

**DATAL PROPERTIES LLC
RZ#009-18 & SEPA#018-18**

**City Council
Closed Record Public Hearing
November 13, 2018**

EXHIBIT LIST

Applicant: Hordan Planning Services on behalf of Datal Properties
LLC
File Numbers: RZ#009-18 & SEPA#018-18
Site Address: 113 & 115 N 56th Ave
Staff Contact: Eric Crowell, Associate Planner

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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

YAKIMA PLANNING COMMISSION

**RECOMMENDATION TO THE YAKIMA CITY COUNCIL
FOR
REZONE
RZ#009-18 & SEPA#018-18**

October 10, 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 July 10, 2018 an application for a Rezone was submitted by Hordan Planning Services, on behalf of Datal Properties LLC, to Rezone from Single-Family Residential (R-1) to Large Convenience Center (LCC), parcels 181321-42402 and -42537 (City File RZ#009-18); and

WHEREAS, The applications were considered complete for processing on July 31, 2018 and public notice was provided, in accordance with the provisions of YMC Ch. 15.23, on August 2, 2018; and

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on August 28, 2018, which was not appealed (City File SEPA#018-18); and

WHEREAS, The Yakima Planning Commission held an open record public hearing on September 26, 2018 to hear testimony from the public, consider the Rezone, and provide a recommendation to the Yakima City Council;

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

APPLICATION #: RZ#009-18, SEPA#018-18
APPLICANT: Hordan Planning Services, on behalf of Datal Properties LLC
APPLICANT ADDRESS: 410 N. 2nd St., Yakima, WA 98901
PROJECT LOCATION: 113 & 115 N. 56th Ave
PARCEL(S): 181321-42402 and -42537

FINDINGS OF FACT:

1. The applicant requests to Rezone from Single-Family Residential (R-1) to Large Convenience Center (LCC).
2. The subject parcels are approximately 0.63 acres in size and are surrounded by residential and commercial uses and zoning.
3. The City of Yakima Planning Division provided a detailed staff report to the Planning Commission for review during their September 26, 2018 public hearing, with the recommendation of APPROVAL of the proposed rezone.
4. The proposed Rezone from Single-Family Residential (R-1) to Large Convenience Center (LCC) is consistent with the applicable approval criteria in YMC § 15.23.030, as follows:
 - a. Bill Hordan from Hordan Planning Services testified on behalf of the applicant in favor of the proposed rezone.
 - b. The property is suitable for uses within the LCC zoning district and will facilitate future commercial development.
 - c. The LCC zoning district is an implementing zone of the Commercial Mixed Use Future Land Use Designation.
 - d. The property is currently capable of being served by all necessary public utilities, or have utilities extended, and can be accessed by public streets.
 - e. The proposed Rezone is considered compatible with the surrounding neighborhood and no mitigation is proposed at this time.
 - f. The public need for this Rezone is to provide for additional developable commercial land.
5. During YPC deliberation, it was decided to adopt the recommendation as presented by the Planning Division.

CONCLUSIONS

1. The Rezone is minor in nature;
2. No adverse impacts have been identified;
3. No written comments or testimony were received in opposition to the request;
4. This proposal underwent Environmental Review;
5. The proposed Rezone from Single-Family Residential (R-1) to Large Convenience Center (LCC) is consistent with the Yakima Urban Area Zoning Ordinance and Yakima Comprehensive Plan 2040;
6. Parcels 181321-42402 and -42537 are recommended to change from Single-Family Residential (R-1) to Large Convenience Center (LCC).

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MOTION

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

RECOMMENDATION

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 Rezone from Single-Family Residential (R-1) to Large Convenience Center (LCC) for file RZ#009-18.

RECOMMENDED this 10th day of October, 2018.

By: Alfred A. Rose vice chair
for Patricia Byers, Chair
Yakima Planning Commission

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AA-1

EXHIBIT LIST

[illegible]



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

| | |
|--------------------------------|--|
| APPLICANT: | Hordan Planning Services for Datal Properties Inc. |
| APPLICANT ADDRESS: | 410 N. 2nd St., Yakima, WA 98901 |
| PROJECT LOCATION: | 113 & 115 N. 56th Ave. |
| TAX PARCEL NUMBER: | 181321-42402 & -42537 |
| DATE OF REQUEST: | July 10, 2018 |
| DATE OF COMPLETE: | July 31, 2018 |
| DATE OF RECOMMENDATION: | September 26, 2018 |
| STAFF CONTACT: | Eric Crowell, Associate Planner |

I. DESCRIPTION OF REQUEST:

On July 10, 2018, the City of Yakima Planning Division received an application from Hordan Planning Services, on behalf of Datal Properties Inc., for a non-project rezone of two parcels, totaling approximately 0.63 acres, from Single-Family Residential (R-1) to Large Convenience Center (LCC).

II. SUMMARY OF DECISION:

The Administrative Official recommends approval of the Rezone, subject to conditions.

III. FACTS:

A. Processing

1. The application for a Rezone and Environmental Review was received on July 10, 2018.
2. The application was deemed complete for processing on July 31, 2018.
3. The application is being processed under YMC Ch. 15.23 for Rezone Review.
4. Pursuant to YMC Ch. 1.42 and YMC § 15.23.030, the Planning Commission has the authority to hold a public hearing and provide a recommendation to the City Council on a Rezone request.
5. **Public Notice:** In accordance with YMC § 15.11.090 and YMC § 16.05.010, notice was provided for this application as follows:
 - a. The subject property was posted with a land use action sign on July 30, 2018.

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- b. A Notice of Application, Environmental Review, and Public Hearing was sent to the applicant, SEPA agencies, and adjoining property owners within 300 feet of the subject property on August 2, 2018.
- c. The 20-day public comment period for this application ended on August 22, 2018, and one comment was received.

B. Environmental Review. A Notice of Application and SEPA Environmental Review was mailed to SEPA agencies, the applicant, and adjoining property owners within 300 feet of the subject property on August 2, 2018. One comment was received during the comment period that ended August 22, 2018. A SEPA Determination of Nonsignificance (DNS) was issued on August 28, 2018. No appeals have been filed with the City of Yakima Planning Division.

C. Current Zoning and Land Use.

1. The subject property is approximately 0.63 acres in size and is zoned Single-Family Residential (R-1). Both parcels each contain a detached single-family home.
2. The surrounding properties contain uses and zoning as follows:

| <u>Direction</u> | <u>Zoning</u> | <u>Land Use</u> |
|------------------|---------------|--|
| North | LCC | Vacant Building (across Summitview Ave.) |
| South | R-1 | Residential |
| East | R-1 | Residential |
| West | LCC | Commercial (across N. 56th Ave.) |

3. Existing Infrastructure
 - a. The property is currently accessed by N. 56th Ave., which is a Collector Arterial, and Summitview Ave., which is a Principal Arterial.
 - b. The property is served by City of Yakima water and Nob Hill Water Association water.

D. Statement of Cause – Rezone:

Pursuant to YMC Ch. 15.23, the applicant provided the following paraphrased statements explaining their reasons for the proposed Rezone:

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

The property is well suited for all commercial uses permitted under the proposed zoning Large Convenience Center zoning district. The property lies at the southeast corner of the signalized intersection of North 56th Avenue and Summitview Avenue, which are both arterial streets. The property is flat, however it is slightly lower in elevation than the surrounding roadways. It is anticipated that the property will be elevated with fill, once a project is designated for the site. The property currently has access to domestic water from the Nob Hill Water

Company and sanitary sewer from the City of Yakima. All other necessary urban services and facilities (i.e. electrical power, natural gas, telephone, parks, police, fire, etc.) are present.

In this instance, there is a specific use proposed for the property. The subject property owner intends to construct a drive-through beverage shop at the site. A conceptual site plan has been included in this application for reference. This application does not seek approval of the site plan but it does seek approval of the rezone.

The site consists of two properties that total 27,583 square feet in size or .63 acres in size, which can accommodate the anticipated land use and many other land uses permitted in the Large Convenience Center zoning district.

The general area is a mixture-use neighborhood consisting of single-family residences, condominiums, large grocery/big box stores and a multitude of local retail/service establishments. Based on the current land use pattern, this site is suitable for uses permitted in the proposed Large Convenience Center zoning district.

What is the status of the existing land use?

The subject property consists of two individual parcels. Parcel Number 181321-42042 (south parcel) is 9,148 square feet in size, fronts on North 56th Avenue and contains a single-family residence constructed in 1950 which is connected to domestic water and sanitary sewer. Parcel Number 181321-42537 (north parcel) is an 18,435 square foot corner lot that fronts on North 56th Avenue and Summitview Avenue. The property contains a single-family residence constructed in 1950 which is connected to domestic water and sanitary sewer.

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

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

The proposal meets the locational criteria of the comprehensive plan because the subject property adjoins an existing commercial business, is located adjacent to an existing commercial center (west and north), will be within close proximity of residential patrons and is located along a signalized arterial.

The principal use and density of the land use designation is met because the rezone will permit a wide range of retail and general services to occur within the area.

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

2.4 – GOALS AND POLICIES

Goal 2.1 – Establish a development pattern consistent with the community's vision.

Policy 2.1.1 – Designate the general distribution, location and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities and facilities and other land uses.

Policy 2.1.4 – Manage and maintain the City's Official Zoning Map to ensure continued consistency with the Future Land Use Map.

Proponent Comment – Currently, there is an inconsistency between the existing Future Land Use Designation for the property and the current zoning district of the property. The current land use designation of the Future Land Use Map is Commercial Mixed Use and the existing zoning is Single-family Residential. Thus, the land use designation and the zoning are inconsistent with one another based on the Consistency Chart (exhibit 2-2 of Goal 2.2) found within the comprehensive plan. This proposal brings the current land use designation of Commercial Mixed Use into compliance with the proposed zoning district of Large Convenience Center which is consistent with the Consistency Chart (Exhibit 2-2 of Goal 2.2) of the comprehensive plan.

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

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

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

Proponent Comment – This proposal implements the comprehensive plan better than the current designation because it will [provide] an opportunity for a new business to locate along an arterial adjacent to an existing commercial center. As proposed in the concept site plan, access to the site is proposed from North 56th Avenue, which is as far away from the intersection of North 56th and Summitview Avenue as possible. This single road approach has been designed to enhance safety and maintain traffic functions of the roadway corridor.

For the reasons above, this proposal better implements applicable plan policies and brings the project into compliance with the Comprehensive Plan which recognizing the [surrounding] land uses and traffic patterns.

3. 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?

The subject lies at the intersection of North 56th Avenue and Summitview Avenue. This area is served with all urban facilities and services [needed] for a project on site of this size. Access is proposed via North 56th Avenue which is an arterial roadway. The site has access to a minimum 8-inch sewer line at the southwest corner of the lot and a 8-inch water mains along the west and north property lines. Electrical power, telephone service and natural gas currently serve the property. Since this is a commercial property, no open space, recreational or educational facilities are needed. The property is protected by the Yakima Fire Department and Police Department.

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

Yes, the existing public facilities are capable of supporting the most intensive use of the new zone. The property is .63 acres and minimal public services are needed to serve a site this size. If any service of facility deficiency exists in the delivery of services to this property, necessary mitigation will take place by the developer to ensure adequate public services and facilities are in place at the developer's expense through future SEPA and land use concurrency requirements.

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

The proposed zone change is compatible with existing neighboring land uses because surrounding properties that lie to the west, north and northwest make-up the large convenience center in this area. The property lies at the southeast intersection of North 56th Avenue and Summitview Avenue, which is more conducive to commercial activities than residential uses. Although this is a non-project rezone, a conceptual site plan has been included for the City and neighboring property [owners] to understand the desired use of the property. The proposed use, a drive-through beverage stand, will require an additional application (Class 2 Review) to determine actual compatibility between the proposed new land use and the existing neighboring residential uses to the south and east. Based on the lack of opposition to the Comprehensive Plan Land Use Amendment in 2016, it appears that compatibility issues are minimal and can be accomplished through further land use applications for an actual use.

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

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

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

The public need arises from the fact that expansion within some existing zoning districts does not exist. This occurs when all or most of the available land in a particular zoning district is developed, not available for sale, not the correct size or cannot accommodate a proposed land use for other reasons. It also occurs when a particular property has nowhere else to expand due to physical features, and is forced to expand in a certain direction. In this case, available Large Convenience Center zoning is limited to undesirable areas or non-existent for a drive-through facility which caters to the travelling public and must have appropriate setback access from intersections onto arterials to be successful.

At this site, the City has provided the necessary infrastructure for this specific type of development (i.e. major arterial roadways, easy access to the transportation network, adequate water and waste water lines). This rezone meets that public need and perspective of a large convenience center, while using the infrastructure provided for a commercial business to locate at this location. Small rezones like this also provide the opportunity for additional jobs which is a direct benefit to the citizens of Yakima. Based on the above, there is a public need for the proposed change.

IV. FINDINGS

A. Rezone Approval Criteria: In accordance with the provisions of YMC § 15.23.030 (D) (1-7), recommendations to approve or deny proposed rezones shall include the following consideration:

1. The testimony at the public hearing:

A Notice of Application was mailed to SEPA agencies and all property owners within 300 feet of the subject properties on August 2, 2018, wherein the public was invited to submit written and/or oral comments at the public hearing on this proposed rezone. One comment was received and can be found in section G.1 of the report.

Any testimony at the hearing can be considered by the Planning Commission.

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

The subject property is suitable for uses permitted in the LCC zoning district.

3. The recommendation from interested agencies and departments:

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

4. The extent to which the proposed amendments are in compliance with and/or deviate from the goals and policies as adopted in the Yakima Urban Area Comprehensive Plan and the intent of this title:

The proposed LCC zoning district is an implementing zone of the Comprehensive Plan 2040 designation of Commercial Mixed Use and is compatible with the following goals and policies:

- Goal 2.1: Establish a development patten consistent with the community's vision.
 - Policy 2.1.1: Designate the general distribution, location, and extent of the uses of land for housing commerce, recreation, open spaces, public utilities, and facilities and other uses.
 - Policy 2.1.4: Manage and maintain the City's Official Zoning Map to ensure continued consistency with the Future Land Use Map.
- Goal 2.5: Enhance the character, function, and economic vitality of Yakima's arterial corridors and mixed-use centers.
 - Policy 2.5.1: Allow for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential and office uses with retail service and commercial uses. Provide zoning and design standards to maintain compatibility between different uses and zones.
 - Policy 2.5.3: Utilize strict access management standards to enhance safety and maintain the arterial traffic functions of the corridor.

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

Along N. 56th Ave. and Summitview Ave. there are various utilities which are available to serve the property, including City of Yakima sewer, Nob Hill Water Association water, Pacific Power electricity, Cascade natural gas, CenturyLink telephone, Charter cable TV, and City of Yakima garbage collection services. City of Yakima Fire and Police departments also serve this area.

This property is served by all public utilities necessary to support future development. In addition, curb, gutter, and sidewalk improvements are already installed along both frontages.

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

The rezone proposal to LCC will allow the subject property to be redeveloped to allow for commercial uses similar to those located to the north and west of it.

7. The public need for the proposed change:

The public need for this proposed change will bring the property into conformance with its future land use category of Commercial Mixed Use and will allow it to be developed similar to other nearby commercial properties.

B. Development Services Team (DST) Review

On July 24, 2018, a DST meeting was held to discuss the possible impacts of this rezone. The following comments were received from public agencies and private companies with an interest in the development herein being reviewed:

1. Codes

- a. The recommended address for this project is 113 N. 56th Ave.

2. Engineering

- a. Any new driveway(s), if allowed shall be commercial-style driveways per the City of Yakima Engineering standards. Work in the right-of-way must be requested through an excavation permit.

3. Nob Hill Water Association

- a. The developer/owner will need to contact Nob Hill Water Association. Each parcel is served now for the existing homes—we will need to upgrade/abandon the services to fit the use. A cross connection (backflow) will need to be considered for the site (RP at the meter?).

4. Traffic Engineering

- a. No issue with the rezone. Access location(s) will be of concern as the project is developed. No access will be permitted to Summitview Ave. Access on 56th Ave. should be as far south as practical. Locations of existing driveways on the adjacent parcel and across the street need to be considered to minimize vehicle conflicts.

V. CONCLUSIONS

- A. The Planning Commission has jurisdiction to issue a recommendation on this application to the City Council.
- B. The proposed Rezone is consistent with the goals and policies of the Yakima Comprehensive Plan 2040.
- C. SEPA review resulted in the issuance of a DNS on August 28, 2018. The appeal period for this determination ended on September 11, 2018. No appeal was filed.

- D. No adverse impacts have been identified from granting this approval that cannot be mitigated at the time of future development.
- E. Public Notice for this hearing was provided in accordance with zoning ordinance requirements.

VI. RECOMMENDATION

The Community Development Department recommends approval of this non-project Rezone request from Single-Family Residential (R-1) to Large Convenience Center (LCC).

EXHIBIT LIST

[illegible]

VICINITY MAP



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

Project Name: DATAL PROPERTIES LLC

Site Address: 113 & 115 N 56TH AVE



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

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

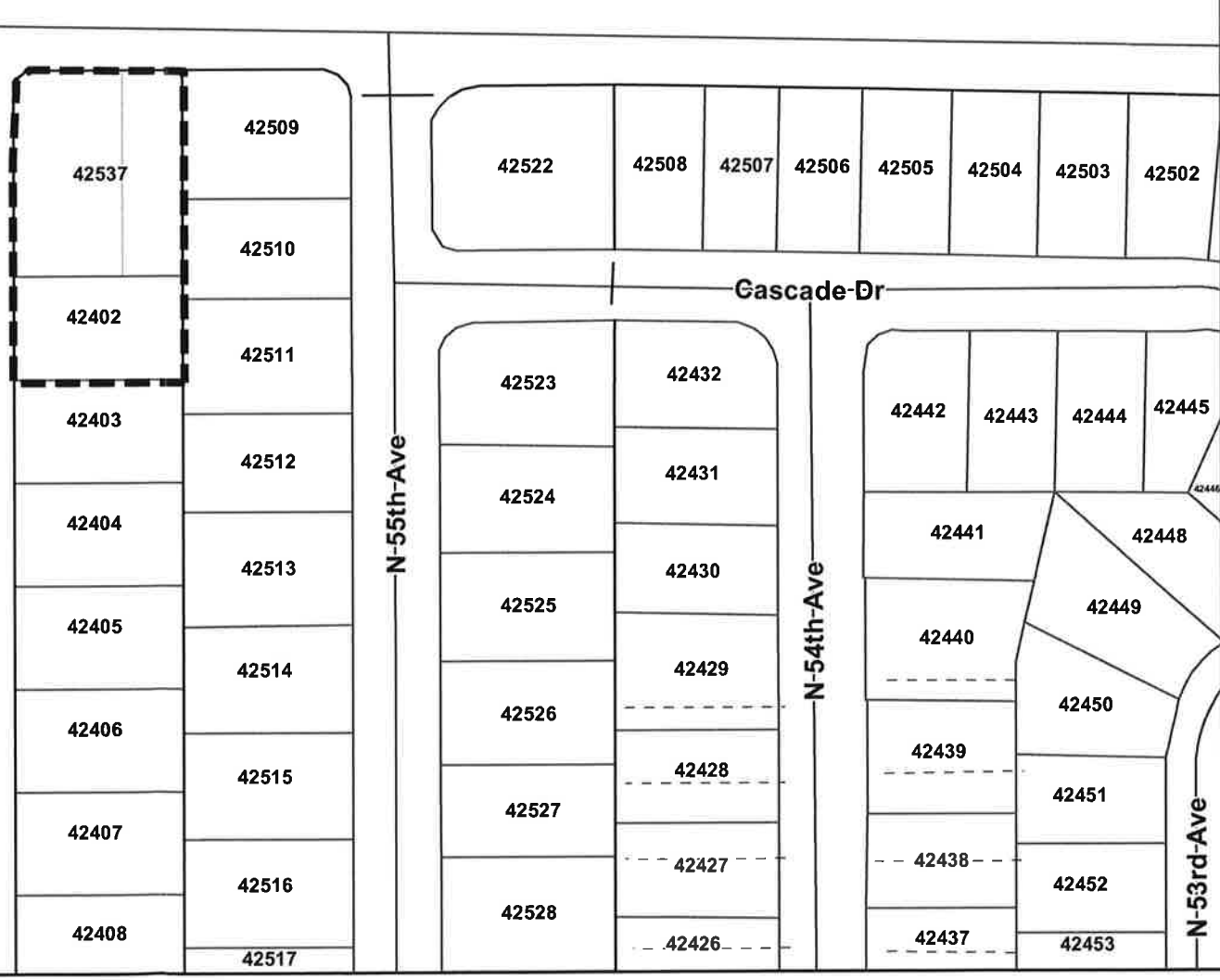
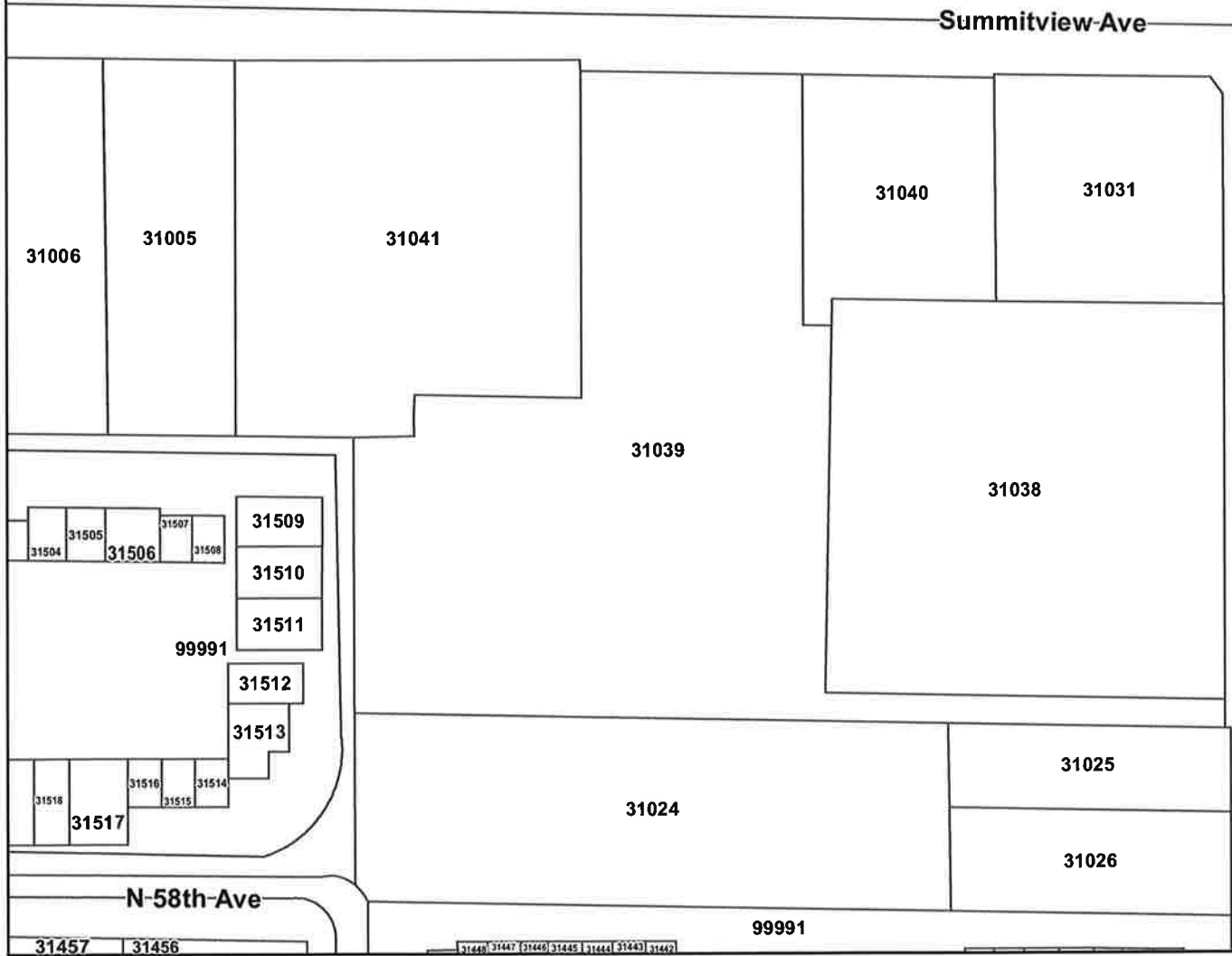
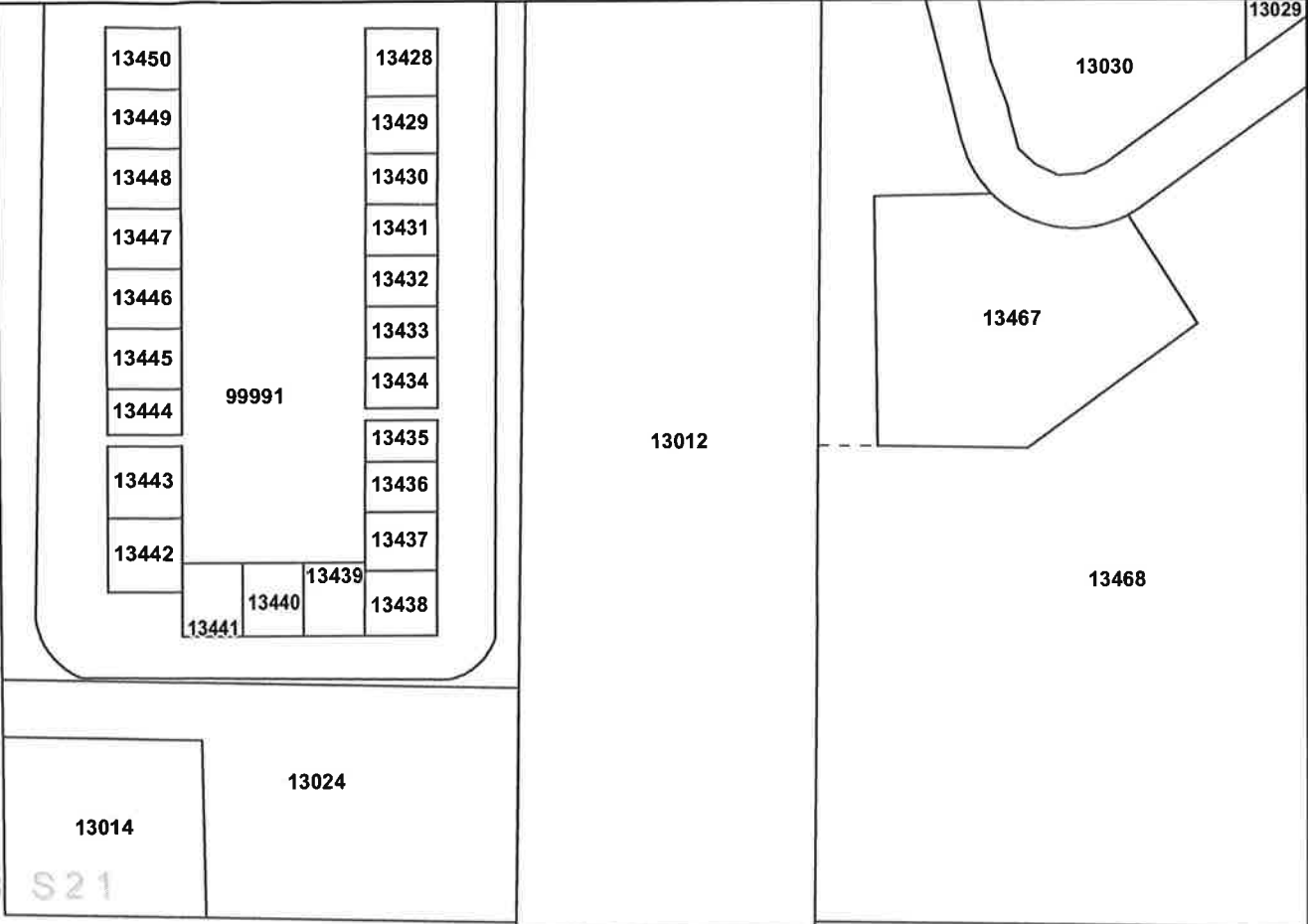
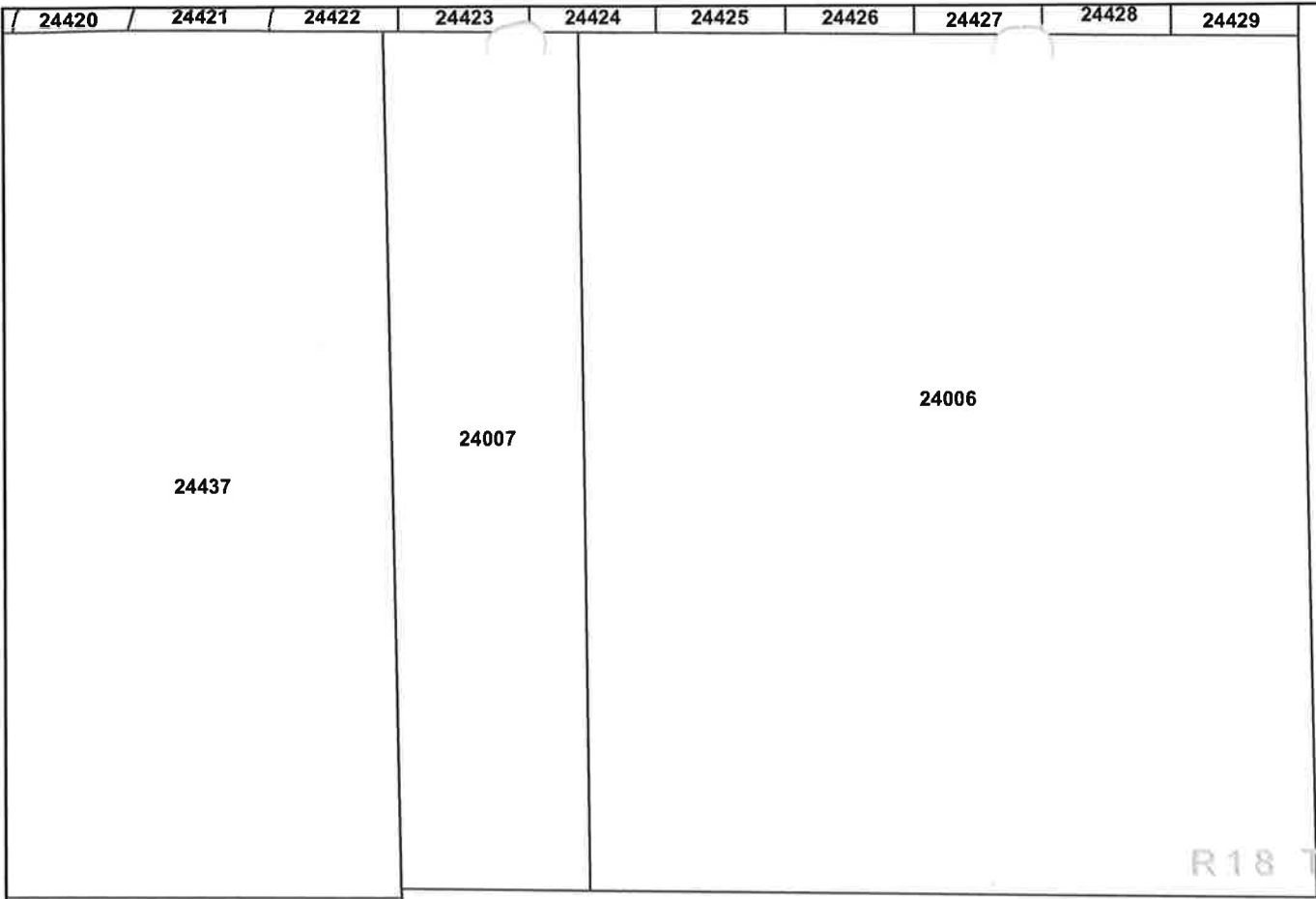
Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information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

Date Created: 7/11/2018



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YAKIMA COUNTY
GEOGRAPHIC INFORMATION SERVICES

Datal Properties, LLC
Subject Property

Subject Properties

Parcels

All Roads

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RECEIVED

JUL 30 2018

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

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

N

1 inch = 130 feet

02550100150200

Feet

Yakima County GIS

Yakimap.com

Copyright (C) 2017 Yakima County
This map was derived from several databases. The County cannot accept responsibility for any errors. Therefore, there are no warranties for this product.

Date: 7/27/2018



HLA
Engineering and Land Surveying, Inc.

2803 River Road
Yakima, WA 98902
509.965.2000
Fax 509.965.3800
www.hlaenv.com

PRELIMINARY
SUBJECT TO REVISION

REVISION

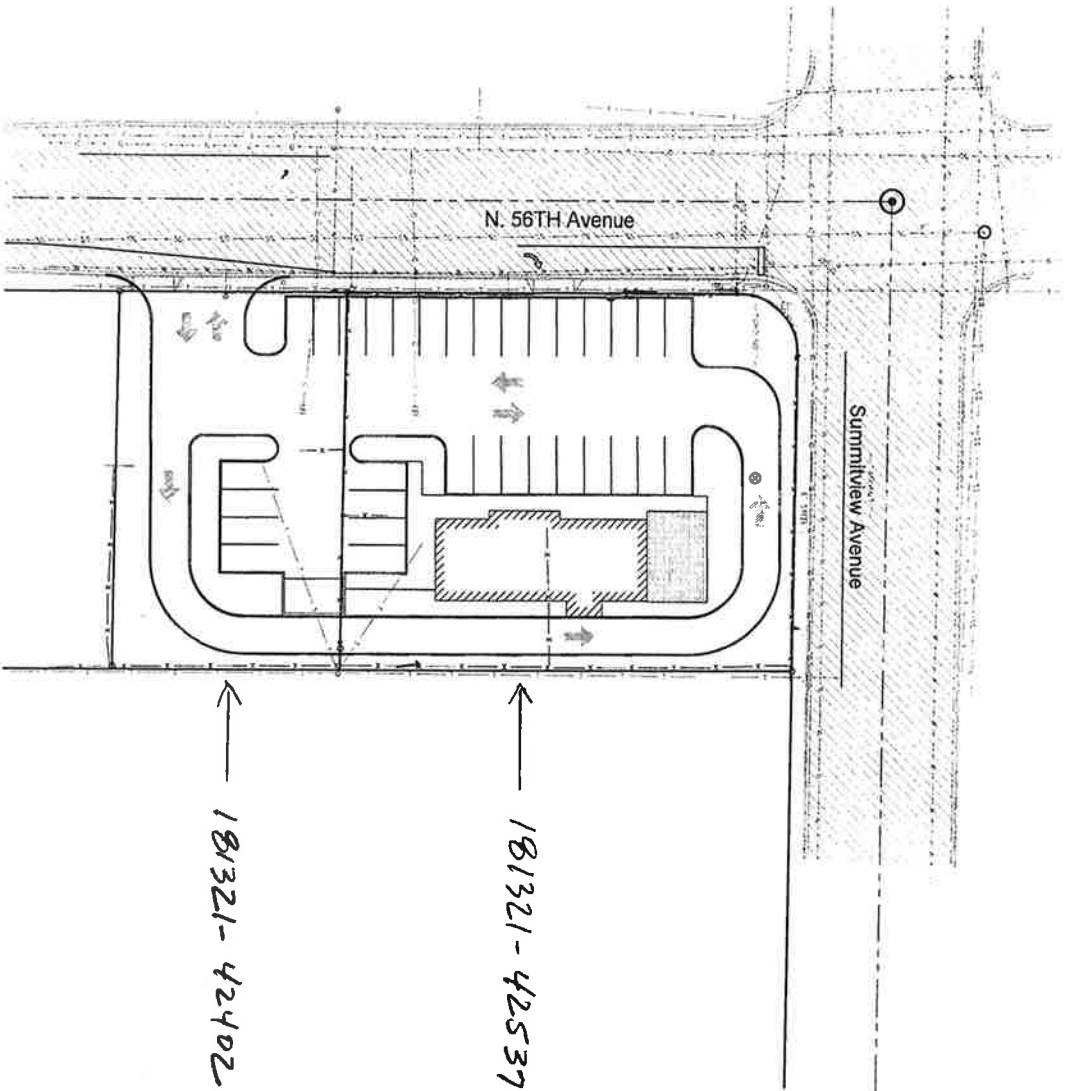
DATE

JOB NUMBER DATE
17121 10-18-18
DRAWING: 17121.dwg
DESIGNED BY: VDH
ENTERED BY: VDH

HOGSBACK DEVELOPMENT
56TH AND SUMMITVIEW
CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON

CONCEPTUAL DESIGN

SHEET
1
OF
1



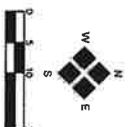
181321-42402

181321-42537

RECEIVED

JUL 30 2018

CITY OF YAKIMA
COMMUNITY DEVELOPMENT



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C-1

EXHIBIT LIST

[illegible]



CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Datal Properties LLC

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

| Note Type | Note Code | Text | Created By | Begin Date |
|--------------|-----------|--|--|------------|
| DST COMMENTS | | Any new driveway(s), if allowed shall be commercial style driveways per the City of Yakima Engineering Standards. Work in the right of way must be requested through an excavation permit. | BOB.DESGROSE LLIER@YAKIMA WA.GOV | 08/13/18 |

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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Datal Properties LLC

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

| Note Type | Note Code | Text | Created By | Begin Date |
|--------------|-----------|--|-----------------------------------|------------|
| DST COMMENTS | | DEVELOPER/OWNER WILL NEED TO CONTACT NHW. EACH PARCEL IS SERVED NOW FOR THE EXISTING HOMES- WE WILL NEED TO UPGRADE/ABANDON THE SERVICES TO FIT THE USE. CROSS CONNECTION (BACKFLOW) WILL NEED TO BE CONSIDERED FOR SITE (RP AT THE METER?). | KIRSTEN.FORD @YAKIMAWA.G OV | 07/30/18 |

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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Datal Properties LLC

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

| Note Type | Note Code | Text | Created By | Begin Date |
|--------------|-----------|--|----------------------------|------------|
| DST COMMENTS | | No issue with the rezone. Access location(s) will be of concern as the project is developed. No access will be permitted to Summitview Ave. Access on 56th Ave should be as far south as practical. Location s of existing driveways on the adjacent parcel and across the street need to be considered to minimize vehicle conflicts. minimize | joe.rosenlund@yakimawa.gov | 07/25/18 |

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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Datal Properties LLC

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

| Note Type | Note Code | Text | Created By | Begin Date |
|--------------|-----------|---|-----------------------------|------------|
| DST COMMENTS | | The recommended address for this project is 113 N 56th Ave. | Carolyn.Belles@yakimawa.gov | 07/20/18 |

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City of Yakima Development Services Team
Request For Comments
July 19, 2018

| | |
|--------------------------|--|
| To: | City of Yakima Development Services Team |
| From: | Eric Crowell, Associate Planner |
| Subject: | Request for Comments |
| Applicant: | Hordan Planning Services |
| File Numbers: | RZ#009-18, SEPA#018-18 |
| Location: | 113 & 115 N. 56th Ave. |
| Parcel Number(s): | 181321-42402 & -42537 |
| DST MEETING DATE: | 7/24/2018 |

Proposal

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

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 24, 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 eric.crowell@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) 576-6736.

Comments:

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Contact Person

Department/Agency

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EXHIBIT LIST

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ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

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

INSTRUCTIONS FOR APPLICANTS

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

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

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

2. Applicant's Name & Phone:

Hordan Planning Services – 509-249-1919

3. Applicant's Address:

410 North Second Street, Yakima, WA 98901

4. Contact Person & Phone:

Bill Hordan – 509-249-1919

5. Agency Requesting Checklist: City of Yakima

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

Not applicable.

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

Yes, a drive-through beverage shop is anticipated to be constructed on the site. Detailed plans are not available. Additional land use applications will be necessary for that project.

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

The comprehensive plan land use designation was changed on this property in 2017. Environmental information was formulated during that process and is available at the City of Yakima – Planning Division.

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

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

No other applications are currently pending.

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

Rezone application.

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

The proposal is a non-project rezone of approximately .63 acres of property from Single-family Residential to Large Convenience Center. No specific plan exists at this time. However, a conceptual site plan has been submitted with this application in anticipation of a drive-through beverage shop being constructed on the site.

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

The property lies at the southeast corner of North 56th Avenue and Summitview Avenue, within the City Limits of Yakima, Washington. The site consists of two properties and their addresses are 113 & 115 North 56th Avenue. The Yakima County Assessor's Parcel Numbers for the properties are 181321- 42402 & 42537.

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| B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant) | Space Reserved for Agency Comments |
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| Earth | |
| a. General description of the site (✓ one): | |
| X flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other | |
| b. What is the steepest slope on the site (approximate percent slope)? Approximately 1 percent. | |
| c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. According to the Soil Survey of Yakima County Area Washington, the soil type on the property is Ritzville silt loam, 2 to 5 percent slopes. The soil is classified as prime farmland. No soil will be removed from the property as part of this application. | |
| d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No. | |
| e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. No fill or grading is required as part of this application. | |
| f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Not as part of this application. | |
| g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Not applicable, there is no project proposed at this time. | |
| h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None needed, none proposed. | |
| Air | |
| a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. None as part of this rezone application. | |
| b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known by property owner. | |

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| <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>None needed, none proposed.</p> | |
| <p>Water</p> | |
| <p>a. Surface Water</p> | |
| <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>No.</p> | |
| <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>Not applicable, there is no project proposed on the property</p> | |
| <p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>Not applicable</p> | |
| <p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p> | |
| <p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No.</p> | |
| <p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>No.</p> | |
| <p>b. Ground Water</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>Not applicable, this is a non-project rezone request.</p> | <p>RECEIVED</p> <p>JUL 10 2018</p> |

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| c. Water Runoff (including stormwater) | | | | | |
| 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Not applicable, there is no project. | | | | | |
| 2. Could waste materials enter ground or surface waters? If so, generally describe. Not applicable. | | | | | |
| 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. Not applicable. | | | | | |
| d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: None needed, none proposed | | | | | |
| Plants | | | | | |
| a. Check (✓) types of vegetation found on the site: | | | | | |
| Deciduous Tree: | <input type="checkbox"/> Alder | <input type="checkbox"/> Maple | <input type="checkbox"/> Aspen | | <input checked="" type="checkbox"/> Other |
| Evergreen Green: | <input type="checkbox"/> Fir | <input type="checkbox"/> Cedar | <input checked="" type="checkbox"/> Pine | | <input type="checkbox"/> Other |
| | <input checked="" type="checkbox"/> Shrubs | <input checked="" type="checkbox"/> Grass | <input type="checkbox"/> Pasture | <input type="checkbox"/> Crop Or Grain | <input type="checkbox"/> Orchards, vineyards, or other permanent crops |
| Wet Soil Plants: | <input type="checkbox"/> Cattail | <input type="checkbox"/> Buttercup | <input type="checkbox"/> Bullrush | <input type="checkbox"/> Skunk Cabbage | <input type="checkbox"/> Other |
| Water Plants: | <input type="checkbox"/> Milfoil | <input type="checkbox"/> Eelgrass | <input type="checkbox"/> Water Lily | | <input type="checkbox"/> Other |
| <input type="checkbox"/> Other types of vegetation | | | | | |
| b. What kind and amount of vegetation will be removed or altered? No vegetation will be removed or altered as part of this application. | | | | | |
| c. List threatened or endangered species known to be on or near the site. None known by the property owner. | | | | | |
| d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: None needed, none proposed. | | | | | |
| e. List all noxious weeds and invasive species known to be on or near the site. No noxious or invasive species have been observed on or near the site. | | | | | |
| Animals | | | | | |
| a. List any birds or other animals which have been observed on or near the site or are known to be on or near the site. <i>Examples include:</i> birds: hawk, heron, eagle, <u>songbirds</u> , other: mammals: deer, bear, elk, beaver, other: fish: bass, salmon, trout, herring, shellfish, other _____ | | | | | |

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

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

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

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| <p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>Not applicable, no new structures are proposed as part of this rezone application.</p> | |
| <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No known views in the immediate area will be altered or obstructed as part of this application</p> | |
| <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>None needed, none proposed.</p> | |
| <p>Light and Glare</p> | |
| <p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>No light or glare will be produced as part of this application.</p> | |
| <p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>Not applicable.</p> | |
| <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>There are no known sources of off-site light or glare which would affect this proposal.</p> | |
| <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>None needed, none proposed.</p> | |
| <p>Recreation</p> | |
| <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>The project is located near several private and public school facilities in the area which are known for indoor and outdoor recreational opportunities.</p> | |
| <p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> <p>No recreational opportunities will be displaced.</p> | |
| <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>None needed, none proposed.</p> | |
| <p>Historic and Cultural Preservation</p> | |
| <p>a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.</p> <p>To the property owner's knowledge there are no structures on or near the site that are eligible for historical or cultural preservation.</p> <p style="text-align: right;">RECEIVED</p> | |

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| <p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p> <p>The property owner has no knowledge of landmarks, features or other evidence of Indian or historic use or occupation on this site.</p> | |
| <p>c. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</p> <p>None proposed. No disturbance to resources will occur as part of this application.</p> | |
| <p>Transportation</p> | |
| <p>a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The site lies at the southeast corner of the intersection of North 56th Avenue and Summitview Avenue. Existing access to both properties is currently from North 56th Avenue. No new access points to the street grid are proposed as part of this rezone application.</p> | |
| <p>b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p>The nearest known transit stop is along Summitview Avenue and generally serves this site.</p> | |
| <p>c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?</p> <p>No parking spaces are proposed as part of this rezone application and none will be eliminated.</p> | |
| <p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>None needed, none proposed as part of this application.</p> | |
| <p>e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>No.</p> | |
| <p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?</p> <p>Not applicable, no project is proposed as part of this application.</p> | |
| <p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:</p> <p>Not applicable, there is no project.</p> | <p>RECEIVED</p> |

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

Not applicable, there is no project.

Public Services

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

Not applicable, there is no project.

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

Not applicable, there is no project.

Utilities

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

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

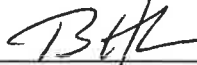
Not applicable, there is no project.

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| C. SIGNATURE (To be completed by the applicant.) | |
| The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision. | |
|  | 7-6-18 |
| Property Owner or <u>Agent Signature</u> | Date Submitted |
| BILL HORDAN | PLANNER |
| Name of Signee | Position and Agency/Organization |
| PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW | |

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| D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (IT IS NOT NECESSARY to use this sheet for project actions) | Space Reserved For Agency Comments |
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| <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>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? No increased discharge to water, emissions to air, toxic/hazardous substances or noise expected.</p> | |
| <p>Proposed measures to avoid or reduce such increases are: If applicable, complete additional SEPA Checklist upon submittal of development proposal.</p> | |
| <p>2. How would the proposal be likely to affect plants, animals, fish, or marine life? The proposed rezone will have no affect on plants, animals, fish or marine life.</p> | |
| <p>Proposed measures to protect or conserve plants, animals, fish, or marine life are: None proposed, as no plants or animals are affected by this proposal.</p> | |
| <p>3. How would the proposal be likely to deplete energy or natural resources? Not applicable, no energy or natural resources are being exploited through this application.</p> | |
| <p>Proposed measures to protect or conserve energy and natural resources are: None needed, none proposed.</p> | |
| <p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? This proposal does not affect environmentally sensitive areas.</p> | |
| <p>Proposed measures to protect such resources or to avoid or reduce impacts are: None needed, none proposed.</p> | |
| <p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? No land or shoreline uses will be affected by this proposed non-project rezone.</p> | |
| <p>Proposed measures to avoid or reduce shoreline and land use impacts are: Land and shoreline impacts will be considered through development standards at time of building.</p> | |
| <p>6. How would the proposal be likely to increase demands on transportation or public services and utilities? New development on the site will increase demands on transportation and public services/utilities.</p> | |
| <p>Proposed measures to reduce or respond to such demand(s) are: New development will be required to meet transportation/services & utility concurrency standards.</p> | |
| <p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. No conflicts are anticipated by this non-project rezone application with local, state or federal laws.</p> | |


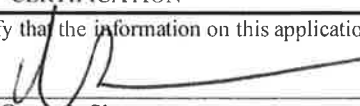
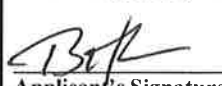

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CHAPTER F

Application

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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 | | JUL 10 2018 CITY OF YAKIMA PLANNING DIV. | |
| INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly. | | | | | |
| Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable. This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application. | | | | | |
| PART I – GENERAL INFORMATION | | | | | |
| 1. Applicant's Information: | Name: | Hordan Planning Services | | | |
| | Mailing Address: | 410 N 2nd St | | | |
| | City: | Yakima | St: | WA | Zip: 98901 Phone: (509) 249-1919 |
| | E-Mail: | | | | |
| 2. Applicant's Interest in Property: | Check One: | <input type="checkbox"/> Owner | <input type="checkbox"/> Agent | <input type="checkbox"/> Purchaser | <input checked="" type="checkbox"/> Other Planner |
| 3. Property Owner's Information (If other than Applicant): | Name: | Datal Properties LLC | | | |
| | Mailing Address: | 2612 W Nob Hill Blvd Suite 101, PMB 148 | | | |
| | City: | Yakima | St: | WA | Zip: 98902 Phone: (509) 728-4744 |
| | E-Mail: | | | | |
| 4. Subject Property's Assessor's Parcel Number(s): 181321-42402 and 181321-42537 | | | | | |
| 5. Legal Description of Property. (if lengthy, please attach it on a separate document) See attached. | | | | | |
| 6. Property Address: 113 and 115 N 56th Ave Yakima, WA 98908 | | | | | |
| 7. Property's Existing Zoning: <input type="checkbox"/> SR <input checked="" type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2 | | | | | |
| 8. Type Of Application: (Check All That Apply) | | | | | |
| <input checked="" type="checkbox"/> Rezone | | <input type="checkbox"/> Comprehensive Plan Text or Map Amendment | | <input checked="" type="checkbox"/> Environmental Checklist (SEPA Review) | |
| <input type="checkbox"/> Transportation Concurrency Master Application | | <input type="checkbox"/> Other: _____ | | <input type="checkbox"/> Other: _____ | |
| <input type="checkbox"/> (select if submitting two or more applications under Title 15) | | | | | |
| 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 | | | Date | | |
|  Applicant's Signature | | | 7-6-18 Date | | |
| FILE/APPLICATION(S)# <u>SEPA# 08-18</u> <u>RZ# 009-18</u> | | | | | |
| DATE FEE PAID: 7/10/18 | | RECEIVED BY:  | | AMOUNT PAID: 1875.00 | |
| | | | | RECEIPT NO: CR-18-005565 | |

LEGAL DESCRIPTION

- 181321-42402** Lot 2, Orchard Park Homes, recorded Volume "O" of Plats, Page 5, records of Yakima County, Washington.
- 181321-42537** Lot 1 and the West half of Lot 25, Orchard Park Homes, recorded Volume "O" of Plats, Page 5, records of Yakima County, Washington.

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DATAL PROPERTIES, LLC

| | |
|-------------------------------|--|
| UBI # | 603 552 799 |
| Status | ACTIVE |
| Expiration Date | 10/30/2018 |
| Period of Duration | PERPETUAL |
| Business Type | WA LIMITED LIABILITY COMPANY |
| Date of Incorporation | 10/19/2015 |
| State of Incorporation | WASHINGTON |
| Registered Agent | ELIZABETH POMEROY 2612 W NOB HILL BLVD #101-148 YAKIMA, WA 98902 |
| Governing Persons | CHRIS WADDLE — GOVERNOR |

Current as of:
7/3/2018 3:13 PM

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Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

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? NO.

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

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CITY OF YAKIMA
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Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

PART IV - NARRATIVE

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

See attached written narrative for answers to all questions (A-E-- this page).

What is the status of existing land use?

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

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

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

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

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

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

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

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Revised 08/2017

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PART IV – REZONE NARRATIVE

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

The property is well suited for all commercial uses permitted under the proposed zoning Large Convenience Center zoning district. The property lies at the southeast corner of the signalized intersection of North 56th Avenue and Summitview Avenue, which are both arterial streets. The property is flat, however it is slightly lower in elevation than the surrounding roadways. It is anticipated that the property will be elevated with fill, once a project is designated for the site. The property currently has access to domestic water from the Nob Hill Water Company and sanitary sewer from the City of Yakima. All other necessary urban services and facilities (i.e. electrical power, natural gas, telephone, parks, police, fire etc.) are present.

In this instance, there is a specific use proposed for the property. The subject property owner intends to construct a drive-through beverage shop at the site. A conceptual site plan has been included in this application for reference. This application does not seek approval of the site plan but it does seek approval of the rezone.

The site consists of two properties that total 27,583 square feet in size or .63 acres in size, which can accommodate the anticipated land use and many other land uses permitted in the Large Convenience Center zoning district.

The general area is a mixture-use neighborhood consisting of single-family residences, condominiums, large grocery/big box stores and a multitude of local retail/service establishments. Based on the current land use pattern, this site is suitable for uses permitted in the proposed Large Convenience Center zoning district.

What is the status of the existing land use?

The subject property consists of two individual parcels. Parcel Number 181321-42402 (south parcel) is 9,148 square feet in size, fronts on North 56th Avenue and contains a single-family residence constructed in 1950 which is connected to domestic water and sanitary sewer. Parcel Number 181321-42537 (north parcel) is an 18,435 square foot corner lot that fronts on North 56th Avenue and Summitview Avenue. The property contains a single-family residence constructed in 1950 which is connected to domestic water and sanitary sewer.

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

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

The proposal meets the locational criteria of the comprehensive plan because the subject property adjoins an existing commercial business, is located adjacent to an existing commercial center (west and north), will be within close proximity of residential patrons and is located along a signalized arterial.

The principal use and density of the land use designation is met because this rezone will permit a wide range of retail and general services to occur within the area.

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

2.4 – GOALS AND POLICIES

Goal 2.1 – Establish a development pattern consistent with the community’s vision.

Policy 2.1.1 – Designate the general distribution, location and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities and facilities and other land uses.

Policy 2.1.4 – Manage and maintain the City’s Official Zoning Map to ensure continued consistency with the Future Land Use Map.

Proponent Comment – Currently, there is an inconsistency between the existing Future Land Use Map designation for the property and the current zoning district of the property. The current land use designation of the Future Land Use Map is Commercial Mixed Use and the existing zoning is Single-family Residential. Thus, the land use designation and the zoning are inconsistent with one another based on the Consistency Chart (Exhibit 2-2 of Goal 2.2) found within the comprehensive plan. This proposal brings the current land use designation of Commercial Mixed Use into compliance with the proposed zoning district of Large Convenience Center which is consistent with the Consistency Chart (Exhibit 2-2 of Goal 2.2) of the comprehensive plan.

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

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

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

Proponent Comment – This proposal implements the comprehensive plan better than the current designation because it will provides an opportunity for a new business to locate along an arterial adjacent to an existing commercial center. As proposed in the concept site plan, access to the site is proposed from North 56th Avenue, which is as far away from the intersection of North 56th and Summitview Avenue as possible. This single road approach has been designed to enhance safety and maintain traffic functions of the roadway corridor.

For the reasons above, this proposal better implements applicable plan policies and brings the project into compliance with the Comprehensive Plan while recognizing the surround land uses and traffic patterns.

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

The subject lies at the intersection of North 56th Avenue and Summitview Avenue. This area is served with all urban facilities and services need for a project on site of this size. Access is proposed via North 56th Avenue which is an arterial roadway. The site has access to a minimum 8-inch sewer line at the southwest corner of the lot and a 8-inch water mains along the west and north property lines. Electrical power, telephone service and natural gas currently serve the property. Since this is a commercial property, no open space, recreational or educational facilities are needed. The property is protected by the Yakima Fire Department and Police Department.

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

Yes, the existing public facilities are capable of supporting the most intensive use of the new zone. The property is .63 acres and minimal public services are needed to serve a site this size. If any service or facility deficiency exists in the delivery of services to this property, necessary mitigation will take place by the developer to ensure adequate public

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services and facilities are in place at the developer's expense through future SEPA and land use concurrency requirements.

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

The proposed zone change is compatible with existing neighboring land uses because surrounding properties that lie to the west, north and northwest make-up the large convenience center in this area. The property lies at the southeast intersection of North 56th Avenue and Summitview Avenue, which is more conducive to commercial activities than residential uses. Although this is a non-project rezone, a conceptual site plan has been included for the City and neighboring property owner's to understand the desired use of the property. The proposed use, a drive-through beverage stand, will require an additional application (Class 2 Review) to determine actual compatibility between the proposed new land use and the existing neighboring residential uses to the south and east. Based on the lack of opposition to the Comprehensive Plan Land Use Amendment in 2016, it appears that compatibility issues are minimal and can be accomplished through further land use applications for an actual use.

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

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

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

The public need arises from the fact that expansion within some existing zoning districts does not exist. This occurs when all or most of the available land in a particular zoning district is developed, not available for sale, not the correct size or cannot accommodate a proposed land use for other reasons. It also occurs when a particular property has nowhere else to expand due to physical features, and is forced to expand in a certain direction. In this case, available Large Convenience Center zoning is limited to undesirable areas or non-existent for a drive-through facility which caters to the travelling public and must have appropriately setback access from intersections onto arterials to be successful.

At this site, the City has provided the necessary infrastructure for this specific type of development (i.e. major arterial roadways, easy access to the transportation network, adequate water and waste water lines). This rezone meets that public need and

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perspective of a large convenience center, while using the infrastructure provided for a commercial business to locate at this location. Small rezones like this also provide the opportunity for additional jobs which is a direct benefit to the citizens of Yakima. Based on the above, there is a public need for the proposed change.

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EXHIBIT LIST

[illegible]

Maxey, Lisa

From: Dana Hicks <dhicks1217@icloud.com>
Sent: Sunday, August 19, 2018 5:19 PM
To: Ask Planning
Subject: Datal Properties LLC. File # RZ#009-18

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, my name is Dana Hicks, my mother Olivia Hicks lives at 118 N. 55th Ave. directly behind the lots that are going to be developed. My questions are:

1. Is this going to increase or decrease her property value?
2. Is all the vegetation on those lots going to be removed?
3. What kind of border or fence will separate the properties?
4. As of now she has a privacy fence that is old and vegetation from the adjoining lot is pushing it over.
5. We are highly against any type of cyclone fence.
6. We can mend our fence once the vegetation is removed.
7. What kind of noise is going to be created by this new business that is going to be built on these lots?
8. Will this create a unsecured hardship for my mother?

Any answers that you can give me would be greatly appreciated thank you very much Dana Hicks.
Sent from my iPad

[illegible]

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 DATAL PROPERTIES LLC (RZ#009-18); including all labels for parties of record and property owners within a radius of 300 feet of the subject properties.
2. Vicinity Map

Signed this 17th day of October, 2018.



Lisa Maxey
Planning Specialist

Received By:



Date:

10-17-18

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| | | |
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| 18132131025 56TH AVENUE PROPERTIES LLC 102 N 56TH AVE STE D YAKIMA, WA 98908 | 18132113014 CHRISLINC PROPERTIES LLC 2320 N ATLANTIC #100 SPOKANE, WA 99205 | 18132142402 DATAL PROPERTIES LLC 304 N 22ND AVE YAKIMA, WA 98902 |
| 18132142537 DATAL PROPERTIES LLC 2612 W NOB HILL BLVD #101-148 YAKIMA, WA 98902 | 18132113012 DRAFT ISSUE HOLDINGS LLC 311 S 11TH AVE YAKIMA, WA 98902 | 18132113024 JPMORGAN CHASE BANK 270 PARK AVE NEW YORK, NY 10017 |
| 18132113438 KEARNEYS SURVIVORS TRUST 215 N 56TH AVE APT 31 YAKIMA, WA 98908 | 18132124006 MOULTRAY PROPERTIES LLC PO BOX 2872 YAKIMA, WA 98907 | 18132131040 SAFEWAY INC., STORE #502 1371 OAKLAND BLVD STE 200 WALNUT CREEK, CA 94596 |
| 18132131039 SAFEWAY STORE INC., #502 1371 OAKLAND BLVD STE 200 WALNUT CREEK, CA 94596 | 18132131038 SIEVERS FAMILY LLC PO BOX 161432 BIG SKY, MT 59716 | 18132131031 VIRK GROUP INC 5604 SUMMITVIEW AVE YAKIMA, WA 98908 |
| 18132142515 BRADLEY S & SUSAN L URQUHART 5420 W BROWN ST PASCO, WA 99301 | 18132142403 BRIAN A HAMMONS 5000 CALIFORNIA AVE SW UNIT 402 SEATTLE, WA 98136 | 18132142522 COLLEEN RAUERT 119 N 55TH AVE YAKIMA, WA 98908 |
| 18132142510 DON L & OLIVIA E HICKS 118 N 55TH AVE YAKIMA, WA 98908 | 18132142405 DUSTIN & LEAH HEMLING 107 N 56TH AVE YAKIMA, WA 98908 | 18132113440 ELEDA JOHNSON 215 N 56TH AVE APT 33 YAKIMA, WA 98908 |
| 18132142526 HARELD R & PENELOPE BORLAND 105 N 55TH AVE YAKIMA, WA 98908 | 18132142513 IRELIUS DENARD & DEBORAH L JONES 110 N 55TH AVE YAKIMA, WA 98908 | 18132113439 JOANN S BEAULAUER 215 N 56TH AVE APT 32 YAKIMA, WA 98908 |
| 18132142524 KEITH L & CAMILLE JONES 111 N 55TH AVE YAKIMA, WA 98908 | 18132142511 LEONARD & CAROLINE E RUSSELL 114 N 55TH AVE YAKIMA, WA 98908 | 18132142406 MARJORIE E SWITZER 103 N 56TH AVE YAKIMA, WA 98908 |
| 18132142514 MARLA TUESLEY 106 N 55TH AVE YAKIMA, WA 98908 | 18132113442 MARYETTE & LAURIE CAMP 215 N 56TH AVE APT 35 YAKIMA, WA 98908 | 18132142509 MICHAEL S RICHARDSON 603 MURIEL ST RICHLAND, WA 99352 |
| 18132113441 MICHAEL S & FAITH K RICHARDSON 215 N 56TH AVE APT 34 YAKIMA, WA 98908 | 18132142523 NICOLE A WAIT 2443 SW PUMICE AVE REDMOND, OR 97756 | 18132142525 RYAN R SCOTT 109 N 55TH AVE YAKIMA, WA 98908 |

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18132142512
SHAWN P COPELAND
112 N 55TH AVE
YAKIMA, WA 98908

18132142404
TERESA D MENARD
109 N 56TH AVE
YAKIMA, WA 98908

32
Total Parcels - Datal Properties LLC -
RZ#009-18 & SEPA#018-18

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

Ntc of City Council Hearing
RZ #009-18
Date of Hearing: 11/13/18

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Parties of Record – Datal Properties LLC – RZ#009-18 & SEPA#018-18

| | | |
|---|---|--|
| Hordan Planning Services 410 N 2 nd St Yakima, WA 98901 hps410@qwestoffice.net Changed to: hordanplanningservices@outlook.com | Datal Properties LLC 2612 W Nob Hill Blvd #101 PMB 148 Yakima, WA 98902 | Datal Properties LLC 304 N 22 nd Ave Yakima, WA 98902 |
| Dana Hicks 118 N 55 th Ave Yakima, WA 98908 dhicks1217@icloud.com | | |

| In-House Distribution E-mail List | | |
|-----------------------------------|-----------------------|--|
| Name | Division | E-mail Address |
| Carolyn Belles | Code Administration | Carolyn.Belles@yakimawa.gov |
| Glenn Denman | Code Administration | Glenn.Denman@yakimawa.gov |
| Joe Caruso | Code Administration | Joe.Caruso@yakimawa.gov |
| Suzanne DeBusschere | Code Administration | Suzanne.Debusschere@yakimawa.gov |
| Vick DeOchoa | Code Administration | Vick.DeOchoa@yakimawa.gov |
| Linda Rossignol | Code Administration | Linda.Rossignol@yakimawa.gov |
| John Zabell | Code Administration | John.Zabell@yakimawa.gov |
| Pedro Contreras | Code Administration | Pedro.Contreras@yakimawa.gov |
| Kelli Horton | Code Administration | Kelli.Horton@yakimawa.gov |
| Joan Davenport | Community Development | Joan.Davenport@yakimawa.gov |
| Dan Riddle | Engineering | Dan.Riddle@yakimawa.gov |
| Mike Shane | Engineering | Mike.Shane@yakimawa.gov |
| Pat Reid | Fire Dept | Pat.Reid@yakimawa.gov |
| Jeff Cutter | Legal Dept | Jeff.Cutter@yakimawa.gov |
| Sara Watkins | Legal Dept | Sara.Watkins@yakimawa.gov |
| Archie Matthews | ONDS | Archie.Matthews@yakimawa.gov |
| Joseph Calhoun | Planning Division | Joseph.Calhoun@yakimawa.gov |
| Chief Rizzi | Police Department | Dominic.Rizzi@yakimawa.gov |
| Scott Schafer | Public Works Dept | Scott.Schafer@yakimawa.gov |
| Loretta Zammarchi | Refuse Division | Loretta.Zammarchi@yakimawa.gov |
| Randy Layman | Refuse Division | Randy.Layman@yakimawa.gov |
| Naeem Kara | Transit Division | Naeem.Kara@yakimawa.gov |
| James Dean | Utilities | James.Dean@yakimawa.gov |
| Dana Kallevig | Wastewater | Dana.Kallevig@yakimawa.gov |
| Randy Meloy | Wastewater | Randy.Meloy@yakimawa.gov |
| For the Record/File | | Revised 10/2018 |

Type of Notice: NTC of City Council Public Hearing

File Number: RZ #009-18

Date of Mailing: 11/13/18
Hearing

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Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, October 17, 2018 8:12 AM
To: Claar Tee, Sonya
Subject: Mailing Labels for City Council Hearing - Datal Properties LLC Rezone

Hello again,

Mailing labels will be delivered to you shortly for the Datal Properties LLC rezone hearing scheduled for Tuesday November 13, 2018. Please also email the notice to these distribution groups: In-House Distribution E-mail List updated 10.08.2018 and Local Media List 07.05.2018.

Please also email the notice to the following parties:

hordanplanningservices@outlook.com

dhicks1217@icloud.com

aar7040@gmail.com

silvrfx40@bmi.net

jake@3dyakima.com

leanne.mickel@me.com

patbyers907@msn.com

Philipostriem@gmail.com

rob@mccormickaircenter.com

cook.w@charter.net

Thank you!



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

VICINITY MAP



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

Project Name: DATAL PROPERTIES LLC

Site Address: 113 & 115 N 56TH AVE



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

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: 7/11/2018



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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: RZ#009-18 & SEPA#018-18

Datal Properties LLC

113 & 115 N 56th Ave

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 11th 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 – Datal Properties LLC – RZ#009-18 & SEPA#018-18

| | | |
|--|---|--|
| Hordan Planning Services 410 N 2 nd St Yakima, WA 98901 hps410@qwestoffice.net <i>changed to hordan planning services at outlook.com</i> | Datal Properties LLC 2612 W Nob Hill Blvd #101 PMB 148 Yakima, WA 98902 | Datal Properties LLC 304 N 22 nd Ave Yakima, WA 98902 |
| Dana Hicks 118 N 55 th Ave Yakima, WA 98908 dhicks1217@icloud.com | | |

| In-House Distribution E-mail List | | |
|-----------------------------------|-----------------------|--|
| Name | Division | E-mail Address |
| Carolyn Belles | Code Administration | Carolyn.Belles@yakimawa.gov |
| Glenn Denman | Code Administration | Glenn.Denman@yakimawa.gov |
| Joe Caruso | Code Administration | Joe.Caruso@yakimawa.gov |
| Suzanne DeBusschere | Code Administration | Suzanne.Debusschere@yakimawa.gov |
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| Linda Rossignol | Code Administration | Linda.Rossignol@yakimawa.gov |
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| Mike Shane | Engineering | Mike.Shane@yakimawa.gov |
| Pat Reid | Fire Dept | Pat.Reid@yakimawa.gov |
| Jeff Cutter | Legal Dept | Jeff.Cutter@yakimawa.gov |
| Sara Watkins | Legal Dept | Sara.Watkins@yakimawa.gov |
| Archie Matthews | ONDS | Archie.Matthews@yakimawa.gov |
| Joseph Calhoun | Planning Division | Joseph.Calhoun@yakimawa.gov |
| Chief Rizzi | Police Department | Dominic.Rizzi@yakimawa.gov |
| Scott Schafer | Public Works Dept | Scott.Schafer@yakimawa.gov |
| Loretta Zammarchi | Refuse Division | Loretta.Zammarchi@yakimawa.gov |
| Randy Layman | Refuse Division | Randy.Layman@yakimawa.gov |
| Naeem Kara | Transit Division | Naeem.Kara@yakimawa.gov |
| James Dean | Utilities | James.Dean@yakimawa.gov |
| Dana Kallevig | Wastewater | Dana.Kallevig@yakimawa.gov |
| Randy Meloy | Wastewater | Randy.Meloy@yakimawa.gov |
| For the Record/File | | Revised 10/2018 |

Type of Notice: Ntc of YPC Recommendation

File Number: RZ #009-18 / SEPA # 018-18

Date of Mailing: 10/11/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, October 11, 2018 8:29 AM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Contreras, Pedro; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rizzi, Dominic; Rossignol, Linda; Schafer, Scott; Shane, Mike; Watkins, Sara; Zabell, John; Zammarchi, Loretta
Cc: Crowell, Eric
Subject: Notice of YPC Recommendation to City Council - Datal Properties LLC - RZ#009-18 & SEPA#018-18
Attachments: NOTICE OF YPC RECOMMENDATION_Datal Properties LLC - RZ#009-18 & SEPA#018-18.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 Eric Crowell at (509) 576-6736 or email to: eric.crowell@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, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

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

DATE: October 11, 2018
TO: Applicant and Parties of Record
SUBJECT: Notice of Yakima Planning Commission's Recommendation to
The Yakima City Council
FILE #(S): RZ#009-18
APPLICANT: Hordan Planning Services on behalf of Datal Properties LLC
PROJECT LOCATION: 113 & 115 N 56th Ave

On October 10, 2018, the City of Yakima Planning Commission rendered their recommendation on **RZ#009-18**, a request for a non-project rezone consisting of two parcels, totaling approximately 0.63 acres, from Single-Family Residential (R-1) to Large Convenience Center (LCC). This proposal includes a non-binding conceptual site plan for reference purposes only for a drive-thru beverage facility which is one potential land use that the property owner anticipates may be suitable for this location and is a permitted use in the LCC zoning district. The application was reviewed at an open record public hearing on September 26, 2018.

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

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

For further information or assistance you may contact Associate Planner Eric Crowell at (509) 576-6736 or email to: eric.crowell@yakimawa.gov.

A handwritten signature in black ink that reads "Eric M. Crowell". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Eric Crowell
Associate Planner

Date of Mailing: **October 11, 2018**
Enclosures: Planning Commission's Recommendation

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

City of Yakima Planning Commission
PUBLIC HEARING
City Hall Council Chambers
Wednesday September 26, 2018
3:00 p.m. – 5:00 p.m.

YPC Members:

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

Council Liaison: Jason White

City Planning Staff:

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

AGENDA

I. Call to Order

II. Roll Call

III. Staff Announcements

IV. Audience Participation

V. Approval of Meeting Minutes of September 12, 2018

VI. Public Hearing – Datal Properties LLC

Applicant: Hordan Planning Services on behalf of Datal Properties LLC

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

Site Address: 113 & 115 N 56th Ave

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

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

Applicant: City of Yakima Wastewater Division

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

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

Request: Retain the Future Land Use map designation for 5 parcels of Mixed Residential and zoning designation of Multi-family Residential (R-3) previously approved through CPA#006-12, RZ#006-12, and a property use and development agreement executed by City Council which limited development of the property to multi-family senior living and senior care residential facilities. The property owner no longer proposes a senior living/senior care land use and therefore proposes to vacate the property use and development agreement to allow for other multi-family uses.

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

IX. Other Business

X. Adjourn

Next Meeting: October 10, 2018

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YPC Staff Report & Packet Distribution List
Datal Properties LLC
RZ#009-18 & SEPA#018-18

YPC PACKET:

Patricia Byers
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Al Rose
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aar7040@gmail.com

Bill Cook
Cook.w@charter.net

Rob McCormick
rob@mccormickaircenter.com

Jake Liddicoat
jake@3dyakima.com

Leanne Hughes-Mickel
leanne.mickel@me.com

Philip Ostriem
Philipostriem@gmail.com

Hordan Planning Services
410 N 2nd St
Yakima, WA 98901
hps410@qwestoffice.net

AGENDA & STAFF REPORT ONLY:

Datal Propeties LLC
2612 W Nob Hill Blvd #101 PMB 148
Yakima, WA 98902

Datal Propeties LLC
304 N 22nd Ave
Yakima, WA 98902

Date Distributed: 9/19/18

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

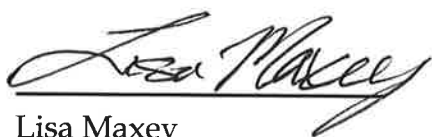
RE: RZ#009-18 & SEPA#018-18

Datal Properties LLC

113 & 115 N 56th Ave

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of DNS**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, 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 this 28th day of August, 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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| | | |
|--|--|--|
| 18132131025 56TH AVENUE PROPERTIES LLC 102 N 56TH AVE STE D YAKIMA, WA 98908 | 18132113014 CHRISLINC PROPERTIES LLC 2320 N ATLANTIC #100 SPOKANE, WA 99205 | 18132142402 DATAL PROPERTIES LLC 304 N 22ND AVE YAKIMA, WA 98902 |
| 18132142537 DATAL PROPERTIES LLC 2612 W NOB HILL BLVD #101-148 YAKIMA, WA 98902 | 18132113012 DRAFT ISSUE HOLDINGS LLC 311 S 11TH AVE YAKIMA, WA 98902 | 18132113024 JPMORGAN CHASE BANK 270 PARK AVE NEW YORK, NY 10017 |
| 18132113438 KEARNEYS SURVIVORS TRUST 215 N 56TH AVE APT 31 YAKIMA, WA 98908 | 18132124006 MOULTRAY PROPERTIES LLC PO BOX 2872 YAKIMA, WA 98907 | 18132131040 SAFEWAY INC., STORE #502 1371 OAKLAND BLVD STE 200 WALNUT CREEK, CA 94596 |
| 18132131039 SAFEWAY STORE INC., #502 1371 OAKLAND BLVD STE 200 WALNUT CREEK, CA 94596 | 18132131038 SIEVERS FAMILY LLC PO BOX 161432 BIG SKY, MT 59716 | 18132131031 VIRK GROUP INC 5604 SUMMITVIEW AVE YAKIMA, WA 98908 |
| 18132142515 BRADLEY S & SUSAN L URQUHART 5420 W BROWN ST PASCO, WA 99301 | 18132142403 BRIAN A HAMMONS 5000 CALIFORNIA AVE SW UNIT 402 SEATTLE, WA 98136 | 18132142522 COLLEEN RAUERT 119 N 55TH AVE YAKIMA, WA 98908 |
| 18132142510 DON L & OLIVIA E HICKS 118 N 55TH AVE YAKIMA, WA 98908 | 18132142405 DUSTIN & LEAH HEMLING 107 N 56TH AVE YAKIMA, WA 98908 | 18132113440 ELEDA JOHNSON 215 N 56TH AVE APT 33 YAKIMA, WA 98908 |
| 18132142526 HARELD R & PENELOPE BORLAND 105 N 55TH AVE YAKIMA, WA 98908 | 18132142513 IRELIUS DENARD & DEBORAH L JONES 110 N 55TH AVE YAKIMA, WA 98908 | 18132113439 JOANN S BEAULAUER 215 N 56TH AVE APT 32 YAKIMA, WA 98908 |
| 18132142524 KEITH L & CAMILLE JONES 111 N 55TH AVE YAKIMA, WA 98908 | 18132142511 LEONARD & CAROLINE E RUSSELL 114 N 55TH AVE YAKIMA, WA 98908 | 18132142406 MARJORIE E SWITZER 103 N 56TH AVE YAKIMA, WA 98908 |
| 18132142514 MARLA TUESLEY 106 N 55TH AVE YAKIMA, WA 98908 | 18132113442 MARYETTE & LAURIE CAMP 215 N 56TH AVE APT 35 YAKIMA, WA 98908 | 18132142509 MICHAEL S RICHARDSON 603 MURIEL ST RICHLAND, WA 99352 |
| 18132113441 MICHAEL S & FAITH K RICHARDSON 215 N 56TH AVE APT 34 YAKIMA, WA 98908 | 18132142523 NICOLE A WAIT 2443 SW PUMICE AVE REDMOND, OR 97756 | 18132142525 RYAN R SCOTT 109 N 55TH AVE YAKIMA, WA 98908 |

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18132142512
SHAWN P COPELAND
112 N 55TH AVE
YAKIMA, WA 98908

18132142404
TERESA D MENARD
109 N 56TH AVE
YAKIMA, WA 98908

32
Total Parcels - Datal Properties LLC -
RZ#009-18 & SEPA#018-18

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

Ntc of DNS
RZ #009-18/SEPA#018-18
Sent 8/28/18

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

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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: Ntc of DNS

File Number: RZ #009-18/SEPA #018-18

Date of Mailing: 8/28/18

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Parties of Record – Datal Properties LLC – RZ#009-18 ~ SEPA#018-18

| | | |
|--|---|--|
| Hordan Planning Services 410 N 2 nd St Yakima, WA 98901 hps410@qwestoffice.net | Datal Properties LLC 2612 W Nob Hill Blvd #101 PMB 148 Yakima, WA 98902 | Datal Properties LLC 304 N 22 nd Ave Yakima, WA 98902 |
| Dana Hicks 118 N 55 th Ave Yakima, WA 98908 dhicks1217@icloud.com | | |

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

Type of Notice: Ntc of DNS

File Number: RZ #009-18 / SEPA # 018 -18

Date of Mailing: 8/28/18

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H-4a

Maxey, Lisa

From: Maxey, Lisa
Sent: Tuesday, August 28, 2018 10:28 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 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 (silvrfox40@bmi.net); Jacob Liddicoat; Leanne Hughes-Mickel; Patricia Byers; Philip Ostriem; Rob McCormick; White, Jason; William Cook (cook.w@charter.net)
Cc: Crowell, Eric
Subject: Notice of DNS - Datal Properties LLC - RZ#009-18 & SEPA#018-18
Attachments: NOTICE OF DNS_Datal Properties LLC - RZ SEPA.PDF

Attached is a Notice of Determination of Non-Significance (DNS) regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Eric Crowell at (509) 576-6736 or e-mail to: eric.crowell@yakimawa.gov. Thank you!

Lisa Maxey

Planning Specialist | City of Yakima Planning Division

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

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





DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
August 28, 2018**

PROJECT DESCRIPTION: Non-project rezone consisting of two parcels, totaling approximately 0.63 acres, from Single-Family Residential (R-1) to Large Convenience Center (LCC).

LOCATION: 113 & 115 N. 56th Ave.

PARCEL NUMBER: 181321-42402 & -42537

PROPONENT: Hordan Planning Services on behalf of Datal Properties LLC

PROPERTY OWNER: Datal Properties LLC

LEAD AGENCY: City of Yakima

FILE NUMBERS: RZ#009-18, SEPA #018-18

DETERMINATION: The lead agency for this proposal has determined that it does 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. This information is available to the public on request.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355.
There is no further comment period on the DNS.

Responsible Official: Joan Davenport

Position/Title: SEPA Responsible Official

Phone: (509) 575-6183

Address: 129 N. 2nd Street, Yakima, WA 98901

Date: August 28, 2018

Signature _____

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

No later than: **September 11, 2018.**

By method: Complete appeal application form and payment of \$580.00 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: RZ#009-18 & SEPA#018-18

Datal Properties LLC

113 & 115 N 56th Ave

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Application, Environmental Review, and Public Hearing**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the property owner and applicant, SEPA reviewing agencies, and all property owners of record within a radius of 300 feet of the subject property; that said are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 2nd day of August, 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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| | | |
|--|--|--|
| 18132131025 56TH AVENUE PROPERTIES LLC 102 N 56TH AVE STE D YAKIMA, WA 98908 | 18132113014 CHRISLINC PROPERTIES LLC 2320 N ATLANTIC #100 SPOKANE, WA 99205 | 18132142402 DATAL PROPERTIES LLC 304 N 22ND AVE YAKIMA, WA 98902 |
| 18132142537 DATAL PROPERTIES LLC 2612 W NOB HILL BLVD #101-148 YAKIMA, WA 98902 | 18132113012 DRAFT ISSUE HOLDINGS LLC 311 S 11TH AVE YAKIMA, WA 98902 | 18132113024 JPMORGAN CHASE BANK 270 PARK AVE NEW YORK, NY 10017 |
| 18132113438 KEARNEYS SURVIVORS TRUST 215 N 56TH AVE APT 31 YAKIMA, WA 98908 | 18132124006 MOULTRAY PROPERTIES LLC PO BOX 2872 YAKIMA, WA 98907 | 18132131040 SAFEWAY INC., STORE #502 1371 OAKLAND BLVD STE 200 WALNUT CREEK, CA 94596 |
| 18132131039 SAFEWAY STORE INC., #502 1371 OAKLAND BLVD STE 200 WALNUT CREEK, CA 94596 | 18132131038 SIEVERS FAMILY LLC PO BOX 161432 BIG SKY, MT 59716 | 18132131031 VIRK GROUP INC 5604 SUMMITVIEW AVE YAKIMA, WA 98908 |
| 18132142515 BRADLEY S & SUSAN L URQUHART 5420 W BROWN ST PASCO, WA 99301 | 18132142403 BRIAN A HAMMONS 5000 CALIFORNIA AVE SW UNIT 402 SEATTLE, WA 98136 | 18132142522 COLLEEN RAUERT 119 N 55TH AVE YAKIMA, WA 98908 |
| 18132142510 DON L & OLIVIA E HICKS 118 N 55TH AVE YAKIMA, WA 98908 | 18132142405 DUSTIN & LEAH HEMLING 107 N 56TH AVE YAKIMA, WA 98908 | 18132113440 ELEDA JOHNSON 215 N 56TH AVE APT 33 YAKIMA, WA 98908 |
| 18132142526 HARELD R & PENELOPE BORLAND 105 N 55TH AVE YAKIMA, WA 98908 | 18132142513 IRELIUS DENARD & DEBORAH L JONES 110 N 55TH AVE YAKIMA, WA 98908 | 18132113439 JOANN S BEAULAUER 215 N 56TH AVE APT 32 YAKIMA, WA 98908 |
| 18132142524 KEITH L & CAMILLE JONES 111 N 55TH AVE YAKIMA, WA 98908 | 18132142511 LEONARD & CAROLINE E RUSSELL 114 N 55TH AVE YAKIMA, WA 98908 | 18132142406 MARJORIE E SWITZER 103 N 56TH AVE YAKIMA, WA 98908 |
| 18132142514 MARLA TUESLEY 106 N 55TH AVE YAKIMA, WA 98908 | 18132113442 MARYETTE & LAURIE CAMP 215 N 56TH AVE APT 35 YAKIMA, WA 98908 | 18132142509 MICHAEL S RICHARDSON 603 MURIEL ST RICHLAND, WA 99352 |
| 18132113441 MICHAEL S & FAITH K RICHARDSON 215 N 56TH AVE APT 34 YAKIMA, WA 98908 | 18132142523 NICOLE A WAIT 2443 SW PUMICE AVE REDMOND, OR 97756 | 18132142525 RYAN R SCOTT 109 N 55TH AVE YAKIMA, WA 98908 |

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18132142512
SHAWN P COPELAND
112 N 55TH AVE
YAKIMA, WA 98908

18132142404
TERESA D MENARD
109 N 56TH AVE
YAKIMA, WA 98908

32
Total Parcels - Data Properties LLC -
RZ#009-18 & SEPA#018-18

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

N/C of App. SEPA & Hearing
RZ #009-18, SEPA #018-18
Sent 8/2/18

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| | | |
|---|---|---|
| Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net | Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org | Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov |
| Dept of Archaeology & Historic Preservation Greg Griffith or Gretchen Kaehler, Deputy State Historic Preservation Officer P.O. Box 48343 Olympia, WA 98504-8343 Sepa@dahp.wa.gov | Department of Commerce Growth Management Services P.O. Box 42525 Olympia, WA 98504-2525 reviewteam@commerce.wa.gov | Department of Ecology Annie Szvetcz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov sepaunit@ecy.wa.gov lori.white@ecy.wa.gov |
| Department of Ecology Gwen Clear, Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov | Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov | Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov |
| Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov | Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov | Department of Social & Health Services Terri Sinclair-Olson Operations Support and Services Division P.O. Box 45848 Olympia, WA 98504 Terri.Sinclair-Olson@dshs.wa.gov |
| Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov | Engineering Division Bob Degrosellier and Brett Sheffield, City Engineer 129 N 2nd Street Yakima, WA 98901 dana.kallevig@yakimawa.gov | Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 bob@nobhillwater.org |
| Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org | Parks & Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 Jessica.logan@parks.wa.gov | US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 david.j.moore@usace.army.mil |
| Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov | West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 wattsa@wvwsd208.org | WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov |
| WSDOT South Central Regionl Planning Office SCplanning@wsdot.wa.gov | WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov | Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov |
| Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchez@yakama.com | Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com | Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov |
| Yakima County Commissioners Commissioners.web@co.yakima.wa.us | Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us | Yakima County Flood Control District Terry Keenhan & Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 Terry.Keenhan@co.yakima.wa.us Dianna.Woods@co.yakima.wa.us |
| Yakima County Planning Lynn Deitrick & Jason Earles 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn.Deitrick@co.yakima.wa.us Jason.Earles@co.yakima.wa.us | Yakima County Public Services Vern Redifer, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 Vern.redifer@co.yakima.wa.us | Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org |

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

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

| | | |
|--|--|--|
| Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902 | Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902 | City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903 |
| Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504 | Environmental Protection Agency NEPA Review Unit 1200 6th Ave #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: Ntc of App, SEPA & Hearing

File Number: RZ #009-18, SEPA #018-18

Date of Mailing: 8/2/18

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

Type of Notice: Ntc of Application, SEPA + Hearing

File Number(s): BZ #009-18, SEPA # 018-18

Date of Mailing: 8/2/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, August 02, 2018 10:03 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; 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; West Valley School District - Angela Watts; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima School District - Jack Irion; Yakima School District - Scott Izutsu; Yakima Valley Business Times; Yakima Valley Business Times - George Finch; YPAC - Randy Beehler; 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; US Army Corps of Engineers - David Moore; WA State Parks & Recreation Commission; 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)
Cc: Crowell, Eric
Subject: Notice of Application, SEPA & YPC Public Hearing - Datal Properties LLC - RZ#009-18 & SEPA#018-18
Attachments: NOTICE OF APPLICATION, SEPA & PUBLIC HEARING_Datal Properties LLC - RZ#0....pdf

Attached is a Notice of Application, SEPA Environmental Review, and Public Hearing regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Eric Crowell at (509) 576-6736 or email to: eric.crowell@yakimawa.gov. Thank you!

Lisa Maxey

Planning Specialist | City of Yakima Planning Division

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

Planning Division: (509) 575-6183

129 N 2nd Street, Yakima, WA 98901





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

PUBLIC NOTICE OF LAND USE REVIEW

Date of Notice of Application - 08/02/2018

RZ#009-18

Project Name: DATAL PROPERTIES LLC

Location: 113 & 115 N 56TH AVE

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

A land use application has been submitted near your property. This is your notice of that application. To view information online go to: www.yakimawa.gov/public-notice and select RZ#009-18 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: Eric Crowell, Associate Planner (509) 576-6736 - eric.crowell@yakimawa.gov. Decisions and future notices will be sent to anyone who submits comments on this application or requests additional notice. Comments may be submitted in writing to the address above or by email to: ask.planning@yakimawa.gov - please include the file number in the email subject line. **Written or emailed comments must be received by 5:00 p.m. on 08/22/2018**

Public Hearing Date: 09/26/2018
Public hearings are scheduled to begin at 3:00 PM in the Yakima City Council Chambers of City Hall located at: 129 North Second Street, Yakima, WA 98901

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

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

Application Submitted: 07/10/2018 Application Complete: 07/31/2018

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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**

| | |
|----------------------|---|
| Date: | 08/01/18 |
| 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: | |

| | |
|----------------------|-------------------------|
| Account Rep: | Simon Sizer |
| Phone # | (509) 577-7740 |
| Email: | ssizer@yakimaherald.com |
| Ad ID: | 829752 |
| Start: | 08/02/18 |
| Stop: | 08/02/18 |
| Total Cost: | \$270.10 |
| Lines: | 148.0 |
| # of Inserts: | 1 |
| Ad Class: | 6021 |

| | |
|------------------------|----------|
| Run Dates: | |
| Yakima Herald-Republic | 08/02/18 |

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H-3a

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

DATE: 8/2/18; **SUBJECT:** Notice of Application for a Rezone and Environmental Review to rezone the subject property from R-1 to LCC; **LOCATION:** 113 & 115 N. 56th Ave; **PARCEL NUMBER:** 181321-42402 & -42537; **APPLICANT:** Hordan Planning Services, on behalf of Datal Properties LLC; **FILE:** RZ#009-18 & SEPA#018-18; **DATE OF APPLICATION:** 7/10/18; **DATE OF COMPLETENESS:** 7/31/18; **PROJECT DESCRIPTION:** The City of Yakima Department of Community Development has received Rezone and Environmental Review applications to rezone the subject properties from Single Family Residential (R-1) to Local Convenience Center (LCC). The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, WA; **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 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. The Optional DNS process in WAC § 197-11-355 is being used. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170. Required Permits: The following local, state, and federal permits/approvals may or will be needed for this project: Rezone. Future development of the subject property will require land use, building and environmental review as necessary. Required Studies: N/A; Existing Environmental Documents: 2017 Comprehensive Plan 2040 SEIS; Development Regulations for Project Mitigation and Consistency include: State Environmental Policy Act, Yakima Urban Area Zoning Ordinance, YMC Title 12 – Development Standards, and the Yakima Urban Area Comprehensive Plan; **REQUEST FOR WRITTEN COMMENT:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on August 22, 2018, will be considered prior to issuing the final SEPA determination on this application; **NOTICE OF PUBLIC HEARING:** This request requires that the Planning Commission hold an open record public hearing. The public hearing is scheduled to be held on Wednesday, September 26, 2018 beginning at 3:00 p.m., in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the public hearing or to submit written comments. Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days; **NOTICE OF RECOMMENDATION:** When available, a copy of the Planning Commission's recommendation will be mailed to parties of record and entities who were entitled to receive this notice by mail. A separate notice of the City Council public hearing will be provided. Please send any written comments for the above described project to: Joan Davenport, AICP, Community Development Director; City of Yakima, Department of Community Development; 129 N. 2nd St., Yakima, WA 98901; *Please be certain to reference the file number(s) or applicant's name in your correspondence (RZ#009-18 & SEPA#018-18 – Datal Properties LLC).* If you have questions regarding this proposal, please call Eric Crowell, Associate Planner, at (509) 576-6736, or e-mail to eric.crowell@yakimawa.gov.

(829752) August 2, 2018

Courtesy of Yakima Herald-Republic

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

DATE: 8/2/18; **SUBJECT:** Notice of Application for a Rezone and Environmental Review to rezone the subject property from R-1 to LCC; **LOCATION:** 113 & 115 N. 56th Ave; **PARCEL NUMBER:** 181321-42402 & -42537; **APPLICANT:** Hordan Planning Services, on behalf of Datal Properties LLC; **FILE:** RZ#009-18 & SEPA#018-18; **DATE OF APPLICATION:** 7/10/18; **DATE OF COMPLETENESS:** 7/31/18; **PROJECT DESCRIPTION:** The City of Yakima Department of Community Development has received Rezone and Environmental Review applications to rezone the subject properties from Single Family Residential (R-1) to Local Convenience Center (LCC). The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, WA; **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 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. The Optional DNS process in WAC § 197-11-355 is being used. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170. Required Permits: The following local, state, and federal permits/approvals may or will be needed for this project: Rezone. Future development of the subject property will require land use, building and environmental review as necessary. Required Studies: N/A; Existing Environmental Documents: 2017 Comprehensive Plan 2040 SEIS; Development Regulations for Project Mitigation and Consistency Include: State Environmental Policy Act, Yakima Urban Area Zoning Ordinance, YMC Title 12 – Development Standards, and the Yakima Urban Area Comprehensive Plan; **REQUEST FOR WRITTEN COMMENT:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on August 22, 2018, will be considered prior to issuing the final SEPA determination on this application; **NOTICE OF PUBLIC HEARING:** This request requires that the Planning Commission hold an open record public hearing. The public hearing is scheduled to be held on Wednesday, September 26, 2018 beginning at 3:00 p.m., in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the public hearing or to submit written comments. Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days; **NOTICE OF RECOMMENDATION:** When available, a copy of the Planning Commission's recommendation will be mailed to parties of record and entities who were entitled to receive this notice by mail. A separate notice of the City Council public hearing will be provided. Please send any written comments for the above described project to: Joan Davenport, AICP, Community Development Director; City of Yakima, Department of Community Development; 129 N. 2nd St., Yakima, WA 98901; *Please be certain to reference the file number(s) or applicant's name in your correspondence (RZ#009-18 & SEPA#018-18 – Datal Properties LLC).* If you have questions regarding this proposal, please call Eric Crowell, Associate Planner, at (509) 576-6736, or e-mail to eric.crowell@yakimawa.gov.

(829752) August 2, 2018

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, AND PUBLIC HEARING

DATE: August 2, 2018
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Hordan Planning Services on behalf of Datal Properties LLC
SUBJECT: Notice of Application for a Rezone and Environmental Review to
rezone the subject properties from R-1 to LCC
FILE NO.: RZ#009-18 & SEPA#018-18
DATE OF APPLICATION: July 10, 2018
DATE OF COMPLETE APP: July 31, 2018
TAX PARCEL NUMBER: 181321-42402 & -42537
LOCATION: 113 & 115 N. 56th Ave.

NOTICE OF APPLICATION:

The City of Yakima Department of Community Development has received an application from Hordan Planning Services on behalf of Datal Properties LLC to rezone the subject properties from Single-Family Residential (R-1) to Local Convenience Center (LCC).

NOTICE OF ENVIRONMENTAL REVIEW:

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

The City of Yakima is presently inclined towards the issuance of a Determination of Non-Significance (DNS) on this project. The optional WAC 197-11-355 is being used. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170.

Required Permits: The following local, state and federal permits/approvals are needed for the proposed project: Rezone. Future development of the subject property will require land use, building permits, and environmental review as necessary.

Required Studies: N/A

Existing Environmental Documents: 2017 Comprehensive Plan 2040 SEIS

Preliminary determination of the development regulations that will be used for project mitigation and consistency: State Environmental Policy Act, Yakima Urban Area Zoning Ordinance, YMC Title 12 – Development Standards, and the Yakima Urban Area Comprehensive Plan

REQUEST FOR WRITTEN COMMENT:

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. This may be your only opportunity to comment.

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All written comments received by 5:00 P.M. on **August 22, 2018**, will be considered prior to issuing the final SEPA determination on this application.

NOTICE OF PUBLIC HEARING: This request requires that the Planning Commission hold an open record public hearing. The public hearing is scheduled to be held on **Wednesday, September 26, 2018**, beginning at **3:00 p.m.**, or soon thereafter, 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 written comments. Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. A separate notice of the City Council public hearing will sent once it is scheduled.

NOTICE OF RECOMMENDATION:

A copy of the Planning Commission's recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered. Please send any written comments for the above described project to:

**Joan Davenport, AICP, Director/SEPA Responsible Official
City of Yakima Department of Community Development
129 N. 2nd St.
Yakima, WA 98901**

Please be certain to reference the file number(s) or applicant's name in your correspondence (RZ#009-18, SEPA#018-18 – Datal Properties LLC).

The file containing the complete action is available for public review at the City of Yakima Planning Division. If you have questions regarding this proposal, please call Associate Planner Eric Crowell at (509) 576-6736, or e-mail to eric.crowell@yakimawa.gov.

Enclosed: Narrative, SEPA Checklist, Site Plan, and Vicinity Map

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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

July 31, 2018

FILE NUMBER: RZ#009-18, SEPA#018-18
APPLICANT: Hordan Planning Services
APPLICANT ADDRESS: 410 N. 2nd St., Yakima, WA 98901
PROJECT LOCATION: 113 & 115 N. 56th Ave.
TAX PARCEL NO: 181321-42402 & -42537
DATE OF REQUEST: July 10, 2018
SUBJECT: Notice of Complete Application

Mr. Hordan:

The applications for Datal Properties' Rezone and Environmental Checklist for 113 and 115 N. 56th Ave. was received on July 10, 2018, and an updated site plan was received on July 30, 2018. As of July 31, 2017, your application is considered **complete** as required by the City of Yakima's Municipal Code (YMC), as referenced in YMC § 15.23.030.

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

1. A Notice of Application 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. Notice of Application is scheduled to be issued on August 2, 2018 and the comment period will end on August 22, 2018.
2. A SEPA Threshold Determination will be issued after the comment period, which shall be at least 20 days prior to the public hearing.
3. A public hearing for your project is scheduled with the City of Yakima Planning Commission to take place in the City of Yakima Council Chambers on September 26, 2018.
4. The Planning Commission's recommendation will be forwarded to the City Council for consideration.

If you have any questions regarding this matter please call me at (509) 576-6736.

Sincerely,

Eric Crowell
Associate Planner

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CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE

| | |
|-------------------------|------------------------------------|
| File Number: | RZ.# 009-18, SEPA #018-18 |
| Applicant/Project Name: | DATAL PROPERTIES / HORDAN PLANNING |
| Site Address: | 113 + 115 N. 56 th AVE |
| Date of Posting: | 7/30/18 |

Location of Installation (Check One):

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


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

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

The alternative location is:

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

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


Applicant's Signature

7/30/18
Date

BILL HORDAN
Applicant's Name (Please Print)

249-1919
Applicant's Phone Number

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

RECEIVED

JUL 30 2018

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

Revised 01/2017

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