

**SQUIRE-INGHAM CO
RZ#010-18 & SEPA#027-18**

**Yakima City Council
Closed Record Public Hearing
March 5, 2019**

EXHIBIT LIST

Applicant:	Hordan Planning Services for Squire-Ingham Co
File Numbers:	RZ#010-18 & SEPA#027-18
Site Address:	5231 Powerhouse Rd
Staff Contact:	Trevor Martin, Associate Planner

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SQUIRE-INGHAM CO
RZ#010-18 & SEPA#027-18

EXHIBIT LIST

CHAPTER AA

Yakima 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

YAKIMA PLANNING COMMISSION

RECOMMENDATION TO THE YAKIMA CITY COUNCIL FOR REZONE RZ#010-18 & SEPA#027-18

January 23, 2019

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

WHEREAS, The City of Yakima last amended its Title 15 Zoning Ordinance on November 13, 2018; and

WHEREAS, Under the provisions of YMC Ch. 15.23 a change in circumstances or conditions may warrant a change in the zoning text or map to better align to be more consistent with the goals, policies, and intent of the Yakima Comprehensive Plan 2040 ; and

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

WHEREAS, On October 19, 2018 an application for a Rezone was submitted by Hordan Planning Services, on behalf of Squire-Ingham Co., to change the zoning designation of Two-Family Residential (R-2) to Multifamily Residential (R-3), parcels: 181309-41006, 181309-44003, & 181309-44009 (City File RZ#010-18 & SEPA#027-18); and

WHEREAS, The applications were considered complete for processing November 8, 2018 and public notice was provided, in accordance with the provisions of YMC Ch. 16.10, on November 15, 2018; and

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on December 13, 2018, which was not appealed (City File SEPA#027-18); and

WHEREAS, The Yakima Planning Commission held an open record public hearing on January 9, 2019 to hear testimony from the public, consider the Rezone request, and provide a recommendation to the Yakima City Council; and

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

APPLICATION # RZ#010-18 & SEPA#027-18
APPLICANT: Hordan Planning Services on behalf of Squire-Ingham Co.
APPLICANT ADDRESS: 410 N 2nd St., Yakima, WA 98901
PROJECT LOCATION: 5231 Powerhouse Rd.
PARCEL(S): 181309-41006, 181309-44003, & 181309-44009

FINDINGS OF FACT

1. The applicant requests to change the zoning of the subject parcels from Two-Family Residential (R-2) to Multifamily Residential (R-3).
2. The subject parcels are approximately 43 acres in size and are surrounded by residential/vacant property.
3. The City of Yakima Planning Division provided a detailed staff report to the Planning Commission and recommended approval during their January 9, 2019 public hearing.
4. The proposed Rezone from Two-Family Residential (R-2) to Multifamily Residential (R-3) is consistent with the applicable approval criteria in YMC § 15.23.030(D), as follows:
 - a. Bill Hordan from Hordan Planning Services and Larry Hull testified on behalf of the applicant in favor of the proposed rezone. No testimony was provided in opposition.
 - b. The property is suitable for uses within the R-3 zoning district and will facilitate a variety of future development options for the subject site.
 - c. No agencies or departments provided testimony in opposition to the request.
 - d. The R-3 zoning district is an implementing zone of the Mixed Residential Future Land Use Designation.
 - e. The property is currently served or capable of being served by all necessary public utilities and can be accessed by public streets.
 - f. The proposed Rezone is considered compatible with the surrounding neighborhood and no mitigation is proposed at this time.
 - g. The public need for this Rezone is to provide additional area for high density residential development.

CONCLUSIONS

1. The Rezone is minor in nature;
2. No adverse impacts have been identified;
3. No written comments or testimony was received in opposition to the request;
4. This proposal underwent Environmental Review;
5. The proposed Rezone from Two-Family Residential (R-2) to Multifamily Residential (R-3) is consistent with the Yakima Urban Area Zoning Ordinance and Yakima Comprehensive Plan 2040.

MOTION

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

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RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed Rezone from Two-Family Residential (R-2) to Multifamily (R-3) for file RZ#010-18.

RECOMMENDED this 23rd day of January 2019.

By: _____


Patricia Byers, Chair
Yakima Planning Commission

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CHAPTER A

Staff Report

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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

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CITY OF YAKIMA
FINDINGS of FACT, CONCLUSIONS, & RECOMMENDATION
for
REQUEST FOR REZONE
File Numbers: RZ#010-18 & SEPA#027-18

APPLICANT: Hordan Planning Services for Squire-Ingham Co.
APPLICANT ADDRESS: 410 N. 2nd St., Yakima, WA 98901
PROJECT LOCATION: 5231 Powerhouse Rd.
TAX PARCEL NUMBER: 181309-41006, -44003, & -44009
DATE OF REQUEST: October 19, 2018
DATE OF COMPLETE: November 8, 2018
DATE OF RECOMMENDATION: January 9, 2019
STAFF CONTACT: Trevor Martin, Associate Planner

I. DESCRIPTION OF REQUEST:

On October 19, 2018, the City of Yakima Planning Division received an application from Hordan Planning Services, on behalf of Squire-Ingham Co., for a non-project rezone of three parcels, totaling approximately 43 acres, from Two-Family Residential (R-2) to Multi-Family Residential (R-3).

II. SUMMARY OF DECISION:

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

III. FACTS:

A. Processing

1. The application for a Rezone and Environmental Review was received on October 19, 2018.
2. The application was deemed complete for processing on November 8, 2018.
3. The application is being processed under YMC Ch. 15.23 for Rezone Review.
4. Pursuant to YMC Ch. 1.42 and YMC § 15.23.030, the Planning Commission has the authority to hold a public hearing and provide a recommendation to the City Council on a Rezone request.
5. **Public Notice:** In accordance with YMC § 15.11.090 and YMC § 16.05.010, notice was provided for this application as follows:
 - a. The subject property was posted with a land use action sign on November 14, 2018.

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- b. A Notice of Application, Environmental Review, and Public Hearing was sent to the applicant, SEPA agencies, and adjoining property owners within 300 feet of the subject property on November 15, 2018.
- c. The 20-day public comment period for the Environmental Review ended on December 5, 2018. Three comments were received.

B. Environmental Review. A Notice of Application and SEPA Environmental Review was mailed to SEPA agencies, the applicant, and adjoining property owners within 300 feet of the subject property on November 15, 2018. A SEPA Determination of Nonsignificance (DNS) was issued on December 13, 2018. No appeals have been filed with the City of Yakima Planning Division.

C. Current Zoning and Land Use.

1. The subject property is approximately 43 acres in size and is zoned Two-Family Residential (R-2). All three parcels are currently vacant.
2. The surrounding properties contain uses and zoning as follows:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	None	City Limits / Highway 12
South	R-2	Powerhouse Rd. / Vacant
East	R-2/R-3	Single Family Homes / Mobile Home Park
West	R-2	Residential

3. Existing Infrastructure
 - a. The property is currently accessed by W. Powerhouse Rd., which is a Collector Arterial.
 - b. The property is served by City of Yakima water.
 - c. The site is capable of being served by City of Yakima sewer, but will need to be extended to the site prior to any project being constructed.

D. Statement of Cause – Rezone:

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

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

The property is well suited for all residential uses permitted under the proposed zoning Multi-family Residential (R-3) zoning district. The property is relatively flat with a gentle northerly slope between West Powerhouse Road and State Route 12. Those portions of the property that lie south of West Powerhouse Road are too steep for development purposes.

The property is served with domestic water by a 24-inch water line that lies along the right-of-way of West Powerhouse Road as it passes through the property.

The nearest sanitary sewer line is 15-inches in diameter and is located

approximately 600 feet southeasterly of the subject property also within the right-of-way of West Powerhouse Road. Due to the large size of the total property (approximately 43 acres), a 600 foot sanitary sewer line extension would be reasonable in this case. The subject properties all front on, or have access to, West Powerhouse Road, an urban arterial roadway, which can easily be widened along the properties frontage.

The property also is located in a mixed-use land use area that consists of a state highway, manufactured home park, agricultural area and pockets of single-family uses, which are generally suitable and compatible with the proposed R-3 zoning district.

The above circumstances make the property suitable for the permitted land uses of the multi-family zoning district.

What is the status of the existing land use?

The subject property consists of three parcels totaling approximately 43 acres. The site contains 1 single-family residence, miscellaneous agricultural outbuildings, orchard and vacant land. All urban services and facilities are available to the property, or can easily be extended to the property, as needed. Domestic water (24-inch main) and sewer lines (15-inch main) are located along West Powerhouse Road or within easy extension distance to the property. The property has direct and indirect access to West Powerhouse Road, an urban arterial. Electricity and telephone are currently located on-site and the property is protected by the Yakima Fire Department and Police Department.

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

The rezone request is in compliance with the City of Yakima Comprehensive Plan 2040 because the proposed rezone meets the intent of the Mixed Residential land use designation at 2.2.2 of the comprehensive plan by its compliance with the following statement in the Comprehensive Plan: "The proposal meets the locational criteria of the comprehensive plan because the subject property is located within established low density residential communities and in other parts of the City that are inappropriate for more intensive urban development due to the topography or other land suitability challenges and/or the desire to create lower intensity transitional areas between the City and the surrounding unincorporated rural pasture, foothills and agricultural land". The Mixed Residential land use designation is to provide for areas with a mixture of housing types and densities. This proposal better implements the following goals and policies:

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

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

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

Goal 2.3 - Residential Uses. Preserve and enhance the quality, character and function of Yakima's residential neighborhoods.

Policy 2.3.1 - Provide for a wide variety of housing types within the city to meet the full range of housing needs for Yakima's evolving population.

Policy 2.3.2 - Preserve and enhance established residential neighborhoods. Specifically (as applicable):

A. Ensure that new development is compatible in scale, style, density and aesthetic quality to an established neighborhood.

E. Carefully review proposed land use designation changes to more intensive residential designations, mixed-use or industrial. Specifically:

-- Proposals should conform to locational criteria set forth for the desired designation in the applicable policies under Goal 2.2.

-- Is the site physically suited for the proposed designation?

-- Is the desired zone one of the implementing zones of the land use designation (per applicable policies under Goal 2.2)?

-- Avoid spot zones or similar changes that may create instability with the surrounding neighborhood.

Goal 5.1 Encourage diverse and affordable housing choices.

Policy 5.4.2. - Use transitional densities, design and landscape standards to ensure housing is compatible with existing character and planned goals.

Proponent Comment - This proposal implements the comprehensive plan better because it will provide an opportunity for a variety of housing types to occur. Just because a property is designated and zoned for multi-family residential purposes doesn't mean that multi-family apartment-type units will be constructed. The R-3 zoning district permits single-family, duplex and multi-family development or a combination of all three residential uses.

The property adjoins R-3 zoning along the northeast corner of the proposal and a manufactured home park is located within that zoning district. Surrounding properties to the west and east are currently zoned R-2, which permits a mixture of housing types, with limited densities. The site can accommodate multi-family residential development, as well as other types of residential development and is physically suited for the proposed zoning district. Multi-family Residential Zoning R-3, would implement the Mixed Residential land use designation as suggested by the comprehensive plan.

For the above reasons, this proposal implements compliance with Comprehensive Plan goals and policies.

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

All urban services and facilities are available to the property, or can easily be extended to the property, as needed. The subject property is served with domestic water (24-inch main) and a 15-inch sewer line is located approximately 600 feet southeast of the subject property which can accommodate multi-family type development. The property has direct and indirect access to West Powerhouse Road and easy access to North 40th Avenue and State Route 12. Electricity and telephone are currently located on-site and the property is protected by the Yakima Fire Department and Police Department.

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

Yes, this property can be served with the existing facilities capable of supporting the most intensive uses, as the site is served by a 15-inch sanitary sewer main and 24-inch water main. If any service or facility deficiency exists in the delivery of services to this property, necessary mitigation will take place by the developer to ensure adequate public services and facilities are in place at the developer's expense through future SEPA review and land use concurrency requirements, upon the development of the property.

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

The proposed zone change is compatible with existing neighboring land uses because of the unique characteristics of the property. The property abuts a state highway on the north, and beyond that agricultural lands planted in orchard. Properties to the east consist of an existing manufactured home park and a small strip of single-family residences, and beyond that commercial activities. Property to the south rises substantially in elevation and mainly consists of single-family residences on acreage size lots. Property to the west consists of single-family residences, an indoor shooting range and fruit warehouses.

This proposed zone change will be compatible with existing neighboring land uses because there are physical barriers, topography (different elevations) and existing mixed land uses in the area that are compatible with the R-3 zoning district. Due to the large size of the subject property, once a project is approved, adequate buffering can be imposed to ensure compatibility.

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

No mitigation is proposed as part of this rezone request. However, appropriate mitigation is built into the SEPA and zoning codes through regular site plan

approval once a specific project is proposed. Required mitigation to address compatibility would be implemented at that time.

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

The public need arises from the fact that there is a documented need for additional multifamily development in Yakima. In fact, the City of Yakima, has a serious deficiency in multi-family zoned property. The 2040 Comprehensive Plan states, "The Runstad Center for Real Estate Research has noted that in 2016 that in the previous year "...Yakima County has recorded the greatest decrease in vacancy rate with a considerable drop of 5.8 percent (from 7.8% to 1.7%)." If supply does not keep up with demand, it is likely that rental rates will increase." Since this study there have been additional reports published showing Yakima's rental vacancies under 1 %. The subject site should specifically be used for housing purposes, and other forms of potentially permitted uses within the R-3 zoning district, such as residential mini-storage, be prohibited on the site.

Additionally, the City has provided the necessary infrastructure for this specific type of development (i.e. major arterial roadways, easy access to the transportation network, adequate water and waste water lines). The public expects a variety of housing types and multi-family zoning provides that variety by permitting single-family, two-family and multi-family within a single zoning district (R-3). This rezone meets that public need and perspective, while using the infrastructure provided for residential development to locate at this location. Based on the above, a public need exists for additional multi-family residential zoning in the City of Yakima.

IV. FINDINGS

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

1. The testimony at the public hearing:

A Notice of Application was mailed to SEPA agencies and all property owners within 300 feet of the subject properties on November 15, 2018, wherein the public was invited to submit written and/or oral comments at the public hearing on this proposed rezone.

The first comment was from the Washington State Department of Transportation which states:

US 12 is part of the National Highway System and borders the parcels along the northerly property line. US 12 is a fully-controlled limited access facility with a posted speed limit of 60 m.p.h. No access to US 12 will be allowed. The applicant should be aware that WSDOT has long-range plans to restrict turning movements at the US 12/Ackley Road intersection to right-in/right-out only and ultimately close the intersection. These plans are only preliminary. No decisions have been made and no funding has been procured. It is important to note, US 12 will continue to serve the site via the US 12/40th Avenue Interchange and the US 12/Powerhouse Road intersection.

The proposal could result in doubling the potential residential units on the site. We recommend that the City require a traffic impact analysis (TIA) be done at this time by a licensed traffic engineer at the proponent's expense, and submitted to the City and the WSDOT for review and comment. We request that the TIA analyze the impacts to US 12/40th Avenue interchange and the US 12/Ackley Road intersection. Mitigation to offset the impacts for this proposal should be identified in the traffic study. We also request that the City assess a pro rata share contribution from the developer for improvements to US 12 in proportion to their impacts to the interchange and/or intersection.

Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards and not be allowed to flow onto WSDOT rights-of-way. US 12 is an existing facility. The proponent should be aware that they are proposing development in an area with traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, US 12 may need to be expanded to accommodate future traffic growth. If the proponent is concerned with traffic noise affecting this development, it is the developer's responsibility to dampen or deflect any traffic noise.

Any proposed lighting should be directed down towards the site, and away from US 12.

Staff Response: Any proposed development that is expected to generate traffic will be required to, at a minimum, submit a traffic concurrency application. Any form of housing development that may be eventually proposed at this location will be required to submit a traffic study to the City of Yakima.

The second comment was received from the Washington Department of Ecology and states:

Based upon the historical agricultural use of the land, there is a possibility the soil contains residual concentrations of pesticides, Ecology recommends that the soil be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels, Ecology recommends that the potential buyers be notified of their occurrence.

Staff Response "The site is currently vacant and the floodplain maps for the area are proposed to change in 2019. In the near future the site will be included in portions of the 100-year floodplain, meaning that any new use on the site will be required to complete a SEPA Environmental and Critical Area Review during a proposed project action of the site. See attached exhibits "A" and "B."

The final comment was received from Phil Hoge which states:

This rezone will likely adversely impact traffic safety; and therefore I urge you to issue the SEPA threshold determination with a mitigating condition requiring dedication of right-of-way along W. Powerhouse Rd. per YMC 12.06.020

standards (i.e., 80 feet of width for a Collector).

I believe that the Determination of Consistency in the Notice of Application is inappropriate in stating that "the subject property is able to be served by public facilities." The following needed and planned street attributes cannot currently be provided on W. Powerhouse Rd. because the existing right-of-way width is inadequate to provide:

- 3 lanes per Fig. 4-5 of 2040 Transportation Systems Plan (TSP).
- Sidewalks per Fig. 4-6 of TSP.
- Bike Lanes per Fig. 4-8 of TSP and Complete Network Map in the Bicycle Master Plan (Nov. 2017).

The probable adverse impact to traffic safety is based on the question in Supplemental Application For REZONES, Part IV - NARRATIVE, C ("Are the exiting public facilities capable of supporting the most intensive use of the new (requested) zone? If not, what mitigating measures are going to be implemented to address any short falls in public services that may exist?") I submit, for your consideration, that the existing right-of-way width is inadequate to support the most intensive use in the requested R-3 zone.

Staff Response: As proposed, the project submitted is a non-project rezone action, the action of requesting to change a zoning designation does not afford a reasonable nexus to require the applicant to dedicate and install full frontage improvements. The City has communicated with the applicant that during a proposed land use development action to the site, the City will require site, frontage, right-of-way improvements, and likely right-of-way dedication.

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

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

The subject property is suitable for uses permitted in the R-3 zoning district.

3. The recommendation from interested agencies and departments:

No agencies or departments have registered any opposition to this rezone. Comments from interested parties can be found above.

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

The proposed R-3 zoning district is an implementing zone of the Comprehensive Plan 2040 designation of Mixed Residential and is compatible with the following goals and policies:

- Goal 2.1: Establish a development pattern consistent with the community's vision.
 - Policy 2.1.4: Manage and maintain the City's Official Zoning Map to ensure continued consistency with the Future Land Use Map.

- Policy 2.1.5. Implement land use designations through a clear regulatory process that ensures transparency, fairness and predictability in the land development process.
- Policy 2.1.7. Allow new development only where adequate public services can be provided.
- Policy 2.1.10 Require properties to assume zoning consistent with the City's Future Land Use Plan, as adopted or as amended where appropriate.
- Goal 2.2: provide a mix of land use designations consistent with the community's vision.
 - Policy 2.2.2. Mixed Residential:
 - A. Purpose: This designation provides for areas with a mixture of housing types and densities.
 - B. Locational criteria: Intended for areas now characterized by, and/or appropriate for, a mixture of housing types with a close proximity to commercial services, transit access, and/or parks and other public recreational amenities. This designation often creates a transition from commercial and mixed-use areas to low density residential areas.
 - C. Principal uses & density: A mixture of single-family, duplex, and multifamily dwelling units. The permitted maximum density is up to or above 13 net dwelling units per acre, depending on the underlying zoning district and neighborhood context. For developments electing to conform to site and building design standards promoting pedestrian-oriented development, density is primarily limited by allowable building height, integration of required parking, market conditions, and conformance with applicable site and building design provisions. Specifying the maximum number of dwelling units in one building may be appropriate in some areas to ensure compatibility and to limit building massing and density.
 - D. Implementing zoning districts: R-2 & R-3.
- Goal 2.3. Residential uses. Preserve and enhance the quality, character and function of Yakima's residential neighborhoods.
 - Policy 2.3.1. Provide for a wide variety of housing types within the city to meet the full range of housing needs for Yakima's evolving population.
- Goal 5.1. Encourage diverse and affordable housing choices.
 - Policy 5.1.12. Participate in efforts to secure land available for affordable housing.

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

Along W Powerhouse Rd. there are various utilities which are available to serve the property including: City of Yakima sewer, which would need to be extended to the site during the project phase of an application; City of Yakima Water; Pacific Power electricity; Cascade natural gas; CenturyLink telephone; Charter cable TV; and City of Yakima garbage collection services. City of Yakima Fire and Police departments also serve this area.

This property is served by all public utilities necessary to support future development. Additionally, frontage improvements, including, but not limited to the dedication of additional right-of-way and the installation of curb, gutter, and sidewalk will be required during a proposed project of the subject site.

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

The rezone proposal to R-3 will allow the subject property to be redeveloped to allow for higher density residential uses of the subject property. There is an R-3 zoned mobile home park just to the east of the subject site. Rezoning the property would promote contiguous zoning districts along with a density pattern similar to that already found within the area.

7. The public need for the proposed change:

The public need for this proposed change will bring the property into conformance with its future land use category of Mixed Residential and will allow the site to be developed into higher density residential housing. The City of Yakima currently has a housing vacancy rate under 5%, the creation of more land available for multifamily housing would help alleviate the burden on the current vacancy rate.

B. Development Services Team (DST) Review

On October 2, 2018, a DST meeting was held, with the applicant, to discuss the possible impacts of this rezone. Due to the fact that the subject rezone is a non-project action, no site or frontage improvements are required at this time. Once a project for the site is received by the City of Yakima, additional DST meetings will be held to discuss the required frontage improvements.

V. CONCLUSIONS

- A. The Planning Commission has jurisdiction to issue a recommendation on this application to the City Council.
- B. The proposed Rezone is consistent with the goals and policies of the Yakima Comprehensive Plan 2040.
- C. SEPA review resulted in the issuance of a DNS on December 13, 2018 - No appeals were filed.
- D. No adverse impacts have been identified from granting this approval that cannot be mitigated at the time of future development.

E. Public notice for this hearing was provided in accordance with zoning ordinance requirements.

VI. RECOMMENDATION

The Community Development Department recommends approval of this non-project Rezone request from Two-Family Residential (R-2) to Multifamily Residential (R-3).

SUGGESTED MOTIONS:

Approval:

Based on the testimony and evidence presented during this afternoon's public hearing, I move that the Planning Commission draft findings of fact and forward a recommendation of **approval** to the Yakima City Council.

Approval with modifications:

Based on the testimony and evidence presented during this afternoon's public hearing, I move that the City of Yakima Planning staff modify the draft language to include the changes noted in the minutes of this afternoon's public hearing, and with these changes move that the Planning Commission draft findings of fact and forward a recommendation of **approval** to the Yakima City Council.

Denial:

Based on the testimony and evidence presented during this afternoon's public hearing, I move that the Planning Commission reject the proposal to include findings of fact documenting the reasons for denial, and order the proposal be forwarded to the Yakima City Council with a recommendation for **denial**.

Exhibit "A"



Current Floodplain Zones

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EXHIBIT LIST

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VICINITY MAP



File Number: RZ#010-18 & SEPA#027-18

Project Name: SQUIRE-INGHAM CO

Site Address: 5231 POWERHOUSE RD



Proposal: Non-project rezone consisting of three parcels totaling approximately 43 acres from Two-Family Residential (R-2) to Multi-Family Residential (R-3).

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

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

Date Created: 10/22/2018



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CHAPTER C

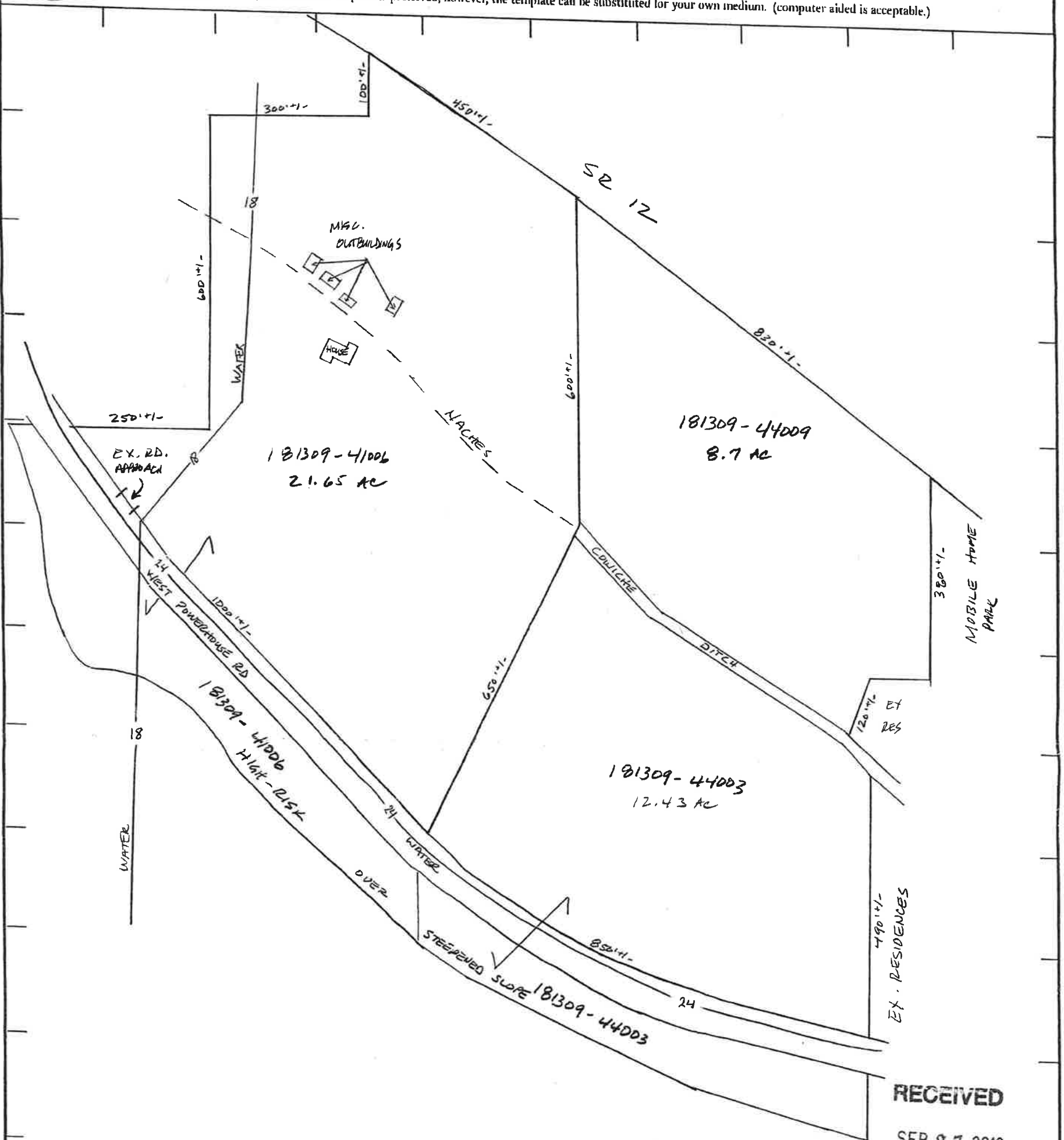
Site Plan

[illegible]



REQUIRED ATTACHMENT: SITE PLAN

Note: Producing the site plan from this template is preferred, however, the template can be substituted for your own medium. (computer aided is acceptable.)



FOR DISCUSSION PURPOSES ONLY

RECEIVED
SEP 27 2018
CITY OF YAKIMA
PLANNING DIV.

LOT COVERAGE CALCULATION	
a) Footprint(s) of Existing Structure(s)	_____ SQ FT
b) Building Addition/New Structure(s) Footprint(s)	_____ SQ FT
c) Paved Area(s) (Driveways, Walkways, patios, etc.) Total	_____ SQ FT
d) Proposed Paved Area(s)	_____ SQ FT
e) Total Impervious Surface (a+b+c+d = e)	_____ SQ FT
f) Lot Size	_____ SQ FT
g) Lot Coverage (e/f x 100 = g)	_____ %
MAP SCALE (Please use the given scale, however, in some circumstance a different scale may work better.) CHECK ONE <input type="checkbox"/> Preferred Scale: 1 inch on the map = 20 feet on the ground <input checked="" type="checkbox"/> Custom Scale: 1 inch = <u>200'</u> * Template tie marks are 1 inch apart	
LOT INFORMATION Parcel #(s) <u>181309-41006, 44009, 44003</u> Site Address <u>5231 W. POWERHOUSE RD YAKIMA WA 98908</u> Zoning <u>R-2</u> Legal Description (brief) _____	
PARKING CALCULATION (Reference Table 6-1 of the Urban Area Zoning Ordinance) a) _____ space(s) required b) _____ space(s) provided	
BACKGROUND INFORMATION Applicant Name <u>HORDAN PLANNING SERVICES</u> Site Address <u>5231 W. POWERHOUSE RD YAKIMA WA 98908</u> Mailing Address <u>410 N. 2nd ST YAKIMA WA 98901</u> Contact Person <u>BILL HORDAN</u> Contact Phone: <u>509 249-1919</u> Applicant Signature <u>BH</u> Date: <u>9-27-18</u>	

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SQUIRE-INGHAM CO
RZ#010-18 & SEPA#027-18

EXHIBIT LIST

CHAPTER D

SEPA Checklist

[illegible]



ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

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

INSTRUCTIONS FOR APPLICANTS

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

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

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

2. Applicant's Name & Phone:

Hordan Planning Services – 509-249-1919

3. Applicant's Address:

410 North Second Street, Yakima, WA 98901

4. Contact Person & Phone:

Bill Hordan – 509-249-1919

5. Agency Requesting Checklist: City of Yakima

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

No project is proposed as part of this rezone request.

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

Not at this time.

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

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

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

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

No other applications are known to be pending.

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

Minor Rezone application.

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

The proposal is a non-project Minor Rezone request to change the zoning on 3 parcels that total approximately 43 acres from Two-Family Residential to (R-2) to Multi-family Residential (R-3).

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

The properties lie on the north side of West Powerhouse Road, approximately ¼ miles west of North 40th Avenue, within the City Limits of Yakima, Washington. The properties are located within the 5200 block of West Powerhouse Road (5231 West Powerhouse Road). The Yakima County Assessor's Parcel Numbers for the properties are 181309-41006, 44003 and 44009.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
Earth	
a. General description of the site (✓ one):	
X flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. What is the steepest slope on the site (approximate percent slope)?	
Approximately 15 percent.	
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.	
<p>The property is bisected by West Powerhouse Road, which is also a defining line of the two soil types that occupy the subject properties. A small portion of the properties lie south of West Powerhouse Road and according to the Soil Survey of Yakima County Area Washington, the soil type is Star-buck-rock outcrop complex, 45 to 60 percent slopes and is not prime farmland. The majority of the property lies north of West Powerhouse Road and is according to the Soil Survey of Yakima County Area Washington, the soil type is Yakima Silt Loam and is designated as prime farmland. No soil will be removed from the site as part of this Minor Rezone application.</p>	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.	
No.	
e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.	
No fill or grading is proposed as part of this Minor Rezone application.	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.	
Not as part of this Minor Rezone application.	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?	
No impervious surface is proposed at this time. No project is proposed as part of this Minor Rezone application.	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:	
None needed, none proposed.	
Air	
a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.	
None as part of this Minor Rezone application.	<p>RECEIVED</p> <p>OCT 19 2018</p> <p>CITY OF YAKIMA</p> <p>PLANNING DIV.</p>

<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>None known by property owner or proponent.</p>	
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>None needed, none proposed.</p>	
<p>Water</p>	
<p>a. Surface Water</p>	
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>The Naches-Cowiche ditch bisects the portion of property about halfway between West Powerhouse Road and State Route 12. The south boundary of the property abuts the Yakima Valley Canal which is higher in elevation than the subject property. The Naches River lies approximately 1,500 feet north of the subject properties and the Cowiche Creek lies approximately 500 feet west of the subject property.</p>	
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>Not applicable, there is no project proposed on the property.</p>	
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>Not applicable, there is no project and no fill or dredging is proposed.</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>Not applicable, there is no project and no surface water withdrawals or diversions are proposed as part of this Minor Rezone application.</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No.</p>	
<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>No project is proposed as part of this Minor Rezone application.</p>	
<p>b. Ground Water</p>	
<p>1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.</p> <p>No groundwater will be withdrawn as part of this Minor Rezone application.</p>	<p>RECEIVED</p> <p>OCT 19 2018</p> <p>CITY OF YAKIMA</p> <p>PLANNING DIV.</p>

<p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>Not applicable, this is a non-project Minor Rezone request and no waste material will be discharged into the ground.</p>	
c. Water Runoff (including stormwater)	
<p>1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Not applicable, there is no project proposed which would generate storm water.</p>	
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>Not applicable.</p>	
<p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>Not applicable, this Minor Rezone request will not affect drainage patterns, as no project is proposed.</p>	
<p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:</p> <p>None needed, none proposed</p>	
Plants	
<p>a. Check (✓) types of vegetation found on the site:</p>	
Deciduous Tree:	<input type="checkbox"/> Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input checked="" type="checkbox"/> Other
Evergreen Green:	<input type="checkbox"/> Fir <input type="checkbox"/> Cedar <input type="checkbox"/> Pine <input type="checkbox"/> Other
	<input type="checkbox"/> Shrubs <input type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop Or Grain <input checked="" type="checkbox"/> Orchards, vineyards, or other permanent crops
Wet Soil Plants:	<input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk Cabbage <input type="checkbox"/> Other
Water Plants:	<input type="checkbox"/> Milfoil <input type="checkbox"/> Eelgrass <input type="checkbox"/> Water Lily <input type="checkbox"/> Other
<p style="text-align: center;">X Other types of vegetation - Weeds</p>	
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>No vegetation will be removed or altered as part of this Minor Rezone application.</p>	
<p>c. List threatened or endangered species known to be on or near the site.</p> <p>None known by the property owner or proponent.</p>	
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>None needed, none proposed.</p>	

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<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>No noxious or invasive species have been observed on or near the site by the property owner or proponent.</p>	
<p>Animals</p>	
<p>a. List any birds or other animals which have been observed on or near the site or are known to be on or near the site.</p> <p><i>Examples include:</i> <i>birds: hawk, heron, eagle, <u>songbirds</u>, other: QUAIL, WATERFOWL</i> <i>mammals: deer, bear, elk, beaver, other:</i> <i>fish: bass, salmon, <u>trout</u>, herring, shellfish, other _____</i></p>	
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>None known by property owner or proponent.</p>	
<p>c. Is the site part of a migration route? If so, explain</p> <p>No.</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>None needed, none proposed.</p>	
<p>e. List any invasive animal species known to be on or near the site.</p> <p>The property owner has not observed any invasive animal species on or near the site.</p>	
<p>Energy and Natural Resources</p>	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p> <p>No energy is needed as part of this Minor Rezone application.</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>No.</p>	
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:</p> <p>None needed as there is no project.</p>	
<p>Environmental Health</p>	
<p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.</p> <p>No.</p>	
<p>1. Describe any known or possible contamination at the site from present or past uses.</p> <p>No known contamination from present or past uses is known to exist.</p>	<p>RECEIVED</p> <p>OCT 19 2018</p> <p>CITY OF YAKIMA</p> <p>PLANNING DIV.</p>

<p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</p> <p>Not applicable, there are no known hazardous/conditions which might affect this Minor Rezone application.</p>	
<p>3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.</p> <p>Not applicable, there are no known hazardous chemicals proposed to be stored or produced as part of this Minor Rezone application.</p>	
<p>4. Describe special emergency services that might be required.</p> <p>No special emergency services are required for this Minor Rezone application.</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>None needed, none proposed.</p>	
<p>b. Noise</p>	
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>No known noise exists in the area which would affect this application.</p>	
<p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>The Minor Rezone will not create any noise.</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>None needed, none proposed.</p>	
<p>Land and Shoreline Use</p>	
<p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>The site is currently used for residential and agricultural purposes. Adjacent properties to the south, east and west are generally residential in nature. Property directly to the north is State Route 12 and beyond that is agriculture. The proposed Minor Rezone will not affect current land uses, as no project is proposed.</p>	
<p>b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?</p> <p>The subject property has been used and is currently being used as working farmlands. However, the property is located within the City Limits of Yakima, Washington, a designated urban area and the properties are not designated as resource lands of long-term commercial significance.</p>	<p>RECEIVED</p> <p>OCT 19 2018</p> <p>CITY OF YAKIMA</p> <p>PLANNING DIV.</p>

<p>1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:</p> <p>No, the property lies within the Yakima City Limits which is a designated urban area..</p>	
<p>c. Describe any structures on the site.</p> <p>The site contains 1 single-family residence and several miscellaneous agricultural outbuildings.</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>No structures will be demolished as part of this application.</p>	
<p>e. What is the current zoning classification of the site?</p> <p>Two- family Residential</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Mixed Residential</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable.</p>	
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify.</p> <p>No.</p>	
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Not applicable, there is no project.</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>Not applicable, there is no project.</p>	
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>None needed, none proposed.</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>Compliance with 2040 Comprehensive Plan and Zoning Ordinance, as applicable to this application.</p>	<p>RECEIVED</p> <p>OCT 19 2018</p> <p>CITY OF YAKIMA</p> <p>PLANNING DIV.</p>
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>Not applicable, there are no nearby resource lands as this property lies within the City Limits of Yakima, Washington.</p>	<p>DOC.</p> <p>INDEX</p> <p># <u>D-1</u></p>

Housing	
a.	Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Not applicable, no new housing is being provided.
b.	Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Not applicable, no housing is being eliminated.
c.	Proposed measures to reduce or control housing impacts, if any: Not applicable.
Aesthetics	
a.	What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Not applicable, no new structures are being proposed as part of this application.
b.	What views in the immediate vicinity would be altered or obstructed? No known views in the immediate area will be altered or obstructed as part of this application
c.	Proposed measures to reduce or control aesthetic impacts, if any: None needed, none proposed.
Light and Glare	
a.	What type of light or glare will the proposal produce? What time of day would it mainly occur? No light or glare will be produced as part of this application.
b.	Could light or glare from the finished project be a safety hazard or interfere with views? Not applicable, there is no project proposed.
c.	What existing off-site sources of light or glare may affect your proposal? There are no known sources of off-site light or glare which would affect this proposal.
d.	Proposed measures to reduce or control light and glare impacts, if any: None needed, none proposed.

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Recreation	
a. What designated and informal recreational opportunities are in the immediate vicinity?	
Chesterly Park lies approximately ¾'s of a mile east of the project site and the Naches Trail lies approximately 150 feet north of the site.	
b. Would the proposed project displace any existing recreational uses? If so, describe.	
No recreational opportunities will be displaced as part of this Minor Rezone application.	
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:	
None needed, none proposed.	
Historic and Cultural Preservation	
a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.	
To the property owner's knowledge there are no structures on or near site that are eligible for historical or cultural preservation.	
b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.	
The property owner has no knowledge of landmarks, features or other evidence of Indian or historic use or occupation on this site. An area commonly known as "Painted Rocks" lies approximately 2,000 feet west of the subject properties.	
c. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.	
None proposed, no disturbance to cultural resources will occur as part of this Non-project Minor Rezone application.	
Transportation	
a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.	
The site is currently served by West Powerhouse Road, which extends between North 40 th Avenue on the east and Ackley Road on the west. Both North 40 th Avenue and Ackley Road connect to State Route 12 and other urban arterials in the immediate area.	
b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?	
The nearest known transit stop is near the intersection of North 40 th Avenue and River Road. The approximate distance is ¾'s of a mile east of the site.	
c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?	
No parking spaces are proposed or eliminated as part of this Minor Rezone application.	

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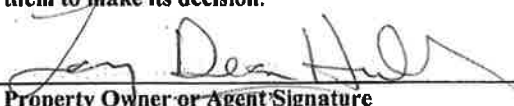
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<p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>None needed, none proposed, as there is no proposed project.</p>	
<p>e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>No.</p>	
<p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?</p> <p>Not applicable, no project is proposed.</p>	
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:</p> <p>Not applicable, there is no project.</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any:</p> <p>Not applicable, there is no project.</p>	
Public Services	
<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:</p> <p>Not applicable, there is no project.</p>	
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>Not applicable, there is no project.</p>	
Utilities	
<p>a. Circle utilities currently available at the site: <u>electricity</u>, natural gas, <u>water</u>, <u>refuse service</u>, <u>telephone</u>, <u>sanitary sewer</u>, <u>septic system</u>, other _____</p>	
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>Not applicable, there is no project.</p>	<p>RECEIVED</p> <p>OCT 19 2018</p> <p>CITY OF YAKIMA</p> <p>PLANNING DIV.</p> <p>DOG.</p> <p>INDEX⁸</p> <p># D-1</p>

C. SIGNATURE (To be completed by the applicant)	
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.	
	10/17/18
Property Owner or Agent Signature	Date Submitted
Larry Dean Hull	Buyer of property
Name of Signee	Position and Agency/Organization
PLEASE COMPLETE SECTION 'D' ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW	

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C. SIGNATURE (To be completed by the applicant.)	
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.	
<i>Robert A. Ingham</i>	<i>10/25/2018</i>
Property Owner or Agent Signature	Date Submitted
<i>ROBERT A. INGHAM</i>	<i>PRESIDENT, SQUIBB INGHAM CO.</i>
Name of Signee	Position and Agency/Organization
PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW	

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D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (IT IS NOT NECESSARY to use this sheet for project actions)	Space Reserved For Agency Comments
<p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities that would likely result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p>	
<p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?</p> <p>No increased discharge to water, emissions to air, or toxic/or hazardous substances are proposed. No increase in noise levels are anticipated by rezoning the property.</p>	
<p>Proposed measures to avoid or reduce such increases are:</p> <p>If applicable, complete an additional SEPA checklist once a project has been proposed.</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>The proposal will have no effect to plants, animals, fish or marine life.</p>	
<p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p> <p>Conservation of these issues would be reviewed through additional SEPA review and implementation of rules and regulations of the Critical Areas Ordinance, if determined necessary.</p>	
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>Not applicable, no natural resources are been exploited through this application.</p>	
<p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>None needed, none proposed.</p>	
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</p> <p>This is a non-project rezone and does not affect environmentally sensitive areas.</p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>Compliance with local, state and federal environmental ordinances will ensure protection occurs.</p>	
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>This proposal will not affect shorelines, as there is none affected. Future land use development of the property will be dictated by local, state and federal ordinances</p>	
<p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>Compliance with local, state and federal shoreline and land use ordinances will ensure protection occurs to these features.</p>	

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D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (IT IS NOT NECESSARY to use this sheet for project actions)	Space Reserved For Agency Comments
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>New development would likely increase traffic on local and state highways. A minor demand in public services and utilities would likely occur as the property is developed.</p>	
<p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>All new development would be required to meet transportation and service/utility concurrency requirements prior to development occurring.</p>	
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>No conflicts are anticipated.</p>	

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EXHIBIT LIST

[illegible]

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PART I – GENERAL INFORMATION

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

<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Comprehensive Plan Text or Map Amendment	<input checked="" type="checkbox"/> Environmental Checklist (SEPA Review)
<input type="checkbox"/> Transportation Concurrence Master Application	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> (select if submitting two or more applications under Title 15)		

1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.

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LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT

129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901

PHONE: (509) 575-6183 EMAIL: ask.planning@yakimawa.gov

CITY OF YAKIMA
PLANNING DIV

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

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.

This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV - CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Hordan Planning Services					
	Mailing Address:	410 N 2nd St					
	City:	Yakima	St:	WA	Zip:	98901	Phone: (509) 249-1919
	E-Mail:						
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input checked="" type="checkbox"/> Other Planner		
3. Property Owner's Information (If other than Applicant):	Name:	Squire-Ingham Co					
	Mailing Address:						
	City:		St:		Zip:		Phone: ()
	E-Mail:						
4. Subject Property's Assessor's Parcel Number(s): 181309-41006, 44003, 44009							
5. Legal Description of Property. (if lengthy, please attach it on a separate document) See attached							
6. Property Address: 5231 W Powerhouse Rd. Yakima, WA 98908							
7. Property's Existing Zoning: <input type="checkbox"/> SR <input type="checkbox"/> R-1 <input checked="" type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2							
8. Type Of Application: (Check All That Apply)							
<input checked="" type="checkbox"/> Rezone		<input type="checkbox"/> Comprehensive Plan Text or Map Amendment		<input checked="" type="checkbox"/> Environmental Checklist (SEPA Review)			
<input type="checkbox"/> Transportation Concurrency		<input type="checkbox"/> Other: _____		<input type="checkbox"/> Other: _____			
<input type="checkbox"/> Master Application (select if submitting two or more applications under Title 15)							

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

9. SEE ATTACHED SHEETS

PART V – CERTIFICATION

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

x [Signature]
Property Owner's Signature

10/25/2018
Date

[Signature]
Applicant's Signature

Date

FILE/APPLICATION(S)#

DATE FEE PAID:

RECEIVED BY:

AMOUNT PAID:

RECEIPT NO:



Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

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

2. DESIRED ZONING OF SUBJECT PROPERTY:

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

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

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

4. EXISTING FUTURE LAND USE DESIGNATION:

☐ Low Density Residential ☒ Mixed Residential ☐ Community Mixed-Use ☐ Commercial Mixed-Use

☐ CBD Commercial Core ☐ Regional Commercial ☐ Industrial

5. PROPOSED FUTURE LAND USE DESIGNATION:

Is there a proposed change to the Future Land Use Map? None proposed

If so what is the proposed future land use designation?

☐ Low Density Residential ☐ Mixed Residential ☐ Community Mixed-Use ☐ Commercial Mixed-Use

☐ CBD Commercial Core ☐ Regional Commercial ☐ Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

PART III - REQUIRED ATTACHMENTS

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

8. ENVIRONMENTAL CHECKLIST (required):

9. TRAFFIC CONCURRENCY (may be required):

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

11. AUTHORIZATION:

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

X Robert A. Cushman
Property Owner Signature (required)

10/17/2018
Date

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

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PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

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

2. DESIRED ZONING OF SUBJECT PROPERTY:

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

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

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

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☐ Low Density Residential ☒ Mixed Residential ☐ Community Mixed-Use ☐ Commercial Mixed-Use

☐ CBD Commercial Core ☐ Regional Commercial ☐ Industrial

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Is there a proposed change to the Future Land Use Map? None proposed

If so what is the proposed future land use designation?

☐ Low Density Residential ☐ Mixed Residential ☐ Community Mixed-Use ☐ Commercial Mixed-Use

☐ CBD Commercial Core ☐ Regional Commercial ☐ Industrial

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

PART III - REQUIRED ATTACHMENTS

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

8. ENVIRONMENTAL CHECKLIST (required):

9. TRAFFIC CONCURRENCY (may be required):

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

11. AUTHORIZATION:

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

X Brian A. Johnson

Property Owner Signature (required)

10/25/2018
Date

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

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LEGAL DESCRIPTIONS

181309-44009- THAT PORTION OF THE EAST 656 FEET OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 18, E.W.M., LYING NORTHERLY OF THE NORTH LINE OF THE NACHES-COWICHE CANAL, EXCEPT THAT PORTION LYING NORTHERLY OF THE SOUTH RIGHT OF WAY LINE OF STATE HIGHWAY SR-12,
AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS;
BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID SECTION 9 WITH THE NORTH LINE OF THE NACHES-COWICHE CANAL;
THENCE NORTH ALONG SAID EAST LINE OF SECTION 9 A DISTANCE OF 252 FEET;
THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 110 FEET;
THENCE SOUTHWESTERLY IN A STRAIGHT LINE TO A POINT OF THE NORTH LINE OF THE NACHES-CANAL, SAID POINT BEING 200 FEET NORTHWESTERLY FROM THE POINT OF BEGINNING;
THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF THE NACHES-COWICHE CANAL 200 FEET TO THE POINT OF BEGINNING.
SUBJECT TO AND TOGETHER WITH EASEMENTS AND APPURTENANCES OF RECORD.
SITUATE IN YAKIMA COUNTY, WASHINGTON

181309-44403- ALL THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 18, E.W.M., DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION;
THENCE WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, 351 FEET; THENCE SOUTH 0°20' EAST TO A POINT IN THE NORTHERLY BANK OF THE NACHES & COWICHE DITCH CO'S CANAL;
THENCE NORTH 52°20' WEST 408.60 FEET TO AN IRON PIN;
THENCE SOUTH 19°40' WEST 672 FEET TO AN IRON PIN;
THENCE SOUTH 0°10' WEAST TO THE YAKIMA VALLEY CANAL CO.'S CANAL;
THENCE SOUTHEASTERLY ALONG SAID CANAL TO THE EAST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

EXCEPT THAT PORTION LYING NORTH OF THE NACHES & COWICHE DITCH COMPANY.

AND EXCEPT;

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 18, E.W.M., AND THE CONCRETE LINE FO THE NACHES AND COWICHE CANAL ON THE SOUTH SIDE THEREOF;

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THENCE SOUTH ALONG SAID EAST LINE 123 FEET;
THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE
OF 105 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION
TO THE SAID CONCRETE LINER; THENCE SOUTHEASTERLY ALONG THE SAID
CONCRETE LINE TO THE POINT OF BEGINNING.

AND EXCEPT;

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF
THE SECTION 9, TOWNSHIP 13 NORTH, RANGE 18, E.W.M., DESCRIBED AS
FOLLOWS; BEGINNING AT A POINT OF THE EAST LINE OF SAID SECTION 9 AT A
POINT 123 FEET SOUTH OF THE LINER OF THE NACHES-COWICHE CANAL;
THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION, A
DISTANCE OF 105 FEET;
THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION TO THE
NORTHERLY RIGHT OF WAY OF THE YAKIMA VALLEY CANAL;
THENCE SOUTHEASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE TO THE
EAST LINE OF SAID SECTION;
THENCE NORTH ALONG THE EAST LINE OF SAID SECTION TO THE POINT OF
BEGINNING, EXCEPT RIGHT OF WAY FOR COUNTY ROAD (POWERHOUSE ROAD).

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PARCEL NUMBER 181309-41006

BEGINNING AT A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M., 351.0 FEET WEST OF THE EAST QUARTER CORNER OF SAID SECTION, THENCE SOUTH $0^{\circ} 20'$ EAST TO A POINT IN THE NORTHERLY BANK OF THE NATCHES AND COWICHEE DITCH COMPANY'S CANAL, THENCE NORTH $52^{\circ} 20'$ WEST 408.6 FEET TO AN IRON PIN, THENCE SOUTH $19^{\circ} 40'$ WEST 672 FEET TO AN IRON PIN, THENCE SOUTH $0^{\circ} 10'$ WEST TO THE YAKIMA VALLEY CANAL COMPANY'S CANAL, THENCE NORTHWESTERLY ALONG SAID CANAL TO THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION, THENCE NORTH ALONG THE WEST LINE TO THE NORTH LINE THEREOF, THENCE EAST ON SAID NORTH LINE TO THE POINT OF BEGINNING.

ALSO: THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M., LYING NORTHEASTERLY OF THE NORTHERLY RIGHT-OF-WAY OF THE YAKIMA VALLEY CANAL COMPANY'S CANAL,

EXCEPT BEGINNING ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, AT A POINT 37.5 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE TRACK OF THE NACHES BRANCH OF THE NORTHERN PACIFIC RAILWAY, SAID POINT BEING 423.4 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, THENCE SOUTH ALONG SAID WEST LINE 310.2 FEET, THENCE EAST 290 FEET, THENCE NORTH 140.5 FEET TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF THE AFORESAID RAILWAY, THENCE NORTH $59^{\circ} 40'$ WEST ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY 336 FEET TO THE POINT OF BEGINNING, CONVEYED TO THE CITY OF YAKIMA FOR RESERVOIR,
EXCEPT RIGHT-OF-WAY FOR STATE ROAD NO. 5,
EXCEPT COUNTY ROADS AS SAID ROADS NOW EXIST,
EXCEPT RIGHT-OF-WAY 75 FEET IN WIDTH CONVEYED TO THE NORTH YAKIMA & VALLEY RAILWAY COMPANY,
EXCEPT ANY PORTION IN THE EAST 656 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION, AND
EXCEPT THAT PORTION LYING NORTHEASTERLY OF S.R.-12.

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PART IV - NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE FOR ANSWERS TO ALL QUESTIONS ON THIS APPLICATION

What is the status of existing land use?

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

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

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

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

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

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

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

PART IV – REZONE NARRATIVE

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

The property is well suited for all residential uses permitted under the proposed zoning Multi-family Residential (R-3) zoning district. The property is relatively flat with a gentle northerly slope between West Powerhouse Road and State Route 12. Those portions of the property that lie south of West Powerhouse Road are too steep for development purposes.

The property is served with domestic water by a 24-inch water line that lies along the right-of-way of West Powerhouse Road as it passes through the property. The nearest sanitary sewer line is 15-inches in diameter and is located approximately 600 feet southeasterly of the subject property also within the right-of-way of West Powerhouse Road. Due to the large size of the total property (approximately 43 acres), a 600 foot sanitary sewer line extension would be reasonable in this case. The subject properties all front on, or have access to, West Powerhouse Road, an urban arterial roadway, which can easily be widened along the properties frontage.

The property also is located in a mixed-use land use area that consists of a state highway, manufactured home park, agricultural area and pockets of single-family uses, which are generally suitable and compatible with the proposed R-3 zoning district.

The above circumstances make the property suitable for the permitted land uses of the multi-family zoning district.

What is the status of the existing land use?

The subject property consists of three parcels totaling approximately 43 acres. The site contains 1 single-family residence, miscellaneous agricultural outbuildings, orchard and vacant land. All urban services and facilities are available to the property, or can easily be extended to the property, as needed. Domestic water (24-inch main) and sewer lines (15-inch main) are located along West Powerhouse Road or within easy extension distance to the property. The property has direct and indirect access to West Powerhouse Road, an urban arterial. Electricity and telephone are currently located on-site and the property is protected by the Yakima Fire Department and Police Department.

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

The rezone request is in compliance with the City of Yakima Comprehensive Plan 2040 because the proposed rezone meets the intent of the Mixed Residential land use designation at 2.2.2 of the comprehensive plan by its compliance with the following statement in the Comprehensive Plan: **“The proposal meets the locational criteria of the comprehensive plan because the subject property is located within established low density residential communities and in other parts of the City that are inappropriate for more intensive urban development due to the topography or other land suitability challenges and/or the desire to create lower intensity transitional areas between the City and the surrounding unincorporated rural pasture, foothills and agricultural land”.**

The Mixed Residential land use designation is to provide for areas with a mixture of housing types and densities. This proposal better implements the following goals and policies:

Goal 2.1 -- Establish a development pattern consistence with Community's Vision.

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

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

Goal 2.2 – Provide a mix of land use designations consistent with the community's vision.

Policy 2.2.2.B: Mixed Residential location criteria. -- Intended for areas now characterized by, and/or appropriate for, a mixture of housing types with a close proximity to commercial services, transit access, and/or parks and other public recreational amenities. This designation often creates a transition from commercial and mixed-use areas to low density residential areas.

Goal 2.3 – Residential Uses. Preserve and enhance the quality, character and function of Yakima's residential neighborhoods.

Policy 2.3.1 – Provide for a wide variety of housing types within the city to meet the full range of housing needs for Yakima's evolving population.

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Policy 2.3.2 – Preserve and enhance established residential neighborhoods. Specifically (as applicable):

A. Ensure that new development is compatible in scale, style, density and aesthetic quality to an established neighborhood.

E. Carefully review proposed land use designation changes to more intensive residential designations, mixed-use or industrial. Specifically:

- Proposals should conform to locational criteria set forth for the desired designation in the applicable policies under Goal 2.2.
- Is the site physically suited for the proposed designation?
- Is the desired zone one of the implementing zones of the land use designation (per applicable policies under Goal 2.2)?
- Avoid spot zones or similar changes that may create instability with the surrounding neighborhood.

Goal 5.1 Encourage diverse and affordable housing choices.

Policy 5.4.2. -- Use transitional densities, design and landscape standards to ensure housing is compatible with existing character and planned goals.

Proponent Comment – This proposal implements the comprehensive plan better because it will provide an opportunity for a variety of housing types to occur. Just because a property is designated and zoned for multi-family residential purposes doesn't mean that multi-family apartment-type units will be constructed. The R-3 zoning district permits single-family, duplex and multi-family development or a combination of all three residential uses.

The property adjoins R-3 zoning along the northeast corner of the proposal and a manufactured home park is located within that zoning district. Surrounding properties to the west and east are currently zoned R-2, which permits a mixture of housing types, with limited densities. The site can accommodate multi-family residential development, as well as other types of residential development and is physically suited for the proposed zoning district. Multi-family Residential Zoning R-3, would implement the Mixed Residential land use designation as suggested by the comprehensive plan.

For the above reasons, this proposal implements compliance with Comprehensive Plan goals and policies.

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

All urban services and facilities are available to the property, or can easily be extended to the property, as needed. The subject property is served with domestic water (24-inch main) and a 15-inch sewer line is located approximately 600 feet southeast of the subject property which can accommodate multi-family type development. The property has direct and indirect access to West Powerhouse Road and easy access to North 40th Avenue and State Route 12. Electricity and telephone are currently located on-site and the property is protected by the Yakima Fire Department and Police Department.

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

Yes, this property can be served with the existing facilities capable of supporting the most intensive uses, as the site is served by a 15-inch sanitary sewer main and 24-inch water main. If any service or facility deficiency exists in the delivery of services to this property, necessary mitigation will take place by the developer to ensure adequate public services and facilities are in place at the developer's expense through future SEPA review and land use concurrency requirements, upon the development of the property.

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

The proposed zone change is compatible with existing neighboring land uses because of the unique characteristics of the property. The property abuts a state highway on the north, and beyond that agricultural lands planted in orchard. Properties to the east consist of an existing manufactured home park and a small strip of single-family residences, and beyond that commercial activities. Property to the south rises substantially in elevation and mainly consists of single-family residences on acreage size lots. Property to the west consists of single-family residences, an indoor shooting range and fruit warehouses.

This proposed zone change will be compatible with existing neighboring land uses because there are physical barriers, topography (different elevations) and existing mixed land uses in the area that are compatible with the R-3 zoning district. Due to the large size of the subject property, once a project is approved, adequate buffering can be imposed to ensure compatibility.

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

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

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

The public need arises from the fact that there is a documented need for additional multi-family development in Yakima. In fact, the City of Yakima, has a serious deficiency in multi-family zoned property. The 2040 Comprehensive Plan states, "The Runstad Center for Real Estate Research has noted that in 2016 that in the previous year "... Yakima County has recorded the greatest decrease in vacancy rate with a considerable drop of 5.8 percent (from 7.8% to 1.7%)." If supply does not keep up with demand, it is likely that rental rates will increase." Since this study there have been additional reports published showing Yakima's rental vacancies under 1%. The subject site should specifically be used for housing purposes, and other forms of potentially permitted uses within the R-3 zoning district, such as residential mini-storage, be prohibited on the site.

Additionally, the City has provided the necessary infrastructure for this specific type of development (i.e. major arterial roadways, easy access to the transportation network, adequate water and waste water lines). The public expects a variety of housing types and multi-family zoning provides that variety by permitting single-family, two-family and multi-family within a single zoning district (R-3). This rezone meets that public need and perspective, while using the infrastructure provided for residential development to locate at this location.

Based on the above, a public need exists for additional multi-family residential zoning in the City of Yakima.

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SQUIRE-INGHAM CO
RZ#010-18 & SEPA#027-18

EXHIBIT LIST

CHAPTER F

Public/Agency Comments

[illegible]

Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, December 05, 2018 4:28 PM
To: 'Yakima Bikes and Walks!'
Subject: RE: Comments on RZ#010-18 & SEPA#027-18 (Hordan/Squire-Ingham Co)

Received – thanks Phil!



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

From: Yakima Bikes and Walks! [mailto:yakima.bikes@gmail.com]
Sent: Wednesday, December 05, 2018 4:27 PM
To: Maxey, Lisa <Lisa.Maxey@YAKIMAWA.GOV>
Subject: Fwd: Comments on RZ#010-18 & SEPA#027-18 (Hordan/Squire-Ingham Co)

Lisa, please confirm receipt. Thanks!

---Phil Hoge
Yakima Bikes and Walks!
<https://facebook.com/YakimaBikes>

Begin forwarded message:

From: "Yakima Bikes and Walks!" <yakima.bikes@gmail.com>
Date: December 5, 2018 at 4:05:40 PM PST
To: Joan Davenport <joan.davenport@yakimawa.gov>, trevor.martin@yakimawa.gov
Subject: Comments on RZ#010-18 & SEPA#027-18 (Hordan/Squire-Ingham Co)

Joan Davenport, AICP, Director
Dept. of Community Development
129 N. 2nd Street
Yakima, WA 98901

Dear Joan:

This rezone will likely adversely impact traffic safety; and therefore I urge you to issue the SEPA threshold determination with a mitigating condition requiring dedication of right-of-way along W. Powerhouse Rd. per YMC 12.06.020 standards (i.e., 80 feet of width for a Collector).

I believe that the Determination of Consistency in the Notice of Application is inappropriate in stating that "the subject property is able to be served by public facilities." The following needed and planned street attributes cannot currently be provided on W. Powerhouse Rd. because the existing right-of-way width is inadequate to provide:

- The probable adverse impact to traffic safety is based on the question in ***Supplemental Application For REZONES, Part IV - NARRATIVE, C*** ("Are the exiting public facilities capable of supporting the most intensive use of the new (requested) zone? If not, what mitigating measures are going to be implemented to address any short falls in public services that may exist?") **I submit, for your consideration, that the existing right-of-way width is inadequate to support the most intensive use in the requested R-3 zone.**

<https://www.facebook.com/YakimaBikes>



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

November 30, 2018

Trevor Martin
Community Development
City of Yakima
129 North 2nd Street
Yakima, WA 98901

Re: RZ#010-18, SEPA#027-18

Dear Trevor Martin:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the rezone of approximately 43 acres from Two-Family Residential to Multifamily Residential zoning district, proposed by Squire-Ingham Company. We have reviewed the documents and have the following comments.

TOXICS CLEAN-UP

Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.

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

Sincerely,

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

201806410

RECEIVED

NOV 30 2018

**CITY OF YAKIMA
PLANNING DIV.**

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**Washington State
Department of Transportation**

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

November 27, 2018

City of Yakima
129 North 2nd Street
Yakima, Washington 98901

Attention: Joan Davenport, Community Development Director

Subject: RZ#010-18, SEPA027-18
Squire Ingham Co., US 12 / Powerhouse Road

RECEIVED

NOV 28 2018

**CITY OF YAKIMA
PLANNING DIV.**

The Washington State Department of Transportation has reviewed the proposed rezone of approximately three parcels totaling 43 acres from Two-Family Residential (R-2) to Multi-family Residential (R-3).

US 12 is part of the National Highway System and borders the parcels along the northerly property line. US 12 is a fully-controlled limited access facility with a posted speed limit of 60 m.p.h. No access to US 12 will be allowed. The applicant should be aware that WSDOT has long-range plans to restrict turning movements at the US 12/Ackley Road intersection to right-in/right-out only and ultimately close the intersection. These plans are only preliminary. No decisions have been made and no funding has been procured. It is important to note, US 12 will continue to serve the site via the US 12/40th Avenue Interchange and the US 12/Powerhouse Road intersection.

The proposal could result in doubling the potential residential units on the site. We recommend that the City require a traffic impact analysis (TIA) be done at this time by a licensed traffic engineer at the proponent's expense, and submitted to the City and the WSDOT for review and comment. We request that the TIA analyze the impacts to US 12/40th Avenue interchange and the US 12/Ackley Road intersection. Mitigation to offset the impacts for this proposal should be identified in the traffic study. We also request that the City assess a pro rata share contribution from the developer for improvements to US 12 in proportion to their impacts to the interchange and/or intersection.

Stormwater and surface runoff generated by this project must be retained and treated on site in accordance with regulating agencies' standards and not be allowed to flow onto WSDOT rights-of-way.

US 12 is an existing facility. The proponent should be aware that they are proposing development in an area with traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, US 12 may need to be expanded to accommodate future traffic growth. If the proponent is concerned with traffic noise affecting this development, it is the developer's responsibility to dampen or deflect any traffic noise.

Any proposed lighting should be directed down towards the site, and away from US 12.

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This residential subdivision adjacent to US 12 increases the likelihood of safety concerns with children and pets. Similar to previous residential developments, the proponent will need to construct a minimum six-foot tall solid barrier fence on the property boundary of US 12. Fencing along US 12 right of way typically lies one-foot inside the right-of-way line.

Future development will be subject to review for their impacts to the WSDOT system as would any other subsequent development proposed in the R3 zoning district. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s).

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

Sincerely,



Paul Gonseth, P.E.
Planning Engineer

PG: jg/df
cc: SR 12, File #2018-10
Les Turnley, Area 2 Maintenance Superintendent

RECEIVED

NOV 28 2018

**CITY OF YAKIMA
PLANNING DIV.**

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SQUIRE-INGHAM CO
RZ#010-18 & SEPA#027-18

EXHIBIT LIST

CHAPTER G

Public Notices

[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 SQUIRE-INGHAM CO (RZ#010-18 & SEPA#027-18); including all labels for parties of record and property owners within a radius of 300 feet of the subject properties.
2. Vicinity Map

Signed this 7th day of February, 2019.



Lisa Maxey
Planning Specialist

Received By: 

Date: 2-7-19

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18130941006 SQUIRE -INGHAM CO 5231 W POWERHOUSE RD YAKIMA, WA 98908	18130941006 SQUIRE -INGHAM CO 5231 W POWERHOUSE RD YAKIMA, WA 98908	18130941008 SQUIRE -INGHAM CO 5231 W POWERHOUSE RD YAKIMA, WA 98908
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Parties of Record – Squire-Ingham Co – RZ#010-18 & SEPA#027-18

Hordan Planning Services 410 N 2 nd St Yakima, WA 98901 hordanplanningservices@outlook.com	Squire-Ingham Co 901 Summitview Ave #250 Yakima, WA 98902	Squire-Ingham Co 5231 Powerhouse Rd Yakima, WA 98908
Yakima Bikes and Walks c/o Phil Hoge yakima.bikes@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
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 12/2018

Type of Notice: Notice of City Council Public Hearing
File Number: RZ#010-18 / SEPA # 027-18
Date of Mailing: 3/5/19
Hearing

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Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, February 07, 2019 2:12 PM
To: Claar Tee, Sonya
Subject: Mailing Labels for Public Hearing Notice -- Squire Ingham Co (RZ#010-18)
Attachments: In-House Distribution E-mail List_ updated 12.04.2018; Local Media List _01.17.2019

Hi Sonya,

Mailing labels will be delivered to you shortly for the Squire-Ingham Co Rezone (RZ#010-18) public hearing notice to be sent out after the set date (set date on 2/19 for public hearing on 3/5). Please email the notice to the following distribution lists: In-House Distribution E-mail List updated 12.04.2018 and Local Media List 01.17.2019.

Please also email the notice to the following parties:

hordanplanningservices@outlook.com
yakima.bikes@gmail.com

Thank you!



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

VICINITY MAP



File Number: RZ#010-18 & SEPA#027-18

Project Name: SQUIRE-INGHAM CO

Site Address: 5231 POWERHOUSE RD



Proposal: Non-project rezone consisting of three parcels totaling approximately 43 acres from Two-Family Residential (R-2) to Multi-Family Residential (R-3).

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

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

Date Created: 10/22/2018



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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: RZ#010-18 & SEPA#027-18

Squire-Ingham Co

5231 W Powerhouse Rd

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Yakima Planning Commission's Recommendation to City Council**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, all parties of record, and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 24th day of January, 2019.

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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18130944007

TRENT & KATHRYN M FUEHRER

4815 W POWERHOUSE RD

YAKIMA, WA 98908

31

Total Parcels - Squire-Ingham Co -

RZ#010-18 & SEPA#027-18

Squire-Ingham Co

901 Summitview Ave #250

Yakima, WA 98902

Hordan Planning Services

410 N 2nd St

Yakima, WA 98901

Ntc of VPC Recommendation

RZ #010-18 / SEPA #027-18

Sent 1/24/19

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Parties of Record – Squire-Ingham Co – RZ#010-18 & SEPA#027-18

Hordan Planning Services 410 N 2 nd St Yakima, WA 98901 hordanplanningservices@outlook.com	Squire-Ingham Co 901 Summitview Ave #250 Yakima, WA 98902	Squire-Ingham Co 5231 Powerhouse Rd Yakima, WA 98908
Yakima Bikes and Walks c/o Phil Hoge yakima.bikes@gmail.com	Department of Ecology Attn: Gwen Clear 1250 W Alder St Union Gap, WA 98903	WA State Dept of Transportation South Central Region Attn: Paul Gonseth, Planning Engineer 2809 Rudkin Rd Union Gap, WA 98903

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
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 12/2018

Type of Notice: Ntc of YPC Recommendation

File Number: RZ #010-18 / SEPA #027-18

Date of Mailing: 1/24/19

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Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, January 24, 2019 8:21 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; Rossignol, Linda; Schafer, Scott; Shane, Mike; Watkins, Sara; Zabell, John; Zammarchi, Loretta
Cc: Martin, Trevor; 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 YPC Recommendation - Squire-Ingham Co - RZ#010-18 & SEPA#027-18
Attachments: NOTICE OF YPC RECOMMENDATION_Squire-Ingham Co - RZ#010-18 & SEPA#027-18.pdf

Attached is a Notice of the Yakima Planning Commission's Recommendation to City Council regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at (509) 575-6162 or email to: trevor.martin@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: January 24, 2019
TO: Applicant, Adjoining Property Owners, and Parties of Record
SUBJECT: Notice of Yakima Planning Commission's Recommendation to
The Yakima City Council
FILE #(S): RZ#010-18 & SEPA#027-18
APPLICANT: Hordan Planning Services on behalf of Squire-Ingham Co
PROJECT LOCATION: 5231 W Powerhouse Rd

On January 23, 2019, the City of Yakima Planning Commission rendered their recommendation on **RZ#010-18**, a proposed non-project rezone consisting of three parcels totaling approximately 43 acres from Two-Family Residential (R-2) to Multi-Family Residential (R-3). The application was reviewed at an open record public hearing on January 9, 2019.

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

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

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

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

Trevor Martin
Associate Planner

Date of Mailing: **January 24, 2019**
Enclosures: Planning Commission's Recommendation

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SIGN-IN SHEET
City of Yakima Planning Commission
City Hall Council Chambers
Wednesday January 9, 2019
Beginning at 3:00 p.m.
Public Meeting

PLEASE WRITE LEGIBLY

Indicate agenda item of interest	NAME	MAILING ADDRESS or E-MAIL	ZIP CODE
VII	BILL HORAN	410 N. 2 nd ST. YAKIMA	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

City of Yakima Planning Commission

PUBLIC HEARING

City Hall Council Chambers

Wednesday January 9, 2019

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 (District 2)

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

V. Audience Participation

VI. Approval of Meeting Minutes of December 12, 2018

VII. Public Hearing – Non-Project Rezone

Applicant: Hordan Planning Services on behalf of Squire-Ingham Co

File Numbers: RZ#010-18 & SEPA#027-18

Site Address: 5231 Powerhouse Rd

Request: Non-project rezone consisting of three parcels totaling approximately 43 acres from Two-Family Residential (R-2) to Multi-Family Residential (R-3).

VIII. Other Business

IX. Adjourn

Next Meeting: January 23, 2019

YPC Staff Report & Packet Distribution List
Squire-Ingham Co
RZ#010-18 & SEPA#027-18

YPC PACKET:

Patricia Byers
Patbyers907@msn.com

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aar7040@gmail.com

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Rob McCormick
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Philip Ostriem
Philipostriem@gmail.com

Hordan Planning Services
410 N 2nd St
Yakima, WA 98901
hordanplanningservices@outlook.com

AGENDA & STAFF REPORT ONLY:

Squire-Ingham Co
901 Summitview Ave #250
Yakima, WA 98902

Squire-Ingham Co
5231 Powerhouse Rd
Yakima, WA 98908

Date Distributed: 1/2/19

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: **RZ#010-18 & SEPA#027-18**

Squire-Ingham Co

5231 Powerhouse Rd

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of ~~Decision &~~ DNS**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, parties of record, listed SEPA agencies and all property owners of record within a radius of **300** feet of subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on this **13th** day of **December, 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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18130944007

TRENT & KATHRYN M FUEHRER
4815 W POWERHOUSE RD
YAKIMA, WA 98908

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Total Parcels - Squire-Ingham Co -
RZ#010-18 & SEPA#027-18

Squire-Ingham Co
901 Summitview Ave #250
Yakima, WA 98902

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

Ntc of DNS
RZ#010-18/SEPA#027-18
Sent 12/13/18

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	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	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	Environmental Protection Agency NEPA Review Unit 1200 6th Ave #900 Seattle, WA 98101	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 129 N 2nd Street Yakima, WA 98901 bob.desgrossellier@yakimawa.gov brett.sheffield@yakimawa.gov	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Environmental Specialist 2200 S 216th St Des Moines, WA 98198
Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504	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
Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Parks & Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 jessica.logan@parks.wa.gov	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	US Army Corps of Engineers Seattle District, Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 david.j.moore@usace.army.mil

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WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	WA State Dept of Health, Office of Drinking Water Christine Collins 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216	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 watts@wvwd208.org	WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov	WSDOT South Central Regional 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 Building Department Harold Maclean 128 North 2nd Street, 4th Floor Yakima, WA 98901 Harold.Maclean@co.yakima.wa.us
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 County Water Resources Division Brian Morgenroth 128 North 2nd Street, 4th Floor Yakima, WA 98901 Brian.morgenroth@co.yakima.wa.us
Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948 Yakama Indian	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948
Yakima Regional Clean Air Agency Hasan Tahat, Engineering & Planning Supervisor 329 North 1st Street Yakima, WA 98901 hasan@yrcaa.org	Yakima School District Dr. Jack Irion, Superintendent 104 North 4th Ave Yakima, WA 98902	Yakima School District Scott Izutsu, Associate Superintendent 104 N 4th Ave Yakima, WA 98902 izutsu.scott@yakimaschools.org
Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908	Yakima Valley Conference of Governments Mike Shuttleworth, Planning Manager 311 North 4th Street, Ste# 202 Yakima, WA 98901 Mike.shuttleworth@yvcog.org
Yakima Valley Museum John A. Baule, Director 2105 Tieton Drive Yakima, WA 98902 john@yakimavalleymuseum.org	Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 keithk@wasteconnections.com	

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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
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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-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908	

\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES_updated 11.16.18 - Form List.docx

Type of Notice: Ntc of DNS

File Number: SEPA #027-18/RZ #010-18

Date of Mailing: 12/13/18

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Parties of Record – Squire-Ingham Co – RZ#010-18 & SEPA#027-18

Hordan Planning Services 410 N 2 nd St Yakima, WA 98901 hordanplanningservices@outlook.com	Squire-Ingham Co 901 Summitview Ave #250 Yakima, WA 98902	Squire-Ingham Co 5231 Powerhouse Rd Yakima, WA 98908
Yakima Bikes and Walks c/o Phil Hoge yakima.bikes@gmail.com	Department of Ecology Attn: Gwen Clear 1250 W Alder St Union Gap, WA 98903	WA State Dept of Transportation South Centra Region Attn: Paul Gonseth, Planning Engineer 2809 Rudkin Rd Union Gap, WA 98903

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Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
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Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov
Vick DeOchoa	Code Administration	Vick.DeOchoa@yakimawa.gov
Linda Rossignol	Code Administration	Linda.Rossignol@yakimawa.gov
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Sara Watkins	Legal Dept	Sara.Watkins@yakimawa.gov
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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 12/2018

Type of Notice: Ntc of DNS

File Number: RZ#010-18/SEPA #027-18

Date of Mailing: 12/13/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, December 13, 2018 9:41 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; 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 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; Sheffield, Brett; 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 County Water Resources Division - Brian Morgenroth; 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: Martin, Trevor
Subject: Notice of DNS - Squire-Ingham Co - RZ#010-18 & SEPA#027-18
Attachments: NOTICE OF DNS_Squire-Ingham Co - RZ#010-18 & SEPA#027-18.pdf

Attached is a Notice of Determination of Non-Significance (DNS) regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at (509) 575-6162 or email to: trevor.martin@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 NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
December 13, 2018**

PROJECT DESCRIPTION: The applicant has proposed a non-project rezone consisting of three parcels, totaling approximately 43 acres, from Two-Family Residential (R-2) to Multifamily (R-3).

LOCATION: 5231 W Powerhouse Rd.
PARCEL NUMBER: 181309-41006, -44003, & -44009
PROPOSER: Hordan Planning Services
PROPERTY OWNER: Squire-Ingram Co.
LEAD AGENCY: City of Yakima

FILE NUMBERS: RZ#010-18 & SEPA#027-18

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

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

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

Date: December 13, 2018

Signature

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

No later than: **December 27, 2018.**

By method: Complete appeal application form and payment of \$580.00 appeal fee.

You should be prepared to make specific factual objections. Contact the City of Yakima Planning Division to read or ask about the procedures for SEPA appeals.

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: RZ#010-18 & SEPA#027-18

Squire-Ingham Co

5231 W Powerhouse Rd

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Application, Environmental Review, and Public Hearing**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the property owner and applicant, SEPA reviewing agencies, and all property owners of record within a radius of 300 feet of the subject property; that said are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 15th day of November, 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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TRENT & KATHRYN M FUEHRER
4815 W POWERHOUSE RD
YAKIMA, WA 98908

**Total Parcels - Squire-Ingham Co -
RZ#010-18 & SEPA#027-18**

Squire-Ingham Co
901 Summitview Ave #250
Yakima, WA 98902

Hordan Planning Services
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Yakima, WA 98901

Ntc of App, SEPA & Hearing
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Sent 11/15/18

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahatanum.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 Regional 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 County Water Resources Division Brian Morgenroth 128 North 2nd Street, 4th Floor Yakima, WA 98901 Brian.morgenroth@co.yakima.wa.us

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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 10.29.18 - Form List.docx

Type of Notice: Ntc of App, SEPA & Hearing

File Number: RZ# 010-18 / SEPA # 027-18

Date of Mailing: 11/15/18

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In-House Distribution E-mail List		
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Carolyn Belles	Code Administration	Carolyn.Belles@yakimawa.gov
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Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov
Vick DeOchoa	Code Administration	Vick.DeOchoa@yakimawa.gov
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Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
For the Record/File		
Binder Copy		Revised 10/2018

Type of Notice: Ntc of App, SEPA & Hearing

File Number(s): RZ #010-18 / SEPA #027-18

Date of Mailing: 11/15/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, November 15, 2018 10:08 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 County Water Resources Division - Brian Morgenroth; 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; Beehler, Randy; 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: Martin, Trevor
Subject: Notice of Application, SEPA & YPC Public Hearing - Squire-Ingham Co - RZ#010-18 & SEPA#027-18
Attachments: NOTICE OF APPLICATION, SEPA & HEARING - Squire-Ingham Co - RZ SEPA.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 Trevor Martin at (509) 575-6162 or email to: trevor.martin@yakimawa.gov. Thank you!



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

-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:	11/15/18
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:	852927
Start:	11/19/18
Stop:	11/19/18
Total Cost:	\$321.20
Lines:	176.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	11/19/18

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G-3b

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

**(REVISED FROM THE 11/15/18 LEGAL AD TO CORRECT
THE PUBLIC HEARING DATE)**

DATE: 11/15/2018; **PROJECT DESCRIPTION:** Non-project rezone proposal to rezone three (3) parcels, approximately 43 acres in size, from Two-Family Residential (R-2) to Multifamily Residential (R-3); **APPLICANT:** Hordan Planning Services on behalf of Squire-Ingham Co; **FILE NUMBER:** RZ#010-18 & SEPA#027-18; **LOCATION:** 5231 Powerhouse Rd; **TAX PARCEL NUMBER(S):** 181309-41006, -44003, and -44009; **DATE OF APPLICATION:** 10/19/2018; **DATE OF COMPLETENESS:** 11/8/2018; **DETERMINATION OF CONSISTENCY:** Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows: 1) The type of land use: Non-project Rezone and SEPA Environmental Review; 2) Level of Development: Non-project Rezone, No significant development has been proposed as part of the Rezone; 3) Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc; and 4) Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards; Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows: 1) The type of land use: Rezone and SEPA Environmental Review; 2) Density of Development: The Multifamily zoning district allow for 13+ dwelling units per Net Residential Acre; and 3) Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities; **NOTICE OF ENVIRONMENTAL REVIEW:** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, under WAC § 197-11-928 for this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination will be mailed to parties of record and entities who were provided this notice and may be appealed pursuant to YMC § 6.88.170; **Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: N/A; **Required Studies:** N/A; **Existing Environmental Documents:** None; **Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan; **REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **December 5, 2018**, will be considered prior to issuing the final SEPA determination. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **January 9, 2019 at 3:00 p.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (RZ#010-18 & SEPA#027-18) and applicant's name (Squire-Ingham Co) in any correspondence you submit. You can mail your comments to: **Joan Davenport, AICP, Community Development Director; City of Yakima, Department of Community Development; 129 N. 2nd St.; Yakima, WA 98901; NOTICE OF RECOMMENDATION:** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were entitled to receive this notice by mail once it is rendered. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or e-mail to trevor.martin@yakimawa.gov.

(852927) November 19, 2018

Courtesy of Yakima Herald-Republic

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

(REVISED FROM THE 11/15/18 LEGAL AD TO CORRECT
THE PUBLIC HEARING DATE)

DATE: 11/15/2018; **PROJECT DESCRIPTION** Non-project rezone proposal to rezone three (3) parcels, approximately 43 acres in size, from Two-Family Residential (R-2) to Multifamily Residential (R-3); **APPLICANT:** Hordan Planning Services on behalf of Squire-Ingham Co; **FILE NUMBER:** RZ#010-18 & SEPA#027-18; **LOCATION:** 5231 Powerhouse Rd; **TAX PARCEL NUMBER(S):** 181309-41006, -44003, and -44009; **DATE OF APPLICATION:** 10/19/2018; **DATE OF COMPLETENESS:** 11/8/2018; **DETERMINATION OF CONSISTENCY:** Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows: 1) The type of land use: Non-project Rezone and SEPA Environmental Review; 2) Level of Development: Non-project Rezone, No significant development has been proposed as part of the Rezone; 3) Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc; and 4) Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards; Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows: 1) The type of land use: Rezone and SEPA Environmental Review; 2) Density of Development: The Multifamily zoning district allow for 13+ dwelling units per Net Residential Acre; and 3) Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities; **NOTICE OF ENVIRONMENTAL REVIEW:** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, under WAC § 197-11-928 for this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination will be mailed to parties of record and entities who were provided this notice and may be appealed pursuant to YMC § 6.88.170; **Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: N/A; **Required Studies:** N/A; **Existing Environmental Documents:** None; **Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan; **REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **December 5, 2018**, will be considered prior to issuing the final SEPA determination. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **January 9, 2019 at 3:00 p.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (RZ#010-18 & SEPA#027-18) and applicant's name (Squire-Ingham Co) in any correspondence you submit. You can mail your comments to: **Joan Davenport, AICP, Community Development Director; City of Yakima, Department of Community Development; 129 N. 2nd St.; Yakima, WA 98901; NOTICE OF RECOMMENDATION:** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were entitled to receive this notice by mail once it is rendered. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or e-mail to trevor.martin@yakimawa.gov.

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Please proof read notice carefully to check spelling and run dates,
if you need to make changes**

Date:	11/13/18
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:	852549
Start:	11/15/18
Stop:	11/15/18
Total Cost:	\$306.60
Lines:	168.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	11/15/18

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

DATE: 11/15/2018; **PROJECT DESCRIPTION** Non-project rezoning proposal to rezone three (3) parcels, approximately 43 acres in size, from Two-Family Residential (R-2) to Multifamily Residential (R-3); **APPLICANT:** Hordan Planning Services on behalf of Squire-Ingham Co; **FILE NUMBER:** RZ#010-18 & SEPA#027-18; **LOCATION:** 5231 Powerhouse Rd; **TAX PARCEL NUMBER(S):** 181309-41006, -44003, and -44009; **DATE OF APPLICATION:** 10/19/2018; **DATE OF COMPLETENESS:** 11/8/2018; **DETERMINATION OF CONSISTENCY:** Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows: 1) The type of land use: Non-project Rezone and SEPA Environmental Review; 2) Level of Development: Non-project Rezone, No significant development has been proposed as part of the Rezone; 3) Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc; and 4) Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards; Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows: 1) The type of land use: Rezone and SEPA Environmental Review; 2) Density of Development: The Multifamily zoning district allow for 13+ dwelling units per Net Residential Acre; and 3) Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities; **NOTICE OF ENVIRONMENTAL REVIEW:** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, under WAC § 197-11-928 for this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination will be mailed to parties of record and entities who were provided this notice and may be appealed pursuant to YMC § 6.88.170; **Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: N/A; **Required Studies:** N/A; **Existing Environmental Documents:** None; **Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan; **REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **December 5, 2018**, will be considered prior to issuing the final SEPA determination. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **January 9, 2018 at 3:00 p.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (RZ#010-18 & SEPA#027-18) and applicant's name (Squire-Ingham Co) in any correspondence you submit. You can mail your comments to: **Joan Davenport, AICP, Community Development Director; City of Yakima, Department of Community Development; 129 N. 2nd St.; Yakima, WA 98901; NOTICE OF RECOMMENDATION:** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were entitled to receive this notice by mail once it is rendered. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall—2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or e-mail to trevor.martin@yakimawa.gov.

(852549) November 15, 2018

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

DATE: 11/15/2018; **PROJECT DESCRIPTION** Non-project rezoning proposal to rezone three (3) parcels, approximately 43 acres in size, from Two-Family Residential (R-2) to Multifamily Residential (R-3); **APPLICANT:** Hordan Planning Services on behalf of Squire-Ingham Co; **FILE NUMBER:** RZ#010-18 & SEPA#027-18; **LOCATION:** 5231 Powerhouse Rd; **TAX PARCEL NUMBER(S):** 181309-41006, -44003, and -44009; **DATE OF APPLICATION:** 10/19/2018; **DATE OF COMPLETENESS:** 11/8/2018; **DETERMINATION OF CONSISTENCY:** Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows: 1) The type of land use: Non-project Rezone and SEPA Environmental Review; 2) Level of Development: Non-project Rezone, No significant development has been proposed as part of the Rezone; 3) Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc; and 4) Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards; Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows: 1) The type of land use: Rezone and SEPA Environmental Review; 2) Density of Development: The Multifamily zoning district allow for 13+ dwelling units per Net Residential Acre; and 3) Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities; **NOTICE OF ENVIRONMENTAL REVIEW:** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, under WAC § 197-11-928 for this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination will be mailed to parties of record and entities who were provided this notice and may be appealed pursuant to YMC § 6.88.170; **Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: N/A; **Required Studies:** N/A; **Existing Environmental Documents:** None; **Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive

Courtesy of Yakima Herald-Republic

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Plan; **REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **December 5, 2018**, will be considered prior to issuing the final SEPA determination. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **January 9, 2018 at 3:00 p.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (RZ#010-18 & SEPA#027-18) and applicant's name (Squire-Ingham Co) in any correspondence you submit. You can mail your comments to: **Joan Davenport, AICP, Community Development Director; City of Yakima, Department of Community Development; 129 N. 2nd St.; Yakima, WA 98901; NOTICE OF RECOMMENDATION:** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were entitled to receive this notice by mail once it is rendered. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall - 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or e-mail to trevor.martin@yakimawa.gov.

(852549) November 15, 2018

← Hearing date
corrected to
"January 9, 2019"
in 11/19/18
Legal Ad.

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan L. 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, & PUBLIC HEARING

DATE: November 15, 2018
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Hordan Planning Services on behalf of Squire-Ingham Co
FILE NUMBER: RZ#010-18 & SEPA#027-18
LOCATION: 5231 Powerhouse Rd.
TAX PARCEL NUMBER(S): 181309-41006, -44003, and -44009
DATE OF APPLICATION: October 19, 2018
DATE OF COMPLETENESS: November 8, 2018

PROJECT DESCRIPTION Non-project rezone proposal to rezone three (3) parcels, approximately 43 acres in size, from Two-Family Residential (R-2) to Multifamily Residential (R-3).

DETERMINATION OF CONSISTENCY Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows:

1. The type of land use: Non-project Rezone and SEPA Environmental Review
2. Level of Development: Non-project Rezone, No significant development has been proposed as part of the Rezone.
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.
4. Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards.

Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows:

1. The type of land use: Rezone and SEPA Environmental Review
2. Density of Development: The Multifamily zoning district allow for 13+ dwelling units per Net Residential Acre.
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities.

NOTICE OF ENVIRONMENTAL REVIEW This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, under WAC § 197-11-928 for this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination will be mailed to parties of record and entities who were provided this notice and may be appealed pursuant to YMC § 6.88.170.

Required Permits: The following local, state, and federal permits/approvals may or will be needed for this project: N/A

Required Studies: N/A

Existing Environmental Documents: None

Development Regulations for Project Mitigation and Consistency Include: the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan.

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REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **December 5, 2018**, will be considered prior to issuing the final SEPA determination. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **January 9, 2018 at 3:00 p.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (RZ#010-18 & SEPA#027-18) and applicant's name (Squire-Ingham Co) in any correspondence you submit. You can mail your comments to:

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

NOTICE OF RECOMMENDATION Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered.

The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or e-mail to trevor.martin@yakimawa.gov.

Enclosed: Narratives, Project Descriptions, SEPA Checklist, Site Plan, and Vicinity Map

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DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901

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

AVISO DE APLICACIÓN, REVISIÓN AMBIENTAL, Y AUDIENCIA PÚBLICA

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

FECHA OTORGADA: 15 de noviembre, 2018
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Hordan Planning Services por parte de Squire-Ingham Co
No. DE ARCHIVO: RZ#010-18 & SEPA#027-18
UBICACIÓN: 5231 Powerhouse Rd.
No. DE PARCELA(S): 181309-41006, -44003, and -44009
FECHA DE APLICACIÓN: 19 de octubre, 2018
FECHA DE APLICACIÓN COMPLETA: 8 de noviembre, 2018

DESCRIPCIÓN DEL PROYECTO: El solicitante propone una rezonificación sin proyecto para tres parcelas, de aproximadamente 43 acres, de la zona R-2 (Residencia de Dos Familias) a R-3 (Residencia Multifamiliar).

DETERMINACIÓN DE LA CONSISTENCIA Conforme al Código Municipal YMC §16.06.020(A), las consideraciones del proyecto se determinan consistentes con las siguientes normas aplicables:

1. El tipo de uso terrenal: Rezonificación sin proyecto y Revisión Ambiental (SEPA)
2. Nivel de desarrollo: Rezonificación sin proyecto. No se ha propuesto ningún desarrollo significativo como parte de la rezonificación.
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a todas las normas de desarrollo del título 12 y del título 15.

Conforme al Código Municipal YMC §16.06.020(B), los reglamentos de desarrollo y las consideraciones del plan comprensivo son coherentes, de la siguiente manera:

1. El tipo del uso terrenal: Rezonificación y Revisión Ambiental (SEPA)
2. Densidad del desarrollo: El distrito de zonificación Multifamiliar (R-3) permite 13 o más unidades de vivienda por acre residencial neto.
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

AVISO DE REVISIÓN AMBIENTAL: Esto es para notificar a las agencias con jurisdicción y experiencia ambiental y al público que la Ciudad de Yakima, Division de Planificación, se establece como la agencia principal, de acuerdo con la Ley Estatal de Política Ambiental de Washington (SEPA) bajo WAC §197-11-928 para la revisión de este proyecto. La Ciudad de Yakima ha revisado el proyecto propuesto para posibles impactos ambientales adversos y espera emitir una Determinación de No-Significancia (DNS) para este proyecto. El proceso DNS opcional en WAC § 197-11-355 se está utilizando. La propuesta puede incluir medidas de mitigación bajo los códigos aplicables y el proceso de revisión del proyecto puede incorporar o requerir medidas de mitigación independientemente de si se prepara un EIS (Declaración de Impacto Ambiental). Una copia de la determinación de umbral posterior se enviara a las personas y agencias que comentaron y que recibieron este aviso, y se puede apelar de acuerdo con el Código Municipal de Yakima YMC § 6.88.170.

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Permisos Requeridos: Los siguientes permisos/aprobaciones locales, estatales, y federales pueden o serán necesarios para este proyecto: N/A

Estudios Requeridos: N/A

Documentos Ambientales Existentes: Ninguno

Los Reglamentos de Desarrollo para la Mitigación y Consistencia de Proyectos Incluyen: La Ley Estatal de Política Ambiental de Washington, La Ordenanza de Zonificación del Área Urbana de Yakima, Los Estándares de Desarrollo del Título 12, y el Plan Integral del Área Urbana de Yakima.

SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA: Se anima a las agencias, tribus, y el público a revisar y comentar sobre el proyecto y sobre sus probables impactos ambientales. Habrá un periodo de veinte días para hacer sus comentarios. Este podría ser su única oportunidad para comentar. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el **5 de diciembre de 2018** serán considerados antes de emitir la decisión final sobre esta solicitud. Esta propuesta requiere una audiencia pública con registro abierto con la Comisión de Planificación de Yakima. Por lo tanto, una audiencia pública se llevara a cabo el **miércoles, 9 de enero 2019** comenzando a las **3:00 p.m.** en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública o a presentar comentarios por escrito. Por favor de hacer referencia al número de archivo (RZ#010-18 & SEPA#027-18) o al nombre del solicitante (Squire-Ingham Co) en cualquier correspondencia que envíe. Por favor de enviar sus comentarios sobre esta propuesta a:

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

AVISO DE LA RECOMENDACIÓN FINAL: Después de la audiencia pública, la Comisión de Planificación emitirá su recomendación dentro de diez (10) días hábiles. Cuando la decisión final sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso.

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA.

Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov

Adjuntos: Narrativo, Descripción del Proyecto, Lista de SEPA, Plan de Sitio, Mapa

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CITY OF YAKIMA
**LAND USE ACTION INSTALLATION
CERTIFICATE**

File Number:	RZ#010-18 SEPA#027-18
Applicant/Project Name:	Hordan Planning Services
Site Address:	5231 Powerhouse Rd.
Date of Posting:	11-14-18

Location of Installation (Check One):

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


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

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

The alternative location is:

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

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


Applicant's Signature

11-14-18
Date

Larry Dean Hull
Applicant's Name (Please Print)

509-453-8161
Applicant's Phone Number

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



REQUIREMENTS FOR POSTING OF PRIVATE PROPERTY FOR LAND USE ACTION

City of Yakima Community Development Department, Planning Division
129 N 2nd St, Yakima, WA 98901
(509) 575-6183 – ask.planning@yakimawa.gov

GENERAL INFORMATION

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

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

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

SIGNAGE INSTALLATION

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

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



DEPARTMENT OF COMMUNITY DEVELOPMENT
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

November 8, 2018

FILE NUMBER: RZ#010-18 & SEPA#027-18
APPLICANT: Hordan Planning Services
APPLICANT ADDRESS: 410 N 2nd St, Yakima, WA 98901
PROJECT LOCATION: 5231 W Powerhouse Rd.
TAX PARCEL NO: 181309-41006, -44003, and -44009
DATE OF REQUEST: October 19, 2018
SUBJECT: Notice of Complete Application

To Whom It May Concern,

The application for your Rezone (RZ#010-18) for 5231 W Powerhouse Rd., was received on October 19, 2018. As of November 8, 2018, your application is considered **complete** as required by the City of Yakima's Municipal Code (YMC) and site plan checklist, as referenced in YMC § 15.14.030.

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

1. The Development Services Team will meet to review your project.
2. A Notice of Application will be mail out to properties within 300 feet on November 13, 2018.
3. A public Hearing will be conducted with the City of Yakima Planning Commission on January 9, 2018.

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

Sincerely,

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

Trevor Martin
Associate Planner

