

[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 CITY PLANNING - 2018 TEXT AMENDMENTS (TXT#002-18 & SEPA#020-18; TXT#003-18 & SEPA#025-18); including all labels for parties of record.

Signed this 17th day of October, 2018.

Lisa Maxey
Planning Specialist

Received By: _____

Date: _____

Sonya Claar Tee

10-17-18

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Parties of Record – City Planning – 2018 Text Amendments

Samuel Cardenas PO Box 9696 Yakima, WA 98902 sam24hrs@hotmail.com	Spencersoffe@gmail.com	angelasoffe@gmail.com	John Cooper 212 N 21 st Ave Yakima, WA 98902 john@visityakima.com
Luz Gutiérrez 22 S 3 rd Ave Yakima, WA 98902	Thomas Sudbury 213 N 34 th Ave Yakima, WA 98902	Cristi Taffolla 218 N 28 th Ave Yakima, WA 98902 pandulce16@live.com	Yakima Valley Lodging Association P.O. Box 1041 Yakima, WA 98907
Jon Briggs 732 Summitview Ave #657 Yakima, WA 98902 bluhawk7681@gmail.com	Clarice Dyer 709 S 15 th Ave Yakima, WA 98901	Clarice Dyer P.O. Box 2503 Yakima, WA 98907 ldyer73@gmail.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 Hearing

File Number: TXT #002 & #003-18, SEM #020 & #025-18

Date of Mailing: 11/13/18
Hearing

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Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, October 17, 2018 8:06 AM
To: Claar Tee, Sonya
Subject: Mailing Labels for City Council Hearing - Text Amendments
Attachments: In-House Distribution E-mail List_ updated 10.08.2018

Good Morning Sonya,

Mailing labels will be delivered to you shortly for the Text Amendments hearing scheduled for Tuesday November 13, 2018. Please also email the notice to In-House Distribution E-mail List updated 10.08.2018 (**attached as it was recently updated**) and Local Media List 07.05.2018.

Please also email the notice to the following parties:

john@visityakima.com
ldyer73@gmail.com
bluhawk7681@gmail.com
pandulce16@live.com
angelasoffe@gmail.com
Spencersoffe@gmail.com
sam24hrs@hotmail.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

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

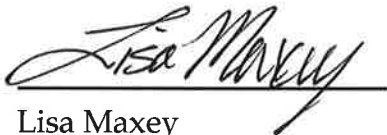
RE: TXT#002-18 & SEPA#020-18

City Planning - 2018 Text Amendments

N/A

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 parties of record, and that said notices were mailed by me on the 1st day of October, 2018.

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



Lisa Maxey

Planning Specialist

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Parties of Record – City Planning – 2018 Text Amendments

Samuel Cardenas PO Box 9696 Yakima, WA 98902 sam24hrs@hotmail.com	Spencersoffe@gmail.com	angelasoffe@gmail.com
Luz Gutiérrez 22 S 3 rd Ave Yakima, WA 98902	Thomas Sudbury 213 N 34 th Ave Yakima, WA 98902	Cristi Taffolla 218 N 28 th Ave Yakima, WA 98902 pandulcel6@live.com
Jon Briggs 732 Summitview Ave #657 Yakima, WA 98902 bluhawk7681@gmail.com	Clarice Dyer 709 S 15 th Ave Yakima, WA 98901	Clarice Dyer P.O. Box 2503 Yakima, WA 98907 ldyer73@gmail.com

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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
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Scott Schafer	Public Works Dept	Scott.Schafer@yakimawa.gov
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Randy Layman	Refuse Division	Randy.Layman@yakimawa.gov
Naeem Kara	Transit Division	Naeem.Kara@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
For the Record/File		Revised 04/2018

Type of Notice: Ntc of YPC Recommendation

File Number: TXT #002-18 / SEPA #020-18

Date of Mailing: 10/1/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Monday, October 01, 2018 8:23 AM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Ibarra, Rosalinda; Kallevig, Dana; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rizzi, Dominic; Schafer, Scott; Shane, Mike; Watkins, Sara; Zammarchi, Loretta
Cc: Calhoun, Joseph
Subject: Notice of YPC Recommendation to City Council - City Planning 2018 Text Amendments - TXT#002-18 & SEPA#020-18
Attachments: NOTICE OF YPC RECOMMENDATION_City Planning - 2018 Text Amendments - TXT#....pdf

Attached is a Notice of the Yakima Planning Commission's Recommendation to City Council regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Joseph Calhoun at (509) 575-6042 or email to: joseph.calhoun@yakimawa.gov. 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 1, 2018
TO: Parties of Record
SUBJECT: Notice of Yakima Planning Commission's Recommendation to
The Yakima City Council
FILE #(S): TXT#002-18 & SEPA#020-18
APPLICANT: City of Yakima Planning Division
PROJECT LOCATION: N/A

On September 26, 2018, the City of Yakima Planning Commission rendered their recommendation on **TXT#002-18**, proposing amendments to the City of Yakima's Municipal Code Titles 1, 15, and 16. The proposed amendments will modify the sign code, YMC § 15.08.045 Exemptions; Rezone criteria in YMC § 15.23.030; Accessory Dwelling Unit Standards in YMC § 15.09.045 and 15.04.030, Table 4-1; the Modification Chapter in YMC 15.17; Adding a definition and land use for Taxicab Home Occupation in YMC §§ 15.02.020 and 15.04.120; modifying the district intent statement and permitted uses in the Regional Development (RD) zoning district, YMC §§ 15.03.020 and 15.04.030, Table 4-1; and finally consolidation of Appeals from YMC Ch. 1.43 and YMC § 15.16 into YMC Ch. 16.08. The application was reviewed at an open record public hearing held on September 12, 2018.

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

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

For further information or assistance you may contact Planning Manager Joseph Calhoun at (509) 575-6042 or email to: joseph.calhoun@yakimawa.gov.

A handwritten signature in black ink, appearing to be "JC" or "Joseph Calhoun", written over a horizontal line.

Joseph Calhoun
Planning Manager

Date of Mailing: **October 1, 2018**

Enclosures: Planning Commission's Recommendation

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 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 12, 2018

3:00 p.m. – 5:00 p.m.

YPC Members:

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

Council Liaison: Jason White

City Planning Staff:

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

AGENDA

I. Call to Order

II. Roll Call

III. Staff Announcements

IV. Audience Participation

V. Approval of Meeting Minutes of August 22, 2018

VI. Public Hearing – 2018 Text Amendments

Applicant: City of Yakima Planning Division

File Numbers: TXT#002-18 & SEPA#020-18

Site Address: N/A

Request: Amendments to the City of Yakima's Municipal Code Titles 1, 15, and 16 concerning the sign code, Rezone criteria, Accessory Dwelling Unit standards, the Modification Chapter, adding a definition & land use for Taxicab Home Occupation, modifying the district intent statement and permitted uses in the Regional Development (RD) zoning district, and consolidation of Appeals from YMC Ch. 1.43 and YMC § 15.16 into YMC Ch. 16.08.

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

VII. Continued Public Hearing – City of Yakima Wastewater Division

Applicant: City of Yakima Wastewater Division

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

Site Address: Vicinity of Highway 24 & S 22nd St

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

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

IX. Other Business

X. Adjourn

Next Meeting: September 26, 2018

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CITY OF YAKIMA
YAKIMA PLANNING COMMISSION PUBLIC HEARING



City Hall Council Chambers
SIGN-IN SHEET

HEARING DATE: Wednesday September 12, 2018

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

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

PUBLIC HEARINGS:

Mark X on item of interest			NAME	ADDRESS	ZIP CODE	E-MAIL ADDRESS
A	B	Other (Please specify)				
			Lynda Hopkins			
			Jon Rakes			
			Dea Small			
			Kellie Combs			Kellie@yakima-juniata.org
			Lance Rose			lance@beardedmulegracing.com
			Lisa (Cruick) Dyer			ldyer73@gmail.com
			Stuart Simmons			
			Kathy Weatherley			
			Bryan Paul Stauffer			
			Tommy Smith			
			Paul Johnson			

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B. CONTINUED HEARING - CITY WASTEWATER DIVISION
 (CPA#007-18, RZ#008-18 & SEP#010-18)
Vicinity of Highway 24 & S 22nd St

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YPC Staff Report & Packet Distribution List
City Planning – 2018 Text Amendments
TXT#002-18 & SEPA#020-18

YPC PACKET:

Patricia Byers
Patbyers907@msn.com

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

Bill Cook
Cook.w@charter.net

Rob McCormick
rob@mccormickaircenter.com

Jake Liddicoat
jake@3dyakima.com

Leanne Hughes-Mickel
leanne.mickel@me.com

Philip Ostriem
Philipostriem@gmail.com

Jason White (Council Liaison)
Jason.White@yakimawa.gov

Date Distributed: _____

9/5/18

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA


RE: TXT#002-18 & SEPA#020-18

City Planning - 2018 Text Amendments

N/A

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

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

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

Type of Notice: Ntc of Retention of DNS

File Number: TXT #002-18 / SEPA #020-18

Date of Mailing: 8/10/18

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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
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Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
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Maxey, Lisa

From: Maxey, Lisa
Sent: Friday, August 10, 2018 9:14 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 Bertrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Department of Social & Health Services; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Scott Izutsu - Yakima School District; US Army Corps of Engineers - David Moore; WA State Parks & Recreation Commission; West Valley School District - Angela Watts; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Patrick Wright; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchez; Yakama-Klickitat Fisheries - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Terry Keenhan; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - John A. Baule; Yakima Waste Systems - Keith Kovalenko; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); Jacob Liddicoat; Leanne Hughes-Mickel; Patricia Byers; Philip Ostriem; Rob McCormick; White, Jason; William Cook (cook.w@charter.net)
Subject: Notice of Retention of DNS - City Planning - 2018 Text Amendments - TXT#002-18 & SEPA#020-18
Attachments: NOTICE OF RETENTION OF DNS_City Planning - 2018 Text Amendments - TXT#00....pdf

Attached is a Notice of Retention of Determination of Non-Significance (DNS) regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Joseph Calhoun at (509) 575-6042 or email to: joseph.calhoun@yakimawa.gov. 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 NON-SIGNIFICANCE
NOTICE OF RETENTION
CITY OF YAKIMA, WASHINGTON
August 10, 2018
File Numbers: SEPA#020-18**

The City of Yakima Department of Community Development issued a:

- ☒ Determination of Nonsignificance (DNS),
- ☐ Mitigated Determination of Nonsignificance (MDNS),
- ☐ Modified DNS/MDNS,

on July 20, 2018, for this proposal under the State Environmental Policy Act (SEPA) and WAC 197-11-340. This retention concerns a State Environmental Policy Act (SEPA) Review of text amendments to the City of Yakima's Urban Area Zoning Ordinance Titles 1, 15, and 16. The City of Yakima Planning Division is proposing non-project minor amendments to the City of Yakima's Municipal Code Title 15. The proposed amendments will modify the sign code, YMC § 15.08.045 Exemptions; Rezone criteria in YMC § 15.23.030; Accessory Dwelling Unit Standards in YMC § 15.09.045 and 15.04.030, Table 4-1; the Modification Chapter in YMC 15.17; Adding a definition and land use for Taxicab Home Occupation in YMC §§ 15.02.020 and 15.04.120; modifying the district intent statement and permitted uses in the Regional Development (RD) zoning district, YMC §§ 15.03.020 and 15.04.030, Table 4-1; and finally consolidation of Appeals from YMC Ch. 1.43 and YMC § 15.16 into YMC Ch. 16.08.

This threshold determination is hereby:

- ☒ Retained
- ☐ Modified. Modifications to this threshold determination include the following:
- ☐ Withdrawn. This threshold determination has been withdrawn due to the following:
- ☐ Delayed. A final threshold determination has been delayed due to the following:

Summary of Comments and Responses (if applicable): N/A

Responsible official: Joan Davenport, AICP
Position/Title: Community Development Director/SEPA Responsible Official
Phone: (509) 575-6183
Address: 129 N 2nd Street, Yakima, WA 98901

Date: August 10, 2018

Signature: 

You may appeal this determination to Joan Davenport, City of Yakima Community Development Director, at 129 N 2nd St., Yakima, WA 98901, no later than August 24, 2018. You must submit a completed appeal application form with the \$580 application fee. Be prepared to make specific factual objections. Contact the City of Yakima, Planning Division, for information on appeal procedures.

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: TXT#002-18, SEPA#020-18

City Planning-2018 Text Amendments

N/A

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Application, Preliminary DNS, and Public Hearing**. A true and correct copy of which is enclosed herewith; that said notice was addressed to interested parties and SEPA reviewing agencies. And that said notices were mailed by me on the 20th day of July, 2018.

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



Lisa Maxey
Planning Specialist

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@htanum.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: Notice of Application, Preliminary DNS and Public Hearing

File Number: JXT#002-18 SEPA#020-18

Date of Mailing: 7-20-2018

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Parties in Record – City Planning – 2018 Text Amendments

Samuel Cardenas PO Box 9696 Yakima, WA 98902 sam24hrs@hotmail.com	Spencersoffe@gmail.com	angelasoffe@gmail.com
Luz Gutiérrez 22 S 3 rd Ave Yakima, WA 98902	Thomas Sudbury 213 N 34 th Ave Yakima, WA 98902	

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

Type of Notice: Preliminary DWS Notice of Application, SEPA & Hearing

File Number: TXT#002-18 & SEPA #020-18

Date of Mailing: 7/20/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Friday, July 20, 2018 10:23 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 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; Associated Press; Bastinelli, Mike; Brown, Michael; Davido, Sean; El Mundo; El Sol de Yakima; Fannin, John; Hispanic Chamber of Commerce; KAPP TV News; KBBO-KRSE Radio - manager; KCJT TV News; KDNA Noticias; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KUNW-TV Univision; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; RCDR - Maria DJ Rodriguez; Reed C. Pell; Tu Decides; Tu Decides - Albert Torres; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima School District - Jack Irion; Yakima Valley Business Times; Yakima Valley Business Times - George Finch; YPAC - Randy Beehler; 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: Calhoun, Joseph
Subject: Notice of Application, Preliminary DNS, & YPC Public Hearing - City Planning 2018 Text Amendments - TXT#002-18 & SEPA#020-18
Attachments: NOTICE OF APPLICATION, PUBLIC HEARING & PRELIMINARY DNS - City Planningpdf

Attached is a Notice of Application, Preliminary Determination of Non-Significance (DNS), and Public Hearing regarding the above-entitled project. If you have any questions about this proposal

please contact assigned planner Joseph Calhoun at (509) 575-6042 or email to:
joseph.calhoun@yakimawa.gov. 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



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

Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@yakimaherald.com
Ad ID:	827035
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Stop:	07/20/18
Total Cost:	\$262.80
Lines:	144.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	07/20/18

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Notice of Application, Environmental Review, and Public Hearing; **Project Location:** Citywide
Project Applicant: City of Yakima, Planning Division; **File Numbers:** TXT#002-18, SEPA#020 18; **Date of Application:** 4/12/18; **PROJECT DESCRIPTION:** The City of Yakima Planning Division is proposing non-project minor amendments to the City of Yakima's Municipal Code Titles 1, 15, and 16. The proposed amendments will modify the sign code, YMC § 15.08.045 Exemptions; Rezone criteria in YMC § 15.23.030; Accessory Dwelling Unit Standards in YMC § 15.09.045 and 15.04.030, Table 4-1; the Modification Chapter in YMC 15.17; Adding a definition and land use for Taxicab Home Occupation in YMC §§ 15.02.020 and 15.04.120; modifying the district intent statement and permitted uses in the Regional Development (RD) zoning district, YMC §§ 15.03.020 and 15.04.030, Table 4-1; and finally consolidation of Appeals from YMC Ch. 1.43 and YMC § 15.16 into YMC Ch. 16.08. **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 issuing a Preliminary Determination of Non- Significance (DNS) on this project.** WAC 197-11-340 is being used. The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified.

Required Permits – The following local, state and federal permits/approvals are needed for the proposed project: None. **Required Studies:** None **Existing Environmental Documents:** Comprehensive Plan 2040 - Final Supplemental Environmental Impact Statement (June 13, 2017). **Preliminary determination of the development regulations that will be used for project mitigation and consistency:** Future projects will require compliance with the International Building Code, City of Yakima Urban Area Zoning Ordinance, City of Yakima Comprehensive Plan and City of Yakima Title 12 Development Standards. **REQUEST FOR WRITTEN COMMENTS** The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to the public hearing scheduled for 9/12/18 or at the public hearing. Please send written comments to: **Joan Davenport, AICP, Community Development Director; City of Yakima, Department of Community Development; 129 North 2nd Street; Yakima, WA 98901;** or email comments to: ask.planning@yakimawa.gov. **NOTICE OF PUBLIC HEARING** This application will require two public hearings; one before the City of Yakima Planning Commission to be followed by a public hearing before the Yakima City Council. The public hearing before the City of Yakima Planning Commission has been scheduled for Wednesday **9/12/18**, beginning at **3:00 p.m.**, in the Council Chambers, City Hall, 129 N 2nd Street, Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St., Yakima, WA 98901. **A separate public notice will be provided for the public hearing before the Yakima City Council.** **NOTICE OF RECOMMENDATION** The Planning Commission's recommendation and future notices will be sent to anyone who submits comments on this application or request additional notice. The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington, and online at <https://www.yakimawa.gov/services/planning/2018-text-amendments/> If you have any question on this proposal, please call Joseph Calhoun, Planning Manager, at (509) 575-6042 or e-mail to: joseph.calhoun@yakimawa.gov.

(827035) July 20, 2018

Courtesy of Yakima Herald-Republic

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Public Legal
NoticesPublic Legal
Notices

Notice of Application, Environmental Review, and Public Hearing; **Project Location:** Citywide
Project Applicant: City of Yakima, Planning Division; **File Numbers:** TXT#002-18, SEPA#020 18; **Date of Application:** 4/12/18; **PROJECT DESCRIPTION:** The City of Yakima Planning Division is proposing non-project minor amendments to the City of Yakima's Municipal Code Titles 1, 15, and 16. The proposed amendments will modify the sign code, YMC § 15.08.045 Exemptions; Rezone criteria in YMC § 15.23.030; Accessory Dwelling Unit Standards in YMC § 15.09.045 and 15.04.030, Table 4-1; the Modification Chapter in YMC 15.17; Adding a definition and land use for Taxicab Home Occupation in YMC §§ 15.02.020 and 15.04.120; modifying the district intent statement and permitted uses in the Regional Development (RD) zoning district, YMC §§ 15.03.020 and 15.04.030, Table 4-1; and finally consolidation of Appeals from YMC Ch. 1.43 and YMC § 15.16 into YMC Ch. 16.08. **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 issuing a Preliminary Determination of Non-Significance (DNS) on this project.** WAC 197-11-340 is being used. The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified.

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
PRELIMINARY DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
July 20, 2018**

PROJECT DESCRIPTION: Environmental Review of text amendments to the City of Yakima's Urban Area Zoning Ordinance Titles 1, 15, and 16. The City of Yakima Planning Division is proposing non-project minor amendments to the City of Yakima's Municipal Code Title 15. The proposed amendments will modify the sign code, YMC § 15.08.045 Exemptions; Rezone criteria in YMC § 15.23.030; Accessory Dwelling Unit Standards in YMC § 15.09.045 and 15.04.030, Table 4-1; the Modification Chapter in YMC 15.17; Adding a definition and land use for Taxicab Home Occupation in YMC §§ 15.02.020 and 15.04.120; modifying the district intent statement and permitted uses in the Regional Development (RD) zoning district, YMC §§ 15.03.020 and 15.04.030, Table 4-1; and finally consolidation of Appeals from YMC Ch. 1.43 and YMC § 15.16 into YMC Ch. 16.08.

LOCATION: City Limits
PARCEL NUMBERS: N/A
PROPONENT: City of Yakima Planning Division
PROPERTY OWNERS: N/A
LEAD AGENCY: City of Yakima

FILE NUMBERS: SEPA #020-18 & TXT #002-18

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 under WAC 197-11-340; the lead agency will not act on this proposal for 20 days from the date of this preliminary threshold determination. **All comments must be submitted by 5:00 pm on August 9, 2018.**

Responsible Official: Joan Davenport
Position/Title: SEPA Responsible Official
Phone: (509) 575-6183
Address: 129 N. 2nd Street, Yakima, WA 98901

Date July 20, 2018

Signature

A handwritten signature in black ink, appearing to read "Joan Davenport", written over a horizontal line.

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

Joan Davenport, AICP, Director

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

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

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, AND PUBLIC HEARING

DATE: July 20, 2018
TO: Interested Parties
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Notice of Application, Environmental Review, and Public Hearing

NOTICE OF APPLICATION

Project Location: Citywide
Project Applicant: City of Yakima, Planning Division
File Numbers: TXT#002-18, SEPA#020-18
Date of Application: April 12, 2018

PROJECT DESCRIPTION

The City of Yakima Planning Division is proposing non-project minor amendments to the City of Yakima's Municipal Code Titles 1, 15, and 16. The proposed amendments will modify the sign code, YMC § 15.08.045 Exemptions; Rezone criteria in YMC § 15.23.030; Accessory Dwelling Unit Standards in YMC § 15.09.045 and 15.04.030, Table 4-1; the Modification Chapter in YMC 15.17; Adding a definition and land use for Taxicab Home Occupation in YMC §§ 15.02.020 and 15.04.120; modifying the district intent statement and permitted uses in the Regional Development (RD) zoning district, YMC §§ 15.03.020 and 15.04.030, Table 4-1; and finally consolidation of Appeals from YMC Ch. 1.43 and YMC § 15.16 into YMC Ch. 16.08.

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 issuing a Preliminary Determination of Non- Significance (DNS) on this project. WAC 197-11-340 is being used.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified

Required Permits – The following local, state and federal permits/approvals are needed for the proposed project: None.

Required Studies: None

Existing Environmental Documents: Comprehensive Plan 2040 - Final Supplemental Environmental Impact Statement (June 13, 2017)

Preliminary determination of the development regulations that will be used for project mitigation and consistency: Future projects will require compliance with the International Building Code, City of Yakima Urban Area Zoning Ordinance, City of Yakima Comprehensive Plan and City of Yakima Title 12 Development Standards.

**DOC.
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REQUEST FOR WRITTEN COMMENTS

The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to the public hearing scheduled for September 12, 2018 or at the public hearing.

Please send written comments to:

**Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 North 2nd Street
Yakima, WA 98901**

or email comments to: ask.planning@yakimawa.gov.

NOTICE OF PUBLIC HEARING

This application will require two public hearings; one before the City of Yakima Planning Commission to be followed by a public hearing before the Yakima City Council. The public hearing before the City of Yakima Planning Commission has been scheduled for Wednesday **September 12, 2018**, beginning at **3:00 p.m.**, in the Council Chambers, City Hall, 129 N 2nd Street, Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St., Yakima, WA 98901. **A separate public notice will be provided for the public hearing before the Yakima City Council.**

NOTICE OF RECOMMENDATION

The Planning Commission's recommendation and future notices will be sent to anyone who submits comments on this application or request additional notice.

The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington, and online at <https://www.yakimawa.gov/services/planning/2018-text-amendments/>. If you have any question on this proposal, please call Joseph Calhoun, Planning Manager, at (509) 575-6042 or e-mail to: joseph.calhoun@yakimawa.gov.

EXHIBIT LIST

[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 CITY PLANNING - 2018 TEXT AMENDMENTS (TXT#002-18 & SEPA#020-18; TXT#003-18 & SEPA#025-18); including all labels for parties of record.

Signed this 17th day of October, 2018.

Lisa Maxey
Planning Specialist

Received By: _____

Date: _____

Sonya Claar Tee

10-17-18

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Parties of Record – City Planning – 2018 Text Amendments

Samuel Cardenas PO Box 9696 Yakima, WA 98902 sam24hrs@hotmail.com	Spencersoffe@gmail.com	angelasoffe@gmail.com	John Cooper 212 N 21 st Ave Yakima, WA 98902 john@visityakima.com
Luz Gutiérrez 22 S 3 rd Ave Yakima, WA 98902	Thomas Sudbury 213 N 34 th Ave Yakima, WA 98902	Cristi Taffolla 218 N 28 th Ave Yakima, WA 98902 pandulcel6@live.com	Yakima Valley Lodging Association P.O. Box 1041 Yakima, WA 98907
Jon Briggs 732 Summitview Ave #657 Yakima, WA 98902 bluhawk7681@gmail.com	Clarice Dyer 709 S 15 th Ave Yakima, WA 98901	Clarice Dyer P.O. Box 2503 Yakima, WA 98907 ldyer73@gmail.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 Hearing

File Number: TXT#002 + #003-18, SERA #020 + #025-18

Date of Mailing: 11/13/18
Hearing

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Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, October 17, 2018 8:06 AM
To: Claar Tee, Sonya
Subject: Mailing Labels for City Council Hearing - Text Amendments
Attachments: In-House Distribution E-mail List_ updated 10.08.2018

Good Morning Sonya,

Mailing labels will be delivered to you shortly for the Text Amendments hearing scheduled for Tuesday November 13, 2018. Please also email the notice to In-House Distribution E-mail List updated 10.08.2018 (attached as it was recently updated) and Local Media List 07.05.2018.

Please also email the notice to the following parties:

john@visityakima.com
ldyer73@gmail.com
bluhawk7681@gmail.com
pandulce16@live.com
angelasoffe@gmail.com
Spencersoffe@gmail.com
sam24hrs@hotmail.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

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: TXT#003-18 & SEPA#025-18

City Planning - Hotel/Motel/Extended Stay

N/A

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 parties of record, and that said notices were mailed by me on the 17th 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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John Cooper 212 N 21 st Ave Yakima, WA 98902 john@visityakima.com	Yakima Valley Lodging Association P.O. Box 1041 Yakima, WA 98907	
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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
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: WTC of YPC Recommendation

File Number: TXT#003-18

Date of Mailing: 10/17/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, October 17, 2018 9:10 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: Calhoun, Joseph
Subject: Notice of YPC Recommendation - City Planning - Hotel/Motel/Extended Stay - TXT# 003-18
Attachments: NOTICE OF YPC RECOMMENDATION_City Planning - Hotel-Motel-Extended Stay -....pdf

Attached is a Notice of the Yakima Planning Commission's Recommendation to City Council regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Joseph Calhoun at (509) 575-6042 or email to: joseph.calhoun@yakimawa.gov. 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 17, 2018
TO: Parties of Record
SUBJECT: Notice of Yakima Planning Commission's Recommendation to
The Yakima City Council
FILE #(S): TXT#003-18
APPLICANT: City of Yakima Planning Division
PROJECT LOCATION: N/A

On October 16, 2018, the City of Yakima Planning Commission rendered their recommendation on **TXT#003-18**, proposed amendments to the City of Yakima's Municipal Code Title 15 to add definitions of "Hotel," "Motel," and "Extended Stay Hotel/Motel," and amend YMC § 15.04.030 Table 4-1, Permitted Land Uses. The application was reviewed at an open record public hearing on October 10, 2018.

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

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

For further information or assistance you may contact Planning Manager Joseph Calhoun at (509) 575-6042 or email to: joseph.calhoun@yakimawa.gov.

A handwritten signature in dark ink, appearing to be "JC" followed by a stylized flourish.

Joseph Calhoun
Planning Manager

Date of Mailing: **October 17, 2018**

Enclosures: Planning Commission's Recommendation

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: TXT#003-18 & SEPA#025-18

City Planning - Hotel, Motel, and Extended Stay Hotel/Motel

N/A

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Retention of DNS**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and all parties of record, that are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on this 10th 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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John Cooper 212 N 21 st Ave Yakima, WA 98902 john@visityakima.com	Yakima Valley Lodging Association P.O. Box 1041 Yakima, WA 98907	
---	--	--

In-House Distribution E-mail List		
Name	Division	E-mail Address
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Linda Rossignol	Code Administration	Linda.Rossignol@yakimawa.gov
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Sara Watkins	Legal Dept	Sara.Watkins@yakimawa.gov
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
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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 Retained DNS

File Number: TXT #003-18 / SEPA #025-18

Date of Mailing: 10/10/18

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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 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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DOC.

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 Retained DNS

File Number: TXT #003-18 / SEPA #025-18

Date of Mailing: 10/10/18

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E-4a

Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, October 10, 2018 11:51 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; 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 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: Calhoun, Joseph
Subject: Notice of Retention of DNS - City Planning - Hotel, Motel & Extended Stay Hotel/Motel - TXT#003-18 & SEPA#025-18
Attachments: NOTICE OF RETENTION OF DNS_City Planning - Hotel-Motel-Extended Stay - T....pdf

Attached is a Notice of Retention of Determination of Non-Significance (DNS) regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Joseph Calhoun at (509) 575-6042 or email to: joseph.calhoun@yakimawa.gov. 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

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NON-SIGNIFICANCE
NOTICE OF RETENTION
CITY OF YAKIMA, WASHINGTON
October 10, 2018**

File Numbers: SEPA#025-18

The City of Yakima Department of Community Development issued a:

- ☒ Determination of Nonsignificance (DNS),
- ☐ Mitigated Determination of Nonsignificance (MDNS),
- ☐ Modified DNS/MDNS,

on September 19, 2018, for this proposal under the State Environmental Policy Act (SEPA) and WAC 197-11-340. This retention concerns a State Environmental Policy Act (SEPA) Review for text amendments to the City of Yakima's Urban Area Zoning Ordinance Title 15. The proposed amendments will add definitions of "Hotel," "Motel," and "Extended Stay Hotel/Motel," and amend Yakima Municipal Code § 15.04.030 Table 4-1, Permitted Land Uses.

This threshold determination is hereby:

- ☒ Retained
- ☐ Modified. Modifications to this threshold determination include the following:
- ☐ Withdrawn. This threshold determination has been withdrawn due to the following:
- ☐ Delayed. A final threshold determination has been delayed due to the following:

Summary of Comments and Responses (if applicable): N/A

Responsible official: Joan Davenport, AICP
Position/Title: Community Development Director/SEPA Responsible Official
Phone: (509) 575-6183
Address: 129 N 2nd Street, Yakima, WA 98901

Date: October 10, 2018

Signature: 

You may appeal this determination to Joan Davenport, City of Yakima Community Development Director, at 129 N 2nd St., Yakima, WA 98901, no later than April 11, 2018. You must submit a completed appeal application form with the \$580 application fee. Be prepared to make specific factual objections. Contact the City of Yakima, Planning Division, for information on appeal procedures.

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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 October 10, 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 26, 2018 and Approval of Revision of Meeting Minutes
of August 8, 2018 That Were Previously Approved**

VI. Public Hearing – Hotel, Motel, and Extended Stay Hotel/Motels

Applicant: City of Yakima Planning Division

File Numbers: TXT#003-18 & SEPA#025-18

Site Address: N/A

Request: Amendments to the City of Yakima's Municipal Code Title 15 to add definitions of "Hotel,"
"Motel," and "Extended Stay Hotel/Motel," and amend YMC § 15.04.030 Table 4-1, Permitted Land
Uses.

VII. Other Business

VIII. Adjourn

Next Meeting: October 24, 2018



SIGN-IN SHEET

City of Yakima Planning Commission
City Hall Council Chambers
Wednesday October 10, 2018
Beginning at 3:00 p.m.
Public Hearing

PLEASE WRITE LEGIBLY

Indicate agenda item of interest	NAME	MAILING ADDRESS or E-MAIL	ZIP CODE
	John Cooper	10 N. 8th St. YAKIMA	98901
	Emily Goodell	Yakima Herald	

YPC Staff Report & Packet Distribution List
City Planning – Hotel/Motel & Extended Stay Hotel/Motels
TXT#003-18 & SEPA#025-18

YPC PACKET:

Patricia Byers
Patbyers907@msn.com

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

Bill Cook
Cook.w@charter.net

Rob McCormick
rob@mccormickaircenter.com

Jake Liddicoat
jake@3dyakima.com

Leanne Hughes-Mickel
leanne.mickel@me.com

Philip Ostriem
Philipostriem@gmail.com

Date Distributed: 10/4/18

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: TXT#003-18 & SEPA#025-18

City Planning - Hotel/Motel & Extended Stay Hotel/Motels

N/A

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 interested parties/parties of record and SEPA reviewing agencies, and that said notices were mailed by me on the 19nd day of September, 2018.

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



Lisa Maxey
Planning Specialist

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahthanum.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 Application, SEPA & Hearing

File Number: TXT #003-18 / SEPA #025-18

Date of Mailing: 9/19/18

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John Cooper
212 N 21st Ave
Yakima, WA 98902
john@visityakima.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 Application, SEPA + Hearing
 File Number: TXT #003-18 / SEPA #025-18
 Date of Mailing: 9/19/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, September 19, 2018 8:41 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 Sanchey; Yakama-Klickitat Fisheries - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Terry Keenhan; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - John A. Baule; Yakima Waste Systems - Keith Kovalenko; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); Jacob Liddicoat; Leanne Hughes-Mickel; Patricia Byers; Philip Ostriem; Rob McCormick; White, Jason; William Cook (cook.w@charter.net); Associated Press; Bastinelli, Mike; Brown, Michael; Davido, Sean; El Mundo; El Sol de Yakima; Fannin, John; Hispanic Chamber of Commerce; KAPP TV News; KBBO-KRSE Radio - manager; KCJT TV News; KDNA Noticias; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KUNW-TV Univision; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; RCDR - Maria DJ Rodriguez; Reed C. Pell; Tu Decides; Tu Decides - Albert Torres; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima School District - Jack Irion; Yakima Valley Business Times; Yakima Valley Business Times - George Finch; YPAC - Randy Beehler
Cc: Calhoun, Joseph
Subject: Notice of Application, SEPA & Public Hearing - City Planning - Hotel/Motel/Extended Stay - TXT#003-18 & SEPA#025-18
Attachments: NOTICE OF APPLICATION, SEPA & PUBLIC HEARING - City Planning - Hotel-Mot....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 Joseph Calhoun at (509) 575-6042 or email to: joseph.calhoun@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



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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:	09/17/18
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:	839193
Start:	09/19/18
Stop:	09/19/18
Total Cost:	\$226.30
Lines:	124.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	09/19/18

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

Date: 9/19/18; **Project Location:** Citywide; **Project Applicant:** City of Yakima, Planning Division; **File #:** TXT#003-18, SEPA#025-18; **Date of App:** 9/19/18 **Project Description:** The City of Yakima Planning Division is proposing non-project minor amendments to the City of Yakima's Municipal Code Title 15 to add definitions of "Hotel," "Motel," and "Extended Stay Hotel/Motel," and amend Yakima Municipal Code § 15.04.030 Table 4-1, Permitted Land Uses; **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 issuing a Preliminary Determination of Non-Significance (DNS) on this project.** WAC 197-11-340 is being used. The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified; **Required Permits** – The following local, state and federal permits/approvals are needed for the proposed project: None; **Required Studies:** None; **Existing Environmental Documents:** None; **Preliminary determination of the development regulations that will be used for project mitigation and consistency:** Future projects will require compliance with the International Building Code, City of Yakima Urban Area Zoning Ordinance, City of Yakima Comprehensive Plan and City of Yakima Title 12 Development Standards; **REQUEST FOR WRITTEN COMMENTS:** The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to the public hearing scheduled for October 10, 2018, or at the public hearing. Please send written comments to: **Joan Davenport, AICP, Community Development Director, City of Yakima, Department of Community Development, 129 North 2nd Street, Yakima, WA 98901**, or email comments to: ask.planning@yakimawa.gov. Please reference the file numbers (TXT#003-18, SEPA#025-18) in any correspondence you submit. **NOTICE OF PUBLIC HEARING:** This application will require two public hearings; one before the City of Yakima Planning Commission to be followed by a public hearing before the Yakima City Council. The public hearing before the City of Yakima Planning Commission has been scheduled for Wednesday **October 10, 2018**, beginning at **3:00 p.m.**, in the Council Chambers, City Hall, 129 N 2nd Street, Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St., Yakima, WA 98901. **A separate public notice will be provided for the public hearing before the Yakima City Council;** **NOTICE OF RECOMMENDATION:** The Planning Commission's recommendation and future notices will be sent to anyone who submits comments on this application or requests additional notice; The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington, and online at <https://www.yakimawa.gov/services/planning/hotel-motel-extended-stay/> If you have any question on this proposal, please call Joseph Calhoun, Planning Manager, at (509) 575-6042 or email to: joseph.calhoun@yakimawa.gov.

(839193) September 19, 2018

Courtesy of Yakima Herald-Republic

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

Date: 9/19/18; **Project Location:** Citywide; **Project Applicant:** City of Yakima, Planning Division; **File #:** TXT#003-18, SEPA#025-18; **Date of App:** 9/19/18 **Project Description:** The City of Yakima Planning Division is proposing non-project minor amendments to the City of Yakima's Municipal Code Title 15 to add definitions of "Hotel," "Motel," and "Extended Stay Hotel/Motel," and amend Yakima Municipal Code § 15.04.030 Table 4-1, Permitted Land Uses; **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 issuing a Preliminary Determination of Non-Significance (DNS) on this project.** WAC 197-11-340 is being used. The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified; **Required Permits** – The following local, state and federal permits/approvals are needed for the proposed project: None; **Required Studies:** None; **Existing Environmental Documents:** None; **Preliminary determination of the development regulations that will be used for project mitigation and consistency:** Future projects will require compliance with the International Building Code, City of Yakima Urban Area Zoning Ordinance, City of Yakima Comprehensive Plan and City of Yakima Title 12 Development Standards; **REQUEST FOR WRITTEN COMMENTS:** The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to the public hearing scheduled for October 10, 2018, or at the public hearing. Please send written comments to: **Joan Davenport, AICP, Community Development Director, City of Yakima, Department of Community Development, 129 North 2nd Street, Yakima, WA 98901**, or email comments to: ask.planning@yakimawa.gov. Please reference the file numbers (TXT#003-18, SEPA#025-18) in any correspondence you submit. **NOTICE OF PUBLIC HEARING:** This application will require two public hearings; one before the City of Yakima Planning Commission to be followed by a public hearing before the Yakima City Council. The public hearing before the City of Yakima Planning Commission has been scheduled for Wednesday **October 10, 2018**, beginning at **3:00 p.m.**, in the Council Chambers, City Hall, 129 N 2nd Street, Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St., Yakima, WA 98901. **A separate public notice will be provided for the public hearing before the Yakima City Council;** **NOTICE OF RECOMMENDATION:** The Planning Commission's recommendation and future notices will be sent to anyone who submits comments on this application or requests additional notice; The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington, and online at <https://www.yakimawa.gov/services/planning/hotel-motel-extended-stay/>. If you have any question on this proposal, please call Joseph Calhoun, Planning Manager, at (509) 575-6042 or email to: joseph.calhoun@yakimawa.gov.

(839193) September 19, 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

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
PRELIMINARY DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
September 19, 2018**

PROJECT DESCRIPTION: Environmental Review of text amendments to the City of Yakima's Urban Area Zoning Ordinance Title 15. The proposed amendments will add definitions of "Hotel," "Motel," and "Extended Stay Hotel/Motel," and amend Yakima Municipal Code § 15.04.030 Table 4-1, Permitted Land Uses.

LOCATION: City Limits
PARCEL NUMBERS: N/A
PROPONENT: City of Yakima Planning Division
PROPERTY OWNERS: N/A
LEAD AGENCY: City of Yakima

FILE NUMBERS: SEPA#025-18 & TXT#003-18

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 under WAC 197-11-340; the lead agency will not act on this proposal for 20 days from the date of this preliminary threshold determination. **All comments must be submitted by 5:00 pm on October 9, 2018.**

Responsible Official: Joan Davenport
Position/Title: SEPA Responsible Official
Phone: (509) 575-6183
Address: 129 N. 2nd Street, Yakima, WA 98901

Date September 19, 2018

Signature

A handwritten signature in black ink, appearing to read "Joan Davenport", written over a horizontal line.

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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: September 19, 2018
TO: Interested Parties
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Notice of Application, Environmental Review, and Public Hearing

NOTICE OF APPLICATION

Project Location: Citywide
Project Applicant: City of Yakima, Planning Division
File Numbers: TXT#003-18, SEPA#025-18
Date of Application: September 19, 2018

PROJECT DESCRIPTION

The City of Yakima Planning Division is proposing non-project minor amendments to the City of Yakima's Municipal Code Title 15 to add definitions of "Hotel," "Motel," and "Extended Stay Hotel/Motel," and amend Yakima Municipal Code § 15.04.030 Table 4-1, Permitted Land Uses.

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 issuing a Preliminary Determination of Non-Significance (DNS) on this project. WAC 197-11-340 is being used.

The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified

Required Permits – The following local, state and federal permits/approvals are needed for the proposed project: None.

Required Studies: None

Existing Environmental Documents: None

Preliminary determination of the development regulations that will be used for project mitigation and consistency: Future projects will require compliance with the International Building Code, City of Yakima Urban Area Zoning Ordinance, City of Yakima Comprehensive Plan and City of Yakima Title 12 Development Standards.

REQUEST FOR WRITTEN COMMENTS

The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to the public hearing scheduled for October 10, 2018, or at the public hearing.

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Please send written comments to:

**Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 North 2nd Street
Yakima, WA 98901**

or email comments to: ask.planning@yakimawa.gov.

Please reference the file numbers (TXT#003-18, SEPA#025-18) in any correspondence you submit.

NOTICE OF PUBLIC HEARING

This application will require two public hearings; one before the City of Yakima Planning Commission to be followed by a public hearing before the Yakima City Council. The public hearing before the City of Yakima Planning Commission has been scheduled for Wednesday **October 10, 2018**, beginning at **3:00 p.m.**, in the Council Chambers, City Hall, 129 N 2nd Street, Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St., Yakima, WA 98901. **A separate public notice will be provided for the public hearing before the Yakima City Council.**

NOTICE OF RECOMMENDATION

The Planning Commission's recommendation and future notices will be sent to anyone who submits comments on this application or requests additional notice.

The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington, and online at <https://www.yakimawa.gov/services/planning/hotel-motel-extended-stay/> If you have any question on this proposal, please call Joseph Calhoun, Planning Manager, at (509) 575-6042 or email to: joseph.calhoun@yakimawa.gov.

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CITY PLANNING – 2018 TEXT AMENDMENTS
TXT#002-18 & SEPA#020-18; TXT#003-18 & SEPA#025-18

EXHIBIT LIST

CHAPTER F

Public Comments – Various Text Amendments

[illegible]

Clarice Dyer



709 S 15th Ave, Yakima, WA 98901
509-961-9475
ldyer73@gmail.com

09/10/2018

To: Planning Commission and Department of Community Development

Re: YMC 15.09.045 – Accessory Dwelling Units

I am writing to ask for a variance on the lot size requirement in the R2 zoning area. My home at 709 S 15th Ave. is smaller than your new proposal is looking at but is otherwise ideally suited for an Accessory Dwelling.

I have a 500-square foot detached garage that is already wired for electricity and has a cement floor. It also already has its own fenced (RV) parking right next to it which means it would not take away any other parking in the neighborhood. My backyard is fenced and private which negates any privacy issues for the neighboring houses.

My home is located just one block from Yakima Valley College and just a short distance from both Virginia Mason and Astria Regional Hospitals...an area in great need of affordable rental housing.

In addition to providing affordable housing to an area in need I'm also looking to improve my own property and future. For now; this could very well be extra income but as I age this may be the mother-in-law home that I live in. I appreciate your careful thought and consideration.

Warm regards,
Clarice Dyer

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SEP 11 2018

CITY OF YAKIMA
PLANNING DIV.



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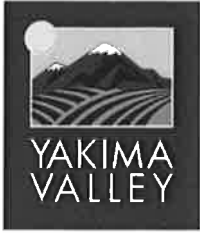
CITY PLANNING – 2018 TEXT AMENDMENTS
TXT#002-18 & SEPA#020-18; TXT#003-18 & SEPA#025-18

EXHIBIT LIST

CHAPTER G

Public Comments – Hotel/Motel/Extended Stay

[illegible]



Yakima Valley Tourism

10 North 8th Street
Yakima, WA 98901

T: 509-575-3010
F: 509-575-6252
800-221-0751
www.visityakima.com

October 8, 2018

Yakima Planning Commission
City of Yakima
129 North Second Street
Yakima, WA 98901

RE: Proposed Text Amendment to YMC Title 15 (TXT #003-18), Definitions for Hotel, motel and Extended Stay

Commission Members:

Thank you for your work on this important subject. We support the proposed staff recommendations that clarify hotel, motel and extended stays plus their recommended levels of land use review.

Should the commission not accept the staff recommendations regarding percentage of rooms provided or rented, I would request that the sentence *"This definition does not include other defined uses including, but not limited to, a boarding house or multi-family dwelling."* be left in all the definitions to clarify intent of use.

I will be on hand October 10th to answer any questions. Again, thank you.

Sincerely,

John Cooper
President & CEO

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OCT 08 2018

CITY OF YAKIMA
PLANNING DIV.

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YAKIMA VALLEY
LODGING
ASSOCIATION

City of Yakima Planning Commission

c/o Joan Davenport

129 N. 2nd Avenue

Yakima, WA. 98901

Dear Joan,

I am writing on behalf of the Yakima Valley Lodging Association with our recommendation for the consideration of the Planning commission in regards to our definition regarding proposed text amendment to YMC Title 15. At our meeting on September 19, 2018 our members discussed the definitions that will be before the commission and would like to give our unanimous support to the extended stay options definition as follows:

"Extended stay hotel/motel" means a lodging use in a structure, or structure, where more than 10% of the rooms are provided or made available to the public for a fee for extended stays. The length of stay can be up to or exceed 30 consecutive days. Rooms designated for extended stay use may include kitchen facilities. This definition does not include other defined uses including, but not limited to, a boarding house or multi-family dwelling.

We appreciate you taking the time to hear our input based on the lodging association members of the Yakima community.

Sincerely,



Colette Keeton/ Secretary & Treasurer, Yakima Valley Lodging Association

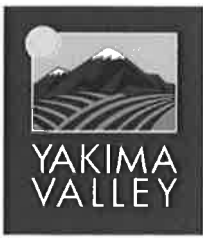
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**CITY OF YAKIMA
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Yakima Valley Tourism

10 North 8th Street
Yakima, WA 98901

T: 509-575-3010
F: 509-575-6252
800-221-0751
www.visityakima.com

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AUG 08 2018

CITY OF YAKIMA
PLANNING DIV

June 20, 2018

TO: Mayor Coffey and Council
City of Yakima

FROM: John Cooper,
President and CEO

RE: Definitions for Hotels and Lodging

To sustain and grow tourism in Yakima, it is important we clearly identify what is a hotel/lodging in the municipal code and zoning, and ensure that our keystone lodging properties remain for their intended purposes: as lodging facilities that primarily serve the traveling public.

Keystone properties are the hotels that form the critical lodging mass that serve visitors. To lose one or more of them to non-lodging functions could cause a serious economic ripple and affect our ability to attract visitors. These keystone hotels are located primarily in the downtown core and near the Interstate, though others along North First and one being built on Nob Hill are important to the mix. From a zoning stand point, they are in the Central Business District, Regional Development and General Commercial Districts of the city. We must ensure that the vast majority of lodging properties in these districts serve transient visitors. Giving definition to a hotel/motel is one step in that process.

The state (and others) refer to transient guests when defining hotels and other lodging. Merriam Webster defines a transient as "*a person passing through or by a place with only a brief stay or sojourn i.e. transient visitors.*" As for guest, Merriam Webster states a guest is "*A person who pays for the services of an establishment (such as a hotel or restaurant).*" Simply put, a transient guest is a person who pays to stay in a place for only a short time.

Then how do we define brief stay or short time? In the lodging industry it is typically 30 days or less, which is a barometer used by the state for collection of lodging taxes.

There is a difference between an extended stay hotel and someone staying in a hotel or motel for an extended period.

Submitted:

YRC Meeting - 8/8/18
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AUG 08 2018

CITY OF YAKIMA
PLANNING DIV.

Extended stay hotels are first and foremost hotels. It is an industry brand. Most guests staying at these properties are staying less than 30 days, but they also cater to corporate travelers and others that need to stay longer. Extended stay branded hotels also accept daily travelers. Outside of extended stays, regular hotels and motels offer longer stays when space permits, but usually that is not their primary purpose.

The first extended stay branded hotel was the Ledgestone Hotel that opened in 2008 with 110 rooms. The second extended stay hotel in Yakima will be My Place Hotel, opening by the Greenway at Sarg Hubbard park this summer or early fall. It will have 64 rooms. Their corporate website clearly defines their purpose: *"Each of our properties is designed to meet the demands of today's traveler through easy check-in, friendly staff, and modern rooms... All My Place Hotel locations have affordable nightly, weekly and monthly rate options! Business and leisure travelers know that our quality and value...allows our guests to enjoy the comforts of home."* Words like traveler and guests cover the intent of their market focus and purpose.

Extended Stay America is one of the largest, extended stay lodging chains in the U.S., with some 700 properties. On their website they define their lodging options as such: *"Whether you are on a temporary assignment, transitioning to a new home, or remodeling an existing home, picking the right temporary housing is critical."*

These properties have a limit of four people and use one king, queen or two double beds. There are no single beds and they only allow up to four guests to a room.

Specific to the handout staff provided June 19th, I believe the City of Seattle definitions should be our model. I would recommend amending those definitions to clarify "majority of rooms," maybe with language that states vast majority or a numerical number that reflects that. Otherwise, the word "majority" could be construed to be 51% and could cause mix uses that negate the property being a hotel.

The Auburn definition is acceptable but "guests" should be better clarified, maybe call them "transient guests". The Pasco definition is too vague plus expands the use beyond what a hotel is meant to be. I recommend not using that definition.

Tourism is a vital industry to Yakima and creates jobs. Visitors to the region spend more than \$400 million each year, the industry employs 3,850 people plus generates \$37 million in state and local taxes. The city uses lodging taxes from visitors to pay for bonds and operation of City owned facilities like the Yakima Convention Center and Capitol Theatre. Sales taxes generated by guests at hotels go into the general fund for all public services, from police to parks. Sustaining our lodging inventory is not only important to the visitor, it is crucial to the City's budget.

c.c. Cliff Moore, City Manager

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CITY PLANNING – 2018 TEXT AMENDMENTS
TXT#002-18 & SEPA#020-18; TXT#003-18 & SEPA#025-18

EXHIBIT LIST

CHAPTER H

Supplemental Information – Various Text Amendments

[illegible]

Maxey, Lisa

From: Maxey, Lisa
Sent: Monday, July 02, 2018 10:25 AM
To: Monick, Colleda
Subject: RE: ADU - Request for updates regarding ADU's

Thank you for providing the email addresses of the interested parties. They will be added to the parties of record list for the Text Amendment file (TXT#002-18) to receive future notices so they can stay up-to-date on the proposed change to the accessory dwelling unit regulations.

Lisa Maxey

Planning Specialist | City of Yakima Planning Division

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

From: Monick, Colleda
Sent: Monday, July 02, 2018 10:04 AM
To: Maxey, Lisa <Lisa.Maxey@YAKIMAWA.GOV>
Subject: ADU - Request for updates regarding ADU's

spencersoffe@gmail.com
angelasoffe@gmail.com

Colleda Monick
Assistant Planner
City of Yakima
509-576-6772
colleda.monick@yakimawa.gov

This email is a public record of the City of Yakima and is subject to public disclosure unless exempt under the Washington Public Records Act



~~Samuel Cardenas~~

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JUL 12 2018

CITY OF YAKIMA
PLANNING DIV.

Samuel Cardenas

P.O. Box 9686
Yakima wa 98902

509-830-2270

Sam24hrs@hotmail.com

WANTS ADV UPDATES PLEASE

Request to be party of record for
TXT #002-18

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City of Yakima Planning Commission (YPC) City Hall Council Chambers
Meeting Minutes of June 27, 2018

Call to Order

Chairwoman Patricia Byers called the meeting to order at 3:00 p.m.

Roll Call

YPC Members Present: Chairwoman Patricia Byers, Vice-Chair Al Rose, Bill Cook, Jacob Liddicoat, Robert McCormick, Leanne Hughes-Mickel
YPC Members Absent: Peter Marinace (excused)
Staff Present: Joseph Calhoun, Planning Manager; Lisa Maxey, Planning Specialist; Sara Watkins, Senior Assistant City Attorney
Council Liaison: Jason White, District 2 (absent)
Others: Sign-in sheet in file

Staff Announcements

Planning Manager Joseph Calhoun announced that SEPA comments for the Comprehensive Plan Amendment applications are due on June 28th. He added that the Planning Commission public hearings on the Comprehensive Plan Amendments will be scheduled for August 8th and August 22nd, and notice will be issued.

Brief discussion took place on feedback from the Planning Short Course that some of the Planning Commission members and Planning Divisions staff attended.

Calhoun announced that there are still 3 vacancies on the Historic Preservation Commission.

Approval of Meeting Minutes of May 23, 2018

It was motioned by Commissioner Rose and seconded by Commissioner McCormick to approve the minutes of May 23, 2018.

Audience Participation

None noted.

Study Session: Comprehensive Plan Amendments (CPA#001-18, CPA#002-18 & CPA#007-18)

CPA#001-18 – Calhoun explained the proposal, gave some background information on the subject property, and made the Commission aware of one comment received from the Department of Ecology on the proposal. Discussion took place on an adjacent parcel which was not included in this request, to which Calhoun replied that staff will recommend that the parcel be incorporated into this future land use change and rezone request. Applicant Tom Durant introduced himself and made himself available for any questions.

CPA#002-18 – Calhoun summarized the request and stated that staff would recommend that the adjacent parcels which are not currently incorporated in this request be included. Applicant Bill Hordan made himself available for any questions and expanded on the reasoning for this proposal while referencing the conceptual site plan submitted with the application. Hordan added that the owner of the isolated parcels which were not included in this request was approached and ultimately was not interested in participating.

CPA#007-18 - Calhoun explained the proposal and provided some background information on the subject property. Calhoun informed the commission that there has been interest in establishing a mission at this location which is what has prompted the request for changing the future land use designation and rezoning the property. He further clarified that an RFP process would be used to establish who would be operating the mission. He reiterated from a previous Planning Commission meeting that if this request is approved, a lot line adjustment would be done so that only the portions of the property which are outside the floodplain would be used for the mission. Brief discussion also took place on a swale at this site.

Continued Study Session: Proposed Text Amendments

Calhoun presented changes to YMC Chapter 1.43 Hearing Examiner, Chapter 15.02.020 Definitions, Chapter 15.16 Appeals, and Chapter 16.08 Appeals. He identified the main reason for these amendments as the consolidation of appeal regulations into Title 16. He added that a hearing will likely be scheduled in September for all of the proposed text amendments that staff have recently brought to the Commission for study sessions.

Other Business

Calhoun reported that there is no new information on when City Council's study session will be on the topic of temporary worker housing, and clarified that they are still searching for participants to be on the Ad Hoc committee for this discussion. Calhoun informed the commission that Council voted to enact a moratorium on permitting any new extended-stay hotels. Senior Assistant City Attorney Sara Watkins clarified that the moratorium will not affect the hotel being built at Nob Hill Blvd and 24th Ave as they have already received their permits. Calhoun made known that it would be correct procedure for the issue of creating a definition of hotel/motel to come back to the Planning Commission so they may make a recommendation to Council.

Calhoun informed the Commission that this was Commissioner Marinace's last Planning Commission meeting as his term has expired, and that Council has appointed Philip Ostriem to fill a seat on the Commission beginning in July.

Discussion took place on retention requirements for Planning Commission members' records, to which Calhoun responded that he will gather information and report back.

Calhoun made known to the Commission that he has reached out to Yakima County staff regarding setting up a joint meeting for the two planning commissions and that he has not received a confirmation. Discussion took place on how the Commission can remain informed on what the County's Planning Commission is working on. Some suggestions were to review previous agendas and minutes, look at their Comprehensive Plan, view notices for projects in the county that are adjacent to the city limits, and simply see a list of people who are currently on the County Planning Commission. Audience member Bill Hordan informed the Commission of several people who are on the County Planning Commission. Brief discussion also took place on projected population estimates for Yakima County in the coming years.

Adjourn

A motion to adjourn to July 11, 2018 was passed with unanimous vote. This meeting adjourned at 3:50 p.m.



Chairwoman Byers

07-11-2018

Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Lisa Maxey, Planning Specialist.

City of Yakima Planning Commission (YPC) City Hall Council Chambers
Meeting Minutes of May 23, 2018

Call to Order

Chairwoman Patricia Byers called the meeting to order at 3:00 p.m.

Roll Call

YPC Members Present: Chairwoman Patricia Byers, Vice-Chair Al Rose, Bill Cook, Rob McCormick, Jacob Liddicoat, Leanne Hughes-Mickel

YPC Members Absent: Peter Marinace (excused)

Staff Present: Joseph Calhoun, Planning Manager; Lisa Maxey, Planning Specialist

Council Liaison: Jason White, District 2 (absent)

Others: Sign-in sheet in file

Staff Announcements

Planning Manager Joseph Calhoun announced that the Comprehensive Plan Amendment and concurrent Rezone requests received for this year's amendment cycle are being reviewed for completeness and will be sent out for public notice in the coming weeks. He also made known that there are still 3 vacancies on the Historic Preservation Commission, and that interested persons may apply in the City Clerk's office.

Audience Participation

None noted.

Approval of Meeting Minutes of May 9, 2018

It was motioned by Commissioner Rose and seconded by Commissioner Liddicoat to approve the minutes of May 9, 2018.

Review of Yakima Planning Commission Bylaws

Calhoun presented a draft of proposed changes to the Commission's bylaws. These changes include a correction from 6-year terms to 4-year terms per City Council's direction (Ordinance 2017-018), correcting the department title from "Department of Community and Economic Development" to "Department of Community Development," correcting the meeting time from 3:30 p.m. to 3:00 p.m. to match current practices, updating the regular order of business to match current practices, clarifying the titles of the municipal code which are in the commission's purview, rewording the language on how the time and location of a Commission meeting may be changed, and adding language that allows flexibility to setting a date for continued agenda items.

It was motioned by Commissioner Hughes-Mickel and seconded by Commissioner Rose to approve the draft of the amended bylaws with an additional change to Section 1 (A) to correct another mention of the term limitations, fixing it from 6 years to 4 years. The motion carried unanimously.

Continued Study Session: Proposed Text Amendments to YMC Title 15

Calhoun presented changes to YMC 15.17: Modification to Existing or Approved Uses or Development. The change would allow modifications to Class 1 uses to be reviewed under the Modification procedures, granted the criteria for a Modification are met per the code. In addition to the draft amendments presented, Calhoun verbally included an additional change to the 15.17.020(B) and (C), to strike out the sentence in both sections

that states, "this limit shall be calculated cumulatively for all previous modifications since the last normal review," as this is already established in 15.17.020(E).

Other Business

Calhoun clarified that the Comprehensive Plan Amendments will be sent for public notice with a 20-day comment period on the SEPA review. After the comment period, the SEPA determination will be issued along with notice of Yakima Planning Commission public hearing.

Calhoun informed the commission that the date for a City Council study session on temporary worker housing has not been set, and that the commission members will be notified once it is established.

A question was posed as to whether the conversion of a hotel on North 1st Street to house temporary workers depends upon the result of the temporary worker housing text amendment. Calhoun clarified that as long as it is operated as a hotel, it is a permitted use and does not rely on the text amendment being approved.

Discussion ensued on tracking the outcome of amendments that Planning Commission recommends to City Council. Calhoun reported that staff can create a brief report on the history text amendments in recent years that have gone to City Council.

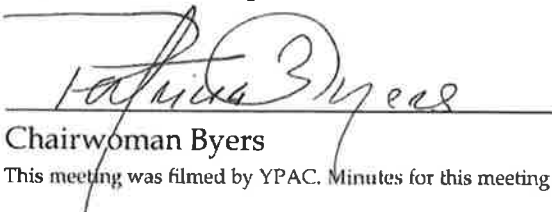
Calhoun reminded the commission that the Short Course on Local Planning provided by the Department of Commerce is scheduled for a date in June and will be held at the Public Works training room at 2301 Fruitvale Blvd.

The commission suggested that a joint meeting be held with the Yakima County Planning Commission sometime after the planning short course. Calhoun asked that commission members send their desired topics of discussion to him and he will coordinate with the County to form a list of discussion items and schedule the meeting. Discussion took place on the anticipated gains of having a meeting with the County.

Chairwoman Byers announced that she will be absent for the next commission meeting on June 13th.

Adjourn

A motion to adjourn to June 13, 2018 was passed with unanimous vote. This meeting adjourned at 3:33 p.m.


Chairwoman Byers

06-27-2018
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Lisa Maxey, Planning Specialist.

City of Yakima Planning Commission (YPC) City Hall Council Chambers
Meeting Minutes of May 9, 2018

Call to Order

Chairwoman Patricia Byers called the meeting to order at 3:00 p.m.

Roll Call

YPC Members Present: Chairwoman Patricia Byers, Vice-Chair Al Rose, Bill Cook, Rob McCormick, Jacob Liddicoat
YPC Members Absent: Peter Marinace, Leanne Hughes-Mickel (both excused)
Staff Present: Joseph Calhoun, Planning Manager; Lisa Maxey, Planning Specialist; Sean Hawkins, Economic Development Manager
Council Liaison: Jason White, District 2 (absent)
Others: Sign-in sheet in file

Staff Announcements

Planning Manager Joseph Calhoun announced that there are 3 open positions on the Historic Preservation Commission and that anyone interested may apply at the City Clerk's office.

Calhoun informed the commission that City Council denied the Planning Commission's recommendation on text amendments to Yakima Municipal Code (YMC) Title 15 regarding definitions and classifications for "Congregate Living Facility" and "Motel/Hotel." He added that council will be scheduling a study session to discuss the matter of temporary worker housing further, and that Planning Commission members may watch the video of the council meeting to hear the questions and concerns which were raised.

Audience Participation

None noted.

Approval of Meeting Minutes of April 11, 2018

It was motioned by Commissioner Rose and seconded by Commissioner McCormick to approve the minutes of April 11, 2018, with a spelling correction on the first page from "lager" to "larger." The motion carried unanimously.

Submitted 2018 Comprehensive Plan Amendment/Rezone Application Docketing

Calhoun provided a summary of the 7 comprehensive plan amendment and accompanying rezone requests which were submitted for this year's amendment cycle. Brief discussion took place on the comprehensive plan amendment and rezone request proposed by the city's wastewater division (CPA#007-18/RZ#008-18) relating to 3 parcels in the vicinity of S 22nd St and Highway 24/E Nob Hill Blvd and their relation to the 100-year flood plain which would prompt a boundary line adjustment if approved, as well as the comprehensive plan amendment and rezone request by West Valley Nursing Homes Inc (CPA#005-18/RZ#006-18) and their association with a comprehensive plan amendment and rezone from 2012. He explained that study sessions will be held on all of the docketed comprehensive plan amendments and rezones.

Continued Study Session: Proposed Text Amendments to YMC Title 15

Economic Development Manager Sean Hawkins described the need to expand the list of permitted land uses in the Regional Development (RD) zoning district and lower the required level of review for some uses to make it easier for businesses to locate there. He mentioned the interest expressed by a company in Yakima to relocate to the RD zoning district in order to expand their business, as well as a company that has inquired about coming to Yakima and would potentially be a good fit in the RD zoning district.

Yakima County Development Association Director Jonathan Smith pointed out some of the land uses which are currently not permitted in the RD zoning district that the commission may want to consider recommending to City Council to add, and uses that are currently allowed but require a high level of review that could potentially be lowered, including hospitals, post-secondary schools, and some light manufacturing uses. Smith added that for some of the light manufacturing uses that could be appropriate in this zone, codes or covenants could be put in place that would ensure that the buildings mirror the aesthetics of a professional office building.

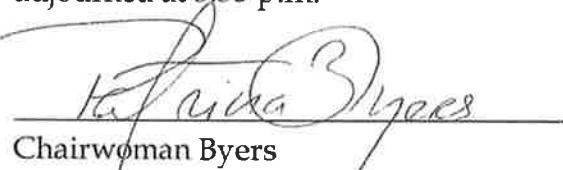
Calhoun proposed a minor change to the district intent statement in the Yakima Municipal Code for the RD zoning district. He then went over staff's proposed changes to the level of review for some of the land uses currently permitted in this zone, as well as recommendations on which land uses to consider adding as permitted uses in this zone. He explained that this topic will be researched further and come back to the commission for another study session. Discussion took place on the importance of ensuring that these potential uses do not become a deterrent for retail uses in the RD zoning district. The lack of properties that are currently zoned RD was also briefly talked about.

Other Business

None noted.

Adjourn

A motion to adjourn to May 23, 2018 was passed with unanimous vote. This meeting adjourned at 3:35 p.m.


Chairwoman Byers

05-23-2018
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Lisa Maxey, Planning Specialist.

City of Yakima Planning Commission (YPC) City Hall Council Chambers
Meeting Minutes of April 11, 2018

Call to Order

Vice-Chair Al Rose called the meeting to order at 3:00 p.m.

Roll Call

YPC Members Present: Vice-Chair Al Rose, Bill Cook, Rob McCormick, Leanne Hughes-Mickel

YPC Members Absent: Chairwoman Patricia Byers, Jacob Liddicoat, Peter Marinace (all excused)

Staff Present: Joseph Calhoun, Planning Manager; Lisa Maxey, Planning Specialist;

Others: Sign-in sheet in file

Staff Announcements

Planning Manager Joseph Calhoun reminded Commission members that the application period for the 2018 cycle of Comprehensive Plan amendments is open until April 30th. He reported that none have been received thus far but there is an expectation that some will be submitted prior to the deadline.

Audience Participation

Audience member Thomas Sudbury addressed the Commission about his desire for the minimum lot size for accessory dwelling units to be lowered to 8,000 sq ft. The Commission explained that the regulations for accessory dwelling units will come up later in the agenda during the study session on proposed text amendments to Title 15 Yakima Urban Area Zoning Ordinance (UAZO)

Approval of Meeting Minutes of March 28, 2018

It was motioned by Commissioner McCormick and seconded by Commissioner Hughes-Mickel to approve the minutes of March 28, 2018. The motion carried unanimously.

Study Session: Proposed Text Amendment to YMC Title 15 UAZO

Calhoun presented staff's proposal to revise the sign code in relation to the maximum flag pole height standard and to revise the special development standards chapter to modify accessory dwelling unit regulations.

Sudbury spoke again in favor of staff's proposed changes to the regulations for accessory dwelling units and shared how these changes would assist his family's housing situation. Commission members and staff had consensus to modify the proposed code section that reads, "ADUs shall only be permitted on parcels/lots sized appropriately for a duplex or larger per YMC 15.05.030, Table 5-2" to strike the words "or larger." Discussion took place between the Commission, staff, and Sudbury on the existing code language which indicates that both dwelling units (the primary residence and the ADU) shall have its own sewer and water connection with required meters if the ADU is attached to or located above a detached garage or is a stand-alone structure. Calhoun indicated that he will discuss the sewer and water connection requirements with the building codes and wastewater divisions to see if there is flexibility to modify these requirements.

Calhoun described staff's recommended changes to the rezone chapter in accordance with previous discussions between staff and the Commission to add a requirement for a conceptual site plan for non-project rezones and add language regarding development agreements in instances where conditions are imposed on the rezone. Commission suggested that staff add a definition of development agreement to this chapter or add a reference to the definition in the RCW.

Calhoun indicated that there will be discussion at a future meeting date regarding adding more permitted land uses to the Regional Development (RD) zoning district.

Other Business

None noted.

Adjourn

A motion to adjourn to April 25, 2018 was passed with unanimous vote. This meeting adjourned at 3:33 p.m.


Chairwoman Byers

05-09-2018
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Lisa Maxey, Planning Specialist.

City of Yakima Planning Commission (YPC) City Hall Council Chambers
Meeting Minutes of March 28, 2018

Call to Order

Chairwoman Patricia Byers called the meeting to order at 3:00 p.m.

Roll Call

YPC Members Present: Chairwoman Patricia Byers, Vice-Chair Al Rose, Bill Cook, Jacob Liddicoat, Peter Marinace, Rob McCormick, Leanne Hughes-Mickel

YPC Members Absent:

Staff Present: Joseph Calhoun, Planning Manager; Lisa Maxey, Planning Specialist; Sara Watkins, Senior Assistant City Attorney

Others: Sign-in sheet in file

Staff Announcements

Planning Manager Joseph Calhoun introduced Leanne Hughes-Mickel as the new Planning Commission member. Commissioner Hughes-Mickel shared some information about herself with the Commission.

Audience Participation

None noted.

Approval of Meeting Minutes of March 14, 2018

It was motioned by Vice-Chair Rose and seconded by Commissioner Cook to approve the minutes of March 14, 2018. The motion carried unanimously.

Public Hearing – Text Amendment to YMC Title 15 Related to Temporary Worker Housing

Calhoun presented the staff recommendation on proposed changes to the Yakima Urban Area Zoning Ordinance to establish regulations regarding temporary worker housing, which includes modifying the definition of boardinghouse and adding a definition of “motel/hotel,” modifying the Table of Permitted Land Uses, and modifying the Table of Off-Street Parking Standards.

Audience member Charlie Hines advocated for temporary worker housing facilities to be of high standard if approved.

Audience member Rob Valicoff spoke in favor of the proposal and commented on the “first-class” nature of these facilities.

Audience member Sandi Belzer spoke in favor of the proposal with the caveat that they must be well-maintained and monitored.

Audience member Ron Disch expressed his concern of property values potentially decreasing on account of these facilities locating here. He stated that neighbors should be notified when there is a proposal for temporary worker housing in their area. Furthermore, he suggested that the Commission consider letting voters decide if these facilities should be allowed in the city. Lastly, Disch commented on the lack of cities in eastern Washington which allow this land use, which could cause many temporary workers to use sites in Yakima due to lack of availability in their area.

Audience member Ermelindo Escobedo spoke in favor of the proposal and reiterated the strict requirements imposed on this housing type by the state and federal government.

Audience member Lourdes Martinez spoke highly of H-2A workers and commented on the benefits of having housing for them within the city as well as the benefit of having the workers contribute to the economy.

The Commission discussed the expectation that these buildings would be in use year-round due to the staggering of the agricultural seasons. Discussion ensued regarding other uses which are categorized under the proposed definition of "congregate living facility," and the possibility of unintended consequences from designating levels of review in particular zoning districts for "congregate living facilities" with only H-2A housing in mind and not taking into consideration that other uses outside of H-2A housing will not be regulated as stringently and are not guaranteed to have on-site management. The reasoning behind the proposed parking standards were also brought up in discussion.

It was motioned by Vice-Chair Rose and seconded by Commissioner McCormick that the Planning Commission draft findings of fact and forward a recommendation of approval to the Yakima City Council. The motion carried with 6 votes in favor and 1 vote against.

Calhoun clarified that there is a set date on the April 3rd City Council agenda for a public hearing on May 1st.

Study Session: Proposed Amendments to YMC 15.04.120 Home Occupations Relating to Taxicab Businesses

Calhoun shared with the Commission the proposed definition of "home occupation, taxicab operator," and the proposed addition to YMC 15.04.120 Table 4-2 (Table of Permitted Home Occupations) which includes a line item for "taxicab operator," and the proposed level of review for each zoning district.

Senior Assistant City Attorney Sara Watkins reiterated that the criteria which home occupations must meet prohibits non family members from being employees.

Calhoun explained that there are other potential text amendments that should be included in the public process for this proposed change to the Home Occupations code section, and will be scheduled for a study session before the Commission. Chairwoman Byers reminded the Commission that she will be absent for the next Commission meeting on April 11th.

Other Business

Commissioner Marinace brought up a comment he made initially during the update process for the Comprehensive Plan 2040 last year that there is a lack of sidewalks on Zier Rd. between 75th Ave. and West Valley High School, which in conjunction with the narrowness of the road creates dangerous walking conditions for kids walking to school. He spoke of a grant opportunity called Safe Routes to School which could help to fund putting sidewalks there. Calhoun spoke of the recent improvements that have been made in that area at Mead Ave. and 72nd Ave. He explained that the engineering division of the appropriate jurisdiction would need to be part of the discussion on infrastructure, and

the school district would need to be a main proponent for encouraging these improvements in the grant application process. Council liaison Jason White reported that safe routes to school is in the Council's top 5 priorities for the next few years and mentioned that some Yakima schools are going through this program currently, while furthering the point that the lack of sidewalks in areas of the city is a big issue. Commissioner Marinace confirmed that he will contact the school district to make them aware of this safety issue and apprise them of this grant opportunity.

Adjourn

A motion to adjourn to April 11, 2018 was passed with unanimous vote. This meeting adjourned at 4:21 p.m.


Chairwoman Byers Vice Chair Al Rose

4/11/2018
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Lisa Maxey, Planning Specialist.

City of Yakima Planning Commission (YPC) City Hall Council Chambers
Meeting Minutes of March 14, 2018

Call to Order

Chairwoman Patricia Byers called the meeting to order at 3:00 p.m.

Roll Call

YPC Members Present: Chairwoman Patricia Byers, Vice-Chair Al Rose, Bill Cook, Jacob Liddicoat, Peter Marinace, Rob McCormick

YPC Members Absent:

Staff Present: Joseph Calhoun, Planning Manager; Lisa Maxey, Planning Specialist; Sara Watkins, Senior Assistant City Attorney

Others: Sign-in sheet in file

Staff Announcements

Planning Manager Joseph Calhoun announced that the Planning Commission will hold a public hearing on the proposed text amendments to Yakima Municipal Code (YMC) Title 15 to establish regulations for temporary worker housing during their next meeting on March 28th. The City Council public hearing will be scheduled for April 17th. He also reported that there is still one vacancy on the Planning Commission.

Audience Participation

Michael Howe introduced himself as the new government affairs director of the Central Washington Home Builders Association, replacing Joe Walsh.

Approval of Meeting Minutes of February 28, 2018

It was motioned by Vice-Chair Rose and seconded by Commissioner McCormick to approve the minutes of February 28, 2018. The motion carried unanimously.

Report on Taxi Business License Regulations

Calhoun reported that taxi businesses were not a specific use identified within the home occupations table in the municipal code, but were often permitted under the "business administration" use in the table until a policy change effectively discontinued the approval of taxi services as home occupations. He explained that there are 13 conditions of approval for home occupations that must be met in order to be approved, including a condition which states, "the home occupation is conducted only by immediate family members residing in the dwelling," which may preclude some taxi businesses. Commission members and staff discussed scenarios in which a home occupation permit would be applicable, and other scenarios in which a commercial office location would be required. Senior Assistant City Attorney Sara Watkins explained the difference in licensing requirements between a taxi service and a transportation network company (e.g. Uber and Lyft).

Jon Briggs of Bluhawk Taxi requested clarification on what the licensing requirements would be applicable for his taxi business, to which the Commission and staff responded.

It was motioned by Vice-Chair Rose and seconded by Commissioner Liddicoat for staff to draft changes to YMC Title 15 to incorporate a definition for taxi service and add it as a line item in YMC 15.04.120 Table 4-2 (Table of Permitted Home Occupations), mirroring the level of review and allowed zoning districts that are dictated for the "home contractor" line item.

Other Business

Chairwoman Byers reminded Commission members and staff that she will be out of town from April 4th to April 14th.

Adjourn

A motion to adjourn to March 14, 2018 was passed with unanimous vote. This meeting adjourned at 3:53 p.m.



Chairwoman Byers

03-28-2018
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Lisa Maxey, Planning Specialist.

City of Yakima Planning Commission (YPC) City Hall Council Chambers
Meeting Minutes of January 10, 2018

Call to Order

Chairwoman Patricia Byers called the meeting to order at 3:00 p.m.

Roll Call

YPC Members Present: Chairwoman Patricia Byers, Vice-Chair Al Rose, Jacob Liddicoat, Bill Cook, Peter Marinace

YPC Members Absent: Rob McCormick

Staff Present: Joseph Calhoun, Planning Manager; Lisa Maxey, Planning Specialist

Others: Sign-in sheet in file

Staff Announcements

Planning Manager Joseph Calhoun informed the commission that new FEMA maps for the Cowiche Creek floodplain are expected to be received within the next month or so.

Calhoun reported that city staff have been attending advisory group meetings for amendments to the Comprehensive Flood Hazard Management Plan (CFHMP), particularly relating to northern Yakima.

He reminded commissioners that they have a public hearing scheduled for February 14th pertaining to a rezone request.

Lastly, Calhoun announced that there is still one vacancy on the Planning Commission.

Election of Chair and Vice-Chair of the Yakima Planning Commission

It was motioned by Commissioner Cook and seconded by Commissioner Marinace to retain Patricia Byers as chair of the commission and retain Al Rose as vice-chair. The motion passed unanimously.

Audience Participation

None noted.

Approval of Meeting Minutes of December 13, 2017

Vice-Chair Rose noted a grammatical error in the minutes. It was motioned by Vice-Chair Rose and seconded by Commissioner Liddicoat to approve the minutes of December 13, 2017 with that correction.

Discussion: Opening of the 2018 Comprehensive Plan Amendment Process

Calhoun summarized the process to open the annual comprehensive plan amendment cycle, which includes City Council adopting a resolution (planned for the February 6th council meeting) and the Planning Commission holding a hearing to officially open the process (planned for the February 28th commission meeting). Commissioner Cook inquired about any public interest expressed for amendments this year. Calhoun responded that there have been about two or three preliminary discussions between staff and members of the public.

Introduction to Potential Zoning Code Amendments

Calhoun went over the current list of zoning code amendments that the commission will be reviewing at a later date, including: updating references to the new Right-of-Way vacation chapter in Title 14, rewording the sign chapter to address flags in the

residential districts, adding language to the wireless communications chapter to add standards/review process for small cell infrastructure and for communication facilities on utility poles, addressing inconsistencies between the text and the table which dictate the classification of use of an accessory dwelling unit, broadening the accessory dwelling unit category to include other concepts like cottage housing or create a new land use category, adding a new use or modifying an existing use to accommodate temporary worker housing, and updating the rezone section per the Planning Commission's recent discussions on non-project rezones.

Discussion took place regarding a public hearing for an interpretation relating to temporary worker housing which will go before the hearing examiner on January 11th. The commission and staff had additional discussion on other housing types.

Opportunity for Commissioners to Discuss Items for Additional Review/Consideration

Commissioner Cook brought up a request from an earlier commission meeting to have an Open Public Meetings Act training at city hall for the commissioners and to invite the county's planning commission members as well.

Commissioner Cook requested an overview on annexations. Calhoun mentioned that an annexation was processed for the northwest corner of South 64th Ave. and Ahtanum Rd., which has been forwarded to the boundary review board. Additional discussion took place on annexations.

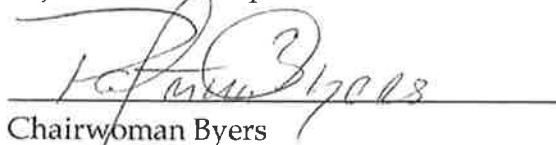
Other Business

Calhoun announced that Councilman Brad Hill was appointed to serve as the council liaison to the Planning Commission but that due to scheduling conflicts the liaison may be reassigned.

Council members discussed the lack of audience member turnout and their desire to bring in more people to these meetings and hearings. As part of this effort, commissioners had consensus to work towards hosting an open house for members of the public to provide feedback to the commission and planning staff and ask questions, and host a similar event for developers in the community. This topic will be revisited at a future meeting in order to work out the details.

Adjourn

A motion to adjourn to January 24, 2018 was passed with unanimous vote. This meeting adjourned at 4:00 p.m.


Chairwoman Byers

01-24-2018
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Lisa Maxey, Planning Specialist.

City of Yakima Planning Commission (YPC) City Hall Council Chambers
Meeting Minutes of December 13, 2017

Call to Order

Chairwoman Patricia Byers called the meeting to order at 3:00 p.m.

Roll Call

YPC Members Present: Chairwoman Patricia Byers, Vice-Chair Al Rose, Jacob Liddicoat, Bill Cook, Rob McCormick

YPC Members Absent: Peter Marinace

Staff Present: Joseph Calhoun, Planning Manager; Lisa Maxey, Planning Specialist; Sara Watkins, Senior Assistant City Attorney

Others: Sign-in sheet in file

Staff Announcements

Planning Manager Joseph Calhoun informed the commission that City Council approved the proposed revisions to Yakima Municipal Code Title 14 that the Planning Commission recommended to them, which allows final long plats to be approved administratively. The ordinance will become effective December 24, 2017.

Calhoun reported that staff is looking at potential text amendments to take through the public hearing process in the upcoming year.

Audience Participation

None noted.

Approval of Meeting Minutes of November 8, 2017

It was motioned by Vice-Chair Rose and seconded by Commissioner Liddicoat to approve the minutes of November 8, 2017.

Discussion: Conditions for Rezones & Processing Rezone Applications

Calhoun explained the reasoning for this discussion item (i.e. discussions from a recent public hearing on a non-project rezone). Calhoun provided commission members with the City of Yakima's code language pertaining to processing rezone applications, along with code language from some other cities. He highlighted that one of the cities requires a conceptual site plan to be submitted with the rezone application, and that some cities require a development agreement to be entered into if there are conditions imposed on the rezone.

Commission members discussed the pros and cons of requiring a conceptual site plan and development agreement, and the idea of requiring SEPA review at the time of development regardless of whether SEPA thresholds are exceeded.

*Commissioner McCormick arrived to the meeting at approximately 3:30 p.m.

The Commission had consensus to direct staff to draft language for the code that would require a conceptual site plan to be submitted with a rezone application, indicate that conditions imposed would need to be included in a development agreement, and allow the Planning Commission to require SEPA review regardless of whether thresholds are exceeded.

Other Business

Commissioner Cook reminded staff and the commission about previous discussions where staff was asked to have someone from Yakima County come to a Planning Commission meeting to discuss flooding concerns. Calhoun confirmed that this will be arranged after the new flood maps from FEMA are received, which will likely be at the beginning of the year.


The commission had consensus to cancel the next regularly scheduled meeting of December 27, 2017.

Adjourn

A motion to adjourn to January 10, 2018 was passed with unanimous vote. This meeting adjourned at 3:50 p.m.



Chair



Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Lisa Maxey, Planning Specialist.

CITY PLANNING – 2018 TEXT AMENDMENTS
TXT#002-18 & SEPA#020-18; TXT#003-18 & SEPA#025-18

EXHIBIT LIST

CHAPTER I

Supplemental Information – Hotel/Motel/Extended Stay

[illegible]

City of Yakima Planning Commission (YPC) City Hall Council Chambers
Meeting Minutes of September 26, 2018

Call to Order

Chairwoman Patricia Byers called the meeting to order at 3:00 p.m.

Roll Call

YPC Members Present: Chairwoman Patricia Byers, Vice-Chair Al Rose, Jacob Liddicoat, Robert McCormick, Philip Ostriem
YPC Members Absent: Bill Cook, Leanne Hughes-Mickel (both excused)
Staff Present: Joseph Calhoun, Planning Manager; Sara Watkins, Senior Assistant City Attorney; Trevor Martin, Associate Planner; Eric Crowell, Associate Planner; Lisa Maxey, Planning Specialist
Council Liaison: Jason White, District 2 (absent)
Others: Sign-in sheet in file

Staff Announcements - Planning Manager Joseph Calhoun announced that staff is requesting City Council to set the date for the public for this year's Comprehensive Plan Amendment and concurrent Rezone requests, which a potential date of November 6, 2018. He also made known that the Planning Commission will hold a hearing on October 10, 2018, on the proposed text amendments related to uses and definitions of hotel, motel, and extended stay hotel/motels.

Audience Participation - None noted.

Approval of Meeting Minutes of September 12, 2018 - It was motioned by Vice-Chair Rose and seconded by Commissioner Liddicoat to approve the meeting minutes of September 12, 2018. The motion carried unanimously.

Public Hearing: Datal Properties (RZ#009-18 & SEPA#018-18) - Associate Planner Eric Crowell presented staff's findings of fact, conclusions, and recommendation on this non-project rezone request which includes a conceptual site plan showing a potential use of this property in the future if the rezone is approved for a "drive-through beverage shop." Crowell clarified that the current proposal is for the rezone only and not for the approval of this specific use, and that a beverage shop would be required to go through a separate land use review process in order to be approved. Discussion took place on traffic-related concerns that could occur once the property is developed. Crowell noted that the Traffic Engineering comments state that access on 56th Ave. should be as far south as practical with consideration of the location of existing driveways on the adjacent parcel and across the street.

Bill Hordan of Hordan Planning Services (applicant) voiced his support of staff's findings and recommendation.

The Commission discussed possibly requiring the applicant to merge the two parcels in this request. Commission members and staff also discussed site design standards that may be required when a new development goes in to make it compatible with the surrounding properties including fencing, building height limitations, setback requirements, and traffic considerations.

It was motioned by Commissioner Liddicoat and seconded by Vice-Chair Rose to recommend approval of the proposed rezone from Single-Family Residential (R-1) to Large Convenience Center (LCC) to the Yakima City Council. It was amended by Liddicoat and seconded by Rose to include a condition of approval that the two subject properties be merged. Calhoun inserted that the requirement of a merger may be premature as this is a non-project rezone and there is currently a house on each lot. The motion failed unanimously.

It was motioned by Commissioner Liddicoat and seconded by Vice-Chair Rose to recommend approval of the proposed rezone from Single-Family Residential (R-1) to Large Convenience Center (LCC) as presented. The motion carried unanimously.

Continued Public Hearing: West Valley Nursing Homes Inc. (CPA#005-18 & RZ#006-18) - Associate Planner Trevor Martin presented staff's findings of fact, conclusions, and recommendation on this proposed Comprehensive Plan Amendment and concurrent Rezone request which proposes to remove the existing development agreement on the property which limits property use to multi-family senior living and senior care residential facilities and proposes to retain the current future land use designation of Mixed Residential and current zoning of Multi-Family Residential (R-3). Martin clarified that the applicant has since amended the request to remove a small portion of land around neighboring property owned by James Johnson from the request to promote compatibility between existing land uses.

The Commission discussed concerns raised by the public in 2012 when this property first went through the process to be rezoned to R-3 and amended to have a future land use designation of Mixed Residential. The main concern mentioned was lack of compatibility of R-3 zoning with the existing neighborhood. It was noted that minimal comments have been received on this proposal in comparison to the proposal in 2012.

Bill Hordan (applicant) explained that senior housing, skilled nursing facilities, etc. have become harder to finance which is one reason why they are requesting to rescind the development agreement so other housing options may be explored. Hordan informed the Commission that they have had ongoing discussions with James Johnson, property owner to the northeast of this proposal, who was amenable to having a buffer of R-1 zoning around his property to help mitigate compatibility concerns, which is the reason for the application amendment. Hordan also expressed the need for additional R-3 zoned properties in the city.

Senior Assistant City Attorney Sara Watkins clarified that the Planning Commission's motion on a recommendation to Council may address both the development agreement element of the request and the proposed comprehensive plan amendment and concurrent rezone change; however, an ordinance cannot have more than one subject so the issues would be separated at the City Council level.

Staff clarified that if the Planning Commission recommends that the development agreement be revoked and the comprehensive plan amendment and concurrent rezone requests which have been modified to exclude a portion of land around the Johnson property as shown on the amended map in the application be approved, and City Council approves the recommendation and adopts ordinances accordingly, the area around the Johnson property would default back to R-1 zoning and a future land use

designation of Low Density Residential on account of the development agreement being terminated and due to it being excluded from the rest of the land that is part of the comprehensive plan amendment and rezone request.

It was motioned by Commissioner Liddicoat and seconded by Commissioner McCormick to recommend approval of the request to retain the future land use designation of Mixed Residential and zoning of Multi-Family Residential (R-3) with the exception of the hashed area shown on the applicant's revised map, and recommend that the existing development agreement be terminated, thus reverting the aforementioned "hashed" portion of land back to R-1 zoning with a future land use designation of Low Density Residential. The motion carried unanimously.


Study Session: Hotel/Motel and Extended Stay Hotel/Motel Uses and Definitions -

Discussion took place regarding parking in in the Central Business District (CBD) and whether the level of review for hotel/motel or extended stay hotel/motel should be increased due to limited parking. Several hotels were named that exist in the downtown area and have parking on site. Calhoun clarified that if the business chooses to provide parking on site, though not required in the CBD zoning district, it would have to meet the standards of the code.

The Commission had consensus to remove the language in the "hotel" and "motel" draft definitions that references a percentage of rooms that must be designated for "short-term" stays. The Commission also agreed to have the "Extended Stay Hotel/Motel" draft definition state, "Extended Stay Hotel/Motel means a hotel or motel that rents rooms to the public for longer stays, which are more than 30 consecutive days. This definition does not include other defined uses including, but not limited to, a boarding house or multi-family dwelling." Lastly, to finalize the draft of the proposed text amendments in preparation of the upcoming public hearing, the Commission had consensus to add "Extended Stay Hotel/Motel" to the same line as the "Motels and Hotels" in Yakima Municipal Code § 15.04.030 - Table 4-1 Permitted Land Uses so that extended stay hotels/motels would be allowed in the same zoning districts and permitted through the same levels of review as motels and hotels as dictated in the table.

Other Business - Commissioner Liddicoat suggested that staff's response to public comments consisting of project-related matters on non-project rezones include a description of the land use review and public notice procedures for a project-specific request that may follow after the non-project rezone and how the public can be informed and involved in the project-level land use review process. Calhoun assured that this can be accomplished and reflected in the staff reports.

Adjourn - A motion to adjourn to October 10, 2018 was passed with unanimous vote. This meeting adjourned at 4:53 p.m.

 *Alfred A. Rose* vice chair
for Chairwoman Byers

10/10/2018
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Lisa Maxey, Planning Specialist.

City of Yakima Planning Commission (YPC) City Hall Council Chambers
Meeting Minutes of August 22, 2018

Call to Order

Chairwoman Patricia Byers called the meeting to order at 3:00 p.m.

Roll Call

YPC Members Present: Chairwoman Patricia Byers, Vice-Chair Al Rose, Jacob Liddicoat, Robert McCormick, Leanne Hughes-Mickel, Philip Ostriem

YPC Members Absent: Bill Cook (excused)

Staff Present: Joseph Calhoun, Planning Manager; Trevor Martin, Associate Planner; Lisa Maxey, Planning Specialist

Council Liaison: Jason White, District 2 (absent)

Others: Sign-in sheet in file

Staff Announcements - Planning Manager Joseph Calhoun reminded the Commission of a hearing on various text amendments and a continued hearing for a Comprehensive Plan Amendment and Rezone (CPA#007-18/RZ#008-18) for property at the wastewater treatment plant on September 12th, and a rezone hearing for property located on the southeast corner of 56th Ave and Summitview Ave on September 26th.

Audience Participation - None noted.

Approval of Meeting Minutes of August 8, 2018 - It was motioned by Commissioner Liddicoat and seconded by Vice-Chair Rose to approve the meeting minutes of August 8, 2018. The motion carried unanimously.

2018 Comprehensive Plan Map Amendment Hearings -

CPA#003-18 & RZ#004-18 - William Almon - Associate Planner Trevor Martin presented staff's findings of fact, conclusions, and recommendation on this matter. Bill Hordan of Hordan Planning Services (applicant) restated the reason for this proposal. No testimony was given by the audience so the public hearing was closed. Hordan clarified that there is no project at this time and that the driveway approach for this property would most likely be relocated further to the south on 48th Ave at the time that a project is established. It was motioned by Commissioner McCormick and seconded by Vice-Chair Rose that the Yakima Planning Commission recommend approval of this amendment request from Low-Density Residential to Community Mixed Use to accommodate a concurrent rezone from R-1 (Single-family Residential) to B-1 (Professional Business) to the Yakima City Council. The motion carried unanimously.

CPA#004-18 & RZ#005-18 - Riverpointe Landing LLC/Westtowne LLC - Martin presented staff's findings of fact, conclusions, and recommendation on this matter. Bill Hordan (applicant) spoke on the expansion of industrial uses in the area and specified that there is no project at this time. He reported that when a project is approved, it would likely be subject to sitescreeing standards like fencing and landscaping to help mitigate impacts to surrounding properties. He added that due to a large easement, development on these parcels would be limited to the eastern portion of the properties. Hordan mentioned that he received a phone call from Harlan Dunn, a developer of Lake Aspen who has ownership interest in property located northwest of this proposal,

with questions about the proposal but no written comments were submitted subsequently. Hordan stated that the existing residence on one of the subject properties in the request would become a legal non-conforming use. The Commission had brief discussion on a previous proposal for a shopping center at this site that did not come to fruition, as well as how many parcels were reached using a 300-ft buffer from the subject parcels for mailing public notice. No testimony was given by the audience so the public hearing was closed. It was motioned by Commissioner Hughes-Mickel and seconded by Commissioner McCormick that the Yakima Planning Commission recommend approval of this amendment request from Regional Commercial to Industrial to accommodate a concurrent rezone from LCC (Large Convenience Center) to M-1 (Light Industrial) to the Yakima City Council. The motion carried unanimously.

CPA#005-18 & RZ#006-18 - West Valley Nursing Homes Inc - Martin explained that the applicant has requested the hearing to be continued to the September 26th Planning Commission meeting so the applicant has time to continue negotiations with neighbors in the area prior to moving forward. No testimony from the audience was submitted so the Commission had consensus to continue the hearing to September 26th at which time the staff report would be presented.

CPA#006-18 & RZ#007-18 - Israel Zaragoza - Martin presented staff's findings of fact, conclusions, and recommendation on this matter. Bill Hordan (applicant) accentuated the success of the property owner's business to the south (Audio King and Tinting) but raised concerns with traffic congestion. He reasoned that this proposal would help in this regard since parking for the business could expand onto this property in the future. Hordan informed the Commission that the property is now vacant as the house that was on it has been demolished. He voiced that he does not have an issue with staff's recommendation to limit any new road approach on 7th St for this business at the time of project submittal and said that he expects a sitescreeing requirement of a 6-ft fence at a minimum on the north property line as there is a single-family residence on the abutting property. Discussion took place on the noise complaint mentioned in the comment letter from a neighbor, which Hordan said he did not address. The Commission requested that city staff respond to the neighbor informing them of what departments they can direct their complaints to. The Commission discussed their desires for the subject lot and the lot to the south which has the business on it be merged together, for the alleyway to be paved, and for new access off of 7th St to be prohibited for this business.

Rita Garza, neighbor to the north, spoke on and provided photos of troubles she's had with this business since it moved into her neighborhood, including traffic congestion, dust and insulation going onto her property from not watering the area down after the house demolition, light pollution, contractors removing a pole from her property, playing loud music and revving engines late at night, tearing up sidewalk in front of her property, repeatedly driving up and down the street, and causing a tree to fall on her fence. She added that the land use action sign posted at the site was being covered by trucks so it was not visible (the applicant addressed this earlier in his testimony, mentioning that he went to the site to move the sign so it could be seen). Garza expressed her desire for this lot to remain residential and further explained that the proposal may reduce traffic congestion but she is still highly concerned with problems

this business has caused and is therefore opposed to the opportunity for them to expand. The Commission responded to Garza, explaining that the City Clerk's office could assist in telling her which departments to contact related to these complaints. Le Roy Pacheco, Garza's boyfriend, explained that the building for this business extends almost to the end of the alley rather than using a fence on the property line.

Hordan told the Commission he will follow up with the property owner and inform him that he is jeopardizing his opportunity for this rezone based on these complaints. He added that he may speak with staff about putting "no parking" signs at certain areas near the intersection. Hordan submitted an exhibit showing where the current driveway approach is to the business.

Pacheco encouraged the Commission and staff not to require paving of the alley due to cars already speeding through it.

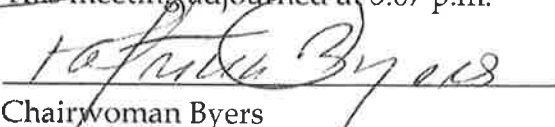
It was motioned by Commissioner Hughes-Mickel and seconded by Commissioner Rose that the Yakima Planning Commission recommend approval of this amendment request from Mixed Residential to Commercial Mixed Use to accommodate a concurrent rezone from R-2 (Two-family Residential) to GC (General Commercial) to the Yakima City Council, with a modification to require a merger of the subject parcel with the parcel to the south that the business is on. The motion carried unanimously.

Study Session: Hotel/Motel and Extended Stay Hotel/Motel Uses and Definitions -

Calhoun went over staff's recommendations on draft definitions for hotel, motel, and extended stay hotel/motel. John Cooper from Yakima Valley Tourism voiced his support for the draft hotel/motel definition and suggested that a high percentage of rooms for short-term stay be designated in the definition. Cooper said he would ask the LedgeStone Hotel and report back what percentage of short-term rooms vs. extended-stay rooms they offer. Calhoun said he will check the building code for a definition of "kitchen facility" for clarity in case it is placed in the definition of extended-stay. Cooper confirmed that the Home2 Suites located in Richland, which is considered an "extended-stay" hotel chain and one of which is being constructed in Yakima, contains an under-the-counter refrigerator, microwave, sink, and coffeemaker, and possibly a heating pad in lieu of a stove range in their rooms. Through discussion, Calhoun defined the objective of this process to be preventing a hotel from converting to temporary worker housing and providing definitions the code was lacking. Staff and Commission concluded that stipulating in the definition that lodging would be for a fee would create a scenario in which temporary worker housing may be excluded from the extended-stay use. The Commission requested staff to report back on the state and federal definitions of H-2A and temporary worker housing. The Commission had consensus to continue discussion on this item at the next meeting.

Other Business - None noted.

Adjourn - A motion to adjourn to September 12, 2018 was passed with unanimous vote. This meeting adjourned at 5:07 p.m.


Chairwoman Byers

09-12-2018
Date

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Lisa Maxey, Planning Specialist.

City of Yakima Planning Commission (YPC) City Hall Council Chambers
Meeting Minutes of August 8, 2018

Call to Order

Chairwoman Patricia Byers called the meeting to order at 3:00 p.m.

Roll Call

YPC Members Present: Chairwoman Patricia Byers, Vice-Chair Al Rose, Bill Cook, Jacob Liddicoat, Leanne Hughes-Mickel, Philip Ostriem
YPC Members Absent: Robert McCormick (excused)
Staff Present: Joseph Calhoun, Planning Manager; Lisa Maxey, Planning Specialist
Council Liaison: Jason White, District 2 (absent)
Others: Sign-in sheet in file

Staff Announcements - Planning Manager Joseph Calhoun reminded the Commission that hearings on 4 of the Comprehensive Plan Map Amendments will be held on August 22, 2018, that the hearing on the various text amendments the Commission have been discussing is scheduled for September 12th, and that there is a hearing on a proposed rezone on September 26th.

Audience Participation - None noted.

Approval of Meeting Minutes of July 25, 2018 - It was motioned by Commissioner Cook and seconded by Vice-Chair Rose to approve the meeting minutes of July 25, 2018. The motion carried unanimously.

2018 Comprehensive Plan Map Amendment Hearings - Chairwoman Byers asked commissioners if they had anything to disclose under the provisions of the appearance of fairness doctrine related to these hearings. Byers explained that she is an active member of Transform Yakima Together (TYT) but reasoned that this would not result in a conflict of interest as the requests at hand (CPA#007-18 & RZ#008-18) are for a change in the future land use designation and zoning and not for the approval of a homeless shelter at this time which will need to go through a Request for Proposal (RFP) process to determine who will operate it.

CPA#001-18 & RZ#002-18 - Coastal Farm Real Estate Inc - Calhoun presented staff's findings of fact, conclusions, and recommendation on this matter. Tom Durant of PLSA Engineering and Surveying (applicant) reiterated the reason for this proposal. No testimony was given by the audience so the public hearing was closed.

Discussion ensued regarding a comment letter from the Department of Ecology regarding the likelihood of groundwater contamination in the Yakima Railroad Area. Calhoun clarified that this issue, as well as comments received from the city's Development Services Team (DST), would be addressed at the project level. There was also discussion on the letter staff sent to the adjacent property owner inviting them to participate in this amendment and rezone request which did not result in a response. It was motioned by Commissioner Hughes-Mickel and seconded by Vice-Chair Rose that the Yakima Planning Commission recommend approval of this amendment request from Industrial to Commercial Mixed Use to accommodate a concurrent rezone from

M-1 (Light Industrial) to GC (General Commercial) to the Yakima City Council. The motion carried unanimously.

CPA#002-18 & RZ#003-18 - Yakima Valley Farmworkers Clinic - Calhoun presented staff's findings of fact, conclusions, and recommendation on this matter. It was noted that the property owner of the adjacent parcels was invited to participate in this amendment and rezone request but did not respond. Bill Hordan of Hordan Planning Services (applicant) reiterated the reason for the proposal and clarified that Yakima Valley Farmworkers Clinic (YVFWC) had also reached out to the owner of the adjacent parcels asking them to participate in this amendment and rezone process. Hordan submitted an additional conceptual site plan showing how the facility could expand in the future without ownership of the two adjacent parcels which were originally going to be incorporated in this request. He explained that YVFWC would still likely pursue ownership of these parcels in the future for further expansion. Discussion took place on the concern of this request potentially creating a spot zone, and discussion on the ability to change the future land use designation of a property without property owner consent. No testimony was given by the audience so the public hearing was closed.

It was motioned by Commissioner Cook and seconded by Vice-Chair Rose that the Yakima Planning Commission recommend approval of this amendment request from Mixed Residential to Commercial Mixed Use to accommodate a concurrent rezone from R-2 (Two-Family Residential) to GC (General Commercial) to the Yakima City Council, with a modification to staff's recommendation to also change the future land use designation of the two adjacent parcels not included in this request (parcel number 191330-41429 and 191330-41430) from Mixed Residential to Commercial Mixed Use. The motion carried unanimously.

CPA#007-18 & RZ#008-18 - City of Yakima Wastewater Division - Calhoun presented staff's findings of fact, conclusions, and recommendation on this matter. Community Development Director Joan Davenport provided additional information, as requested by the Planning Commission, on why the City is making this request. Additional information included the City Council's list of several city-owned locations where a homeless camp could be established, and the fact that the Council decided on land by the wastewater treatment plant by K-Mart, which came to be known as "Camp Hope." She explained that if the Commission recommends approval of the amendment and concurrent rezone and Council approves it, Council would have discussion on what the criteria would be for the homeless housing or shelter, put out an RFP/RFQ to solicit partners in the community and make a selection, and then take the project through land use review. Brief discussion took place on how other jurisdictions are approaching this problem. Davenport and Calhoun clarified that a lot line adjustment would be done before the future land use map amendment and rezone takes effect if approved so that the land being rezoned encompasses the areas outside of the floodplain.

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

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

Davenport clarified that staff was previously tasked with looking at city-owned properties appropriate for a shelter, not privately owned property. She mentioned a few sites that were contemplated and reasons why they were taken out of consideration. The Commission requested that Davenport bring back a complete list of locations that were considered by the City Council with reasons why they were not selected, as well as how the City could look into using private property for the shelter and what barriers there may be in pursuing that route. Connaughton told the Commission members she would provide to them copies of the Greenway Master Plan.

It was motioned by Commissioner Liddicoat and seconded by Commissioner Hughes-Mickel to continue this hearing to their meeting on September 12th.

Discussion: Hotel/Motel and Extended Stay Hotel/Motel Uses and Definitions -


Calhoun reminded the Commission that there is currently no definition of hotel or motel in the zoning ordinance but that the uses are listed in Table 4-1 - Permitted Land Uses which dictates where the use is allowed. He stated that the Planning Commission has already recommended a definition to City Council which council did not adopt, and that Council now wants a recommendation regarding extended stay hotels/motels.

Audience member John Cooper from Yakima Valley Tourism voiced his support for codifying a definition of hotel/motel and extended stay hotel/motel in order to sustain and grow tourism in Yakima.

Calhoun informed the Commission that they need to consider what they want the definition to look like and how they want to incorporate the use in Table 4-1. Calhoun provided the history behind this topic and how the Planning Commission was tasked with this matter.

Other Business - None noted.

Adjourn - A motion to adjourn to August 22, 2018 was passed with unanimous vote. This meeting adjourned at 5:14 p.m.

 Vice Chair
for Chairwoman Byers

10/10/2018
Date

Note: These minutes were originally approved by the Planning Commission and signed on August 22, 2018. Revisions were made subsequently and brought back for the Commission's approval on October 10, 2018.

This meeting was filmed by YPAC. Minutes for this meeting submitted by: Lisa Maxey, Planning Specialist.