer and water will need to be extended for future development.</p>	
<b>C. SIGNATURE (To be completed by the applicant.)</b>	
<p>The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.</p>	
<p> Property Owner or Agent Signature</p>	<p>4.30.18 Date Submitted</p>
<p>SCOTT SCHAFEN Name of Signee</p>	<p>PW DIRECTOR / CITY OF YAKIMA Position and Agency/Organization</p>
<p><b>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</b></p>	

<b>D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (IT IS NOT NECESSARY to use this sheet for project actions)</b>	<b>Space Reserved For Agency Comments</b>
<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, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p>	
<p><b>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?</b> Not likely.</p>	
<p><b>Proposed measures to avoid or reduce such increases are:</b> Future measures will be assessed during the project review phase.</p>	
<p><b>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</b> Not likely.</p>	
<p><b>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</b> Future measures will be assessed during the project review phase.</p>	
<p><b>3. How would the proposal be likely to deplete energy or natural resources?</b> Not likely.</p>	
<p><b>Proposed measures to protect or conserve energy and natural resources are:</b> Future measures will be assessed during the project review phase.</p>	
<p><b>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</b> The area is adjacent to the 100-year floodplain.</p>	
<p><b>Proposed measures to protect such resources or to avoid or reduce impacts are:</b> Future development shall adhere to all required setbacks and applicable critical areas standards.</p>	
<p><b>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</b> Not likely to affect.</p>	
<p><b>Proposed measures to avoid or reduce shoreline and land use impacts are:</b> The area is outside of the 100-year floodplain and will have little to no impact on the shoreline.</p>	
<p><b>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</b> Transportation demand will be dependent on future project scope.</p>	
<p><b>Proposed measures to reduce or respond to such demand(s) are:</b> Not known at this time. Traffic impacts will be assessed during the project review phase.</p>	
<p><b>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</b> Not known.</p>	

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Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

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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

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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**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

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

See Attached

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

See Attached

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

See Attached

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

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

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

See Attached

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

**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

**Rezone Part IV Narrative:**

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

The subject property is suitable for uses permitted under the proposed GC zoning district due to its proximity to a major arterial and the property being outside of the 100-year floodplain. The specific purpose of this rezone is to establish an area of city-owned property as GC to allow a future proposal for a low-barrier shelter which is a permitted Class 2 use, requiring Type 3 review, in the GC.

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

The property is currently vacant.

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

An application for a Comprehensive Plan Amendment to Commercial Mixed Use was submitted concurrently with this rezone request.

**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?**

Yes. All facilities are existing near the subject property or can be extended to serve.

**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?**

The existing facilities are capable of supporting the most intensive use in the GC zone. There is sufficient street capacity and since utilities need to be extended, they can be sized appropriately for the most intensive use.

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

The proposed change to GC is compatible with the existing GC zone to the west, across S 24<sup>th</sup> St. The property was previously occupied by K-Mart and currently is being proposed as a U-Haul rental and storage facility. Remaining adjacent properties include SR-24 to the north and vacant land to the south and east which is zone SR and is owned by the City of Yakima.

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

None at this time. Future projects will be reviewed under applicable codes, including, but not limited to, development standards, parking, sitescreening, building code, fire code, and environmental review.

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

The public need for the proposed change is to allow additional GC zoned land in order to provide sufficient area for a low-barrier shelter. The YVCOG 5-year homeless plan lists a permanent low-barrier shelter as its number one priority. The City of Yakima has worked

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cooperatively with providers to find a permanent site for such a facility. In recent years, city-owned property near this site was used as a temporary tent encampment during the summer months. The specific location of that encampment is in the area for future Wastewater Treatment Plant expansion and cannot be made permanent.

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# Non-Project Rezone or Comprehensive Plan Amendment (map) SITE PLAN CHECKLIST & INSTRUCTIONS

**In Order For Application To Be Determined Complete, A Site Plan Must Be Completed And Returned.**

**A Detailed Site Plan Is Required:** On August 8, 1996, the City Council passed a resolution (No. R-96-91) adopting a requirement that all site plans submitted in conjunction with my building permit application, land use application, and environmental application shall contain certain information and be approved by the appropriate Division Manager. All information that is applicable to your proposal shall be checked off and clearly displayed on the site plan. It is in the applicant's best interest to provide a carefully drawn and scaled site plan with all required information. The decision on whether or not to grant approval of your development proposal is largely based on the information you provide. An application cannot be processed until an adequate site plan is submitted.

Please complete this checklist and include it with your site plan. The site plan must contain all pertinent information. Items not applicable to the proposed project shall be noted.

- 1) **Use Ink:** Use blue or black permanent ink. It may be helpful to draft the site plan in pencil then trace over in ink. Ink is necessary for adequate duplication.
- 2) **Use A Straight Edge:** All lines must be straight and done with the aid of a ruler or other straight edge. Use a compass when delineating circular drawings such as cul-de-sacs. Computer drafted site plans are acceptable.
- 3) **Draw To Scale:** Site plans shall be drawn to scale. The site plan template has a suggested map scale of one inch equaling twenty feet (1"=20'). Distances on the map must be as representative of reality as possible. For example, if the distance from a structure to a property line is 20 feet, the distance on the site plan will be 1 inch.
- 4) **Use Site Plan Checklist:** Use the site plan checklist and provide all applicable information on the site plan.
- 5) **Fill In Information On The Site Plan Template Available At The City Of Yakima Or Attach The Information Below To Your Site Plan:** Complete all information requested on the bottom of the site plan template. If you use a different medium, provide the requested information on the alternative paper.

**Note: You may benefit from the aid of a professional in the preparation of a site plan.**

**Check all boxes as: ✓ Included or - Not Applicable**

<input checked="" type="checkbox"/>	The site plan shall be legibly drawn in ink on paper of sufficient size to contain the required information, but not less than 8.5" X 11"
<input checked="" type="checkbox"/>	All site plans shall be drawn to a standard engineering scale and indicated on the site plan. The scale selected shall best fit the paper. Planning staff recommends 1"=20'.
<input checked="" type="checkbox"/>	Site address, parcel number(s) and zoning designation of subject property.
<input checked="" type="checkbox"/>	Property boundaries and dimensions.
<input checked="" type="checkbox"/>	Names and dimensions of all existing streets bounding the site.
<input type="checkbox"/>	Dimensions, location, and use of existing structures including loading docks.
<input checked="" type="checkbox"/>	North Arrow.
<input type="checkbox"/>	Lot coverage with calculations shown on site plan.
<input checked="" type="checkbox"/>	Location and size of existing and proposed side sewer and water service lines.
<input checked="" type="checkbox"/>	Adjacent land uses and zoning designations.
<input type="checkbox"/>	Location and dimensions of proposed or existing driveway approaches.
<input checked="" type="checkbox"/>	Location and size of existing or proposed public sidewalks that are within 200-feet of the subject property.
<input checked="" type="checkbox"/>	Name, address, phone number, and signature of the owner or person responsible for the property.

Note: Planning Division or reviewing official may require additional information to clarify the proposal, assess its impacts, or determine compliance with the YMC and other laws and regulations.

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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

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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: City of Yakima Wastewater; Mailing Address: 2220 East Viola; City: Yakima; St: WA; Zip: 98901; Phone: (509) 575-6077; E-Mail:

2. Applicant's Interest in Property: Check One: [X] Owner [ ] Agent [ ] Purchaser [ ] Other

3. Property Owner's Information (If other than Applicant): Name: ; Mailing Address: ; City: ; St: ; Zip: ; Phone: ( ) ; E-Mail:

4. Subject Property's Assessor's Parcel Number(s): 191329-41400, 191329-41404, 191328-32005

5. Legal Description of Property. (if lengthy, please attach it on a separate document) Portion of parcels listed above. Survey to be completed upon approval.

6. Property Address: Vicinity of Hwy 24 and S 22nd St

7. Property's Existing Zoning: [X] 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) [X] Comprehensive Plan Amendment [X] Environmental Checklist (SEPA Review) [X] Rezone [ ] Transportation Concurrence [ ] Master Application (select if submitting two or more applications under Title 15) [ ] Other:

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

9. SEE ATTACHED SHEETS

PART V - CERTIFICATION

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

Property Owner's Signature: [Signature] Date: 4-30-18; Applicant's Signature: Date:

FILE/APPLICATION(S)# CPA #007-18 RZ #008-18 SEPA #010-18

DATE FEE PAID: RECEIVED BY: Lisa Maxey AMOUNT PAID: RECEIPT NO:

DOC. INDEX # E-1



Supplemental Application For:
**COMPREHENSIVE PLAN AMENDMENT**

YAKIMA MUNICIPAL CODE, CHAPTER 16.10
ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

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PART II - APPLICATION INFORMATION

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

2. EXISTING ZONING OF SUBJECT PROPERTY:

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

3. DESIRED ZONING OF SUBJECT PROPERTY:

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

4. EXISTING FUTURE LAND USE DESIGNATION:

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

5. DESIRED FUTURE LAND USE DESIGNATION:

[ ] Low Density Residential [ ] Mixed Residential [ ] Community Mixed-Use [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
[ ] Water [ ] Sewer [x] Storm Drainage [x] Electricity [ ] Natural Gas [ ] Telephone [ ] Cable TV

PART III - REQUIRED ATTACHMENTS

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

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

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

10. TRAFFIC CONCURRENCY (may be required)

11. ENVIRONMENTAL CHECKLIST (required)

12. SITE PLAN

13. AUTHORIZATION:

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

Property Owner Signature (required)

Date

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

**Comprehensive Plan 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?**

Yes. The area of land in this application is the only portion of city-owned property in the general vicinity that is not encumbered by mapped 100-year FEMA Floodplain. The development potential of the land is minimized under the Low Density Residential FLU Designation and SR zoning. Circumstances that have changed since the Comprehensive Plan was last amended include a need for vacant and developable commercial land, outside of critical areas, and along a viable arterial corridor.

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

This proposal implements the comprehensive plan policies listed below by increasing the development potential of the property. There are significantly more allowed land uses in the Commercial Mixed Use Future Land Use Designation/GC zoning district vs. the Low Density Residential Future Land Use Designation/SR zoning district. The location of the subject property, being accessible off of the SR24/South 24<sup>th</sup> St Interchange, is more conducive to commercial development. Applicable goals and policies include:

**2.2.4 Commercial Mixed Use**

- A. Purpose: This designation promotes 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.
- B. Locational Criteria: Existing and planned commercial centers (except for the CBD) and primary arterial corridors.
- C. A wide range of retail and general service uses plus residential uses on upper floors on key retail-focused streets and single purpose residential on other streets. This includes a mixture of apartments, townhouses, and assisted living facilities. New residential uses should feature densities supportive to transit use.
- D. Implementing Zoning Districts: LCC, GC & AS

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.

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

Not applicable.

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

This proposal increases the available land for commercial purposes in an area that would not be suitable for residential use.

**E. Is the proposed Comprehensive Plan Amendment coordinated with, and take into consideration, the comprehensive plans adopted by Yakima County or cities with**

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**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?**

The proposal is consistent with the Yakima County Comprehensive Plan as the subject property is within city limits. Common borders are not a concern as the subject property is not adjacent to the city limits.

**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?**

The proposed amendment is consistent with the GMA by providing sufficient land for development (RCW 36.70A.115), and with the CWPP by encouraging development within the existing City Limits and UGA.

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

Not applicable. This is the first amendment cycle under the new Comprehensive Plan 2040, which was adopted in 2017.

**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 property for this proposal is approximately 2.6 acres of city-owned land lying outside of the mapped 100-year FEMA Floodplain. The property is currently vacant and can be accessed from South 24<sup>th</sup> Street. City of Yakima Sewer and Water are not directly adjacent to the site, but can be extended.

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**CITY OF YAKIMA WASTEWATER DIVISION  
CPA#007-18, RZ#008-18 & SEPA#010-18**

**EXHIBIT LIST**

**CHAPTER G  
Notices**

<b>DOC INDEX #</b>	<b>DOCUMENT</b>	<b>DATE</b>
<b>G-1</b>	<b>2015 Comprehensive Plan Amendment Opening Process Display Ad and Legal Notice</b>	<b>02/09/2018</b>
<b>G-2</b>	<b>Determination of Application Completeness</b>	<b>05/29/2018</b>
<b>G-3</b>	<b>Land Use Action Installation Certificate</b>	<b>06/01/2018</b>
<b>G-4</b>	<b>Notice of Application and Environmental Review G-4a: Postcard Notice G-4b: Parties and Agencies Notified G-4c: Affidavit of Mailing</b>	<b>06/08/2018</b>
<b>G-5</b>	<b>Notice of Public Hearing &amp; Determination of Non-Significance G-5a: Legal Ad G-5b: Press Release &amp; Distribution Email G-5c: Parties and Agencies Notified G-5d: Affidavit of Mailing</b>	<b>07/05/2018</b>
<b>G-6</b>	<b>YPC Agenda and Packet Distribution List</b>	<b>08/03/2018</b>
<b>G-7</b>	<b>YPC Agenda &amp; Sign-In Sheet</b>	<b>08/08/2018</b>
<b>G-8</b>	<b>YPC Agenda &amp; Sign-In Sheet (Continued Hearing)</b>	<b>09/12/2018</b>
<b>G-9</b>	<b>Notice of Yakima Planning Commission's Recommendation (See DOC INDEX#AA-1 for YPC Recommendation) G-9a: Parties and Agencies Notified G-9b: Affidavit of Mailing</b>	<b>10/01/2018</b>
<b>G-10</b>	<b>Letter of Transmittal to City Clerk for Public Hearing Notice Mailing Labels &amp; 2018 CPA Docket (includes vicinity map)</b>	<b>10/03/2018</b>

CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

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

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

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



Lisa Maxey  
Planning Specialist

Received By: 

Date: 10-3-18

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19132941401 AMERCO REAL ESTATE COMPANY 2727 N CENTRAL AVE PHOENIX, AZ 85004	19133323001 CITY OF YAKIMA 129 N 2ND ST YAKIMA, WA 98901	19132832002 PUBLIC SERVICES-FLOOD CONTROL 128 N 2ND ST 4TH FL YAKIMA, WA 98901
19132832002 PUBLIC SERVICES-FLOOD CONTROL 128 N 2ND ST 4TH FL YAKIMA, WA 98901	19132831012 UNITED STATES DEPARTMENT OF INTERIOR 1917 MARSH RD YAKIMA, WA 98901	19132832005 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901
19132911005 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901	19132941400 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901	19132941404 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901
19132941406 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901	19132941410 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901	19132944003 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901
19132944003 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901	19133323002 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901	19132833001 YAKIMA COUNTY FLOOD CONTROL ZONE DIST 128 N 2ND ST YAKIMA, WA 98901
19133322001 YAKIMA COUNTY FLOOD CONTROL ZONE DIST 128 N 2ND ST YAKIMA, WA 98901	19132914410 YAKIMA HUMANE SOCIETY 2405 W BIRCHFIELD RD YAKIMA, WA 98909	19132823006 SAM L. ROSE 5306 AHTANUM RD YAKIMA, WA 98903
19132832001 SAM L. ROSE 5306 AHTANUM RD YAKIMA, WA 98903	19 Total Parcels - City of Yakima Wastewater Division - CPA#007-18, RZ#008-18 & SEPA#010-18	
	Ntc of Council Hearing CPA #007-18/AZ #008-18 Date of Hearing: 11/6/18	

300-ft Mailing List  
City Wastewater Div.

CPA #007-18/AZ #008-18

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Parties of Record – City Wastewater – CPA#007-18 RZ#008-18, SEPA#010-18

Lynni Serrata <a href="mailto:mthomes47@gmail.com">mthomes47@gmail.com</a>	Katy Weatherley 1430 Summitview Ave Yakima, WA 98902 <a href="mailto:katyweatherley@gmail.com">katyweatherley@gmail.com</a>	Katy Weatherley 2315 Birchfield Rd Yakima, WA 98901
Lynda Hopkins 2313 Birchfield Rd Yakima, WA 98901 <a href="mailto:Lhopkins21@aol.com">Lhopkins21@aol.com</a>	Yakima Greenway Foundation Attn: Lance Reese, Board President 111 S 18 <sup>th</sup> St Yakima, WA 98901 <a href="mailto:Lance@beardedmonkeyracing.com">Lance@beardedmonkeyracing.com</a>	Yakima Greenway Foundation Attn: Kellie Connaughton, Exec. Director 111 S 18 <sup>th</sup> St Yakima, WA 98901 <a href="mailto:Kellie@yakimagreenway.org">Kellie@yakimagreenway.org</a>
Zach Randolph <a href="mailto:randolph2005@gmail.com">randolph2005@gmail.com</a>	Yakima Area Arboretum <a href="mailto:reljwahl@msn.com">reljwahl@msn.com</a> <a href="mailto:jheri@ahtrees.org">jheri@ahtrees.org</a> <a href="mailto:colleen@ahtrees.org">colleen@ahtrees.org</a>	Phil Hoge 1512 Folsom Ave Yakima, WA 98902 <a href="mailto:philhoge@aol.com">philhoge@aol.com</a>
Andy Ferguson 200 Tieton Heights Rd Tieton, WA 98947 <a href="mailto:aferguson57@gmail.com">aferguson57@gmail.com</a>	Tyler Shepherd 5909 Englewood Ave Yakima, WA 98908	Andrew Bates Sr 2304 E Nob Hill Blvd Yakima, WA 98901
Lance Reese 1802 W Nob Hill Blvd Yakima, WA 98902		

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

Type of Notice: Ntc of City Council Hearing

File Number: CPA #007-18/RZ #008-18

Date of Mailing: 11/6/18  
Hearing

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**# G-10**

## Maxey, Lisa

---

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

Good Morning Sonya,

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

Please also email the notice to the following parties:

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

Thank you!



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



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

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

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

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

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



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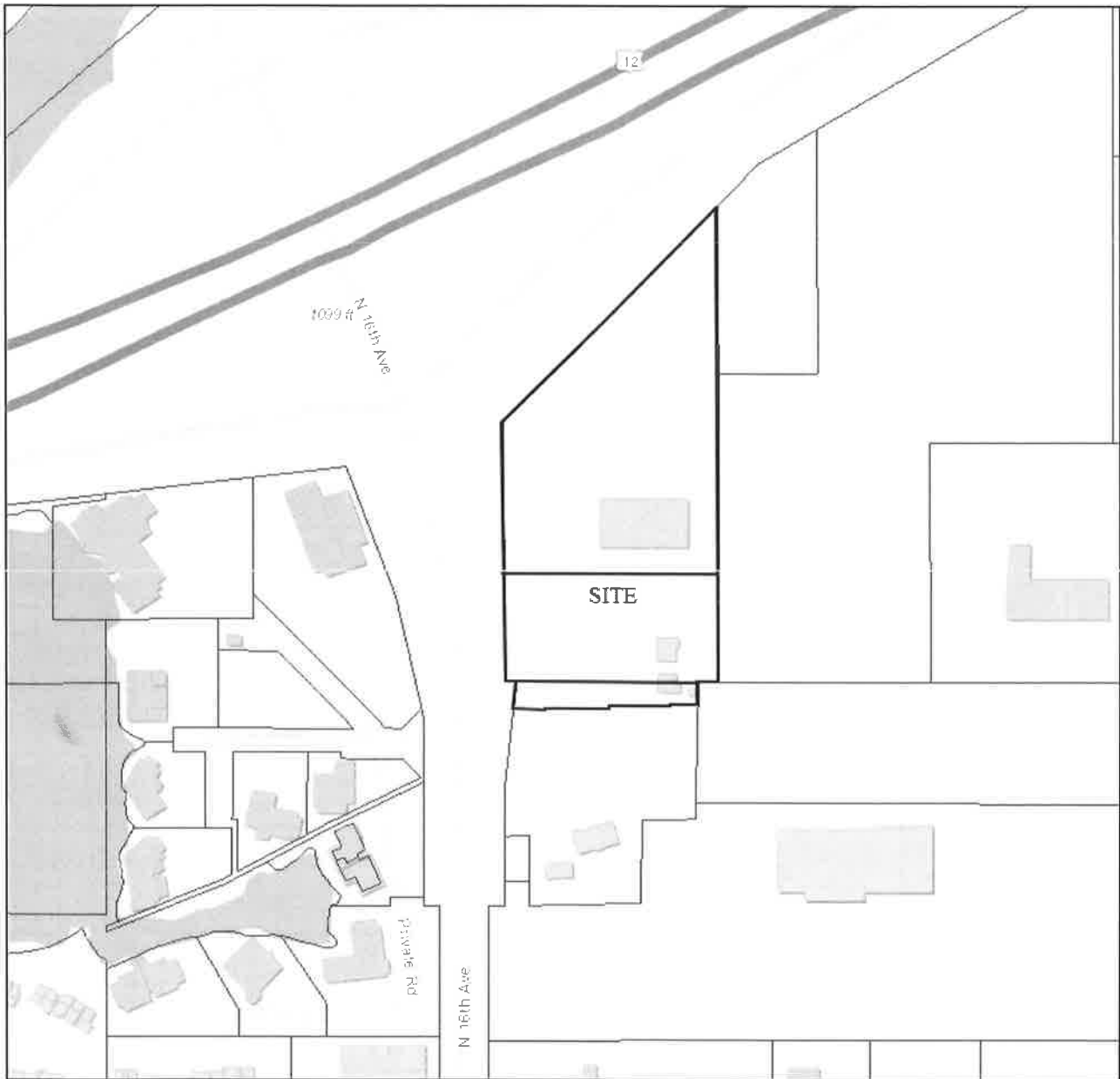
**APPLICANT:** Hordan Planning Services for Yakima Valley Farm Workers Clinic  
**FILE NUMBERS:** CPA#002-18, RZ#003-18, SEPA#005-18  
**LOCATION:** 600 & 611 Wilson Ln, 1410, 1412, 1414 & 1418 S 7<sup>th</sup> St  
**PARCEL NO:** 191330-41425, 191330-41426, 191330-41427, 191330-41428, 191330-41431,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



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



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



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**APPLICANT:** Hordan Planning Services for West Valley Nursing Homes Inc

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

**LOCATION:** Vicinity of S 85<sup>th</sup> Ave & Occidental Rd

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

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





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

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

**LOCATION:** 1317 S 7<sup>th</sup> St

**PARCEL NO:** 191330-14510

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



**APPLICANT:** City of Yakima Wastewater Division

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

**LOCATION:** Vicinity of S 22<sup>nd</sup> St & Hwy 24

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

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



**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

**RE: CPA#007-18 & RZ#008-18**

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**City of Yakima Wastewater Division**

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**Vic. of Hwy 24 & S 22<sup>nd</sup> St**

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I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Yakima Planning Commission's Recommendation to City Council**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and parties of record, and that said notices were mailed by me on the 1<sup>st</sup> day of October, 2018.

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



Lisa Maxey

Planning Specialist

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Parties of Record – City Wastewater – CPA#007-18 RZ#008-18, SEPA#010-18

Lynni Serrata <a href="mailto:mthomes47@gmail.com">mthomes47@gmail.com</a>	Katy Weatherley 1430 Summitview Ave Yakima, WA 98902 <a href="mailto:katyweatherley@gmail.com">katyweatherley@gmail.com</a>	Katy Weatherley 2315 Birchfield Rd Yakima, WA 98901
Lynda Hopkins 2313 Birchfield Rd Yakima, WA 98901 <a href="mailto:Lhopkins21@aol.com">Lhopkins21@aol.com</a>	Yakima Greenway Foundation Attn: Lance Reese, Board President 111 S 18 <sup>th</sup> St Yakima, WA 98901 <a href="mailto:Lance@beardedmonkeyracing.com">Lance@beardedmonkeyracing.com</a>	Yakima Greenway Foundation Attn: Kellie Connaughton, Exec. Director 111 S 18 <sup>th</sup> St Yakima, WA 98901 <a href="mailto:Kellie@yakimagreenway.org">Kellie@yakimagreenway.org</a>
Zach Randolph <a href="mailto:randolph2005@gmail.com">randolph2005@gmail.com</a>	Yakima Area Arboretum <a href="mailto:reljwahl@msn.com">reljwahl@msn.com</a> <a href="mailto:jheri@ahtrees.org">jheri@ahtrees.org</a> <a href="mailto:colleen@ahtrees.org">colleen@ahtrees.org</a>	Phil Hoge 1512 Folsom Ave Yakima, WA 98902 <a href="mailto:philhoge@aol.com">philhoge@aol.com</a>
Andy Ferguson 200 Tieton Heights Rd Tieton, WA 98947 <a href="mailto:aferguson57@gmail.com">aferguson57@gmail.com</a>	Tyler Shepherd 5909 Englewood Ave Yakima, WA 98908	Andrew Bates Sr 2304 E Nob Hill Blvd Yakima, WA 98901
Lance Reese 1802 W Nob Hill Blvd Yakima, WA 98902		

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

Type of Notice: Ntc of YPC Recommendation

File Number: CPA#007-18 / RZ #008-18

Date of Mailing: 10/1/18

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# G-9a

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Monday, October 01, 2018 8:15 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:** Calhoun, Joseph  
**Subject:** Notice of YPC Recommendation to City Council - City Wastewater Division - CPA# 007-18 & RZ#008-18  
**Attachments:** NOTICE OF YPC RECOMMENDATION\_City Wastewater Division - CPA#007-18 & RZ#....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 Joseph Calhoun at (509) 575-6042 or email to: [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov). Thank you!



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



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

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

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

**DATE:** October 1, 2018  
**TO:** Applicant and Parties of Record  
**SUBJECT:** Notice of Yakima Planning Commission's Recommendation to  
The Yakima City Council  
**FILE #(S):** CPA#007-18 & RZ#008-18  
**APPLICANT:** City of Yakima Wastewater Division  
**PROJECT LOCATION:** Vicinity of Highway 24 & S 22<sup>nd</sup> St

On September 26, 2018, the City of Yakima Planning Commission rendered their recommendation on **CPA#007-18 and RZ#008-18**, a proposal to 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 application was reviewed at an open record public hearing held on August 8, 2018, and continued to September 12, 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 Planning Manager Joseph Calhoun at (509) 575-6042 or email to: [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov).

A handwritten signature in black ink, appearing to be "JC" or similar initials, written over a white background.

Joseph Calhoun  
Planning Manager

Date of Mailing: **October 1, 2018**  
Enclosures: Planning Commission's Recommendation

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DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

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

**City of Yakima Planning Commission  
PUBLIC HEARING  
City Hall Council Chambers  
Wednesday September 12, 2018  
3:00 p.m. – 5:00 p.m.**

**YPC Members:**

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

**Council Liaison: Jason White**

**City Planning Staff:**

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

**AGENDA**

**I. Call to Order**

**II. Roll Call**

**III. Staff Announcements**

**IV. Audience Participation**

**V. Approval of Meeting Minutes of August 22, 2018**

**VI. Public Hearing – 2018 Text Amendments**

Applicant: City of Yakima Planning Division  
File Numbers: TXT#002-18 & SEPA#020-18  
Site Address: N/A  
Request: Amendments to the City of Yakima's Municipal Code Titles 1, 15, and 16 concerning the sign code, Rezone criteria, Accessory Dwelling Unit standards, the Modification Chapter, adding a definition & land use for Taxicab Home Occupation, modifying the district intent statement and permitted uses in the Regional Development (RD) zoning district, and consolidation of Appeals from YMC Ch. 1.43 and YMC § 15.16 into YMC Ch. 16.08.

**(Additional Information posted online at: [www.yakimawa.gov/services/planning](http://www.yakimawa.gov/services/planning) under Quick Links)**

**VII. Continued Public Hearing – City of Yakima Wastewater Division**

Applicant: City of Yakima Wastewater Division  
File Numbers: CPA#007-18, RZ#008-18 & SEPA#010-18  
Site Address: Vicinity of Highway 24 & S 22<sup>nd</sup> St  
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.

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

**IX. Other Business**

**X. Adjourn**

**Next Meeting: September 26, 2018**



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



HEARING DATE: Wednesday September 12, 2018

**PUBLIC HEARINGS:**

**A. CITY PLANNING - 2018 TEXT AMENDMENTS (TXT#002-18 & SEPA#020-18)**

**B. CONTINUED HEARING - CITY WASTEWATER DIVISION (CPA#007-18, RZ#008-18 & SEPA#010-18)**  
*Vicinity of Highway 24 & S 22<sup>nd</sup> St*

Mark X on item of interest			NAME	ADDRESS	ZIP CODE	E-MAIL ADDRESS
A	B	Other (Please specify)				
			Lynda Hopkins			
			Jon Briggs			
			Lisa Souelle			
			Kellie Connaughton			Kellie@yakimajournal.org
			Lance Reese			lance@beardedmonkeyracing.com
			LISA (CLYDICE) DYER			ldyer73@gmail.com
			Stewart Simmons			
			Katy Weatherley			
			Bryan & Judi Starffer			
			Garry Smith			
			Jim Johnson			

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**PUBLIC HEARINGS:**

**A. CITY PLANNING - 2018 TEXT AMENDMENTS (TXT#002-18 & SEPA#020-18)**

**B. CONTINUED HEARING - CITY WASTEWATER DIVISION (CPA#007-18, RZ#008-18 & SEPA#010-18)**  
*Vicinity of Highway 24 & S 22<sup>nd</sup> St*

Mark X on item of interest			NAME	ADDRESS	ZIP CODE	E-MAIL ADDRESS
A	B	Other (Please specify)				
			Andrew Bates Sr.			
			Leslie Wahl	2403 W Yakima Ave	98902	
			<del>Tyler Ferguson</del>	<del>5909 Elmwood</del>	08	
	X		Phil Hoge	1512 Folsom Ave. <del>98</del>	98902	philhoge@aol.com
	X		Andy Ferguson	200 Trefm Hgts Rd, Tieton	98747	aferguson57@gmail.com

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DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

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

**City of Yakima Planning Commission**  
**PUBLIC HEARING**  
**City Hall Council Chambers**  
**Wednesday August 8, 2018**  
**3:00 p.m. - 5:00 p.m.**

**YPC Members:**

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

**Council Liaison: Jason White**

**City Planning Staff:**

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

**AGENDA**

- I. Call to Order**
- II. Roll Call**
- III. Staff Announcements**
- IV. Audience Participation**
- V. Approval of Meeting Minutes of July 25, 2018**
- VI. Public Hearings: 2018 Comprehensive Plan Map Amendments (Part 1 of 2)**
  - A. COASTAL FARM REAL ESTATE INC (CPA#001-18, RZ#002-18, SEPA#004-18)**  
802 E Russell Ln; 13 & 15 E Washington Ave
  - B. YAKIMA VALLEY FARM WORKERS CLINIC (CPA#002-18, RZ#003-18, SEPA#005-18)**  
600 & 611 Wilson Ln; 1410, 1412, 1414 & 1418 S 7<sup>th</sup> St
  - C. CITY OF YAKIMA WASTEWATER DIVISION (CPA#007-18, RZ#008-18, SEPA#010-18)**  
Vicinity of Highway 24 & S 22<sup>nd</sup> St
- VII. Discussion: Hotel/Motel & Extended Stay Hotel/Motel Uses & Definitions**
- VIII. Other Business**
- IX. Adjourn**

**Next Meeting: August 22, 2018**

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

City Hall Council Chambers  
SIGN-IN SHEET



HEARING DATE: Wednesday August 8, 2018

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**PUBLIC HEARINGS:**

- A. COASTAL FARM REAL ESTATE (CPA#001-18, RZ#002-18)  
802 E Russell Ln; 13 & 15 E Washington Ave
- B. YAKIMA VALLEY FARM WORKERS CLINIC (CPA#002-18, RZ#003-18)  
600 & 611 Wilson Ln; 1410, 1412, 1414 & 1418 S 7th St
- C. CITY OF YAKIMA WASTEWATER DIVISION (CPA#007-18, RZ#008-18)  
Vicinity of Highway 24 & S 22nd St

Mark X on item of interest		NAME	ADDRESS	ZIP CODE	E-MAIL ADDRESS
A	B C Other (Please specify)				
	✓	Lynke Hopkins	2313 Birchfield	98901	Lhopkins21@Aol.com
	✓	Katrina Wheeler	2305 Birchfield	98901	kate.wheeler@yegeneral.
	✓	Tom Duran			tduran@planning.yakima.gov
	X	Bria Johnson	410 N 2nd St	98901	
		Joan Duvall			cdby

**YPC Staff Report & Packet Distribution List  
City of Yakima Wastewater Division  
CPA#007-18, RZ#008-18 & SEPA#010-18**

**YPC PACKET:**

Patricia Byers  
[Patbyers907@msn.com](mailto:Patbyers907@msn.com)

Al Rose  
[Silvrfx40@bmi.net](mailto:Silvrfx40@bmi.net)  
[aar7040@gmail.com](mailto:aar7040@gmail.com)

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

Rob McCormick  
[rob@mccormickaircenter.com](mailto:rob@mccormickaircenter.com)

Jake Liddicoat  
[jake@3dyakima.com](mailto:jake@3dyakima.com)

Leanne Hughes-Mickel  
[leanne.mickel@me.com](mailto:leanne.mickel@me.com)

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

Date Distributed: 8/3/18

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**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

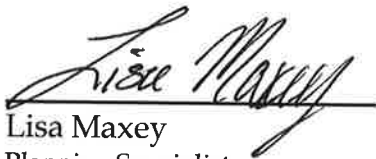
**RE: CPA#007-18, RZ#008-18, & SEPA#010-18**

**City of Yakima - Wastewater Division**

**Vic. of Highway 24 & S 22<sup>nd</sup> 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 5<sup>th</sup> day of July, 2018.

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



Lisa Maxey  
Planning Specialist

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19132941401 AMERCO REAL ESTATE COMPANY 2727 N CENTRAL AVE PHOENIX, AZ 85004	19133323001 CITY OF YAKIMA 129 N 2ND ST YAKIMA, WA 98901	19132832002 PUBLIC SERVICES-FLOOD CONTROL 128 N 2ND ST 4TH FL YAKIMA, WA 98901
19132832002 PUBLIC SERVICES-FLOOD CONTROL 128 N 2ND ST 4TH FL YAKIMA, WA 98901	19132831012 UNITED STATES DEPARTMENT OF INTERIOR 1917 MARSH RD YAKIMA, WA 98901	19132832005 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901
19132911005 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901	19132941400 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901	19132941404 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901
19132941406 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901	19132941410 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901	19132944003 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901
19132944003 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901	19133323002 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901	19132833001 YAKIMA COUNTY FLOOD CONTROL ZONE DIST 128 N 2ND ST YAKIMA, WA 98901
19133322001 YAKIMA COUNTY FLOOD CONTROL ZONE DIST 128 N 2ND ST YAKIMA, WA 98901	19132914410 YAKIMA HUMANE SOCIETY 2405 W BIRCHFIELD RD YAKIMA, WA 98909	19132823006 SAM L. ROSE 5306 AHTANUM RD YAKIMA, WA 98903
19132832001 SAM L. ROSE 5306 AHTANUM RD YAKIMA, WA 98903	19 Total Parcels - City of Yakima Wastewater Division - CPA#007-18, RZ#008-18 & SEPA#010-18	
	Ntc of Public Hearing & DNS CPA #007-18, RZ #008, SEPA #010 Sent 7/5/18	

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

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Yakima Regional Clean Air Agency  
Hasan Tahat, Engineering & Planning Supervisor  
329 North 1st Street  
Yakima, WA 98901  
[hasan@yrcaa.org](mailto:hasan@yrcaa.org)

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

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

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

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

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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#007-18, RZ#008-18, SEPA#010-18

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

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Parties of Record – City Wastewater – CPA#007-18 RZ#008-18, SEPA#010-18

Department of Commerce <a href="mailto:reviewteam@commerce.wa.gov">reviewteam@commerce.wa.gov</a>	Lynni Serrata <a href="mailto:mthomes47@gmail.com">mthomes47@gmail.com</a>	
--	---	--

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

Type of Notice: Ntc of Public Hearing & DWS

File Number: CPA#007-18, RZ#008, SEPA#010-18

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 Sanchey; Yakama-Klickitat Fisheries - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Terry Keenhan; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - John A. Baule; Yakima Waste Systems - Keith Kovalenko; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); Jacob Liddicoat; Leanne Hughes-Mickel; Patricia Byers; Philip Ostriem; Rob McCormick; White, Jason; William Cook (cook.w@charter.net); Associated Press; Bastinelli, Mike; Brown, Michael; Davido, Sean; El Mundo; El Sol de Yakima; Fannin, John; Hispanic Chamber of Commerce; KAPP TV News; KBBO-KRSE Radio - manager; KCJT TV News; KDNA Noticias; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KUNW-TV Univision; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; RCDR - Maria DJ Rodriguez; Reed C. Pell; Tu Decides; Tu Decides - Albert Torres; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima School District - Jack Irion; Yakima Valley Business Times; Yakima Valley Business Times - George Finch; Beehler, Randy

**Cc:** Calhoun, Joseph  
**Subject:** Notice of YPC Public Hearing & DNS - City Wastewater Division - CPA#007-18, RZ# 008-18 & SEPA#010-18  
**Attachments:** NOTICE OF PUBLIC HEARING & DNS - City Wastewater Division - CPA#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 Joseph Calhoun at (509) 575-6042 or email to: [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov). Thank you!

**Lisa Maxey**

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

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

Planning Division: (509) 575-6183

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



# YAKIMA HERALD REPUBLIC

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## -Ad Proof-

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

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

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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 191328-32005; **Project:**  
Change the Future Land Use map designation for three par-  
cels from Low-density Residential to Commercial Mixed-Use  
and rezone three parcels from Suburban Residential (SR) to  
General Commercial (GC) to enable a future proposal for a  
low-barrier homeless shelter use.

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

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

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

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

(824294) July 5, 2018

Courtesy of Yakima Herald-Republic

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

**Date: July 5, 2018**

**File Numbers:** CPA #001-18, RZ#002-18, SEPA#004-18;  
**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](mailto: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, 2<sup>nd</sup> Floor, Yakima, WA 98901

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

**CITY OF YAKIMA  
NOTICE OF PUBLIC HEARING**

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

**File Numbers:** CPA#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 22<sup>nd</sup> St.  
**Parcel Numbers:** 191329-41400, 41404, and 191328-32005

**PROJECT DESCRIPTION**

The City of Yakima Department of Community Development has received applications from the City of Yakima Wastewater Division for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of a portion of the subject property. The owner is requesting to change the Future Land Use Map designation from Low-Density Residential to Commercial Mixed Use and to concurrently rezone from Suburban Residential (SR) to General Commercial (GC) to enable a future proposal for a low-barrier homeless shelter use.

**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 8, 2018**, beginning at **3:00 p.m.**, in the Council Chambers, City Hall, 129 North 2<sup>nd</sup> Street, Yakima, Washington. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 North 2<sup>nd</sup> Street, Yakima, WA 98901. **A separate notice will be provided for the public hearing before the Yakima City Council.**

If you have any questions on this proposal please call Joseph Calhoun, Planning Manager at (509) 575-6042 or email at: joseph.calhoun@yakimawa.gov.

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DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

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

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

**PROPOSAL:** The City of Yakima Department of Community Development has received applications from the City of Yakima Wastewater Division for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of a portion of the subject property. The owner is requesting to change the Future Land Use Map designation from Low-Density Residential to Commercial Mixed Use and to concurrently rezone from Suburban Residential (SR) to General Commercial (GC) to enable a future proposal for a low-barrier homeless shelter use.

**PROPONENT:** City of Yakima Wastewater  
**LOCATION:** Vicinity of Highway 24 and S 22<sup>nd</sup> St.  
**PARCEL NUMBERS:** 191329-41400, 41404, and 191328-32005  
**LEAD AGENCY:** City of Yakima  
**FILE NUMBERS:** CPA #007-18, RZ#008-18, SEPA#010-18

**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:** Joseph Calhoun, Planning Manager. Call (509) 575-6042 for more information.

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

SIGNATURE:  DATE: July 5, 2018

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

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

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

You should be prepared to make specific factual objections.

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

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**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#007-18, RZ#008-18 & SEPA#010-18

City of Yakima - Wastewater Division

Vic. Hwy 24 & S 22<sup>nd</sup> 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 8<sup>th</sup> day of June, 2018.

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



Lisa Maxey

Planning Specialist

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19132832002 PUBLIC SERVICES-FLOOD CONTROL 128 N 2ND ST 4TH FL YAKIMA, WA 98901	19132831012 UNITED STATES DEPARTMENT OF INTERIOR 1917 MARSH RD YAKIMA, WA 98901	19132832005 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901
19132911005 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901	19132941400 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901	19132941404 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901
19132941406 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901	19132941410 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901	19132944003 YAKIMA CITY 129 N 2ND ST YAKIMA, WA 98901
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19133322001 YAKIMA COUNTY FLOOD CONTROL ZONE DIST 128 N 2ND ST YAKIMA, WA 98901	19132914410 YAKIMA HUMANE SOCIETY 2405 W BIRCHFIELD RD YAKIMA, WA 98909	19132823006 SAM L. ROSE 5306 AHTANUM RD YAKIMA, WA 98903
19132832001 SAM L. ROSE 5306 AHTANUM RD YAKIMA, WA 98903	19 Total Parcels - City of Yakima Wastewater Division - CPA#007-18, RZ#008-18 & SEPA#010-18	
	Ntc of App & SEPA CPA #007-18, RZ #008-18, SEPA #010-18 sent 6/8/18	

<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 <a href="mailto:bethb@ahtanum.net">bethb@ahtanum.net</a></p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 <a href="mailto:chamber@yakima.org">chamber@yakima.org</a></p>	<p>Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 <a href="mailto:krnclain@agr.wa.gov">krnclain@agr.wa.gov</a></p>
<p>Dept of Archaeology &amp; Historic Preservation Greg Griffith or Gretchen Kaehler, Deputy State Historic Preservation Officer P.O. Box 48343 Olympia, WA 98504-8343 <a href="mailto:Sepa@dahp.wa.gov">Sepa@dahp.wa.gov</a></p>	<p>Department of Commerce Growth Management Services P.O. Box 42525 Olympia, WA 98504-2525 <a href="mailto:reviewteam@commerce.wa.gov">reviewteam@commerce.wa.gov</a></p>	<p>Department of Ecology Annie Szvetez, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 <a href="mailto:separegister@ecy.wa.gov">separegister@ecy.wa.gov</a> <a href="mailto:sepaunit@ecy.wa.gov">sepaunit@ecy.wa.gov</a> <a href="mailto:lori.white@ecy.wa.gov">lori.white@ecy.wa.gov</a></p>
<p>Department of Ecology Gwen Clear, Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 <a href="mailto:crosepacoordinator@ecy.wa.gov">crosepacoordinator@ecy.wa.gov</a></p>	<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 <a href="mailto:Eric.Bartrand@dfw.wa.gov">Eric.Bartrand@dfw.wa.gov</a> <a href="mailto:Scott.Downes@dfw.wa.gov">Scott.Downes@dfw.wa.gov</a></p>	<p>Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 <a href="mailto:SEPAdesk@dfw.wa.gov">SEPAdesk@dfw.wa.gov</a></p>
<p>Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 <a href="mailto:Kelly.cooper@doh.wa.gov">Kelly.cooper@doh.wa.gov</a></p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 <a href="mailto:sepacenter@dnr.wa.gov">sepacenter@dnr.wa.gov</a></p>	<p>Department of Social &amp; Health Services Terri Sinclair-Olson Operations Support and Services Division P.O. Box 45848 Olympia, WA 98504 <a href="mailto:Terri.Sinclair-Olson@dshs.wa.gov">Terri.Sinclair-Olson@dshs.wa.gov</a></p>
<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 <a href="mailto:sposner@utc.wa.gov">sposner@utc.wa.gov</a></p>	<p>Engineering Division Bob Degrosellier and Brett Sheffield, City Engineer 129 N 2nd Street Yakima, WA 98901 <a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a></p>	<p>Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 <a href="mailto:bob@nobhillwater.org">bob@nobhillwater.org</a></p>
<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 <a href="mailto:Martym2@orfh.org">Martym2@orfh.org</a></p>	<p>Parks &amp; Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 <a href="mailto:Jessica.logan@parks.wa.gov">Jessica.logan@parks.wa.gov</a></p>	<p>US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 <a href="mailto:david.j.moore@usace.army.mil">david.j.moore@usace.army.mil</a></p>
<p>Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 <a href="mailto:marc.cawley@yakimawa.gov">marc.cawley@yakimawa.gov</a> <a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a></p>	<p>West Valley School District Angela Watts, Asst. Supt. Of Business &amp; Operations 8902 Zier Road Yakima, WA 98908-9299 <a href="mailto:wattsa@wvsd208.org">wattsa@wvsd208.org</a></p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 <a href="mailto:gonsetp@wsdot.gov">gonsetp@wsdot.gov</a></p>
<p>WSDOT South Central Regional Planning Office <a href="mailto:SCplanning@wsdot.wa.gov">SCplanning@wsdot.wa.gov</a></p>	<p>WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 <a href="mailto:WrightP@wsdot.wa.gov">WrightP@wsdot.wa.gov</a></p>	<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 <a href="mailto:Rocco.clark@bia.gov">Rocco.clark@bia.gov</a></p>
<p>Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 <a href="mailto:esanchez@yakama.com">esanchez@yakama.com</a></p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 <a href="mailto:jmarvin@yakama.com">jmarvin@yakama.com</a></p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 <a href="mailto:robert.peterson@yakimawa.gov">robert.peterson@yakimawa.gov</a></p>
<p>Yakima County Commissioners <a href="mailto:Commissioners.web@co.yakima.wa.us">Commissioners.web@co.yakima.wa.us</a></p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 <a href="mailto:yhd@co.yakima.wa.us">yhd@co.yakima.wa.us</a> <a href="mailto:ryan.ibach@co.yakima.wa.us">ryan.ibach@co.yakima.wa.us</a></p>	<p>Yakima County Public Services Lynn Deitrick, Planning Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Lynn.Deitrick@co.yakima.wa.us">Lynn.Deitrick@co.yakima.wa.us</a></p>
<p>Yakima County Public Services Vern Redifer, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 <a href="mailto:Vern.redifer@co.yakima.wa.us">Vern.redifer@co.yakima.wa.us</a></p>	<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 <a href="mailto:kellie@yakimagreenway.org">kellie@yakimagreenway.org</a></p>	<p>Yakima Regional Clean Air Agency Hasan Tahat, Engineering &amp; Planning Supervisor 329 North 1st Street Yakima, WA 98901 <a href="mailto:hasan@yrcaa.org">hasan@yrcaa.org</a></p>

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

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

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

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

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

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

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

**File Number:** CPA #007-18, RZ #008-18, SEPA #000-18

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

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Lynni Serrata <a href="mailto:mthomes47@gmail.com">mthomes47@gmail.com</a>		
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<b>In-House Distribution E-mail List</b>		
<b>Name</b>	<b>Division</b>	<b>E-mail Address</b>
Carolyn Belles	Code Administration	<a href="mailto:Carolyn.Belles@yakimawa.gov">Carolyn.Belles@yakimawa.gov</a>
Glenn Denman	Code Administration	<a href="mailto:Glenn.Denman@yakimawa.gov">Glenn.Denman@yakimawa.gov</a>
Joe Caruso	Code Administration	<a href="mailto:Joe.Caruso@yakimawa.gov">Joe.Caruso@yakimawa.gov</a>
Suzanne DeBusschere	Code Administration	<a href="mailto:Suzanne.DeBusschere@yakimawa.gov">Suzanne.DeBusschere@yakimawa.gov</a>
Vick DeOchoa	Code Administration	<a href="mailto:Vick.DeOchoa@yakimawa.gov">Vick.DeOchoa@yakimawa.gov</a>
Joan Davenport	Community Development	<a href="mailto:Joan.Davenport@yakimawa.gov">Joan.Davenport@yakimawa.gov</a>
Dan Riddle	Engineering	<a href="mailto:Dan.Riddle@yakimawa.gov">Dan.Riddle@yakimawa.gov</a>
Mike Shane	Engineering	<a href="mailto:Mike.Shane@yakimawa.gov">Mike.Shane@yakimawa.gov</a>
Pat Reid	Fire Dept	<a href="mailto:Pat.Reid@yakimawa.gov">Pat.Reid@yakimawa.gov</a>
Jeff Cutter	Legal Dept	<a href="mailto:Jeff.Cutter@yakimawa.gov">Jeff.Cutter@yakimawa.gov</a>
Sara Watkins	Legal Dept	<a href="mailto:Sara.Watkins@yakimawa.gov">Sara.Watkins@yakimawa.gov</a>
Archie Matthews	ONDS	<a href="mailto:Archie.Matthews@yakimawa.gov">Archie.Matthews@yakimawa.gov</a>
Joseph Calhoun	Planning Division	<a href="mailto:Joseph.Calhoun@yakimawa.gov">Joseph.Calhoun@yakimawa.gov</a>
Chief Rizzi	Police Department	<a href="mailto:Dominic.Rizzi@yakimawa.gov">Dominic.Rizzi@yakimawa.gov</a>
Scott Schafer	Public Works Dept	<a href="mailto:Scott.Schafer@yakimawa.gov">Scott.Schafer@yakimawa.gov</a>
Loretta Zammarchi	Refuse Division	<a href="mailto:Loretta.Zammarchi@yakimawa.gov">Loretta.Zammarchi@yakimawa.gov</a>
Randy Layman	Refuse Division	<a href="mailto:Randy.Layman@yakimawa.gov">Randy.Layman@yakimawa.gov</a>
Naeem Kara	Transit Division	<a href="mailto:Naeem.Kara@yakimawa.gov">Naeem.Kara@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.Dean@yakimawa.gov">James.Dean@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:Dana.Kallevig@yakimawa.gov">Dana.Kallevig@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:Randy.Meloy@yakimawa.gov">Randy.Meloy@yakimawa.gov</a>
<b>For the Record/File</b>		Revised 04/2018

Type of Notice: Ntc of Application & SEPA

File Number: CPA #007-18, RZ#008-18, SEPA#010-18

Date of Mailing: 6/8/18



## Maxey, Lisa

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**From:** Maxey, Lisa  
**Sent:** Friday, June 08, 2018 11:58 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:** Calhoun, Joseph  
**Subject:** Notice of Application & SEPA - City Wastewater Division - CPA#007-18, RZ#008-18 & SEPA#010-18  
**Attachments:** NOTICE OF APPLICATION & SEPA\_City Wastewater - 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 Joseph Calhoun at (509) 575-6042 or email to: [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov). Thank you!

### Lisa Maxey

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

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

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





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

**PUBLIC NOTICE OF  
 LAND USE REVIEW**

Date of Notice of Application - 06/08/2018

**CPA#007-18**

Project Name: CITY OF YAKIMA - WASTEWATER DIVISION  
 Location: HWY 24 & S 22ND ST

Proposal: 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.

A land use application has been submitted near your property. This is your notice of that application. To view information online go to: [www.yakimawa.gov/public-notice](http://www.yakimawa.gov/public-notice) and select CPA#007-18 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: Joseph Calhoun, Planning Manager (509) 575-6042 - [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov). Decisions and future notices will be sent to anyone who submits comments on this application or requests additional notice. Comments may be submitted in writing to the address above or by email to: [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov) - please include the file number in the email subject line. **Written or emailed comments must be received by 5:00 p.m. on 06/28/2018**

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

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

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

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# G-4a



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

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

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

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

**NOTICE OF APPLICATION**

**File Numbers:** CPA#007-18, RZ#008-18, SEPA#010-18  
**Project Applicant:** City of Yakima Wastewater  
**Project Location:** Vicinity of Highway 24 and S 22<sup>nd</sup> St.  
**Parcel Number(s):** 191329-41400, 41404, and 191328-32005

**PROJECT DESCRIPTION**

The City of Yakima Department of Community Development has received applications from the City of Yakima Wastewater Division for a Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review of a portion of the subject property. The owner is requesting to change the Future Land Use Map designation from Low-Density Residential to Commercial Mixed Use and to concurrently rezone from Suburban Residential (SR) to General Commercial (GC) to enable a future proposal for a low-barrier homeless shelter use.

**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 known

**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:

City of Yakima Wastewater – CPA#007-18, RZ#008-18, SEPA#010-18

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

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

If you have any questions on this proposal please call Joseph Calhoun, Planning Manager at (509) 575-6042 or email at: [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov)

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

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# G-4





CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE

File Number: CPA# 007-18, RZ# 008-18, SEPA# 010-18
Applicant/Project Name: COY Wastewater
Site Address: Vicinity of Hwy 24 + S 22nd St
Date of Posting:

Location of Installation (Check One):

[X] 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.

The alternative location is:
RECEIVED JUN 01 2018 CITY OF YAKIMA PLANNING DIV.

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.

Michael Price
Applicant's Signature

6/1/2018
Date

Michael Price
Applicant's Name (Please Print)

509-249-6815
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.



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

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

### GENERAL INFORMATION

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

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

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

### SIGNAGE INSTALLATION

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

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



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Planning Division

Joan Davenport, AICP, Director  
129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

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

May 29, 2018

**FILE NUMBER:** CPA#007-18, RZ#008-18, SEPA#010-18  
**APPLICANT:** City of Yakima Wastewater  
**APPLICANT ADDRESS:** 2220 E Viola Ave, Yakima WA 98901  
**PROJECT LOCATION:** Vicinity of Highway 24 and S 22<sup>nd</sup> Ave. S +.  
**TAX PARCEL NO:** 191329-41400, 41404, and 191328-32005  
**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) 575-6042.

Sincerely,

Joseph Calhoun  
Planning Manager

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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  
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(793336) February 9, 2018

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**SIMON.ePROOF.ROP.BW  
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**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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07.793340.11

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# G-1



September 12, 2018

City of Yakima Planning Commission

129 North 2<sup>nd</sup> Street

Yakima, WA 98901

Attention: Joan Davenport, Community Development Director

Subject: City of Yakima Wastewater Division – Homeless Shelter

RZ#008-18,SEPA 010-18, CPA#007-18

The Board of Directors of the Yakima Area Arboretum non-profit organization has reviewed the proposed rezone of the property located at S. 22<sup>nd</sup> St and SR 24 to a General Commercial District. We have been told the purpose of the rezone is the eventual establishment of a permanent homeless encampment/facility. In line with our mission, at this time we are opposing the rezone to commercial use because we believe the location should remain as open/green space along the Yakima River corridor.

As a property of the City of Yakima, the Yakima Area Arboretum (YAA) consists of 46 acres, 32 of which are developed with collections of trees, shrubs, botanical gardens and 14 acres of natural riparian woodland and historical floodplain of the Yakima River. The YAA, long recognized as a regional asset, is adjacent to and crosses the Yakima River Regional Greenway corridor to the river shoreline.

As a bit of background, the YAA was developed 51 years ago and has been continuously managed by the non-profit YAA organization. In its management agreement with the City of Yakima, the YAA is responsible for all costs associated with the maintenance and care of the trees, gardens and buildings with the exception of assistance from the City of Yakima mowing the grass. The organization receives no additional public funding.

The YAA seeks to meet the standards for park operations as outlined in the Yakima Parks and Recreation Division 2017-2020 Comprehensive Plan as follows:

***“PARK OPERATIONS***

***3.0.0 Goal: Maintain existing parks and recreation facilities at a level that meets the public’s desire for safe, clean, and enjoyable parks.”***

Since we are primarily privately supported, our ability to care of this wonderful community asset is dependent on our business plan which includes renting the Jewett Center facility and the grounds for a variety of functions including weddings, family celebrations, memorial services, business meetings, public events, and educational classes. Our unique Nature Day Camp attracts 200+ children every summer to explore and learn about the wonders of nature. Additionally, we have an active program

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planting memorial trees and plants and installing benches for families to remember their loved ones. As responsible stewards of memorials, we strive to maintain a high degree of care.

In line with the P&R Comprehensive Plan 2017-2022, the YAA is now in the process of preparing a new Master Plan that will seek to meet the needs of our ever growing, diverse community.

**"PARK OPERATIONS**

*3.0.2 Goal: Establish and implement a long-range plan for the development of parks, open space, green belts and pathways within the City of Yakima and the greater urban growth area."*

We now must take into consideration the potential impact of additional commercial development/permanent homeless encampment into our plans.

As a public facility, the YAA has always been accessible to the general public and we welcome all visitors to enjoy the grounds and facilities within a framework of a few simple rules for its use.

Over time our encounters with the homeless population have been managed by direct interactions with our staff and caretaker. Since the establishment of Camp Hope in 2017, we have experienced an increase in negative interactions that include use of our restrooms for bathing, daytime sheltering in the buildings from the heat and smoke, use of our electrical outlets, intrusions into private events, increased drug use and public urination. We also have safety concerns for our staff, rental customers, Nature Day Camp campers and general visitors.

We have been in contact with Transform Yakima Together (TYT), the current concessionaire, to voice our concerns and we understand their intent to be good neighbors. We hope to continue our dialogue with TYT but also recognize that TYT may not always be the concessionaire.

In conclusion, we believe the rezone of the property to a General Commercial District would substantially impair the ability of the YAA to generate the financial resources necessary to maintain the grounds and buildings to the desired level. Our goal is to maintain the YAA as a dynamic green space, a unique outdoor experience, and a hub for environmental education in an atmosphere of beauty, tranquility and relaxation that is welcoming to all.

Thank you for the opportunity to comment on this proposal. If you have any questions, you may contact our Co-Executive Director, Jheri Ketcham of the Yakima Area Arboretum at (509) 248-7337.

Sincerely,

Leslie J. Wahl

President, Yakima Area Arboretum Board of Directors

***Yakima Area Arboretum Mission Statement***

*To inspire people of all ages to discover and connect with nature through a diverse collection of trees and shrubs hardy to the Inland Northwest.*

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## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Tuesday, September 11, 2018 8:02 AM  
**To:** Al Rose; Alfred A. Rose (silvrfx40@bmi.net); Calhoun, Joseph; Ibarra, Rosalinda; Jacob Liddicoat; Leanne Hughes-Mickel; Patricia Byers; Philip Ostriem; Rob McCormick; Watkins, Sara; White, Jason; William Cook (cook.w@charter.net)  
**Subject:** FW: Zoning change for homeless shelter at Nob Hill/Hyw 24

Please see another comment below regarding CPA#007-18 - City Wastewater Division... I'll print and distribute copies at the meeting tomorrow.

Lisa Maxey  
Planning Specialist | City of Yakima Planning Division  
(509) 576-6669 ~ Lisa.Maxey@yakimawa.gov

-----Original Message-----

**From:** Calhoun, Joseph  
**Sent:** Tuesday, September 11, 2018 7:46 AM  
**To:** Maxey, Lisa <Lisa.Maxey@YAKIMAWA.GOV>  
**Subject:** FW: Zoning change for homeless shelter at Nob Hill/Hyw 24

Joseph Calhoun

-----Original Message-----

**From:** Zach Randolph [mailto:randolph2005@gmail.com]  
**Sent:** Saturday, September 08, 2018 11:35 AM  
**To:** Calhoun, Joseph <Joseph.Calhoun@YAKIMAWA.GOV>  
**Subject:** Zoning change for homeless shelter at Nob Hill/Hyw 24

Hello,

My name is Zach Randolph and I live on Mieras Rd. between Birchfield and Ekelman.

I am writing to express my disagreement with allowing another permanent homeless shelter to be built at the entrance to our community.

There are plenty of other places that are already established to help the homeless and they are all adding more beds.

From my perspective, it seems that a big part of the homeless choose not to use these facilities anyways because they do not care to follow the rules put in place by these facilities. It is NOT our responsibility as a community to pay for and build additional structures and services for people who will not help themselves by abiding by the requirements and rules of other places that have space for them already.

Please do not allow the rezoning of this property and DO NOT allow the city to use more of my tax money to build another homeless shelter in this area.

Thank you for your time.

Zach Randolph

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Friday, September 07, 2018 11:00 AM  
**To:** Al Rose; Alfred A. Rose (silvrfx40@bmi.net); Calhoun, Joseph; Ibarra, Rosalinda; Jacob Liddicoat; Leanne Hughes-Mickel; Patricia Byers; Philip Ostriem; Rob McCormick; Watkins, Sara; White, Jason; William Cook (cook.w@charter.net)  
**Subject:** FW: Nob Hill/22nd Street

Please see below a public comment received regarding CPA#007-18 – City Wastewater Division. I will distribute printed copies of the email to you at the meeting on 9/12.

### Lisa Maxey

Planning Specialist | City of Yakima Planning Division  
(509) 576-6669 ~ [Lisa.Maxey@yakimawa.gov](mailto:Lisa.Maxey@yakimawa.gov)

**From:** Calhoun, Joseph  
**Sent:** Friday, September 07, 2018 10:45 AM  
**To:** Katy Weatherley <[katyweatherley@gmail.com](mailto:katyweatherley@gmail.com)>  
**Cc:** Maxey, Lisa <[Lisa.Maxey@YAKIMAWA.GOV](mailto:Lisa.Maxey@YAKIMAWA.GOV)>  
**Subject:** RE: Nob Hill/22nd Street

Thank you, Katy.

Your email will be delivered to the Planning Commission.

**Joseph Calhoun**  
Planning Manager

City of Yakima  
509-575-6042  
[joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov)



**From:** Katy Weatherley [<mailto:katyweatherley@gmail.com>]  
**Sent:** Friday, September 07, 2018 10:39 AM  
**To:** Calhoun, Joseph <[Joseph.Calhoun@YAKIMAWA.GOV](mailto:Joseph.Calhoun@YAKIMAWA.GOV)>  
**Subject:** Nob Hill/22nd Street

Yakima Planning Commission:

I believe I will be unable to make the September 12<sup>th</sup> meeting which has on the agenda the proposed change of 22<sup>nd</sup> Street for a low barrier homeless shelter. So, I would like to give you some of my thoughts regarding this proposed change.



The first and most important is that I don't disagree that a long term plan is needed to help the homeless. But this isn't a Yakima or a Yakima County thing, this is a national issue. To fix this on a local level really only brings more and more homeless to our area which is evident when you talk to many of these out of town homeless people. I spoke to one lady on the Greenway last week. She told me she was here not because of family or job possibility but because it is easy to be homeless in Yakima. They come to Yakima because we cater to the homeless population. That isn't something we should be known for. Charitable yes, able to get our own people into affordable housing, yes but for people to come to Yakima simply because we cater to them being homeless, no.

The next thing is that the more I thought about Mrs. Byers standing up and stating that she doesn't have an interest or that her interest was not conflicted due to her affiliation with Transform Yakima Together; the more that I think about that, the more I believe Mrs. Byers has no business being part of the vote for this issue. This all comes back to Transform Yakima Together as the more than likely recipient of the land in question to build a low barrier homeless shelter. Although the Yakima Valley Conference of Governments says no one organization is picked to be the recipient of the land, TYT and Camp Hope are the organizations mentioned numerous times. Mrs. Byers should absolutely not be part of this vote.

Mrs. Byers over and over said there was no project. Repeatedly. Why are we wasting our time on a planning change with nothing behind it? Why did all the last planning meeting informational paperwork state "low barrier homeless shelter"? It's because there is a plan. There is something in the works. In fact, The Yakima Valley Conference of Governments thanks the City of Yakima for re-zoning the land at 22<sup>nd</sup> for a homeless shelter in their meeting minutes from May 21<sup>st</sup>, 2018. Link here - <https://www.yvcog.org/wp-content/uploads/2018/06/EC-052118-MINUTES.pdf>

I also have an email from Kathy Coffey telling me the City of Yakima has no choice on the placement of this homeless shelter. We have a choice. There is always a choice!

The Yakima Valley Conference of Governments in their meeting minutes from July 16<sup>th</sup>, 2018 shows a motion and approval for \$250,000.00 for water and utilities to go to a new homeless shelter referencing the sight from the May 21<sup>st</sup> meeting. How is this not a plan?!?! Link here - <https://www.yvcog.org/wp-content/uploads/2018/08/EC-MIN-071618.pdf>

Why on Earth is the City, County and the Council of Governments trying to push all this through without the taxpayers of Yakima knowing about it? Because people don't want it!!! Because every time Camp Hope tries to move into another spot in the City, the people around that site rise up and say "no"! If the City of Yakima Planning commission votes yes on this, all we will see is a gift of land to Transform Yakima Together which will give a free pass for them to do as they please.

The City of Yakima is more in need of low income housing. A low barrier homeless shelter with all the services and burdens it places on the vicinity around it is not the answer to low income/affordable housing. We currently have empty beds at homeless shelters in town and more coming in the near future. The fact that these are not consistently at capacity tells you that another homeless shelter is not the answer. The Union Gospel Mission has 243 beds and they average 140-180 beds filled at night. The Yakima Housing Authority is trying to open beds at the old Armory. Neighborhood Health is actively working to open the old Roy's Market. Yakima has the beds it needs for Yakima's homeless. What it needs is the Planning Commission to tell the City this isn't the right way to get things done. It will also remind Mike Leita and the Yakima Valley Conference of Governments they still work for the taxpayers.

Also, please think about the repercussions to the users of the Greenway. If this were Franklin, Kissel, Randall or any other park in Yakima, this idea wouldn't be on the table. Give the Greenway as much respect as you would those spaces.

Please say no to the re-zone on 22<sup>nd</sup> Street near Nob Hill. A zoning change without a proper plan or project behind it means a loss for the taxpayers and citizens of both the City of Yakima and the County of Yakima.

Thank you,

*Katy Weatherley*



August 2, 2018

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

Attention: Joan Davenport, Community Development Director

Subject: City of Yakima Wastewater Division- Homeless Shelter  
RZ#008-18, SEPA 010-18 CPA#007-18

The Board of Directors for the Yakima Greenway Foundation has reviewed the City's proposed comprehensive plan map and rezone of property located at S.22<sup>nd</sup> Street and SR24. At this time, we are unanimously **opposed** to this proposed rezone of the property.

The proposed rezone is in direct conflict and does not comply with the goals of the Yakima Comprehensive Plan 2040 and the Greenway Overlay Zone policies and standards which are described in the Yakima Urban Area Zoning Ordinance. We want to address some of those inconsistencies.

#### **Yakima Comprehensive Plan 2040**

In 2017, the Yakima City Comprehensive Plan 2040 was proposed and approved by the Yakima City Council as "a vision for Yakima's future." The Yakima Greenway is referenced numerous times throughout this Comprehensive Plan as a significant partner to accomplishing goals and achieving the vision by addressing conservation of habitat, preservation of shorelines, and improving recreation and parks.

Section 9 of this Plan addresses Parks and Recreation. Goals 9.5 through 9.8 specifically address the City's goals to identify the need, acquire land and establish parks and greenbelts.

Goal 9.8 is particularly important; it is, "Create and implement a long-range plan and program for the preservation of prime open space areas in or adjacent to the city of Yakima.

Policies include:

- 9.8.1 Support the continued expansion of the Yakima Greenway.
- 9.8.2 Support the fostering of a strong relationship between the Greenway and abutting city neighborhoods.
- 9.8.3 Advocate incorporation of greenbelts into future residential, commercial, and industrial development to minimize impacts of locating potentially incompatible land uses next to one another.
- 9.8.4 Preserve open space through means other than ownership, such as transfer of development rights, tax obligations relief and land donations to non-profit open space preservation organization."

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Section 11 references various goals which impact the shoreline. Goal 11.3.49 states:  
"Whenever possible shoreline development by public entities such as the City of Yakima, Yakima County, Yakima Greenway, Washington State Department of Transportation and the Federal Highway Administration should incorporate both physical and visual public access to shoreline areas which are compliant with the various entities safety and security access plans."

The proposed rezone to General Commercial conflicts with the above Goals and Policies in the Comprehensive Plan. Any development would restrict public access and is inconsistent with the overall vision.

### **History**

Based on the recognized need to improve the aesthetics viewed by travelers on I-82, and to improve the habitat and recreational values of the Yakima River, in 1975 the Washington State Legislature appropriated funds for a comprehensive Master Plan to be written. This plan was to make recommendations that could be implemented by City, County and State agencies. In 1976 the Yakima River Regional Master Plan was written by Jones and Jones and was adopted by the City and County of Yakima. The state legislature then created the Yakima River conservation Area, 3600 acres also known as the Greenway Overlay District.

### **Greenway Overlay Zone**

The City of Yakima established the Greenway Overlay District in 1986 as part of the Yakima Urban Area Zoning Ordinance to help implement the 1976 Yakima River Regional Greenway Master Plan. Each Greenway corridor area within the Overlay Zone is classified into three unique areas; conservation, natural, and recreational. The portion of the Greenway Overlay which will be impacted by this proposed rezone is in the Riverside Conservation Area. The boundaries of this area are Nob Hill boulevard/ Highway 24 on the north and the Valley Mall Boulevard on the south. Like the other areas of the overlay zone, the freeway determines the western boundary and the east side of the Yakima River form the eastern boundary. (see attached map)

As defined in the Zoning Ordinance there are Special Development Standards for the district overlays which the Greenway is categorized. The standard states:

### **Section 15.09.020**

"All development in the Greenway Overlay shall conform to the requirements and standards for the underlying zoning district and the policies and intent of the Yakima River Regional Greenway Plan. This plan was adopted to preserve and maintain the Yakima River as a natural resource for all citizens to enjoy." The Master plan further defines that, "Each Greenway corridor area may contain various facilities developed by the Greenway Foundation, such as pathways, recreational sites, boat landings, parks, playgrounds, campgrounds, and group camps."

In addition to the provisions of the principal use district, the purpose of the Greenway Overlay is to:

**Section 15.03.020.R.**

- Make the Greenway more attractive and accessible to the public;
- Assure development conserves shoreline vegetation and controls erosion;
- Implement the city shoreline master program and the Yakima River Regional Greenway Plan;
- Limit development to activities which are particularly dependent on a location in the Greenway.

Even If the rezoning is granted, any subsequent development in the Greenway Overlay would need to meet the above criteria, especially businesses that are “particularly dependent on a location in the Greenway.” A necessary finding for the rezone is whether a proposed use is dependent on the location in the Greenway.

**Conclusion**

The Yakima River corridor is the gateway to the greater Yakima urban area; our residents desire an inviting, aesthetically pleasing entrance to our hometown. A park-like, well-maintained appearance along the river, clearly being enjoyed by many, shows our community pride to residents and visitors alike.

Therefore, riverside lands must be kept clean and appropriately zoned. Proper stewardship of the river corridor while providing recreational opportunities is the Greenway's ultimate contribution to a strong community image which in turn will enhance the quality of life for everyone living in and visiting the Yakima Valley.

Care for the land in the Greenway is a serious responsibility. Sensitive riparian areas and wildlife habitat must be protected. A General Commercial District will accommodate wholesale and retail activities that are not sensitive to the environment. The Greenway Overlay Zone policies and standards, in addition to the Yakima Comprehensive Plan goals, must be taken into consideration.

Thank you for the opportunity to comment on this proposal. If you have any questions, you may contact Kellie Connaughton, Executive Director of the Yakima Greenway Foundation at (509) 453-8280.

Sincerely,

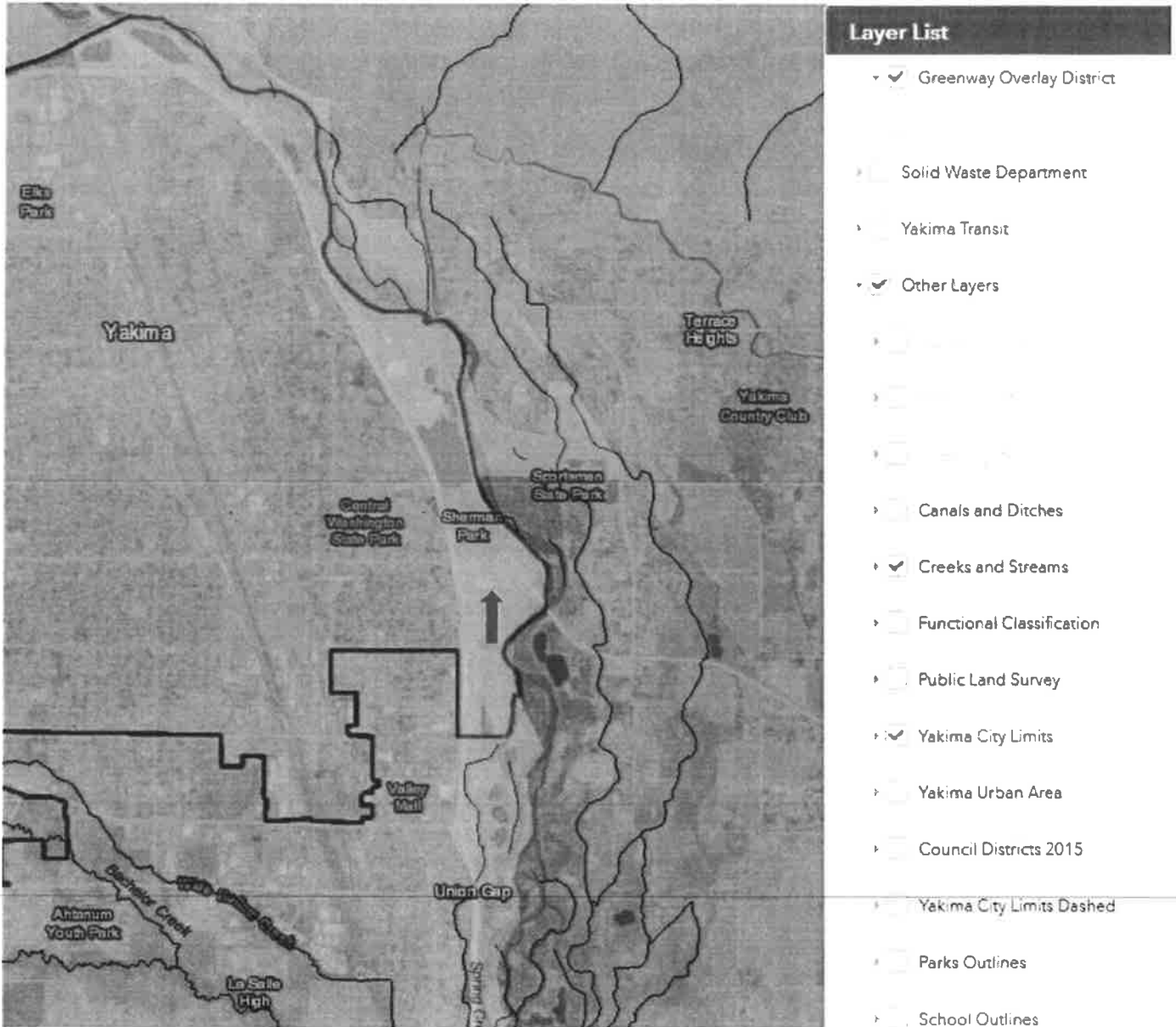


Lance Reese, Board President  
Yakima Greenway Foundation

# Greenway Overlay (GO) Zoning District – established by YMC 15.03.010

Mapped by <https://gis.yakimawa.gov/citymap/>

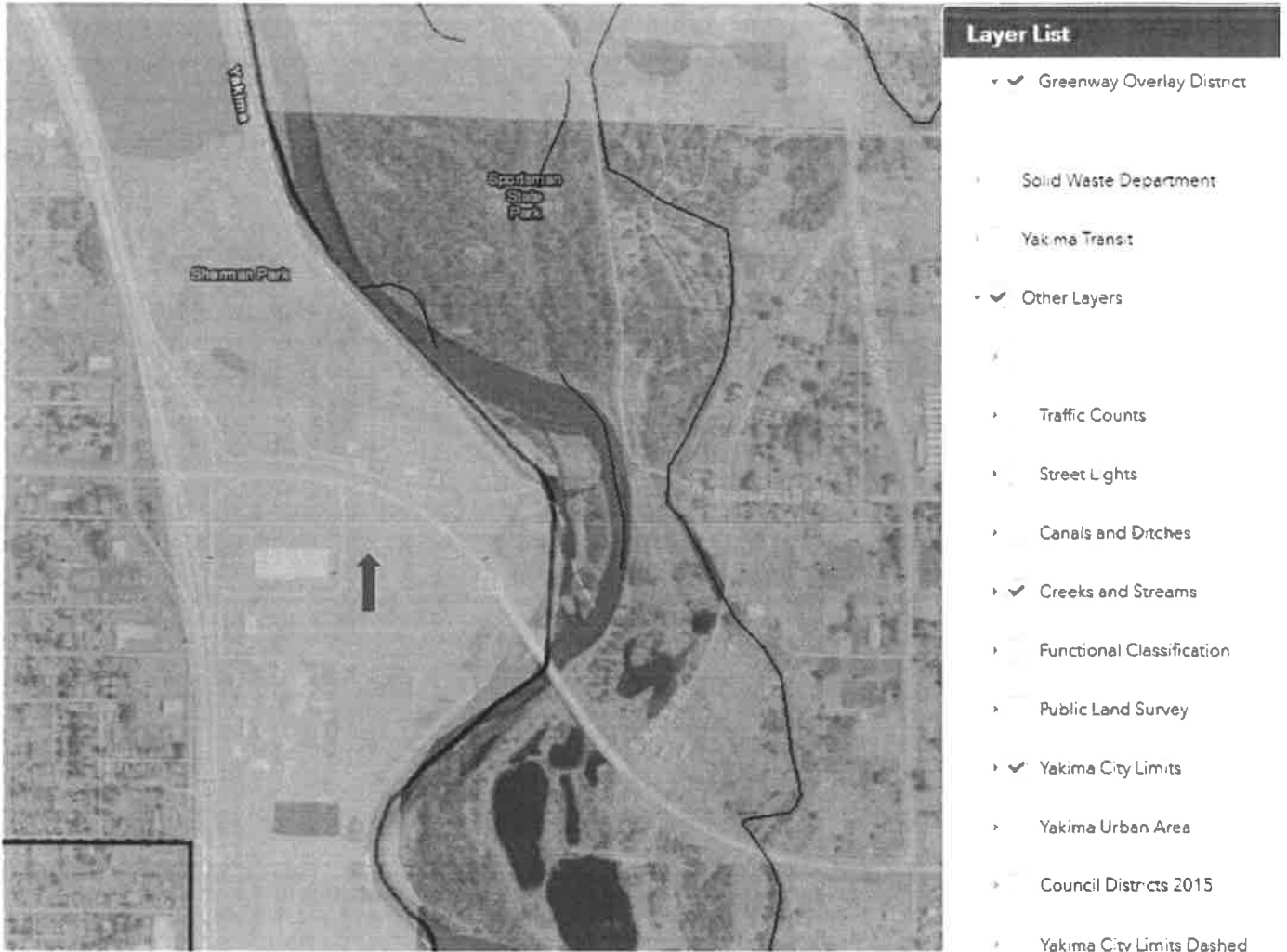
↑ Proposed Rezone Site



# Greenway Overlay (GO) Zoning District – established by YMC 15.03.010

Mapped by <https://gis.yakimawa.gov/citymap/>

↑ Proposed Rezone Site



**Maxey, Lisa**

---

**From:** Calhoun, Joseph  
**Sent:** Monday, July 16, 2018 7:53 AM  
**To:** Maxey, Lisa  
**Subject:** FW: Homeless Shelter

FYI - CPA#007-18

Joseph Calhoun

-----Original Message-----

From: katyweatherley@gmail.com [mailto:katyweatherley@gmail.com]  
Sent: Tuesday, July 10, 2018 1:06 PM  
To: Calhoun, Joseph <Joseph.Calhoun@YAKIMAWA.GOV>  
Subject: Re: Homeless Shelter

My mailing address is

1430 Summitview Ave  
Yakima, WA  
98902

Thank you

> On Jul 10, 2018, at 12:31 PM, Calhoun, Joseph <Joseph.Calhoun@YAKIMAWA.GOV> wrote:

>

> Thank you for your comment - can you please send me your mailing address so we can make sure you receive future correspondence regarding this application?

>

> Thanks,

>

> Joseph Calhoun

>

> From: Katy Weatherley [katyweatherley@gmail.com]

> Sent: Tuesday, July 10, 2018 10:57 AM

> To: Calhoun, Joseph

> Subject: Homeless Shelter

>

> Mr. Calhoun,

>

> As an FYI, the email below was sent to our City Council but I also wanted to pass it along to you as opinion for your upcoming August 8th meeting. I am strongly opposed to the zoning change as it pertains to a permanent shelter being placed there.

>



> I'd like to make a case against a permanent homeless shelter going in adjacent to the Yakima Greenway where Nob Hill meets Highway 24. As a resident, I'm hopeful that our City Council will remember the dollar amounts that tourism revenue bring in to our city.

> Let's start with beautification. Yakima has four exits off Interstate 82. Do you as a proud resident really want to showcase homeless shelters off half of them? Do you want people that are bringing their time and money to see homeless shelters as their first impressions of Yakima off two of the four interstate exits? No. And I don't either. The Union Gospel Mission has done a great job building more services to assist the homeless population in Yakima but do you travel down 1st Street and feel safe, warm and secure. I don't. And I don't want what's happened to 1st Street to happen to our Nob Hill exit and I certainly don't want that to spill over to our Yakima Greenway. I don't want what 1st Street looks like to be what Nob Hill/Highway 24 becomes.

> The Greenway folks do so much daily to clean up behind the people who currently use and camp(illegally). The Greenway should be a jewel in Yakima's cap that they want to protect and highlight. Want to use that land in a better way? Develop it into a hotel. Close to the Greenway, close to State Fair Park, easy access to Sozo or any main arterial into Yakima. Don't want a hotel? How about more park or green space? Maybe Yakima should look at what Spokane is doing to highlight the river and downtown space. How about doing something that continues to drive tourism?

> I absolutely agree that our homeless need assistance. I get it. I volunteer my time, money and goods frequently. But, I feel there has to be a better place or program. How about a city job's program? Minimum wage day work. There is plenty of cleanup throughout town that doesn't get done frequently enough. How about encouraging Transform Yakima and Camp Hope to buy duplexes, apartments and houses that can be used as affordable housing. Buying these in town where jobs, transportation and services are easily accessible. Or how about a program that helps these folks get out of town and back to family or friends who will sponsor them elsewhere?

> I urge you to think long and hard about a permanent homeless shelter at Nob Hill/24th. I believe it is the wrong placement. I truly think that if we want people to continue to visit Yakima and spend their money, we need to make each and every off ramp into Yakima a pleasant sight. I urge you to do something that will attract more people to Yakima or to benefit the taxpayers and people whom have voted you into the position you hold.

>

> Thank you,

>

> Katy Weatherley

## Maxey, Lisa

---

**From:** Davenport, Joan  
**Sent:** Tuesday, May 15, 2018 11:43 AM  
**To:** Calhoun, Joseph; Maxey, Lisa  
**Subject:** FW: Amendment to zoning for homeless shleter

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Fyi- Comp Plan Amendment & rezone for homeless

**From:** Price, Cally  
**Sent:** Tuesday, May 15, 2018 11:40 AM  
**To:** Gutierrez, Dulce <Dulce.Gutierrez@YAKIMAWA.GOV>; Mendez, Carmen <Carmen.Mendez@YAKIMAWA.GOV>; Cousens, Holly <Holly.Cousens@YAKIMAWA.GOV>; Hill, Brad <Brad.Hill@YAKIMAWA.GOV>; White, Jason <Jason.White@YAKIMAWA.GOV>; Funk, Kay <Kay.Funk@YAKIMAWA.GOV>  
**Cc:** Moore, Cliff <Cliff.Moore@YAKIMAWA.GOV>; Watkins, Sara <Sara.Watkins@YAKIMAWA.GOV>; Davenport, Joan <Joan.Davenport@yakimawa.gov>  
**Subject:** FW: Amendment to zoning for homeless shleter

Please see message at the bottom of this thread.

Cally Price  
Assistant to the City Manager  
City of Yakima  
129 N. 2<sup>nd</sup> Street  
Yakima, WA 98901  
509-575-6040  
[www.yakimawa.gov](http://www.yakimawa.gov)

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**From:** Coffey, Kathy  
**Sent:** Tuesday, May 15, 2018 11:10 AM  
**To:** Price, Cally <[Cally.Price@yakimawa.gov](mailto:Cally.Price@yakimawa.gov)>  
**Subject:** Fwd: Amendment to zoning for homeless shleter

Cally plz forward to others as she has requested. K

Kathy Coffey  
Mayor, City of Yakima  
c: 509.910.4758  
r: 509.453.1458  
Email: [Kathy.coffey@yakimawa.gov](mailto:Kathy.coffey@yakimawa.gov)

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Begin forwarded message:

**From:** mthomes47 <[mthomes47@gmail.com](mailto:mthomes47@gmail.com)>  
**Date:** May 15, 2018 at 7:34:08 AM PDT  
**To:** <[kathy.coffey@yakimawa.gov](mailto:kathy.coffey@yakimawa.gov)>  
**Subject:** Amendment to zoning for homeless shleter

Please really consider doing the amendment to the zoning on the piece of property out by Kmart so that the homeless group can finally have a permanent place tyt is doing so much and has a lot of things in the works to help get this going please please consider passing an amendment to the ordinance so they can use this piece of property thank you so much. Lynni Serrata 509 9303032.

I've tried to send this to everyone but it won't go please let the others know how I feel. Thank you

Sent from my U.S.Cellular© Smartphone



## MEMORANDUM

To: Yakima City Planning Commission

From: Joan Davenport, Community Development Director

Date: September 4, 2018

Subject: Additional Background Requested for Proposed City Rezone (CPA #007-18)

At the August 8, 2018 Comprehensive Plan Amendment public hearing, the Yakima City Planning Commission requested some additional information about the history, context and intent of the rezone project.

### **History of City of Yakima involvement with locating Homeless Encampment -**

- April 2016: tent camping and occupation of the sidewalk area in the vicinity of East Chestnut Street & S. 6<sup>th</sup> Street without sanitation or safety measures. Neighborhood demands City remove encampment due to illegal activity and lack of sanitation.
- July 11, 2016: City opens encampment in the parking lot at South 3<sup>rd</sup> Street and Walnut, after attempting to find community sponsor to accommodate homeless encampment.
- November 15, 2016 to March 15, 2017: Walnut Street encampment closes. Winter shelters held in area churches, run by volunteers. For 11 years the City allowed churches to operate sleeping shelters without fire sprinklers.
- March 2017: City enters into lease with Transform Yakima Together (TYT) of Wastewater plant site until December 2020.
- November 21, 2017: TYT opens winter shelter at 1702 Englewood Ave.
- May 2018: TYT closes winter shelter due to neighborhood opposition.
- May 2018 to present: TYT moves back to Camp Hope at Wastewater Plant site.
- City of Yakima works with YVCOG to secure funds to extend water and sewer service to encampment site. Eventually, utilities could be extended north to rezone site.

### **Other sites considered for Homeless Encampment –**

The City Council spent significant time (beginning in April 2016) discussing options for potential locations and community partners to host and manage a homeless encampment. Washington State law has special entitlements for faith based organizations to host temporary homeless encampments. Finally, Transform Yakima Together (TYT) stepped into the role of hosting and managing the encampment.

Site selection was challenging in the determination of a camp location. Criteria for review were: city ownership (or other public entity), access to services/utilities, minimize neighborhood impact, minimum size of 0.5 acres, current zoning. After review by the City Council "Neighborhood and Community Building Committee" (NCBC), the full Council reviewed a report on January 10, 2017 which listed 10 locations:

1. Tiger Mart (1808 N 1<sup>st</sup> St)
2. Race Street Park at South 3<sup>rd</sup> Street

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3. Fair Ave & I-82 Ramp area
4. Bravo Co Blvd near the roundabout
5. Wastewater Plant Field area
6. South 3<sup>rd</sup> Street & Walnut Street parking lot
7. Fire Station 95 unused area, Fair Avenue frontage
8. Unused building at 1216 Race Street
9. 12<sup>th</sup> Avenue & Yakima Avenue (Portia Park)
10. WSDOT property on the north side of Nob Hill Blvd, adjacent to SB off-ramp
11. Fruitvale Boulevard, south of Public works complex\*

The recommendation from NCBC to the full Council was the North 1<sup>st</sup> Street Tiger Mart (item "a" above). The Council rejected this location after considerable testimony at the January 10, 2017 meeting.

Following the January 10, 2017 Council meeting, one additional site was suggested on the (\* location 11) south side of Fruitvale Blvd, in an unused triangle of street right of way. This site was also withdrawn from consideration after significant neighborhood opposition during a public meeting to discuss the site.

In an effort to find a permanent location for a low barrier homeless shelter TYT shared at least 5 locations with the City staff. Each site was also rejected after opposition from respective neighborhoods. Acquisition of private land would need to be paid by either a grant or fundraising by TYT. The City of Yakima is fiscally not able to purchase and donate land for a homeless shelter since no funding source has been identified for use by the city. The sites TYT examined were:

1. The Shiloh Center (West Peirce Street)
2. 1507 S 36<sup>th</sup> Ave
3. 10 East Washington
4. 522 S 1<sup>st</sup> Street
5. 1702 Englewood

After much deliberation, the City Council approved a three year lease for the existing location of Camp Hope adjacent to the City Wastewater Plant. The current site of Camp Hope has long been identified as reserved for future expansion of the wastewater plant facility. No specific date or facility plan is known at this time related to when the expansion may occur, but the City is obligated to retain the area to be used as needed.

#### **Proposed Rezone Site CPA #007-18**

The proposed rezone is approximately 2.6 acres located outside of the 100-year flood plain. This area had been used as part of the spray field for semi-treated water especially from the industrial line that carried fruit-cannery discharge. This practice was discontinued in approximately 2000.

As low density land without utilities but good street access, the land is valued at approximately \$1 per square foot or less. The current value of this land, if available for development would be \$113,000.

If rezoned to General Commercial, GC zoning district with utilities, the land would have a market value of approximately \$5 to \$8 a square foot. The land may have a value of between \$560,000 and \$900,000.

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### **Purpose and Intent of Rezone**

This is a non-project rezone. The City of Yakima does not have a specific use or site plan for the site at this time. A rezone of 2.6 acres to General Commercial would be consistent with the zoning directly west of this site, now occupied by the U-Haul Dealership and formerly the K-Mart property.

However, the stated intent of this rezone is to provide land that could be used to accommodate a permanent location for a facility that may include components for a low barrier shelter, transitional housing and affordable housing. The Yakima City Council will need to articulate their vision for the future project and craft a Request for Proposals/Request for Qualifications (RFP/RFQ). Through the RFP/RFQ process, the City will seek a community partner to develop the site and manage the facility. If the future project includes a "mission" type use (low barrier shelter), it will require a Class 2 Review. Transitional housing and affordable housing would also require a Class 2 Review.

If no community partner is found, the City may choose a different option for the land. A 2.6 acre site with GC zoning would allow development of a wide variety of land uses including (but not limited to) schools, public facilities, day care, light manufacturing, retail, offices, hotel and many others.

**15.03.020 District and map overlay intent statements.**

---

The district intent statements define the specific purpose of each district and/or zoning map overlay. They shall reflect the policies of the Yakima urban area comprehensive plan; serve as a guide for determining the appropriate location of uses; help determine appropriate conditions for development; and help the administrative official interpret the standards and provisions.

R. Greenway Overlay (GO). The Yakima River Regional Greenway Plan was adopted to preserve and maintain the Yakima River as a natural resource for all citizens to enjoy. The greenway corridor extends from Yakima Canyon to Union Gap. Greenway boundaries were originally defined in 1977 by the State Legislature with the creation of the Washington State Yakima River Conservation Area.

**15.09.020 Special development standards for the district overlays.**

---

A. Project Review in an Overlay Not Separately Established. In order to assure the appropriate standards are applied, all Class (1) uses in an overlay which is not separately established unless otherwise specified shall be subject to Type (2) review (YMC Chapter 15.14). All Class (2) uses shall be subject to Type (2) review and Class (3) uses in an overlay district shall be subject to Type (3) review. The administrative official may condition or deny approval of any use, development, or modification thereto in an overlay based on the provisions set forth and adopted by this section.

B. Special Development Standards in the Greenway Overlay. All development in the greenway overlay shall conform to the requirements and standards of the underlying zoning district and the policies and intent of the Yakima River Regional Greenway Plan.

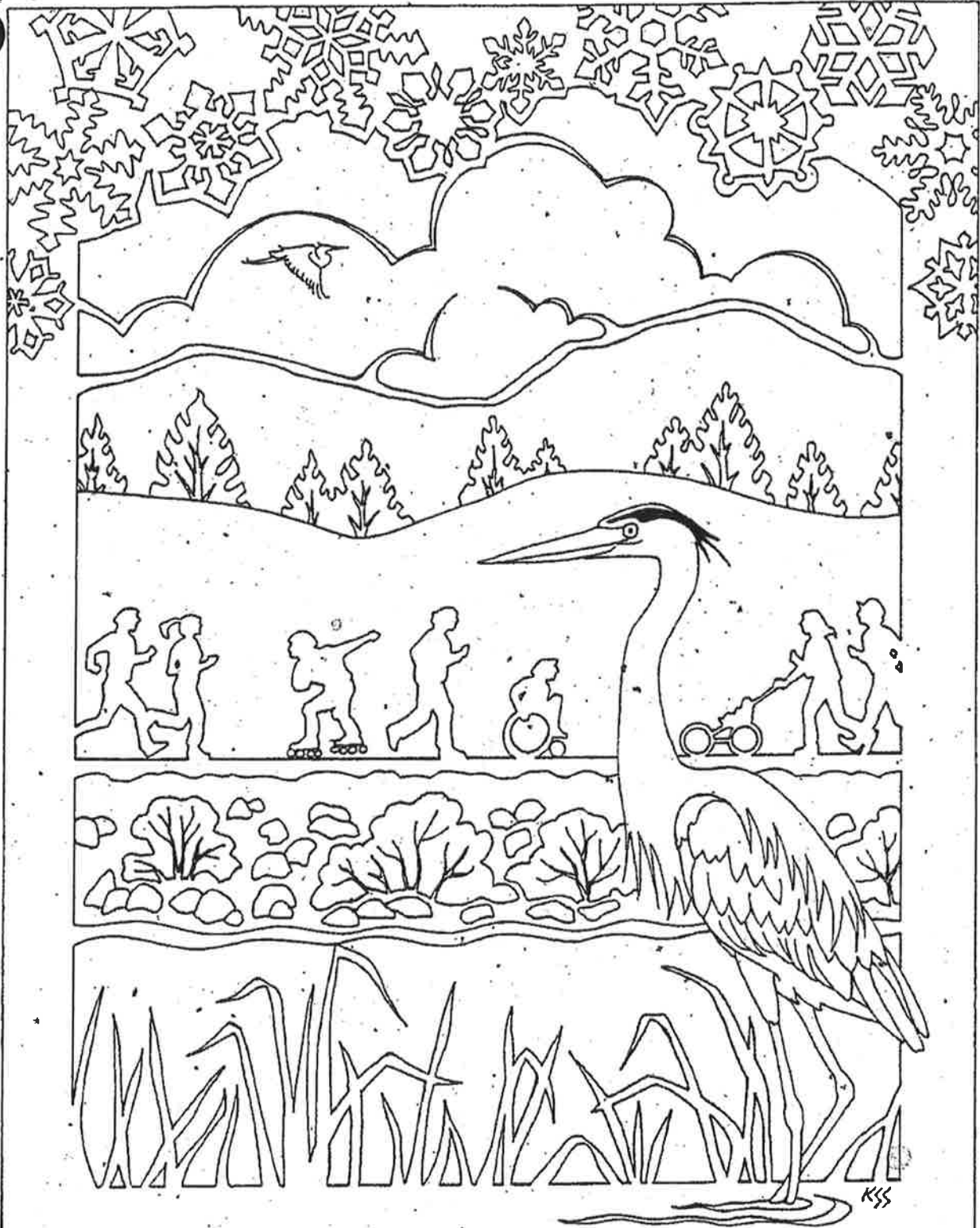
C. Special Development Standards in the Floodplain Overlay. All development in the floodplain overlay shall conform to the requirements and standards of the underlying zoning district, and the City of Yakima's adopted Critical Area (YMC 15.27) and Shoreline Master Program (YMC Title 17) ordinances.





Yakima County Planning Dept.

# Yakima Greenway



Master Plan Update 1995

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## Planning History

The original Master Plan of the Yakima Greenway was developed in 1976 by Jones and Jones, landscape/environmental planning/urban design architects, of Seattle. Its purpose was to provide a planning base for efforts to protect what was then known as the Yakima River Regional Greenway, from Selah Gap to Union Gap. The plan was updated for the first time in 1986 by the Planning Committee of the Yakima Greenway Foundation. The next update was accomplished in 1991 by a Yakima Greenway Foundation board task force. It was adopted by the Board of Directors on December 16, 1991. The latest update, presented in this document, was accomplished in 1995 and adopted by the Board of Directors on September 18, 1995. Its purpose is to modify the 1991 Design Standards as well as acknowledge the growth of the Greenway since that time and new directions anticipated by the board. This document is very similar in appearance to the 1991 update and recognizes the work of that task force. It also includes a status report on the "Findings" and "Recommendations" of the 1976 Master Plan plus a new set of recommendations for the next 15 years.

*Cover art by Karen Stoltenberg*

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# Yakima Greenway Foundation Master Plan Update 1995

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# 1995 Master Plan Update

## Introduction

### Our River Resource

The citizens of Yakima have realized over the last few decades that the Yakima and Naches rivers are our community's most important natural assets. Consequently, the community has taken steps to preserve and reclaim these river corridors. One of the most important steps was the creation of the Yakima Greenway Foundation in 1980.

The stated purpose of the Yakima Greenway Foundation is to conserve, enhance and maintain the Yakima Greenway as a continuing, living resource for future generations. Since its inception, the Foundation has been guided by the Yakima Greenway Master Plan, developed in 1976 by Jones and Jones, Seattle. The plan was adopted by the State of Washington, the City of Yakima and Yakima County in 1976.

### Greenway Progress

Nearly 20 years have elapsed since the Master Plan was written. These 20 years have brought many changes to the Yakima Valley, and to the Greenway corridor in particular. Major changes have occurred in the Greenway with the completion of several highly visible projects including 10 miles of asphalt pathway adjacent to the rivers; four river access parks; a fishing lake with facilities for the disabled; a large multi-use park; a smaller, more pastoral park; and a large children's playground.

Successful completion of these projects has led to a growing appreciation for the Greenway concept, as reflected in Greenway Foundation membership growth from a handful of members in 1980 to over 1500 today. Now there is strong support in the community to extend the Greenway toward population centers in the western part of the Valley and north of Selah Gap.

Another change is increased pressure for use of land along the Yakima River and adjacent to the Greenway corridor. This is a result of both population growth in the Valley and the fact that I-82 is a major transportation corridor.

Yakima has limited resources in our river corridors. The Greenway Foundation board of directors, as well as city and county governing bodies, recognize that there are competing interests in the use of these resources. No matter what the use, it must be kept in mind that the natural habitat and visual quality of the river corridors will be affected with each new development. Therefore, it is vitally important to apply aesthetic consideration when contemplating any new development with a visual or functional relationship to the Greenway.

Finally, the successful execution of so many aspects of the Greenway plan has brought about a change in the focus of our community. The Yakima River corridor, once the shame of Yakima, is now the pride of the community. Long-term vision, traditionally framed without consideration of the river as a natural and recreation resource, has shifted to include and, indeed, focus on the river and its future importance to the community.

### 1995 Master Plan Update

The 1995 update of the Yakima Greenway Master Plan addresses each of these issues and refers back to the 1976 plan. Section I, an addition with this 1995 update, answers the question, "Why a Greenway?" Section II provides a status report on the 1976 Findings and Recommendations. Section III describes the Greenway corridor, including existing facilities, plans for future development and land use and shows two areas for expansion added in 1986 and 1991. The areas are the Naches River corridor

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(to link with the Cowiche Canyon Conservancy project) and the area north of Selah Gap (along the Yakima River corridor adjacent to the City of Selah) to the southern border of the Yakima River canyon.

### Land Use Policy & Design Standards

Section IV addresses land use policy within the Greenway corridor, including the use of design standards for commercial development. These standards were written for the 1991 update and have been revised for this update to be somewhat more flexible for developers' compliance. This section also outlines land uses and activities that are not compatible in the Greenway corridor.

The success of the Greenway project and implementation of development standards within the Greenway corridor will change the way that Yakima views the river corridor. Based upon the experiences of many other greenway projects in communities across the nation, we believe that this area will become a preferred place to live and to do business. With planning, development along the Greenway corridor could both enrich the corridor and be enriched by it.

### Vision for the Future

The principles forming the foundation of the Greenway should not be limited to the Greenway corridor. Plans should be drafted by Yakima County and City of Union Gap to extend a greenbelt west, perhaps along Ahtanum Creek or Ahtanum Road, and then north to connect with Cowiche Canyon.

In Section V we offer a long-term vision of growth for the Yakima River corridor that capitalizes on the Greenway project to create scenic entrances to our community and a hospitable environment for new tourist and recreation

facilities. We also offer a plan for a greenbelt that would connect the Greenway trail system to a new trail located along creeks, roads, canals or railbeds to connect with with the Cowiche Canyon, completing a loop around much of the Upper Valley. These visions are fluid concepts rather than set plans and intended to allow room for dreaming, which is what the Greenway has always been about.

### The Dream Continues

The 1995 revision is a continuation and expansion of that original dream, recognizing what has been accomplished and what possibilities exist.

The Greenway today is not a result of the 1976 Master Plan. Rather, it is the result of broad-based community support as demonstrated by hundreds of volunteers and donors, a committed board of directors, a dedicated professional staff and enthusiastic civil servants and elected officials. The true success of the Greenway is not so much the physical facilities and programs, but the magnificent partnership that created them.

The entire Yakima community, at all levels, has worked toward a common goal. It is this partnership that has won the Greenway accolades across the country, including being selected a Point of Light in 1991 by President George Bush and the pathway system being named a National Recreation Trail in 1992. The 1976 Master Plan served primarily to give direction and a common vision to this partnership.

*Similarly, the intent of the 1995 update is not to be a manual of instruction governing development of the Greenway for the next 15 years. Instead, its intent is to clarify long-term vision so that the dedicated Yakima Greenway Foundation, and the community, can continue to achieve success by working toward the same goal.*

## **I. Why a Greenway?**

The 1976 Master Plan included a section titled "Maximization Studies" which discussed three concepts or approaches that are integral to the development of the riverscape. In 1995, we know that these three concepts are really the purpose for developing our Greenway. While the primary purpose of the Greenway is for recreation and conservation, it must also reflect the values of our community. These values are represented in the maximization studies concepts: stewardship, recreation and community image and tourism. How the Greenway reflects the values of our community in these areas today and in the future is key to its success.

### **Stewardship**

Care of the land in the Greenway is a serious responsibility. Sensitive riparian areas and wildlife habitat must be protected. The needs of people must also be considered. To properly care for the land, a management plan must be created. To create a management plan, we must become familiar with our resources. Therefore, inventories of plant and animal life must be conducted; gap analysis of missing species is recommended; wetlands should be identified. Reclamation of degraded areas should continue. Interpretive signing, viewing platforms and trails can be added. Access should be limited in extremely sensitive areas. The success of stewardship will depend in large part on the involvement of the community as well as state and local regulatory agencies. Regulatory agencies include Yakima County, cities of Yakima, Union Gap and Selah; Washington state departments of Ecology, Natural Resources, Transportation and Fish and Wildlife; and the Yakama Indian Nation.

### **Recreation**

With the awareness of the need for physical fitness and stress reduction in an over-stimulated society, active and passive recreation along a beautiful river meets the needs of many people. The Greenway currently provides a wide range of recreational opportunities including walking, running, biking, skating, fishing, bird-watching, lawn games (Frisbee, volleyball, etc.), picnicking and boating (canoe, kayak, raft, drift boat, etc.). Greenway programs and events, such as the Gap-to-Gap Relay, EAGLE Earth Day and Winter Walk, also showcase these natural and recreation resources. Other opportunities abound and should be considered and planned for in the future. For example, a primitive group camp for day or overnight use on an island off the Jewett Pathway is being studied and could be operational by 1996. Other ideas include: skate park, BMX bike course, putting green, unpaved nature trails, lawn bowling, horseshoe pits, a children's maze, basketball courts—the possibilities are endless, but each use must be appropriate and harmonious with the riparian corridor.

### **Community Image and Tourism**

The river corridor is the gateway to the greater Yakima urban area; people want to have an inviting, aesthetically pleasing entrance to their home town. A park-like, well-maintained appearance along the river, clearly being enjoyed by many, shows a sense of community pride to residents and visitors alike. Therefore, riverside lands must be kept clean and development appropriate. Providing river access for recreation and enjoyment of the natural environment benefits both image and tourism. The addition of interpretive facilities providing education and information on river systems, geology, riparian care, plant and animal life and historical and cultural perspectives complements the image and tourism goals and should be a priority. Proper stewardship of the river corridor while providing recreational opportunities is the Greenway's ultimate contribution to a strong community image which, in turn, enhances tourism.

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## II. 1976 Master Plan Findings and Recommendations Status Report

The 1976 Master Plan included a list of nine findings and recommendations. The 15th anniversary of the Yakima Greenway Foundation in 1995 is an excellent time to revisit these and note where we are today in regard to each and create a new set of recommendations for the next 15 years.

**1976 Finding #1:** A continuous open-space, park and natural-area corridor between Selah Gap and Union Gap is feasible and desirable, and there is an evident public need for a continuous greenway in that area.

**1976 Recommendation:** The state, county, and local municipalities should adopt and implement a master plan for the Yakima River Regional Greenway, recognizing the need for a continuous river-related greenway from Selah Gap to Union Gap; appropriate agencies should introduce a bill into the state legislature formally recognizing the greenway as a conservation area of statewide significance.

**1995 Status:** The 1976 Jones and Jones Master Plan was adopted by the City and County of Yakima. The state legislature created the Yakima River Conservation Area, 3600 acres also known as the Greenway Overlay District. The Greenway is developed and operated by the private, nonprofit Yakima Greenway Foundation (originally incorporated as the Yakima River Regional Greenway Foundation).

**The future:** The Foundation should work to add the Naches River corridor and southeast section of the Greenway corridor to the Conservation Area. Ultimately, the section of the Yakima River from the Selah Gap to the Yakima Canyon should also be so protected.

**1976 Finding #2:** The study area contains uniquely valuable wetland areas of unusual size and richness for an arid locale.

**1976 Recommendation:** Valuable wetlands should be preserved in their natural state. \*

**1995 Status:** A number of wetlands are protected by virtue of state and local laws, ownership and accessibility. Federal, state and local regulations also affect wetland access and development. The Foundation has not taken an active role in protecting specific wetlands.

**The future:** A wetland inventory should be taken within the Yakima and Naches river corridors with the goal of identifying valuable wetland locations. Then a wetland management plan should be created and implemented.

\* Wetlands serve a wide variety of crucial natural functions including water quality maintenance, wildlife habitat, erosion and flood control and recharge of groundwater. In addition they are valuable areas for recreation, education and scientific study.

**1976 Finding #3:** The study area is being surrounded by the Yakima Urban Area, and is therefore threatened.

**1976 Recommendation:** The greenway should be protected against further incompatible development, new gravel mining, and other adverse actions; public land and/or easement acquisition should take precedence over facility development.

**1995 Status:** Urban development continues and most has been compatible, if not always attractive. Greenway facility development has taken precedence over land acquisition (current facilities include 3 parks, 4 river landings, 10 miles of pathway and natural areas with trails) in order to facilitate fundraising and to take advantage of opportunities (usually in the form of funding) that became available. Gravel mining is no longer considered an activity to be avoided at all costs, especially if it can provide enhancements to the river such as salmon overwintering habitat.

**The future:** The Foundation should complete a careful study of the corridor to determine plant and animal species present, identify land for protection and/or acquisition and create a management plan to ensure the corridor is used and protected as appropriate.



**1976 Finding #4:** The study area is part of an important north-south State Trails corridor: water trail--Kittitas Valley to the Columbia; foot/horse trail--Kittitas Valley to Yakima; bicycle trail--Kittitas Valley to the Columbia.

**1976 Recommendation:** A continuous bicycle/foot trail should be developed from the City of Selah to Union Gap.

**1995 Status:** Trail in place from Selah Gap to Valley Mall Blvd.

**The future:** Work with City of Union Gap, DOT and private land owners to continue pathway to the Union Gap, over the river and connect to the Lower Valley Pathway.

**1976 Finding #5:** There is potential for connecting this reach to the Yakima Canyon reach to form a continuous conservation and recreation corridor.

**1976 Recommendation:** This reach should become part of a recreational trail corridor extending from the Kittitas Valley to the Columbia River.

**1995 Status:** Land owners in the Selah Gap to Yakima Canyon area were contacted by the Foundation in 1991. At that time, they had no interest in seeing their land developed as pathway or brought into the Conservation Area. They generally felt that they were doing an acceptable job of protecting the land and that they did not want it open to the public.

**The future:** The Foundation should continue to be a resource for information and engage in ongoing communication with interested landowners. Expanding the Conservation Area and providing public access via pathways and river landings can be accomplished only with the cooperation of all affected parties.

**1976 Finding #6:** There is enthusiastic public support for a river park in the study area.

**1976 Recommendation:** Citizen groups should continue to promote the greenway.

**1995 Status:** Three parks have been developed with different focuses serving unique functions. Sarg Hubbard Riverside Park, 28 acres, now sits in the center of the Greenway at the former site of the city landfill and is the Greenway's showpiece. Sherman Memorial Park, 10 acres, lies one mile to the south at the end of the Noel Pathway. Sunrise Rotary Park was developed in 1994 and features the McGuire Community Playground. Built at the southern tip of the Boise Cascade property, this is an outstanding example of what the Greenway is all about: 2000 volunteers put the whole park and playground together in just five days.

**The future:** Because of the popularity of the parks and all Greenway facilities and activities, parking is woefully inadequate. The Greenway must work with the city and private land owners in the area to develop adequate parking. All parks must continue to be maintained to the highest standards.

**1976 Finding #7:** A significant part of the reach is publicly owned (City of Yakima, Washington State, Yakima County); thus there is great opportunity for cementing and expanding public ownership to protect the entire reach.

**1976 Recommendation:** Land-managing public agencies should seek to consolidate and connect their holdings, and cooperatively manage them for conservation and recreation purposes. A Yakima River Greenway Commission should be formed to coordinate public-agency actions.

**1995 Status:** The Greenway enjoys a remarkable relationship with city, county and state agencies which own land in the corridor. Greenway facilities have been developed on land owned by all of these and management agreements have been created and successfully operated. Because of the extent and variety of Greenway development in the corridor, coordination between public agencies has been excellent. It is not necessary for the Greenway to actually own the land, as the cooperative agreements have worked well.

**The future:** The Greenway will continue to work with these agencies to develop and protect public land. Consolidation of holdings may not be necessary, especially if the Greenway is the coordinating organization.

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**1976 Finding #8:** There is an unparalleled opportunity for the social and environmental enhancement of the Yakima Urban Area through the formation of a greenway.

**1976 Recommendation:** The Yakima Urban Area should view the greenway as: an urban shaping area, a regional and metropolitan park corridor, a regional and urban trail corridor, a pleasing gateway to the upper Yakima Valley, a close-in natural education area, an enhancement to the riverside communities and a link in a regional open-space system.

**1995 Status:** The Yakima Greenway is definitely considered to be all of the above and has received national recognition for its accomplishments. In 1991, Greenway volunteers were named a "Point of Light" by President George Bush. In 1992, the Greenway path system was designated a National Recreation Trail. The Greenway's environmental education program (EAGLE) reaches over 1000 students each year with Earth Day activities and free curricula provided to educators. The Greenway is fondly called "the Jewel of Yakima" by its citizens.

**The future:** The Greenway should continue to be a place for active recreation (organized programs) as well as passive. Community involvement will continue to develop opportunities for growth of facilities, fundraising ability and environmental awareness.

**1976 Finding #9:** The study area is suitable for a wide range of recreational uses (including lake boating, bicycle trails, foot trails, river floating, fishing, picnicking, group camping, field games, and indoor recreation) and conservation programs (including a natural-studies center, interpretive nature trails, viewing platforms, school programs, interpretive signing and displays and wildlife management).

**1976 Recommendation:** Appropriate parts of the greenway should be developed for recreational use, as recommended; valuable natural areas should be protected and used for interpretive/educational purposes.

**1995 Status:** The Greenway has done an excellent job of developing recreational areas including parks, pathways, and boat landings. An environmental education program (EAGLE) has also been created, using the Greenway as a natural lab. Some natural areas have been protected but are not actively used for interpretive/educational purposes.

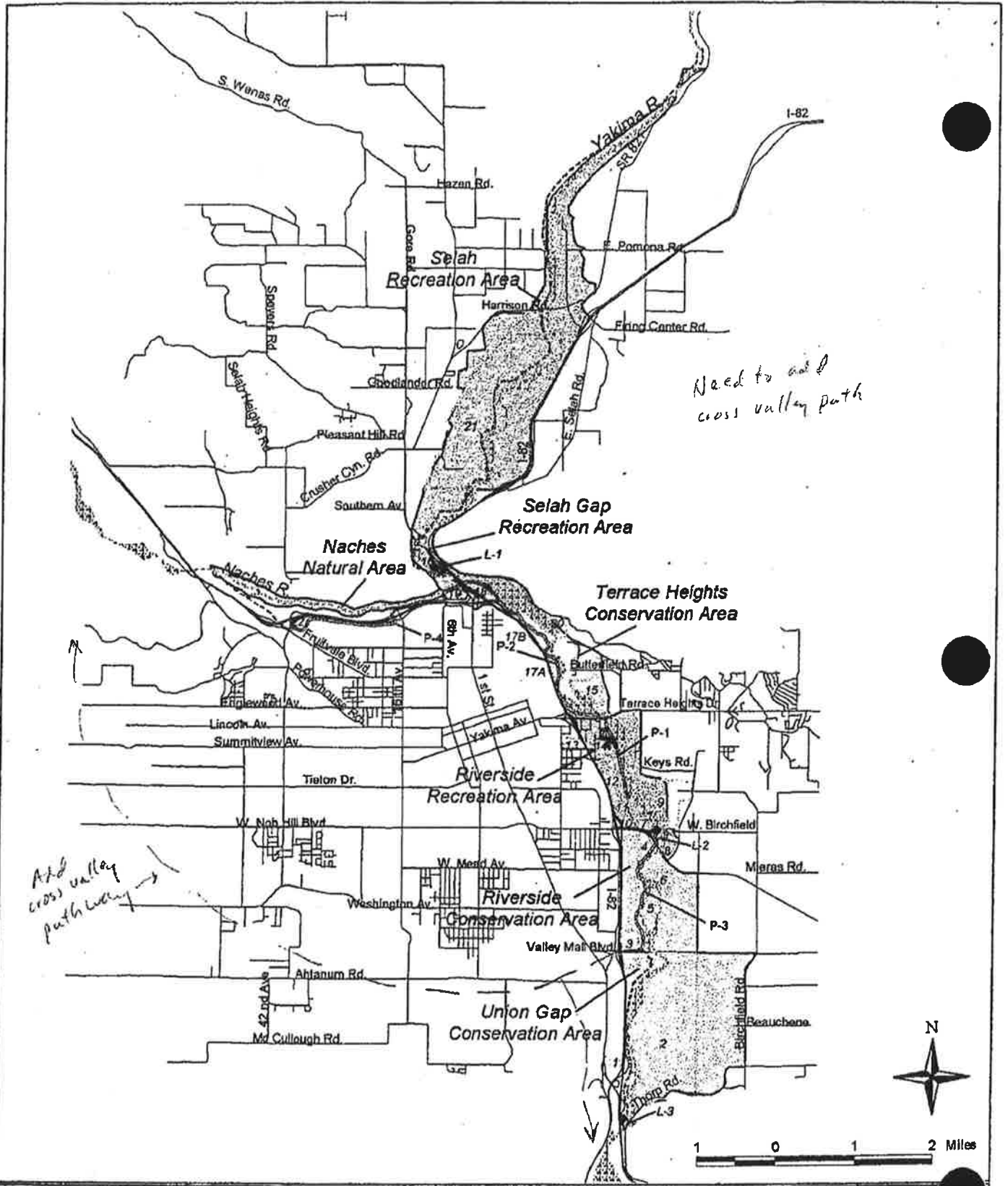
**The future:** An extensive system of interpretive signs should be created and added to the few that currently exist. Sarg Hubbard Park could be the site of a Greenway office/recreation and nature studies center. Recreational use of the developed areas could be expanded with the addition of an active recreation program. Natural areas need to be identified and a management plan created and implemented. This plan would include use of these areas for educational purposes.

#### Additional recommendations for the future of the Greenway

All land owners in the corridor should be contacted and kept apprised of Greenway activities and plans. They should be informed about conservation options and encouraged to work with the Greenway to ensure that all land along the Yakima and Naches rivers are managed for the future.

Vandalism, including gang graffiti is a nation-wide reality and has become a serious problem throughout Yakima; the Greenway is no exception. Parking lots are especially vulnerable to break-ins and car prowls. The Yakima and Union Gap bike patrols do an excellent job of patrolling the pathway during the warm season and patrol cars from these departments and the Sheriff regularly cruise through the Greenway facilities. The Foundation added a golf cart "Courtesy Cart" operated by volunteers to patrol the pathway. Still, the problem grows and pathway users can feel unsafe and exposed. This is a social problem facing the entire community, but especially serious for the Greenway, as it results in declining usership which causes reduced financial support. A solution which includes increased activities, people and presence throughout the Greenway must be found.

Fundraising for capital expenses and ongoing maintenance and operations will continue to challenge the Foundation, especially as the Greenway grows and competing needs in the community increase. The creation of new facilities and programs should always include a linkage to fundraising and recruiting volunteer help.



**KCM**  
 1917 First Avenue  
 Seattle, Washington 98101

Yakima Greenway Foundation  
 GREENWAY MASTER PLAN

MASTER PLAN MAP

\*SPECIAL THANKS TO KCM FOR ALLOWING USE OF THIS MAP PREPARED FOR  
 YAKIMA COUNTY'S FLOOD HAZARD MANAGEMENT PLAN

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## MAP LEGEND



\* Actual routes of proposed pathways not determined.

## YAKIMA GREENWAY PATH SYSTEM

Item	Name	Status
P-1	Noel Pathway	Existing
P-2	Yakima Greenway Path	Existing
P-3	Jewett Pathway	Existing
P-4	Plath Pathway	Existing

## FACILITIES IDENTIFIED IN MASTER PLAN

Item	Name	Status
1	Fulbright Park (Union Gap)	Existing
2	Natural Area	Proposed
3	Valley Mall Comm. Center	Proposed
4	Northwest Section	Existing
5	Greenway Isl. Group Camp	Proposed
6	Riverside Group Camp	Proposed
7	Nob Hill Auto Wrecking	Proposed
8	KOA Campground	Existing
9	Yakima Sportsman St. Pk.	Existing
10	Sherman Memorial Park	Existing
11	Yakima Area Arboretum	Existing
12	Park Lake Area	Proposed
13	Kiwanis Park (City of Yakima)	Existing
14	Sarg Hubbard Park & Landing	Existing
15	Hartford Property	Proposed
16	Rovetto Property	Proposed
17A	Sunrise Rtry Pk./McGuire Bgd	Existing
17B	Boise Cascade Property	Proposed
18	Rotary Lake	Existing
19	Berglund Lake	Proposed
20	Smith Property	Proposed
21	Gravel Pit Ponds	Proposed
22	Myron Lake	Proposed
L-1	Harlan Landing	Existing
L-2	Robertson Landing	Existing
L-3	Century Landing	Existing

This Master Plan Update refers to seven areas—either recreation, conservation and natural—in the Greenway corridor. This chart illustrates how those areas have evolved since the original 1976 Master Plan was written.

1976	1986	1991, 1995
		Selah Recreation
Resthaven Natural	Selah Gap Recreation	Selah Gap Recreation
	Naches Natural	Naches Natural
Roza Conservation	Terrace Heights Conservation	Terrace Heights Conservation
Riverside Recreation	Riverside Recreation	Riverside Recreation
Sportsman's Conservation	Sportman's Island Conservation	(Included in Riverside Recreation)
Riverside Conservation	Riverside Conservation	Riverside Conservation
Riverside Natural	Union Gap Natural	Union Gap Conservation

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### III. Greenway Corridor

In the 1976 Master Plan, six areas (and two potential ones) were defined within the 3,600-acre corridor. In 1986, the Master Plan Update identified seven areas which included one addition and several name changes to better define the type of property and its most appropriate use. The 1991 update also identified seven areas with one addition and one area combined with another. This 1995 update references the same areas as the 1991 Master Plan Update.

Areas are defined as natural, conservation or recreation.

A natural area has paramount natural value. Recreational use would be incidental to the goals of preservation, enhancement and reclamation.

A conservation area has a lower natural value, a higher need for reclamation and enhancement or a greater suitability for recreational use. Conservation areas may contain both natural segments and recreational-use segments.

A recreation area may have natural segments, but its suitability for recreational use outweighs its other aspects. (\* = projects which are completed or in progress.)

#### SELAH RECREATION AREA

(1991 Addition to 1976 Master Plan)

This area, north of Selah Gap, was added because excellent recreation opportunities exist here. There is potential for connecting the north end of the Greenway path system with proposed paths through the City of Selah, then linking the paths to the series of lakes between I-82 and Selah.

The boundaries of this area are the entrance to the Yakima River Canyon on the north and Selah Gap (Harlan Landing) on the south. It is important to note that all extensions and additions to the Greenway will be done only with the coordination between both affected land owners and relevant government entities.

#### Greenway Path

*Location* Both sides of river where land forms and water course are most suitable.

*Purpose* Multi-use, recreational pathway.

*Elements* Asphalt pathway 10-foot-wide, turnouts at scenic areas, picnic tables, benches, vaulted pit toilets.

*Action* Y a k i m a Greenway Foundation, State of Washington, Yakima County, City of Selah, private landowners.

*Comments* Incorporation of this area into the Greenway Overlay District will require expansion of the Washington State Yakima River Conservation Area, as defined by the Washington State Legislature in 1977.

#### Gravel Pit Ponds

*Location* North of Elks Golf Course, south of Harrison Road on west side of river.

*Purpose* Boating, canoeing, fishing and swimming.

*Elements* Series of connected ponds, boat launch pads, vaulted pit toilets, garbage cans, parking.

*Action* Privately owned. Yakima Greenway Foundation, private landowners, Washington State Legislature, Yakima County, City of Selah.

*Comments* Project would depend on successful negotiations with private land owners.

#### Selah Boat Landing

*Location* At Harrison Road.

*Purpose* To serve as northernmost river access in Greenway corridor.

*Elements* Boat ramp, picnic facilities, parking, restrooms.

*Action* Y a k i m a Greenway Foundation, private landowners, Yakima County, City of Selah.

[Pictured at right: Harlan Landing, at the north end of the Greenway, in the Selah Gap.]

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## SELAH GAP RECREATION AREA

(Referred to as Resthaven Natural Area in 1976 Master Plan)

This area was previously defined as a natural area. However, the area has had an increase in recreation use since the original Master Plan and several recreational opportunities within this area suggest that it is better suited as a recreation area. It is one of only three defined recreation areas in the Greenway corridor, two of which have been developed.

The boundaries of this area extend from Harlan Landing on the north, to the southern end of Rotary Lake on the south, and from the western side of Bergland (Gordon) Lake on the west, to Resthaven Road on the east.

Existing development within the area is very limited, with a mobile home park adjacent to Bergland Lake and a few isolated residences as the only significant developments. Railroad lines cross the Naches River west of Bergland Lake enroute to Selah.

### \* Harlan Landing/Rovetto Property

*Location* Directly in Selah Gap, with access off Resthaven Road.

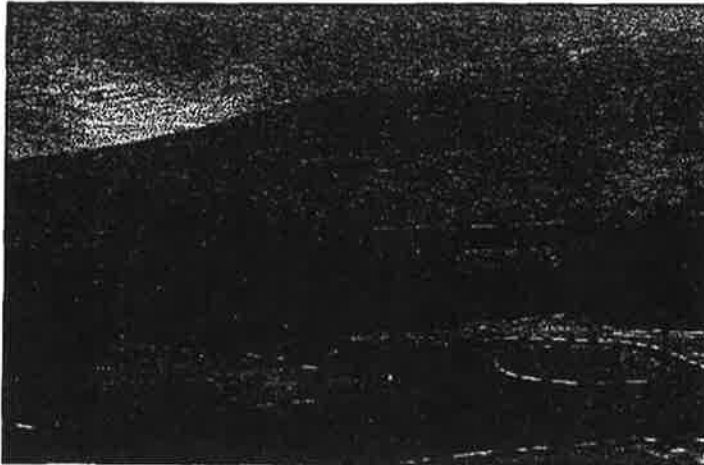
*Purpose* River access, picnic area and trailhead for the Greenway path system.

*Elements* Nature trails, paved trails, float launch, picnic tables, restrooms, fishing piers, barbecue grills, volleyball court. Park-like area around northern pond with grass and picnic areas.

*Action*

Y a k i m a  
G r e e n w a y  
F o u n d a t i o n,  
D e p a r t m e n t  
o f N a t u r a l R e -  
s o u r c e s ( p o s -  
s i b l e a d d i t i o n a l  
A L E A g r a n t ), F t.  
S i m c o e I U O E  
J o b C o r p s,  
Y a k i m a  
C o u n t y, O t i s  
H a r l a n.

*Comments* Harlan Landing was completed in 1989, dedicated in 1990. Greenway should work to acquire or lease and improve Rovetto property, including the ponds, north of Harlan Landing. Peninsula between Naches and Yakima Rivers should be kept natural, with limited access through nature trails from trolley/freeway bridges.



### Bergland (Gordon) Lake

*Location* Pond wedged between I-82, Highway 12 and Naches River. Access from Sixth Avenue, and from North 1st Street on Tamarack and Gordon Avenues, from Harlan Landing and from pathway system.

*Purpose* Natural swimming pond with appropriate support facilities; possible fishing.

*Elements* Restroom, picnic areas, swimming docks within pond, circulation fountain, garbage cans, landscaping improvements, commercial (vendor) structures, pathway, links to Selah/Noel Pathway/Plath Pathway, trolley stop, parking.

*Action* Yakima Greenway Foundation, private landowner, Dept. of Wildlife, Yakima County, City of Yakima.

*Comments* Project dependent on negotiations with private landowner, trolley association, and others. Major clean-up and continuing maintenance would be expensive. Pathway currently runs along north and west edges of lake and links with Plath Pathway.

1995 Master Plan Update

\* Rotary Lake

*Location* East of I-82, south of Naches River confluence, west of Yakima River.

*Purpose* Primarily fishing lake with special facilities for access by the disabled.

*Elements* Disabled-access fishing piers, bridge over Boise Cascade intake stream, picnic areas, restroom, path at shoreline from bridge to piers and link to Noel Pathway. Parking lot located about 1/4 mile south; access via 4th and R Streets.

*Action* Yakima Greenway Foundation, Yakima Rotary Club grant, Washington State Interagency Committee for Outdoor Recreation.

*Comments* Could add more fishing docks and paths if use warrants. Name has been officially changed from Freeway to Rotary Lake by State Geographic Board. Department of Wildlife stocks lake annually. This facility was dedicated in 1989.

**NACHES NATURAL AREA**

(1986 Addition to the 1976 Master Plan)

Adding the Naches River corridor to the Greenway corridor "officially" will require state designation of this segment of the Naches as a State Conservation Area. This includes the natural area adjacent to the Naches River before its confluence with the Yakima River.

The boundaries of this area are the mouth of Cowiche Canyon to the west and Bergland Lake to the east. Northern and southern boundaries will be determined by pathway locations on both sides of Naches River.

Greenway Pathway

*Location* Between 40th Avenue and Cowiche Canyon Road (east end of Cowiche Canyon Trail). Actual course to be determined.

*Purpose* Paved connection to existing Greenway path system to tie in 40th Avenue, Naches Valley, Powerhouse Canal Pathway and Cowiche Canyon (Cowiche Canyon trail to remain unpaved).

*Elements* 10-to-12-foot-wide paved path, garbage cans, benches, picnic areas, parking. Could have additional unpaved path.

*Action* Yakima Greenway Foundation, Yakima County, City of Yakima, private landowners, Department of Transportation, Cowiche Canyon Conservancy. Possible state grants.

*Comments* Some phases of project dependent on negotiations with private landowners. May require expansion of the Washington State Yakima River Conservation Area, defined by the State Legislature in 1977.

\* Plath Pathway

*Location* Between 6th Avenue and 40th Avenue/Fruitvale Blvd. along the Naches River, Lake Aspen, Willow Lake and Myron Lake.

*Purpose* Paved transportation/recreation route providing connection to existing Greenway path system from the west side of town.

*Elements* 12-foot wide, 3-mile long paved path; interpretive signage; garbage cans; benches; picnic areas; fishing access; parking.

*Action* Yakima Greenway Foundation, Plath Family, Yakima County, City of Yakima, Department of Transportation (ISTEA grant, DOT right-of-way), Dept. of Fish & Wildlife, Washington Central Railroad, Yakama Indian Nation, private landowners.

*Comments* Construction began in October of 1995; dedication to follow spring 1996 completion.

[Pictured at right: The McGuire Playground at Sunrise Rotary Park was built by 2000 volunteers in just five days.]

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**TERRACE HEIGHTS CONSERVATION AREA**  
(Referred to as Roza Conservation Area in 1976 Master Plan)

This area fits well into the description of a conservation area, with many natural qualities along with a great need for reclamation and enhancement. The area includes 88 acres of open area on the east side of I-82 across from the Boise Cascade mill. Several previously existing ponds on the property are now filled with wood chips and plant debris.

The boundaries of this area extend from Rotary Lake on the north to the Terrace Heights Bridge on the south. I-82 forms the west border of the area, and several roads, dikes and canals define the east border. Little development of any kind is in the area, except an area of housing off Hartford and Butterfield roads.

**\* Boise Cascade Property**

*Location* Between I-82 and Yakima River, south of Rotary Lake, north of Terrace Heights interchange (approximately 88 acres).

*Purpose* Open-space area with river access, parks and pond fishing.

*Elements* Sunrise Rotary Park, nature trails, Yakima Greenway Pathway, picnic sites, pond fishing. Possible urban forestation project, small parks or earth work sculpture site.

*Action* Yakima Greenway Foundation, Boise Cascade, Yakima County, possible Washington State Interagency Committee for Outdoor Recreation grant, service clubs (Sunrise Rotary Club has expressed interest in further developing the property north of Sunrise Rotary Park/McGuire Playground).

*Comments* Formerly owned by Boise Cascade and used as wood and bark chip fill area, donated to the Yakima Greenway Foundation in 1987. Master Plan being developed by a board committee.

**\* Sunrise Rotary Park/McGuire Community Playground**

*Location* Southern tip of Boise Cascade property just west of the pathway.

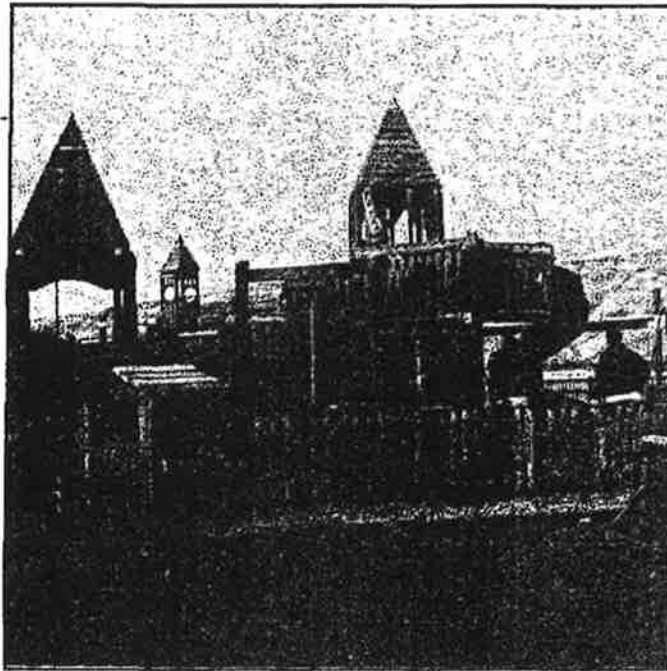
*Purpose* Bark-fill reclamation, children's playground, picnic and rest area.

*Elements* Large wooden Robert Leathers playground, vaulted pit toilet, drinking fountain, benches, picnic tables, bike racks.

*Action* Yakima Greenway Foundation, Sunrise Rotary Club, McGuire Lumber Co., 2000 volunteers and hundreds of businesses who donated labor and materials to make this \$250,000 park and playground possible.

*Comments* Built in just five days in May 1994 with vol-

unteer labor, this project is a source of great community pride and the epitome of what the Greenway is all about.





Resthaven Road - Smith (formerly Dawson)

\* Yakima Greenway Path

Property

*Location* 25-28 acres located south and west of Resthaven Road between the Yakima River and Department of Wildlife property around what used to be Resthaven Lake, which became part of the river channel due to 1990 flood.

*Purpose* Natural habitat, river access.

*Elements* Nature trails, fishing.

*Action* Yakima Greenway Foundation, possible Department of Natural Resources ALEA grant, private landowner, Department of Wildlife.

*Comments* Yakima Greenway Foundation should acquire privately-owned land adjacent to Department of Wildlife property around former Resthaven Lake. Best used as limited access area for fishing, educational purposes.

*Location* Three-mile-long path on dike from Terrace Heights Drive to Harlan Landing in Selah Gap; named National Recreation Trail in 1992 by U.S. Dept. of the Interior.

*Purpose* Multi-use pathway.

*Elements* 10-foot-wide, paved path with gravel shoulders, picnic tables, benches, restrooms and parking.

*Action* Yakima Greenway Foundation, Yakima County, City of Yakima, Washington State Interagency Committee for Outdoor Recreation grant and Fort Simcoe IUOE Job Corps Program. This facility is in place, dedicated in 1989.

*Comments* Addition of McGuire Playground has created parking/access problems. Need to seek additional parking and a way to handle pathway congestion between Sarg Hubbard Park and the playground.

Hartford Property

*Location* East side of river, south of Hartford Road and Washington Central Railroad trestle. North of Terrace Heights Road and Department of Transportation property. West of houses that line Roza Canal. About 65 acres.

*Purpose* Possible income-producing property if developed for commercial purpose. Possible equestrian trails or center.

*Elements* Would depend on purpose.

*Action* Yakima Greenway Foundation.

*Comments* Much of the property is owned by Yakima Greenway Foundation, plus small, privately held parcels and a large parcel owned by Department of Transportation. Greenway property could be used as a match for state grant to acquire other property in Greenway corridor. Previous owner purchased property to use for gravel mining but couldn't get the necessary permits. City of Yakima has expressed interest in the area for constructing ball fields.



## RIVERSIDE RECREATION AREA

This is the primary recreation area of the Greenway corridor. The main features are Sarg Hubbard Riverside Park, Sherman Memorial Park, Robertson Landing, Sportsman State Park and the Noel Pathway. "Park Lake" will be a key feature in the future. In addition to these recreation areas, the Yakima Area Arboretum serves as an educational facility and "tree museum" and the Sportsman Island Natural Area provides habitat for wildlife.

A large number of landowners share this central section of the Greenway, including the county, city and state. The largest parcels include the "Park Lake" area (private) and Yakima Sportsman State Park. Existing development has had its greatest impact in this area. Several sites would require extensive reclamation, including the auto wrecking yards and a 60-acre gravel pit. Extreme caution must be exercised in acquiring land on or near these potentially-contaminated sites.

The boundaries of this area extend from Yakima Avenue/Terrace Heights Drive on the north to Nob Hill Blvd./Highway 24 on the south. The freeway forms the western boundary, and Keys Road and the dike form the boundary on the east.

### \* Sarg Hubbard Park

*Location* West side of river just south of Terrace Heights Drive; approximately 28 acres.

*Purpose* Multi-use park and recreation grounds; reclamation of former city land fill.

*Elements* Picnic shelter, restroom facilities, paved parking, paved pathways, Junior League tot lot play area, Bill and Ted Robertson Amphitheatre with bleacher seating, fountain and island stage, fitness course, Zonta pedestrian bridge, Soroptomist observation platform and Sarg Hubbard Natural Area funded by Washington Beef. Site of maintenance shop and office. Possible future Greenway office/visitors center.

*Action* Yakima Greenway Foundation, Washington State Interagency Committee for Outdoor Recreation grant, Fort

Simcoe IUOE Job Corps Program, City and County of Yakima and numerous service clubs, businesses and individuals.

*Comments* City-owned land managed by Yakima Greenway Foundation; developed in two phases, dedicated in 1987 and 1990. Requires high level of maintenance. Bus service from downtown to park. Used as site for

Greenway fund- and fun-raising events including Winter Walk, EAGLE Earth Day, Gap-to-Gap Relay, concert series, A Case of the Blues festival and Great Yakima Duck Race festival. Because of popularity of events and Greenway facilities, additional parking is desperately needed. One possibility is city-owned land currently occupied by Superior Asphalt (who will be vacating winter of 1996-97).



Sarg Hubbard Park features amenities such as these picnic facilities that enjoy a view of the Yakima River.

1995 Master Plan Update

\* Sarg Hubbard Landing

*Location* West side of river, south of Terrace Heights Drive, adjacent to Sarg Hubbard Park.

*Purpose* Provides access to the Yakima River for non-motorized boats.

*Elements* Float-launch and picnic area.

*Action* Y a k i m a Greenway Foundation, Washington Fruit, Washington State Department of Natural Resources ALEA grant, Yakima County.

*Comments* This facility was completed in 1987.

\* Kiwanis Park (City of Yakima)

*Location* West of Interstate 82 on East Maple and Fair Avenue.

*Purpose* Family picnic area and team sports facilities for recreational use.

*Elements* Picnic area, tables, restrooms, softball diamonds.

*Action* Yakima City Parks, Yakima Kiwanis Club.

*Comments* Although across I-82 from the Yakima Greenway corridor, this park is readily accessible via the Beech Street underpass and the proposed Conference of Governments trail plan that would link the Central Washington State Fair grounds, and areas in between, to the Noel Pathway. This park is managed by City of Yakima Parks Department.

"Park Lake" Area

*Location* 60-acre gravel pit south of Sarg Hubbard Park, west of river and pathway.

*Purpose* Non-motorized boating and water-related park uses plus commercial development and recreational activities; e.g., open air restaurant, boat rental, motel facilities, offices.

*Elements* Reclaim gravel pit including grading, revegetation, enhancement and stabilization of lake area. Construction of docks, floats, motels, restaurant, paved parking and paths.

*Action* Y a k i m a Greenway Foundation, City of Yakima, private landowner, Central Pre-Mix.

*Comments* Central feature south of Sarg Hubbard Park. Requires continued negotiations with property owner for possible future acquisition of lake area. Community task force led by the Foundation is studying best use of entire area from standpoint of landowner, Central Pre-Mix and community. Gravel mining permit with Department of Natural Resources requires reclamation of pit for use as recreation area, with 3:1 slopes above and below water level. Mining should be complete in 1996, according to Central Pre-Mix.

\* Yakima Area Arboretum

*Location* West side of the river south of "Park Lake" area and north of Highway 24 adja-

cent to Interstate 82; approximately 35 acres.

*Purpose* Regional arboretum.

*Elements* Study collections, ornamental displays, special shows and programs, park nursery, trails, Jewett Interpretive Center, Plath Solarium.

*Action* Yakima Area Arboretum and City of Yakima.

*Comments* Managed by separate non-profit foundation, Yakima Area Arboretum. Land owned by City of Yakima.

\* Sherman Memorial Park

*Location* West side of river, north of Highway 24, adjacent to Yakima Area Arboretum; approximately 6 acres.

*Purpose* Park, picnic area, pathway connection.

*Elements* Fred Westberg Memorial Picnic Pavilion, barbecues, natural areas, paved parking, tot play area, southern terminus of Noel Pathway.

*Action* Y a k i m a Greenway Foundation, City of Yakima, Yakima Kiwanis Club.

*Comments* This facility was dedicated in 1984. The land is owned by the City of Yakima and managed by Yakima Greenway Foundation. In 1992, the "Shields Addition" of the park (5 acres in the southwest corner) was donated to the Arboretum. In 1994 the Westberg picnic shelter and additional parking were added, a gift of the Yakima Kiwanis Club. Park could be improved with plantings, especially along the Arboretum fence line.

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\* Robertson Landing

*Location* West side of river, north of Highway 24, south of West Birchfield Road.

*Purpose* Float access to river and recreation facilities.

*Elements* Picnic areas with barbecues, paved nature trails, paved parking, restroom facilities, river float launch area. Northern terminus for Jewett Pathway. Future connecting point for Noel Pathway and Jewett Pathway if easement can be acquired from private land owner (center section of dike between Robertson Landing and place where pathway drops off dike into Arboretum area).

*Action* Yakima Greenway Foundation, Robertson Charitable Trust, Yakima County, Washington State Department of Natural Resources ALEA grant.

*Comments* Floods frequently (in 1990 boat ramp was washed away; in 1995, ramp was covered with gravel and extensive damage occurred). Should be maintained as natural area for low maintenance. This facility was completed in 1987. In 1995, mining project was begun by the Yakima County Diking Improvement District. This three-phase project will result in salmon overwintering ponds, provide gravel to raise the dike on the east side of the river and create a swimming pond and beach for Greenway users. Project expected to be completed in 1996.

Footbridge Crossing

*Location* Old Moxee bridge crossing at West Birchfield Road. (Now part of Robertson Landing.)

*Purpose* To provide foot and bicycle traffic access between park areas on east and west sides of river.

*Elements* Glue lam arch bridge or suspension bridge suitable for foot and bicycle traffic.

*Action* Yakima Greenway Foundation, Washington State Parks Department.

*Comments* Department of Transportation has created plans to include dedicated pedestrian/bicycle access as an element of reconfiguring the present Highway 24 bridge over the river. Date of actual construction is unknown due to funding constraints. This would make development of the footbridge a lower priority, as there would be a safe river crossing to connect the west- and east-side pathways and parks.

\* Yakima Sportsman State Park

*Location* East side of river, Terrace Heights Drive to West Birchfield Road. Large natural island in river is part of park.

*Purpose* Washington state park with extensive facilities for overnight camping, day-use picnic and recreational activities and natural areas.

*Elements* Overnight camping, RV parking with utility services, day-use picnic area, child play areas, paved parking, nature trails. Sportsman Island has high natural value and provides good wildlife habitat.

*Action* Washington State Parks, Yakima Greenway Foundation.

*Comments* Camping facilities and natural areas should be expanded. State Parks Department has been purchasing property north of park up to Terrace Heights Drive so they can control land from dike to river. They ultimately plan to work with Yakima Greenway Foundation to put a path on the dike between Highway 24 and Terrace Heights Drive.

\* KOA Campground

*Location* East side of the river adjacent to Highway 24.  
*Purpose* Commercial overnight RV Park.  
*Elements* Extensive RV park with utility hookups, playgrounds, cabins, recreation facilities, convenience store, RV services.  
*Action* Private ownership.  
*Comments* A compatible use of land within the Greenway.

\* Greenway Path

*Location* East and west side of the river on dike system between Terrace Heights Drive and Nob Hill Blvd.  
*Purpose* A multi-use, paved pathway for recreational use would provide a path loop in central section of Greenway.  
*Elements* A 10-foot-wide paved pathway for bicycling and foot traffic ultimately to run the length of the park system. Possible future expansion to link with state fair grounds and Conference of Governments-designated Yakima Valley bike routes.  
*Action* Yakima County, Yakima Greenway Foundation, Washington State Parks Department, Washington State Interagency Committee for Outdoor Recreation grant.  
*Comments* The 1.6-mile Noel Pathway from the Terrace Heights Drive underpass to Sherman Memorial Park was completed in 1984. Linking Noel Pathway to Jewett Pathway at Robertson Landing will require obtaining easements on dike from two private landowners (one of whom is willing, the other not).

Nob Hill Auto Wrecking and Hicks Property

*Location* North of Robertson Landing (Birchfield Road dead end) and east of Sherman Park/Arboretum area.  
*Purpose* Need easements from these private landowners for path on dike.  
*Elements* Pathway connection between Noel Pathway, Robertson Landing and Jewett Pathway.  
*Action* Yakima Greenway Foundation, Yakima County and private landowners.  
*Comments* Hazardous waste liability laws will probably keep Yakima Greenway Foundation from acquiring this property due to high cost for reclamation.

## RIVERSIDE CONSERVATION AREA

This area has strong natural value, but could also blend in a group camping area as an important recreation element. Several gravel pit ponds exist and require reclamation.

Most properties are large holdings, including several parcels owned by the Yakima Greenway Foundation. The greatest impact on the east side of the river now comes from grazing, which has weakened the stability of the edges and reduced its quality as a habitat area, and an operating gravel pit which limits river access. On the west side, the greatest impacts are commercial developments and the City of Yakima Wastewater Treatment Plant.

Although several features of this area (addressed below) could be developed, the major section of this region will be maintained as a conservation area with the specific goal of providing a natural border to the river. Another goal will be to develop a riverside pathway, in addition the the Jewett Pathway, where feasible.

The boundaries of this area are Nob Hill Boulevard/Highway 24 on the north and Valley Mall Boulevard (and the area directly across the river from Valley Mall Boulevard) on the south. Like the other conservation areas, the freeway determines the western boundary, and Birchfield, Thorp and Riverside Roads form the eastern boundary.

### \* Jewett Pathway

*Location* West side of river from Robertson Landing to Valley Mall Boulevard.

*Purpose* Multi-use pathway for recreational use, connecting with the Noel Pathway.

*Elements* An 8- to 10-foot-wide, multi-use, paved pathway; turnouts for benches and picnic tables; parking; and restrooms.

*Action* Yakima Greenway Foundation, Don and Helen Jewett, Yakima County, City of Yakima, Dept. of Transportation, Washington State Interagency Committee for Outdoor Recreation grant, private landowners.

*Comments* This 1.8-mile section of path was built in 1993 and dedicated in July. It is the first pathway built by the Greenway that is not entirely on top of dike, as it leaves the city-owned dike just south of the spray fields and travels across DOT and private property. Trees were planted on the city property in spring of 1995 as an Eagle Scout project to screen the pathway from the spray fields (both visual screening and to keep spray off pathway). Just west of the path at the south end of the city property is a settling pond that will be the site of a bird viewing station built in partnership with the city and Audubon Society.

### Greenway Island Group Camp

*Location* Large island in the river off the Jewett Pathway just north of the Edler property. Northern tip owned by City of Yakima, southern tip owned by Central Pre Mix, balance owned by DOT.

*Purpose* Primitive youth day and overnight camp, environmental education center.

*Elements* No permanent structures except possible vaulted pit toilets and potable water stations. Camping to be restricted to certain areas, pond for canoeing, fishing, nature trails.

*Action* Yakima Greenway Foundation, Dept. of Transportation, City of Yakima, private land owner, Boy Scouts, YMCA, Camp Fire and other youth-oriented organizations.

*Comments* DOT has given Greenway permission to begin studying the area for this use. Greenway would manage reservations, other organizations would provide insurance, maintenance and security. Area to be studied for one or two years beginning summer of 1995 before decision made as to ultimate use of island.

Riverside Group Camp

*Location* East side of river, south of Highway 24; privately owned, currently being mined by Central Pre-Mix. Includes several man-made ponds.

*Purpose* Ideal regional, youth group camp and retreat upon termination of mining. Owner has considered building a private campground.

*Elements* If developed as youth camp, elements could include pole building, a primitive camping area with "Adirondack" shelters, a fire circle meeting area and natural play area. Its primary purpose would be for youth organizations and visiting groups.

*Action* Private owner, City and County of Yakima, Yakima Greenway Foundation. School districts, YMCA, YWCA, youth and church groups and civic organizations could also become involved.

*Comments* There is a need for a youth camping retreat facility closer to Yakima. This would be a good opportunity to use volunteer labor of youth and church groups and civic organizations. Private campground would also be a compatible use. (If the Greenway Island Camp works out, other plans could be made for this area.) Action contingent on land owner's interests and plans.

\* Northwest Section

*Location* West side of river (west of dike and Jewett Pathway), south of Highway 24 to southern edge of city spray field.

*Purpose* Commercial development and Wastewater Treatment Plant.

*Action* City of Yakima, conservation groups, Yakima Greenway Foundation, and private landowners.

*Comments* Encourage future commercial development to adhere to Greenway design standards. Existing commercial development and Wastewater Treatment Plant should be screened from I-82 and Jewett Pathway with additional plantings.

Valley Mall Interchange Commercial Cluster

*Location* East side of I-82 at Valley Mall Interchange, currently in private ownership.

*Purpose* To meet recreation- and tourist-oriented commercial needs and to provide convenient public access to southern terminus of the Jewett Pathway.

*Elements* Parking lot and vaulted pit toilet for Jewett Pathway, southern terminus of Jewett Pathway, future commercial development of high ground west of Spring Creek; lower intensity uses such as overnight camping.

*Action* Private landowners, Yakima County, City of Union Gap, DOT, Yakima Greenway Foundation.

*Comments* Property is situated within the City of Union Gap. Land owner is interested in allowing the area to be mined (5-year project); resulting ponds would become salmon overwintering site and possibly swimming areas. Agreement between landowner (Edler), Columbia Ready Mix and Foundation states that ponds and adjacent areas will be turned over to Greenway for use as park/open space. Owner is interested in some commercial development east of Spring Creek and west of the ponds; acreage and type of development to be determined at future date. Agreement states that proper buffers will be provided between Spring Creek and ponds and development will adhere to Greenway design standards.

## UNION GAP CONSERVATION AREA

(Referred to as Riverside Natural Area in 1976 Master Plan, changed to Union Gap Natural Area in 1986 Update, changed to Union Gap Conservation Area in 1991 Update)

The most lush and natural part of the entire Greenway, this area remains as it does today primarily because it has never been diked. The result is a widely braided river with many channels of varying size and volume. With the exception of two carefully placed projects, the area is to remain largely undeveloped.

The northern boundary of this area is Valley Mall Boulevard on the west side of the river and corresponding points on the east side of the river; the Union Gap is the southern boundary; I-82 and SR 97 form the western boundary; Thorp and Birchfield Roads form the eastern boundary.

### Natural Area

*Location* East side of river to Riverside Road and its extension south to Thorp Road within the flood plain, excluding existing residential development.

*Purpose* A natural buffer zone between any development and the river to protect the riparian habitat.

*Elements* Wildlife habitat, protected area.

*Action* Y a k i m a Greenway Foundation, Yakima County, private land owners.

*Comments* Little development has taken place in the area and, currently, grazing has had the only significant impact. This land needs more protection than it currently has. It is not covered by Greenway Overlay District provisions of the Yakima Urban Area Zoning Ordinance because it is outside the Urban Area boundaries. It is desirable for the Yakima Greenway Foundation to acquire this land (or conservation easements on it) for long-term management as a wildlife refuge.

### \* Century Landing

*Location* East side of river in Union Gap at bend of river where it flows under I-82.

*Purpose* River-float boat launch and removal facility.

*Elements* Picnic areas with barbecues, nature trails, paved parking, restroom facilities and river float ramp.

*Actions* Y a k i m a Greenway Foundation, Woman's Century Club Juniors, Yakima County, State Department of Natural Resources ALEA grant.

*Comments* This facility was completed in 1987. Because of its isolated location, it is the target of severe vandalism and dumping. This problem needs to be addressed.

### Greenway Path

*Location* East and west sides of river at Union Gap.

*Purpose* To provide trail connections to lower Yakima Valley.

*Elements* Pedestrian/bicycle trail connecting the Jewett Pathway to points south, including Lower Valley Pathway.

*Action* Y a k i m a Greenway Foundation, Yakima

County and State Department of Transportation City of Union Gap.

*Comments* Providing access to the Parker/Buena area will require construction of a river crossing. An alternative is to cantilever a bike path on the I-82 bridge. Department of Transportation, Yakima County and the City of Union Gap should be encouraged to include bike/pedestrian pathways throughout the area in their transportation master plans.

### Fullbright Park/Youth Activities Park Trail Link

*Location* South end of Greenway near site of former Union Gap Sewage Treatment Plant.

*Purpose* To link west side river trails to Union Gap's Fullbright Park and the county's Youth Activities Park.

*Elements* Pedestrian, bicycle and equestrian trails; river access; and trailhead parking at the mouth of Ahtanum Creek.

*Action* Y a k i m a Greenway Foundation, Yakima County and City of Union Gap, Department of Transportation.

## IV. Land Use Policy

Initial policies to protect and preserve the Yakima Greenway were adopted by the Board of County Commissioners in the 1974 Yakima County Shoreline Master Program. The County Shoreline Master Program was written to implement the Shorelines Management Act which was approved by state voters three years earlier. The purpose of the Yakima County Master Program is to promote the reasonable use of Yakima County shorelines, preserve and protect fragile natural shoreline resources and increase public access to publicly owned shorelines where higher use levels are desirable.

The Yakima River shoreline from Selah Gap to Union Gap was singled out as a uniquely valuable recreation, conservation and scenic resource when the state legislature created the Washington State Yakima River Conservation Area in 1977. This legislation defined the boundaries of the Greenway corridor and authorized the Yakima County Commissioners to coordinate the acquisition and development of land within the Greenway for conservation, park and parkway purposes.

In August, 1979, the Board of Yakima County Commissioners adopted a resolution clarifying county policy with regard to further commercial and industrial development within the Greenway corridor. Under this policy, areas previously zoned for commercial and industrial uses were recognized and retained. However, developers were "encouraged to design structures and landscaping for maximum compatibility with the Greenway Master Plan." In addition, requests to rezone additional land within the Greenway corridor for commercial or industrial uses were discouraged.

Two years later, Yakima County and the City of Yakima adopted the Yakima Urban Area Comprehensive Plan to guide growth and development within the city and the unincorporated area surrounding it. Included in the plan was a policy statement that the cities of Yakima and Union Gap and Yakima County would coordinate the acquisition and development of the Greenway. This policy was implemented in 1986 when the City of Yakima and Yakima County jointly adopted a single zoning ordinance for the Yakima urban area.

The "Urban Area Zoning Ordinance" includes a Greenway Overlay District to coordinate the provisions of the zoning ordinance with the more detailed policies adopted in this plan. Under terms of the Overlay District, all development, except single family dwellings and duplexes, requires a higher level of administrative review and approval in order to ensure that the Yakima Greenway is protected as a natural resource for all to enjoy.

Unfortunately, some commercial development subsequent to the 1986 update has

not been river- or recreation-oriented and, for the most part, does not enhance the Greenway corridor. Protection for the Greenway corridor, referred to so optimistically in the 1986 Master Plan Update, has proven to be inadequate. For this reason, the Yakima Greenway Foundation Board advocates the application of design standards, such as those outlined in Appendix I, to all commercial and recreational development within the original 3600-acre Greenway corridor.

These design standards were adopted by the board of directors as part of the 1991 update. They were taken to the Yakima Urban Area Regional Planning Commission as part of the adoption process. At a public hearing, the design standards received no negative comments, but numerous private land owners were alarmed by language in the update relating to use of firearms and gravel mining. As a result of the opposition stated at the hearing, the 1991 Master Plan Update was not adopted but is to be used as a reference document by planners.

Subsequently, a number of developments have occurred

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in the Greenway corridor; our design standards were presented to the developers and they were requested to develop accordingly. Some complied (Oxford Suites, Washington Fruit Commission) and one did not (Wal-Mart) because the City had not adopted them. This experience has resulted in the current update and the renewed commitment to have this update and design standards adopted by the cities and county.

Ultimately, this Master Plan update must be adopted by the cities of Yakima and Union Gap and Yakima County. Furthermore, the Greenway Foundation must work to incorporate this Master Plan into Greenway Overlay District provisions in the Urban Area Zoning Ordinance and should seek to have the county apply the standards to the southeastern area of the Greenway corridor, the area that lies outside the boundaries of the Urban Area Zoning Ordinance. Ideally,

these design standards would eventually apply to the two new sections (the Naches River corridor and the Yakima River corridor north to the Yakima River Canyon). But adoption of design standards applicable to the existing Greenway corridor should not necessarily be tied to legislation resulting in expansion of the Greenway. The application of the design standards to the two new sections should be negotiated separately with the appropriate governmental agency.

#### *Unsuitable Uses:*

**Discharge of Firearms** in and around the urbanized areas poses a severe hazard to Greenway users. Yakima County should coordinate with Department of Fish and Wildlife to set regulations and possibly establish the entire Greenway corridor as a game refuge, off limits to firearms. Private hunting clubs and private lands that allow hunting exist in the southern section of the Greenway corridor. This area will be excluded from this prohibition until the land owners discontinue that use.

**Trapping** should be monitored and controlled by the Dept. of Fish and Wildlife.

**Off-road motorized vehicles** are not compatible with recreational, multi-use pathway or conservation areas.

**Gravel Mining** should not be allowed except in areas where zoning and Department of Natural Resource mining permits with acceptable reclamation plans are granted. The Greenway may support short-term projects that will result in improvements to the river (such as salmon overwintering habitat and protected open space). The Greenway corridor follows the Yakima River and should be left primarily as a river-oriented corridor. Several lakes created by gravel mining exist within the corridor and are, or will be, developed for recreation or reclaimed for "natural habitat areas".

#### *Compatible Uses:*

**Commercial development** is important to the overall goal of blending the vital elements of community image and tourism, recreation and stewardship. However, commercial development must be placed in the Greenway with a great deal of planning and consideration for the other needs of the Greenway. For this reason, commercial development has been encouraged only in those areas already zoned or developed commercially. All development should comply with Greenway design standards in order to maintain the integrity of the Greenway and a park-like appearance throughout the corridor.

This Yakima Greenway 1995 Master Plan Update includes design standards which should be observed by all new development within the Greenway corridor in order to demonstrate compliance with the Master Plan. (See Appendix I for Design Standards.)

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## V. Vision For The Future

The success of the Greenway concept in Yakima has visually enhanced our Valley and greatly improved our quality of life. Strong community support has led the Foundation to draft a vision of our Valley in the future, one with the Greenway concept applied beyond the Greenway corridor boundaries.

The Foundation's vision of Yakima in the future includes a scenic parkway on the eastern border of the Greenway corridor connecting Yakima Valley Highway and the scenic Yakima River Canyon Highway. Enterprises related to tourism and recreation could be located between the Greenway and the parkway, with industrial parks and residential communities located on the eastern edge.

As development occurs between downtown Yakima and the Greenway, urban design and planning decisions should be made to leverage the attributes of the Greenway to the benefit of these new developments. Dynamic, enticing circulation routes between downtown and the Greenway could greatly enhance the allure of the area.

Designation of 66th Avenue, or 72nd Avenue and Ahtanum Road, or Ahtanum Creek as greenbelt areas with provisions for paths and trails, would provide a green border and inviting circulation route around the Upper Valley. Extensions of the trail system to Naches, Selah, Moxee, West Valley and the Lower Valley along corridors historically used for railroads and canals, etc., will create a significant bicycle commuter network for locals as well as a nationally-known showcase for tourists.

Extending the Greenway corridor to encompass the Plath Pathway and Naches River will lead to a trail system connecting the present pathway to the Cowiche Canyon Conservancy. Finally, extension of the Greenway corridor north along the Yakima River through Selah, to the Yakima River canyon (and ultimately connected with the Mountains to Sound Greenway via the Iron Horse State Park Trail), could lead to a trail system through scenic land currently inaccessible to the public and would serve as a valuable link between the cities of Yakima and Selah.

The purpose of this vision is not to dictate land use, but rather dream of possibilities and suggest alternatives. It will be up to the people of our Valley to decide if this vision is reasonable and attainable and if so, to make the dream a reality—just like the Yakima Greenway today! (See Appendix II for related drawings.)

**Appendix I**

**Yakima Greenway Foundation  
Design Standards**

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# Design Standards

## Introduction

In 1960, Kevin Lynch produced a book called *Image of the City*. He defines imageability as "that quality in a physical object which gives it a high probability of evoking a strong image in any given observer".

The city of Venice, Italy is a good example of a highly imageable public environment with its waterways and gondolas. The city of Leavenworth is another example. When you think of Leavenworth, you immediately picture the image of a Bavarian Village.

Our Yakima River and our Greenway also have great potential for evoking a strong image among observers. To accomplish this we must ensure that the Greenway corridor is distinct and remarkable. It should invite the eye and the emotions to greater attention and participation.

The purpose of the Yakima Greenway Foundation is to conserve, enhance and maintain the Yakima Greenway as a continuing, living resource for future generations. Since the Yakima Greenway Master Plan was written and adopted by the state and county in 1976, there has been a need to establish development standards to secure the implementation of this plan. Development standards can help preserve the river's riparian environment and, at the same time, create a waterfront with a distinct image that will benefit landowners, Greenway users and the community.

The Yakima Greenway has emerged as a model for private river conservation. However, the strength of the private foundation would be greatly enhanced if local governments adopted standards to guide development within the Greenway corridor.

The Design Standards Task Force for the Yakima Greenway Foundation has contemplated design standards for the Greenway and, in the process, has reviewed approaches by cities such as Tempe, Arizona; Chico, California; Scottsdale, Arizona; Leavenworth; and Winthrop. These cities established their respective standards to create a certain image, encourage tourism or to simply increase the value of their environment. In each case, the result was

not only increased revenue but a tremendous increase in community enthusiasm, pride and use of their resource.

Yakima has a limited resource in our Yakima River corridor, the area designated as the Yakima Greenway. There are different opinions on how to use this resource. Because of population growth, and I-82 as the western border of the Greenway, we are experiencing pressure from people desiring to use land along the river. The visual quality of the Yakima River corridor will be affected with each new development. We must apply aesthetic consideration when contemplating any new developments with a visual or functional relationship to the Greenway. This can be accomplished through the adoption and implementation of design standards.

The design standards adopted by the Foundation as part of the 1991 update were modified in 1995 in a number of areas. The changes address signs (Section 101 I.), buildings (Section 102 D.), landscaping (Section 104 A. and B.) and off-street parking setbacks (Section 105) and landscaping (Section 106 B.) These changes make the standards easier for developers' compliance, yet maintain the park-like appearance of the development for acceptable compatibility with the Greenway.

The Yakima Greenway is our most important natural asset. It is worth preserving for the benefit of all Yakima citizens. The community has taken the initial steps to make the Greenway a very special place. We need to take the next step now to ensure that it will be a very special place for future generations.

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## Sections

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- 101 Design Standards - Site
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- 103 Design Standards - Landscaping
- 104 Design Standards - Landscaped  
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- 105 Off-Street Parking - Location
- 106 Off-Street Parking - Landscaping
- 107 Improvements to be provided by the  
Developer

### 100 Design Standards - General

The Yakima Greenway Foundation is concerned about the appearance of the developed environment in the Greenway corridor. It is important that new development have the appearance of quality architectural and landscape variation that will ensure compatibility with its location in the Greenway. Projects characterized by a lack of architectural interest, intense site development with inadequate open space, and incomplete site or building design do not conform to Greenway community values.

The design standards set forth below are intended to reflect these Greenway community values and to ensure that high standards of design are evident in all development. It is the objective of the design standards to:

- A. Preserve the characteristics of the existing Yakima River riparian environment;
- B. Maintain design compatibility between existing and new development including, but not limited to, style, scale and building materials;
- C. Provide variety in building and site design for allowed uses emphasizing variations in setbacks, height, elevation and transition;
- D. Apply an overall design and landscaping scheme to all elevations and sides of a project; and
- E. Emphasize the use of landscaping, particularly using large shade and street trees.

### 101 Design Standards - Site

The site should be designed to create a development which is pleasant in character, human in scale and facilitates on-site circulation. The design should demonstrate compatibility with existing or desired character of the surrounding area.

- A. Proposed grading should blend with the contours of adjacent properties.
- B. Existing natural features such as trees, other native vegetation, natural ground forms, water and view should be retained to the maximum extent feasible.
- C. Minimize the visual impact and presence of vehicles by generally siting parking areas to the rear or side of the property rather than along street frontages, and screening parking areas from view, both interior and exterior, to the site.
- D. Separate facilities for vehicle and pedestrian traffic.
- E. Screen exterior trash and storage areas, service yards, loading docks and utility services from view of all nearby streets and adjacent structures in a manner that is compatible with building and site design.
- F. All exterior lighting should be functional, subtle and architecturally integrated with the site and building design. All exterior lighting should be directed onto the site and away from adjacent residential properties.
- G. A portion of each of the common, open spaces in a project should be designed to provide opportunity for recreational use, rather than used only to meet setback requirements and to landscape otherwise usable spaces.
- H. Where appropriate, provide bicycle parking with access from adjacent streets, driveways or paths.
- I. All freestanding signs shall be of a monument type, except those located along arterial streets.

**102 Design Standards - Building**

There is no single design theme for the Greenway. Good design should reflect a compatibility with the character of the area. Design compatibility is a particularly sensitive consideration. Compatibility includes building style, size, setback, form, color and material considerations.

A. A consistent color scheme, or a variety of compatible color schemes, should be used throughout a project and the scheme(s) should not contrast negatively with the character of the area.

B. The design of projects containing many buildings should provide variety in building size and grouping. A mixture of single- and multi-story buildings should be used.

C. The building design should exhibit variety by providing relief achieved through the use of functional architectural features. Variety is not achieved solely through the use of different contrasting exterior materials.

D. Trademark types of buildings should be discouraged in the Greenway. Boxlike or trademark buildings may be allowed if additional site screening and shade trees are provided to soften the building exterior.

E. The architectural scheme (form, materials, color and detailing) of a building should be carried throughout all exterior elevations to achieve design, harmony and continuity. Applied ornamentation (materials or details applied without relation to architectural function or feature) and false-front buildings are not acceptable.

F. The roof shape, color and texture should be coordinated with the overall building design.

G. Rooftop mechanical and electrical equipment should be designed or screened to become an integral part of the building design. Ground- or interior-mounted mechanical equipment is strongly recommended.

H. Ducts, pipes, vents and similar items extending through the roof should be painted a color closely resembling that of the roofing material.

I. Building entries should be protected and offer a sense of entry and focus.

J. Unvaried building elevations and unsightly features or uses should not be placed adjacent to the freeway.

K. Buildings with box-like appearances, lacking architectural variation on all elevations, should not be approved. Architectural variation can be achieved through a variety of design techniques, including but not limited to:

1. offsetting or varying building setbacks
2. providing covered porches, balconies and entries;
3. combining single story and two story construction in a single building with single story nearest property lines; and
4. altering roof lines, height and type.

Architectural variation is generally achieved through the use of three-dimensional design and variations, rather than through variation of a surface treatment.

Landscaping should be included in any project design to create a pleasing appearance. Site landscaping should be utilized to promote the character of the Yakima Valley, particularly by using large shade trees.

A. Native and mature trees and vegetation should be retained and integrated.

B. Landscaping should be planned as an integral part of the project, and not simply located in left-over space after the siting of parking and buildings.

C. Landscape planting should include all of adjacent, public right-of-way including planter strips, not improved with street improvements.

D. Trees from a Greenway-recommended list should be installed.

E. Properties along the freeway and other limited-access routes should not rely on landscaping in the public right-of-way to meet the purposes of this section.

F. Landscaping should be proportional to the building elevations.

G. Dense landscaping should be provided to screen unattractive views and features such as storage areas, trash enclosures, freeway structures, transformers, generators and other elements which do not contribute to the enhancement of the surroundings.

H. Landscaping should not be utilized to screen from view an otherwise unacceptable building.

I. Landscaping should be located within, and adjacent to, parking areas to screen vehicles from view and minimize the expansive appearance of parking areas. This landscaping should include shade trees which will shade fifty percent of the parking area at maturity.

J. Landscape plantings should be those which grow well in Yakima's climate without extensive irrigation.

K. Deciduous trees should be planted along south and west building exposures.

L. Ground cover should be of live plant material. Gravel, colored rock, bark and similar materials are generally not acceptable. Bark, when used, should be used as mulch. Brick, cobblestone, textured concrete and similar hard materials are acceptable when they relate positively to the architectural components and materials used on the building.

M. Landscaping should be designed to permit adequate sight distance for motorists and pedestrians entering and exiting the site.

N. All landscaped plantings should be of sufficient size and intensity so that a mature appearance can be attained in a reasonable time period (5 years).

O. A permanent irrigation system should be provided where necessary.

P. Landscaping adjacent to driveways and parking should be protected from vehicle damage through the use of curbs, bumpers or other approved features.

**Design Standards**

**104 Yards and Setbacks - Landscaped Open Space**

Landscaped open space should meet the following standards, except where greater open space standards are specifically set forth in the regulations for a zoning district:

- A. For any development within the Greenway Overlay District, a minimum of 20% of the lot should be landscaped and kept in open space. Required interior parking lot landscaping may be included to meet the landscaped, open space requirement, provided the 50% shade factor described in Section 106 C. is met.
- B. Open space may be reduced to 10% of the site if tree canopy (as described in Section 106 C.) covers at least 20% of the site.
- C. The surface area of a permanent swimming pool or spa, or uncovered patio may be included to meet the open space requirements.

**105 Off-Street Parking - Location**

In all districts and uses, a setback of 15 feet from the primary street of access and 10 feet from any secondary street should be required for all parking from the front or street property line. The area between the parking and the street paving should be fully landscaped, except to provide access. Street trees should be placed within this perimeter area planted between 30- and 40-foot centers.

**106 Off-Street Parking - Landscaping**

- A. Landscaping should be provided in a buffer areas required between property lines and parking areas.
- B. Not less than five percent (5%) of the interior of a parking lot should be landscaped unless a lesser amount is determined to be compatible with the surrounding area and general objectives of the design review process.
- C. Trees should be planted and maintained in planters or landscape areas in all off-street parking areas so that at tree maturity, fifty percent (50%) of the parking area is shaded at solar noon on June 21. This requirement should not apply to the development of single-family residences.
- D. Physical barriers, such as curbing, bumpers or components of the landscape plan, should be installed to prevent vehicular damage to adjacent landscape areas.

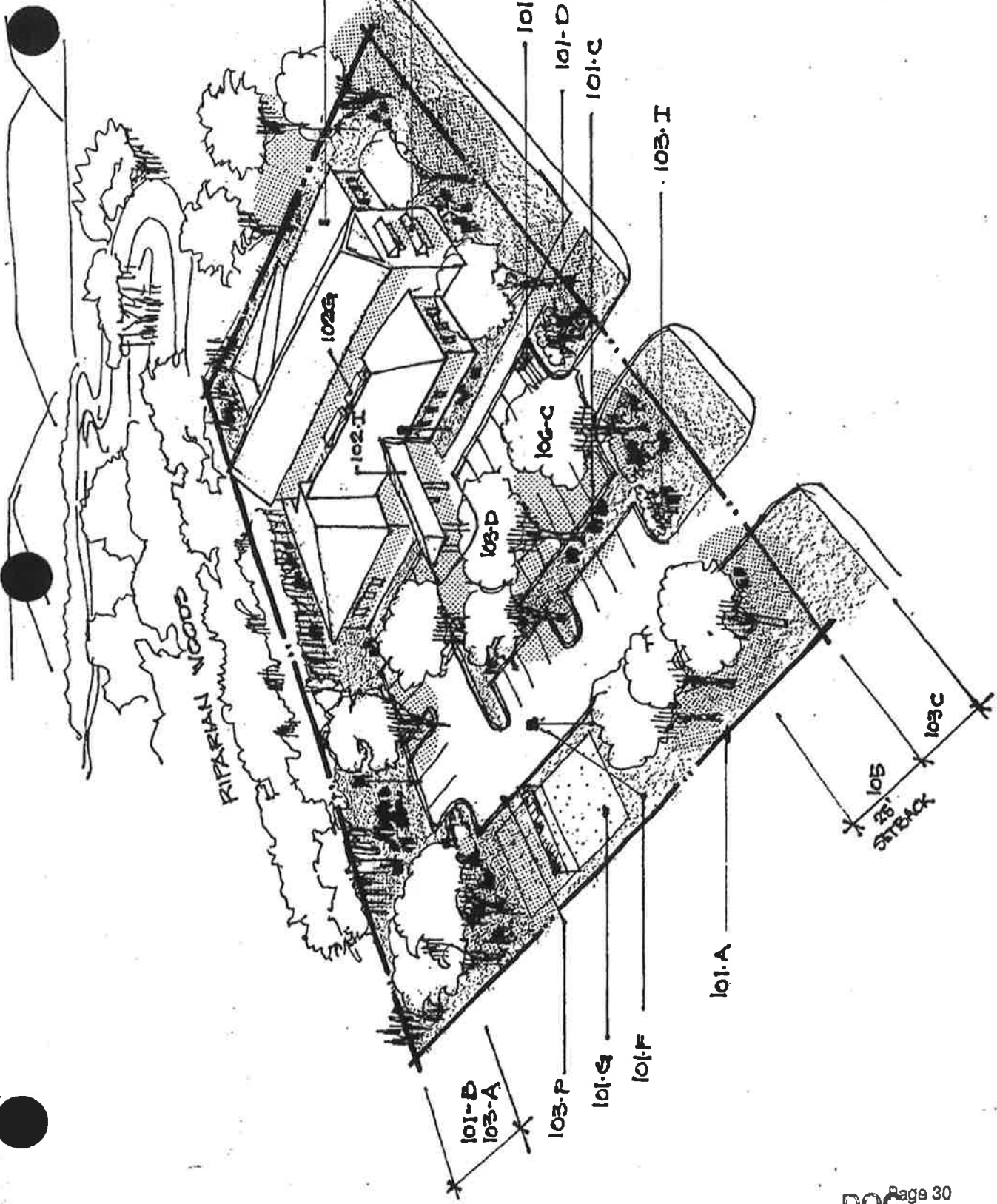
**107 Improvements to be Provided by the Developer**

- A. **Underground Utilities:** All utilities including electric power, telephone, television cable, etc. should be underground.
- B. All normal improvements required by city or county for street right of way.
- C. Sidewalk and/or bike path treatments, street lights, street signs, street furniture, crosswalk and intersection details as specified on file in the Public Works Department.
- D. Improvements must be perpetually maintained.



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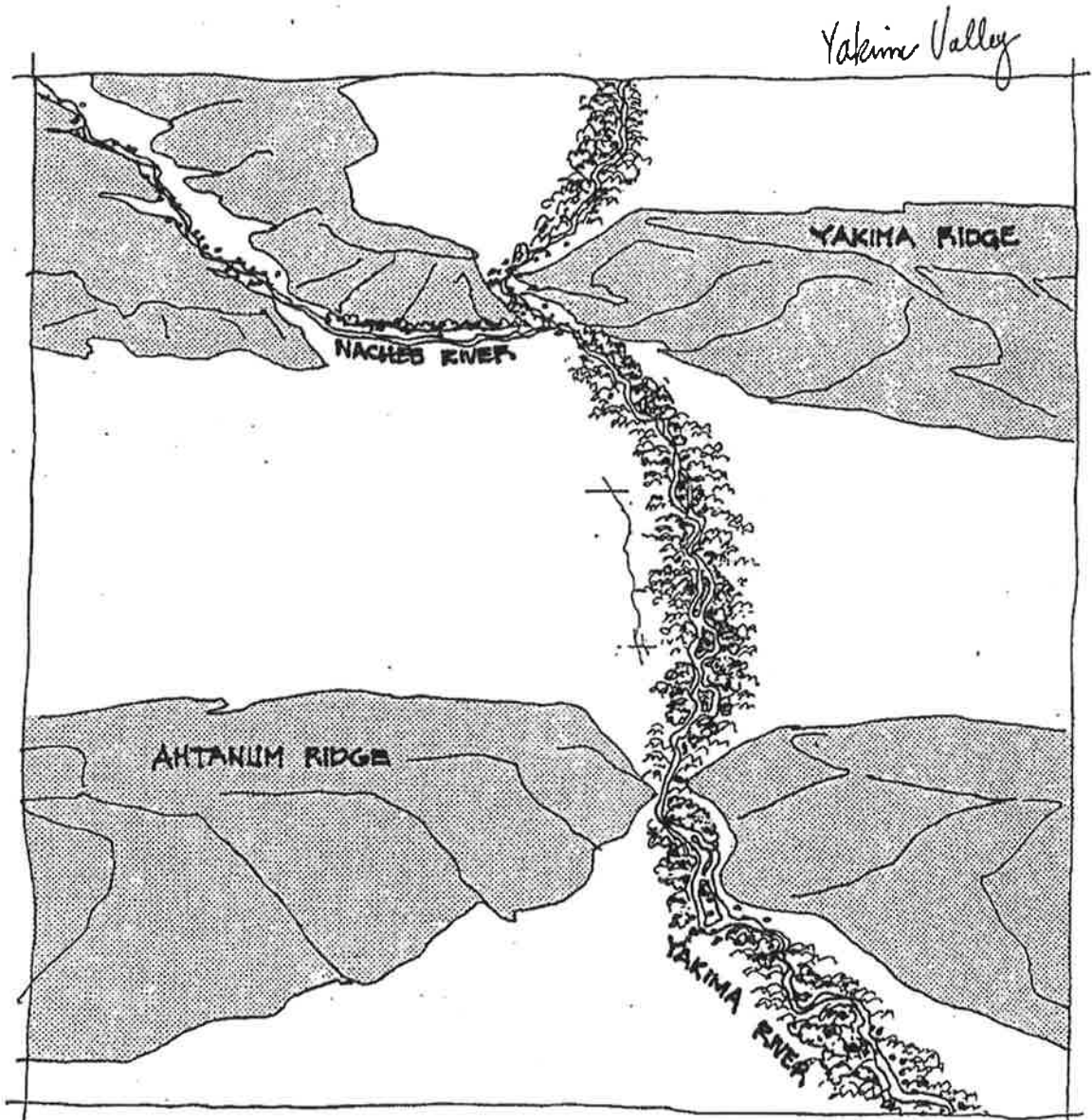
Illustration shows general effect of design standards.



*Appendix II*

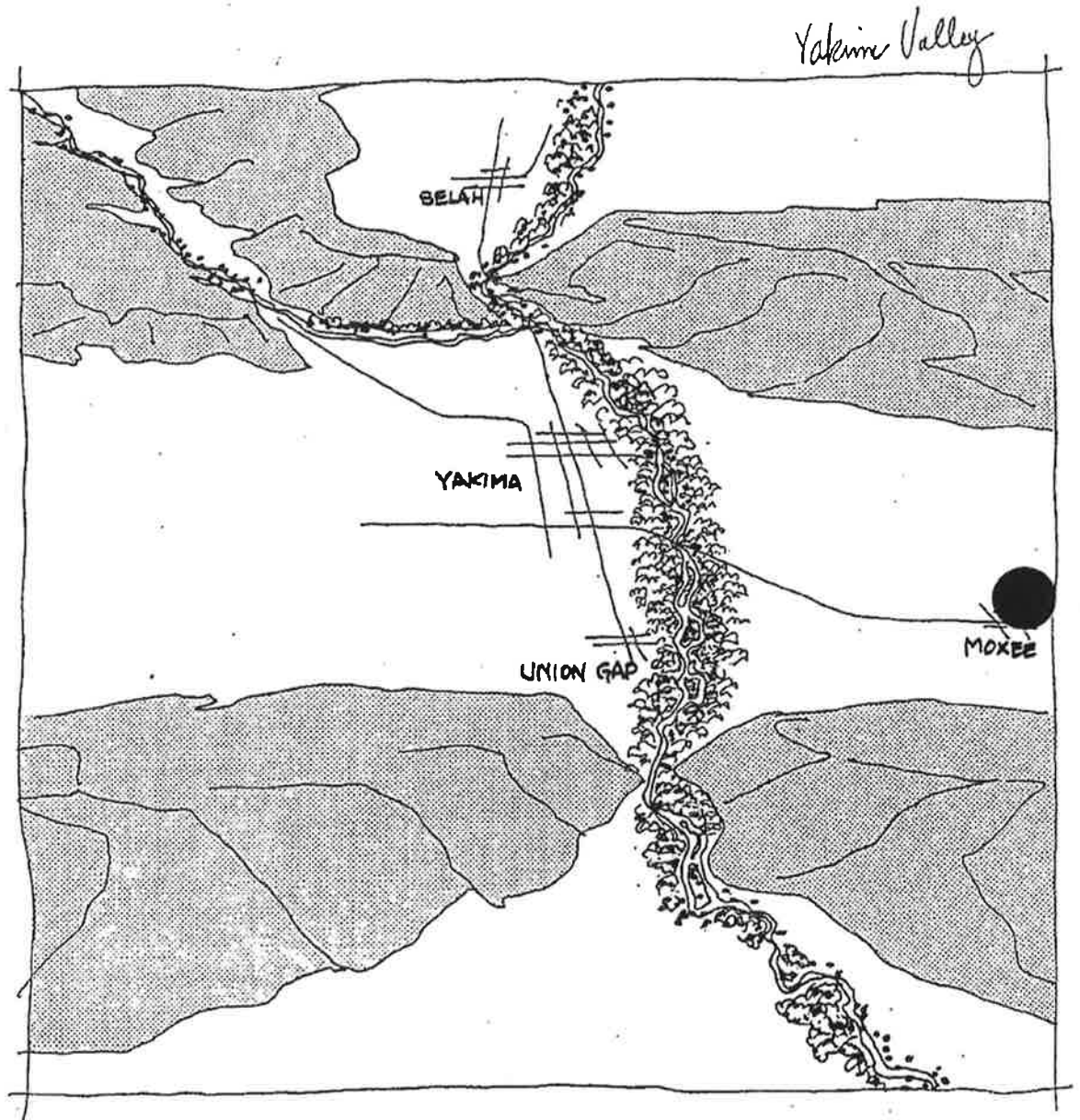
*Vision for the Future  
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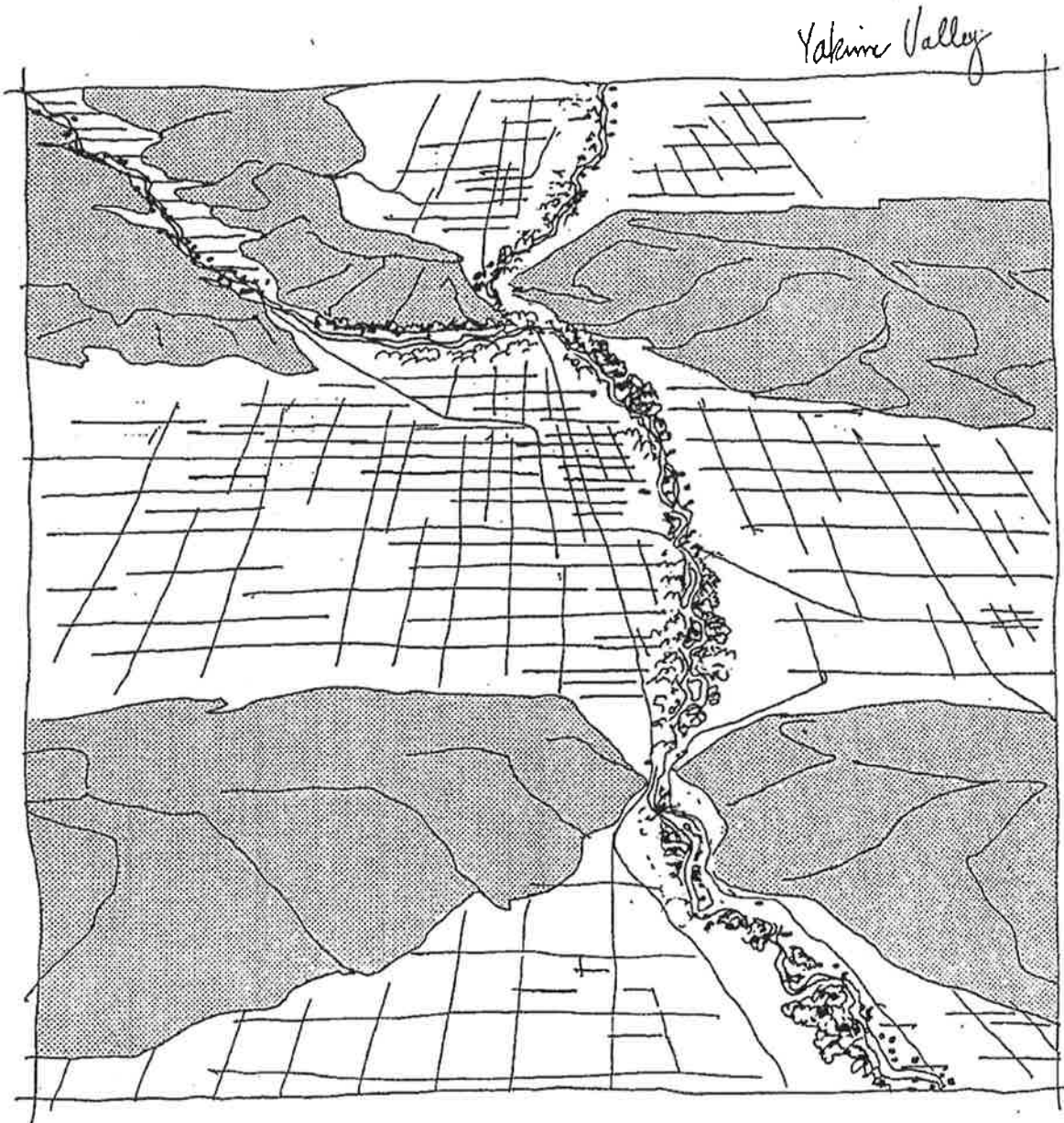
*The Yakima River is an outstanding resource within the Yakima urban area. Since the earliest settlements, the significance of its impact on our quality of life has been clearly recognized.*

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*The earliest development occurred in areas as close to the river as was considered a safe distance from potential flooding.*

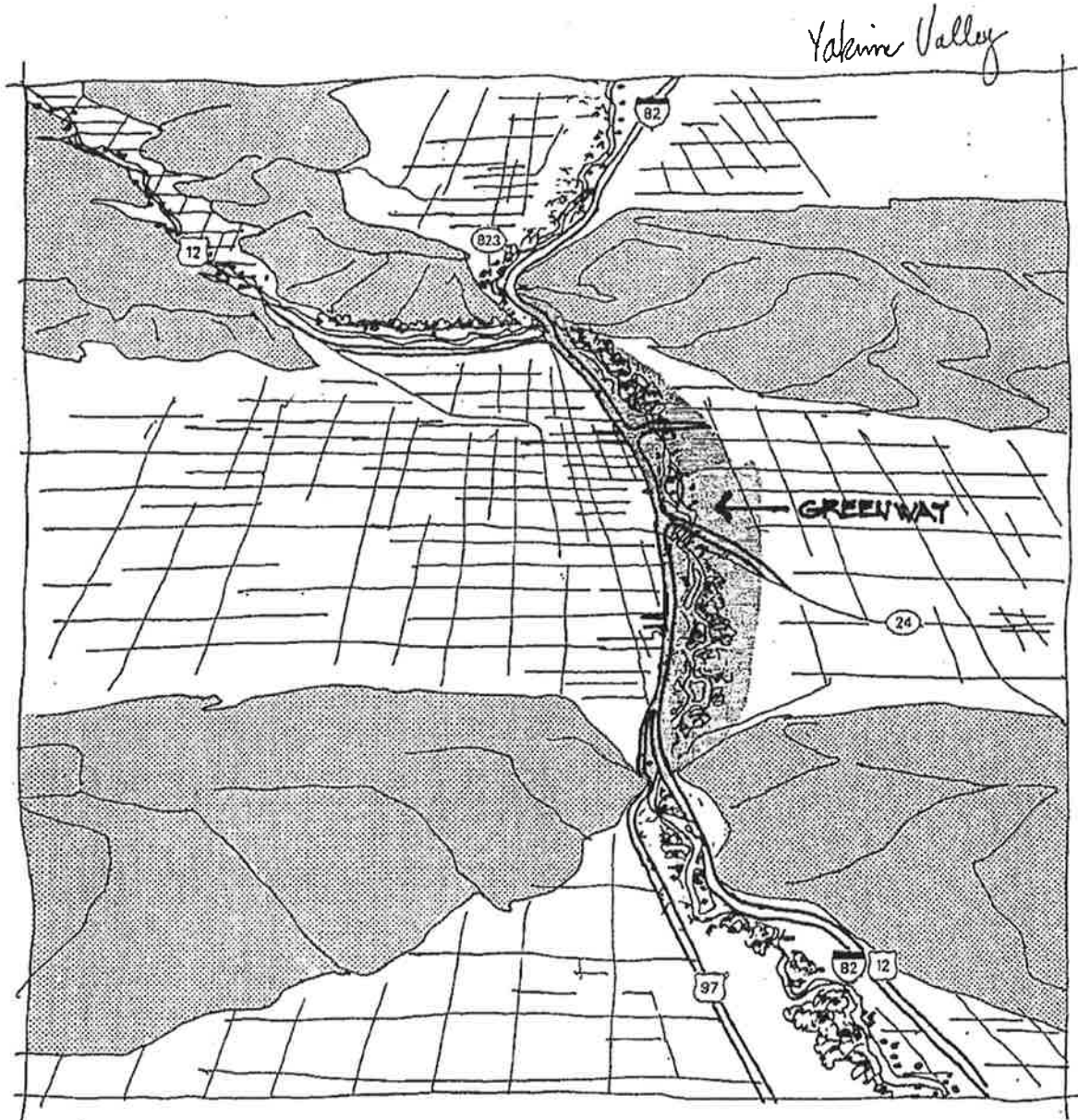
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*Urban development has continually increased the density of man-made structures and paved surfaces. The contrast between the river's riparian environment and the metropolitan area is becoming more evident.*

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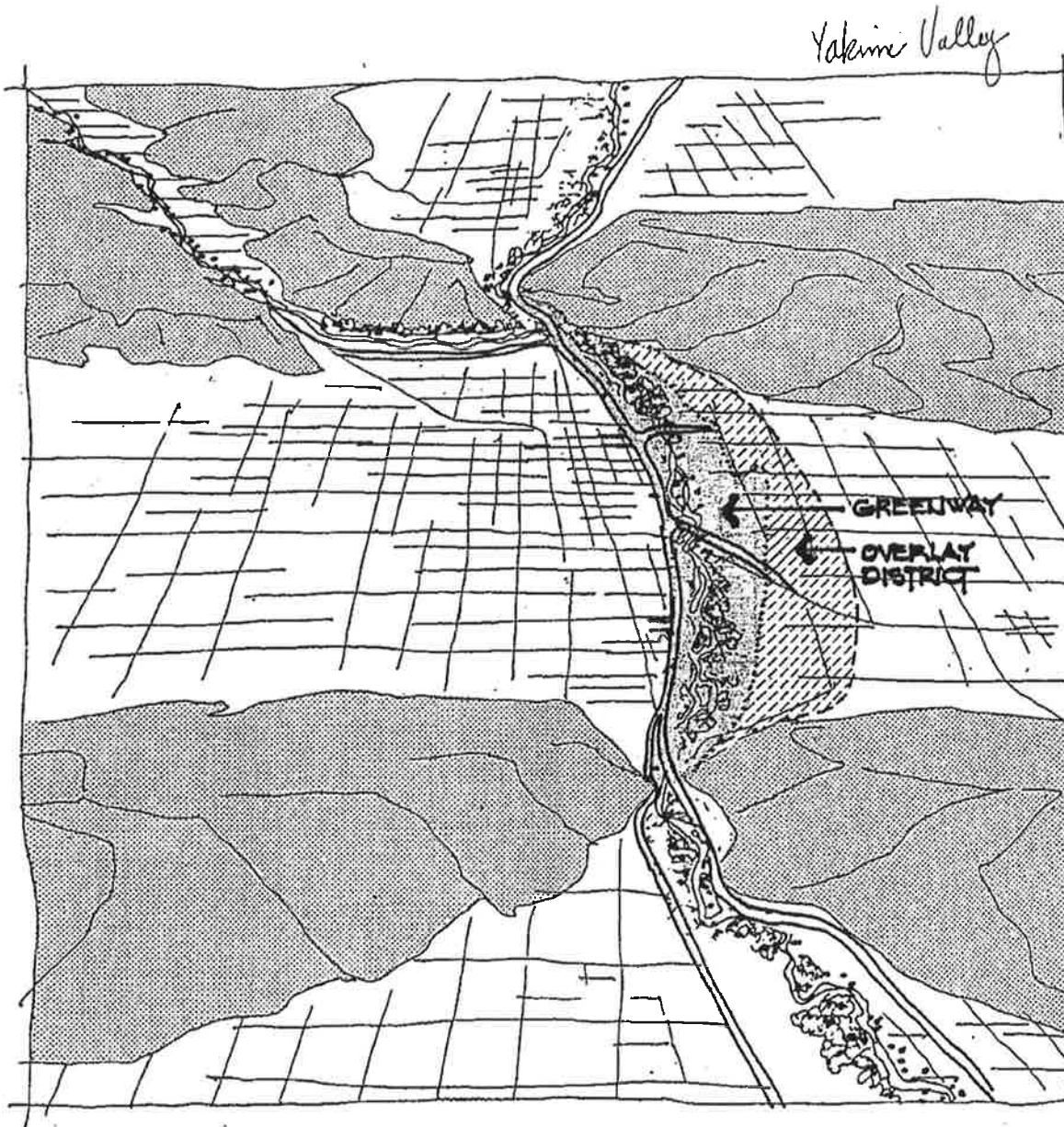




*Since I-82 was built and the Greenway established, there has been increasing pressure to locate businesses near the river. Freeway access, less costly land, tourism, availability to public activities and regional needs for industrial parks are among the reasons.*

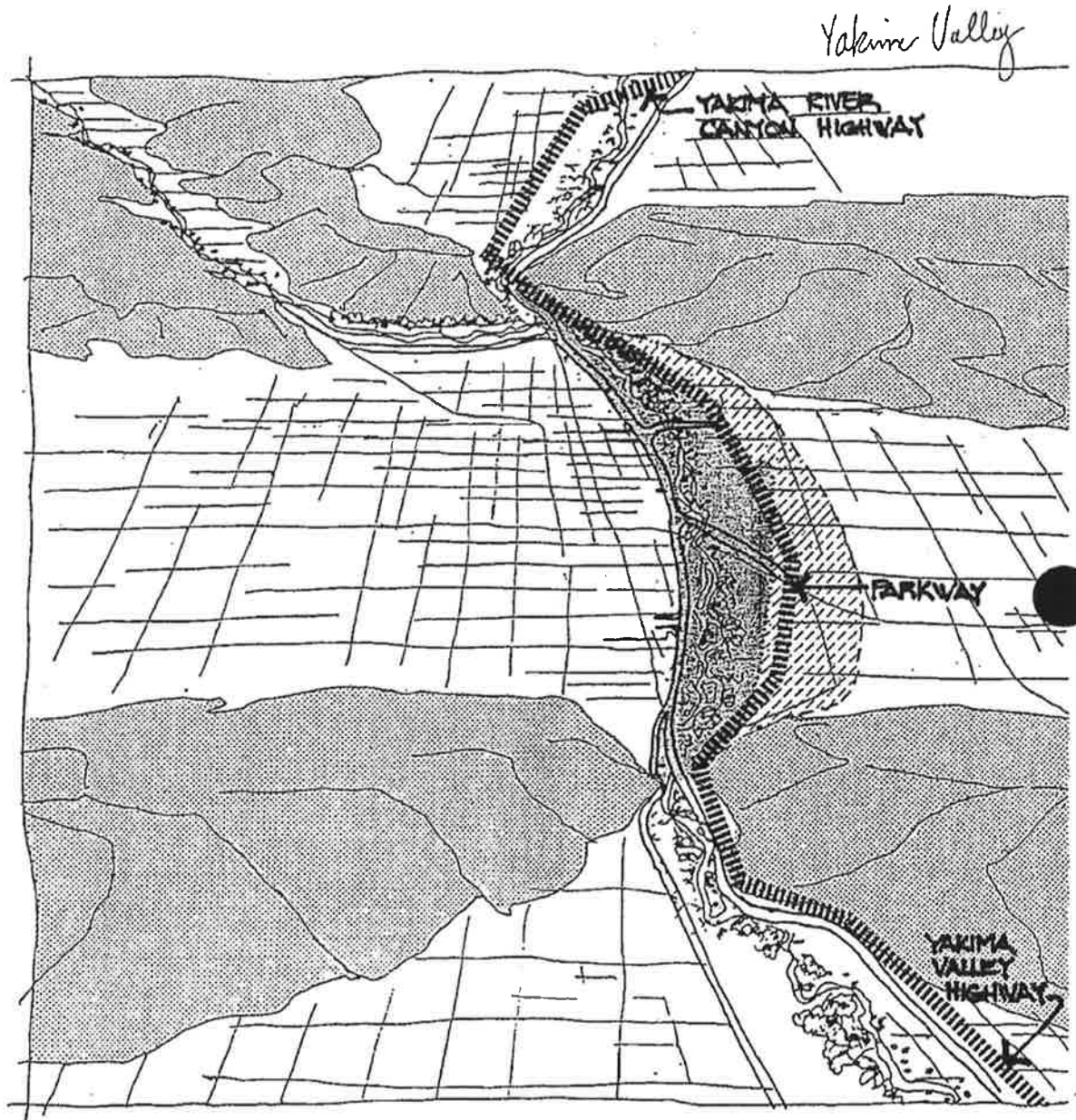
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*The area adjacent to the Greenway on the east should be considered as a part of the Greenway Overlay District and promoted and planned for tourism, recreation and industrial development uses. Sensitive reclamation of gravel pits into a series of waterways and lakes would inspire recreational and commercial improvements.*

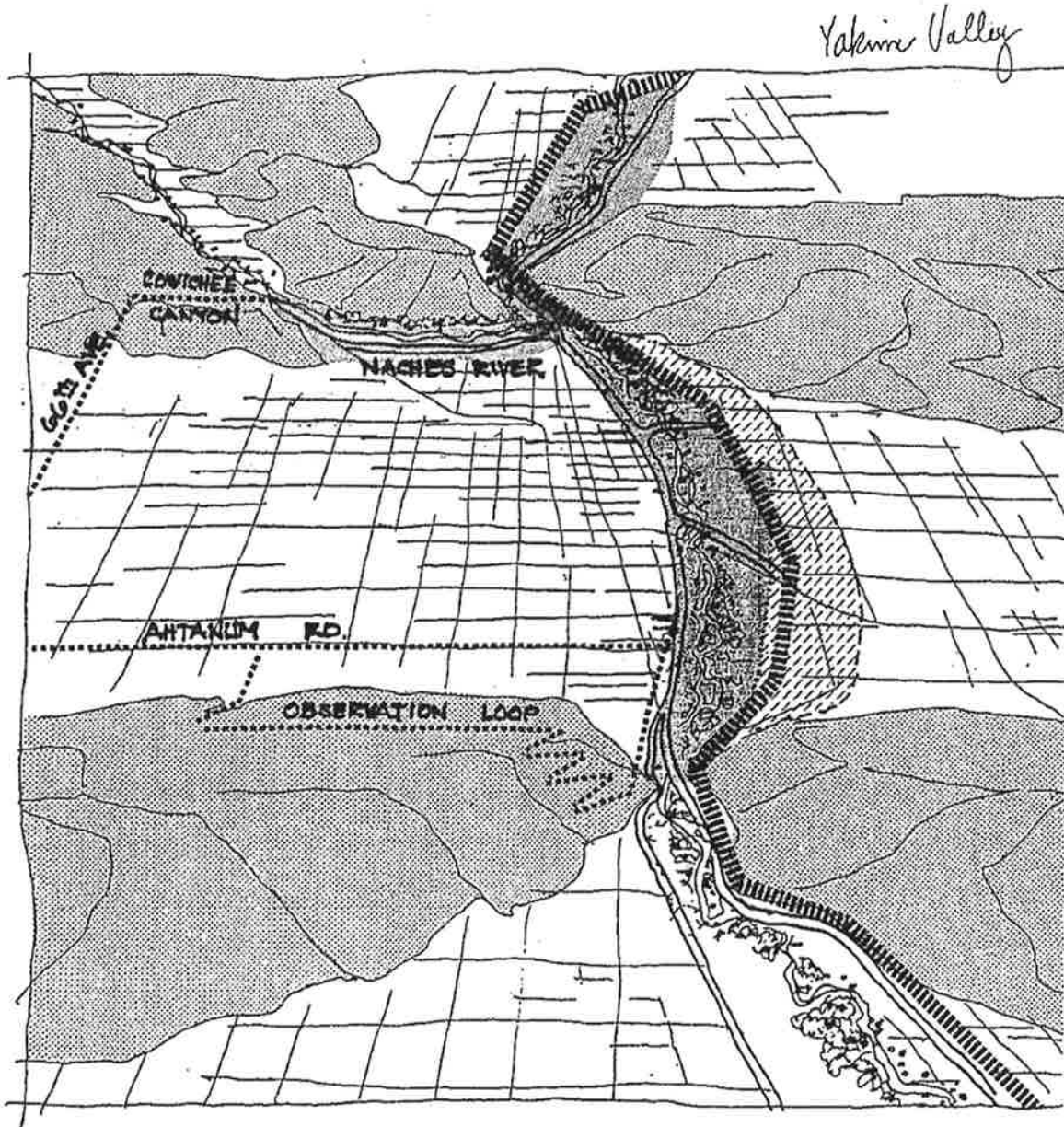
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*A parkway to the east of the Greenway would serve to link the Yakima Valley Highway with the scenic Yakima River Canyon highway. Between the Greenway and the parkway, enterprises related to tourism and recreation could be located. Industrial parks and residential communities would be located east of the parkway.*

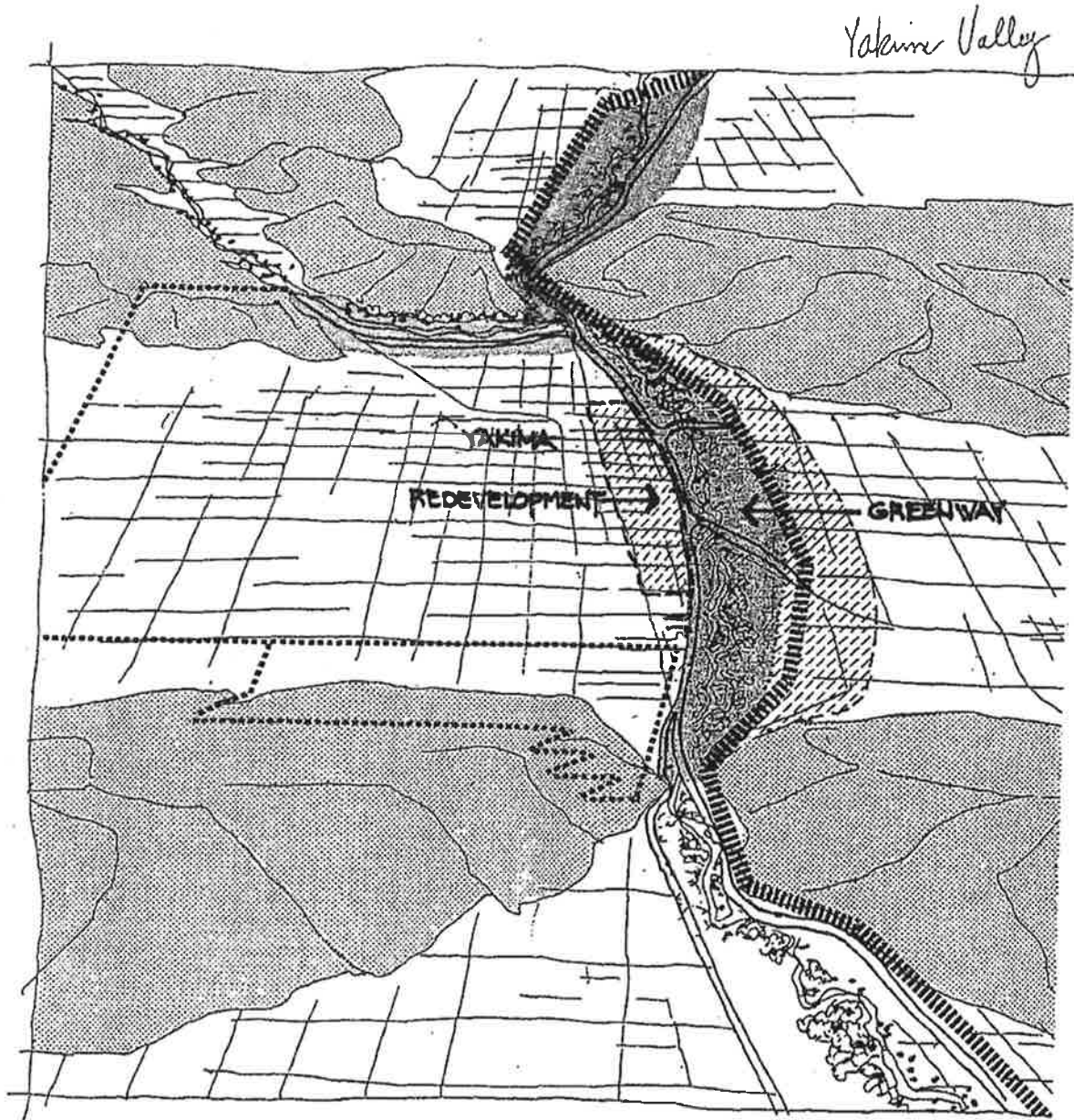
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*An extension of the Greenway along the Naches River could lead to a recreational trail through a portion of the Cowichee Canyon. A turn south at 66th Avenue and east along Antanum Road would complete an outer circulation loop.*

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*As redevelopment occurs between downtown Yakima and the Greenway, urban design and planning decisions should be made to leverage the quality of life attributes of the Greenway to the benefit of the new developments. Greenway Design Standards, along with dynamic, enticing circulation routes between downtown and the Greenway, could greatly enhance the allure of the area.*

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## 1995 Board of Directors

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### *Other committee members:*

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Cecilia Vogt, Executive Director

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Rod Knipper  
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**103 South Third Street**  
**Yakima, WA 98901**  
**(509) 453-8280**

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