TRIUMPH TREATMENT SERVICES RZ#001-19, CL3#002-19 & SEPA#010-19

City Council Closed Record Public Hearing August 5, 2019

EXHIBIT LIST

Applicant: Traho Architects on behalf of Triumph Treatment Services

File Numbers: RZ#001-19, CL3#002-19 & SEPA#010-19

Site Address: 600 Superior Ln

Staff Contact: Eric Crowell, Associate Planner

Table of Contents

CHAPTER AA Hearing Examiner's Recommendation

CHAPTER A Staff Report

CHAPTER B Maps

CHAPTER C Site Plan

CHAPTER D DST Review & Agency Comments

CHAPTER E SEPA Checklist

CHAPTER F Applications

CHAPTER G Public Comments

CHAPTER H Public Notices

CHAPTER I Supplemental Information

TRIUMPH TREATMENT SERVICES RZ#001-19, CL3#002-19 & SEPA#010-19

EXHIBIT LIST

CHAPTER AA Hearing Examiner's Recommendation

DOC INDEX#	DOCUMENT	DATE
AA-1	Hearing Examiner's Recommendation	06/27/2019

City of Yakima, Washington Hearing Examiner's Recommendations

RECEIVED

June 27, 2019

JUN 2 7 2019 CITY OF YAKIMA PLANNING DIV.

In the Matter of an Application)
Submitted on Behalf of:) RZ#001-19
) CL3#002-19
Triumph Treatment Services	SEPA#010-19
For a Project Rezone from the)
R-2 Zone to the R-3 Zone; for a	<u>)</u>
Class (3) Office Use; and for SEPA)
Review for Expansion of Existing)
Facilities at 600 Superior Lane)

A. <u>Introduction</u>. The findings relative to the hearing process for this application may be summarized as follows:

- (1) The Hearing Examiner conducted an open record public hearing relative to this application on June 13, 2019.
- (2) The thorough staff report that was presented by Associate Planner Eric Crowell recommended approval of this application for a project rezone from the Two-Family Residential (R-2) zoning district to the Multifamily Residential (R-3) zoning district and approval of a Class (3) office use in a portion of a proposed 2-story 35-foot-high 13,000-square-foot building, subject to conditions.
- (3) The applicant's representative for this application, Nancy Charron of Traho Architects, P.S., indicated that Mr. Crowell has been helpful during the processing of this application and explained the history of the applicant's campus.

Triumph Treatment Services
Project Rezone from R-2 to R-3
And Class (3) Office Use
Campus at 600 Superior Lane
RZ#001-19; CL3#002-19; SEPA#010-19

1

- (4) No one else appeared to testify at the hearing.
- (5) One written public comment pertaining to this application was submitted by Juan Sanchez who resides at 2706 Jerome Avenue to the effect that he does not wish the water well located on his property to be used for the applicant's adjacent parcels.
- (6) The request for approval of the project rezone, the request for approval of a Class (3) office use in a new building on the applicant's campus and the request to allow the building height on its campus to be 35 feet rather than the 24 feet required by a 1998 development agreement are issued as recommendations to the Yakima City Council because Section 15.11.100 of the Yakima Municipal Code provides that if any required approvals constitute a recommendation to the legislative body, the decision of the administrative official as to all requested permits or approvals shall constitute a recommendation to the legislative body.
- (7) These recommendations relative to the requested rezone of a 0.21-acre parcel adjacent to the applicant's existing campus from the R-2 zoning district to the R-3 zoning district and relative to the requested Class (3) office use for a 35-foot-high 13,000-square-foot building on the applicant's campus which is already zoned R-3 have been issued within ten business days of the hearing.
- B. Summary of Recommendations. The Hearing Examiner recommends that the Yakima City Council allow the expansion and improvement of the existing Triumph Treatment Services campus at 600 Superior Lane (i) by approving the requested project rezone of the 0.21-acre parcel no. 181314-34426 from the Two-Family Residential (R-2) zoning district to the Multifamily Residential (R-3) zoning district to allow a childcare play area, open space and/or other accessory uses on that parcel and (ii) by approving the requested Class (3) office use for part of a proposed 35-foot-high 13,000-square-foot building on the adjacent parcel no. 181314-33413 west of the parcel proposed for a rezone, subject to several conditions.

Triumph Treatment Services
Project Rezone from R-2 to R-3
And Class (3) Office Use
Campus at 600 Superior Lane
RZ#001-19; CL3#002-19; SEPA#010-19

JUN 2 7 2019 CITY OF YAKIMA PLANNING DIV. C. <u>Basis for Recommendations</u>. Based upon a view of the site on June 12, 2019, with no one else present; the application, staff report, exhibits and testimony presented at the open record public hearing on June 13, 2019; and a review of both the 2040 Yakima Urban Area Comprehensive Plan and the Yakima Urban Area Zoning Ordinance, Title 15 of the Yakima Municipal Code (YMC); the Hearing Examiner makes and issues the following:

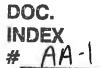
FINDINGS

- **I.** Property Owner, Applicant and Representative. The property owner is an entity operated under the umbrella of the applicant, Triumph Treatment Services, which is named Yakima Valley Council on Alcoholism, 120 South 3rd Street, Yakima, Washington 98901. The representative of the property owner and applicant who submitted this application is Nancy Charron of Traho Architects, P.S., 9 North 11th Avenue, Yakima, Washington 98902.
- II. <u>Location</u>. The location of the 0.21-acre parcel proposed for the rezone is 2708 Jerome Avenue adjacent to the east side of the applicant's property (Assessor's Parcel Number 181314-34426). The location of the proposed 35-foothigh 13,000-square-foot building to be used partly for office purposes is west of the parcel proposed for the rezone (Assessor's Parcel Number 181314-33413).
- III. <u>Application.</u> The main aspects of this master application for approval of both a rezone and a Class (3) use may be summarized as follows:

Triumph Treatment Services
Project Rezone from R-2 to R-3
And Class (3) Office Use
Campus at 600 Superior Lane
RZ#001-19; CL3#002-19; SEPA#010-19

3

JUN 2 7 2019 CITY OF YAKIMA PLANNING DIV.



- (1) This application for a rezone, a Class (3) office use, revision of a prior 24-foot height limitation and SEPA environmental review was received on March 15, 2019. A notice of a complete application was sent on April 12, 2019. The purpose of the application is to accommodate needed program growth of the current Triumph Treatment Services residential campus and facilities without adding new programs. There are three DSHS treatment programs, each for 16 women and their children under 5 years of age. The residents live and stay at the facility full time with residential staff. They do not have cars. The clinical, childcare and counseling management staff members are on the site every day with reduced staff on weekends. The current childcare is provided half day for residents. The facility currently has more than 30 parking spaces on the campus. An additional 15 parking spaces would be for food delivery, refuse dumpster access, kitchen employees, the van to deliver food to the Triumph Treatment Services facility at 3300 Roosevelt Avenue, current campus staff and visitors on weekends. The campus and facilities are accessed by way of Englewood Avenue. There would be no vehicular or pedestrian access to Superior Lane from Jerome Avenue except through a secure entry for maintenance purposes.
- (2) The application requests approval of a project rezone of an adjacent 0.21-acre parcel purchased by Triumph Treatment Services in 2018 from the Two-Family Residential (R-2) zoning district to the Multifamily Residential (R-3) zoning district to allow it to be used for an accessory childcare play area, open space and/or other accessory uses. The application also requests approval of a Class (3) office use for a portion of a proposed 35-foot-high 13,000-square-foot building to be constructed west of the parcel proposed for a rezone.
- (3) The additional building with 15 new parking spaces would be located on the east side of the existing Triumph Treatment Services campus which is zoned R-3. A portion of the building would be used for counselor offices in addition to other existing accessory uses such as childcare, a multi-purpose dining room and a commercial kitchen. The new kitchen would replace the applicant's current kitchen at its facility at 3300 Roosevelt Avenue. Meals would be delivered to that facility. All site residents would eat meals at the multi-purpose dining room. The therapeutic childcare would be relocated from the current campus buildings and part of the upper floor would be offices for staff and conference/group rooms. Vacated spaces in existing buildings would improve current living conditions and be used for additional resident living areas, a potential medical exam room and offices that provide private counseling for mental and chemical

Triumph Treatment Services
Project Rezone from R-2 to R-3
And Class (3) Office Use
Campus at 600 Superior Lane
RZ#001-19; CL3#002-19; SEPA#010-19

RECEIVED

JUN 2 7 2019

CITY OF YAKIMA PLANNING DIV DOC

INDEX # AA-1 dependency issues. The new childcare space would allow for all-day childcare and thus additional opportunity for adult residential therapy.

- (4) The application includes a request to increase the maximum allowed building height on the existing campus from the 24 feet required by a 1998 Hearing Examiner decision and development agreement for this campus. It requests a maximum height of 35 feet for campus buildings even though the existing R-3 zoning would otherwise allow a maximum height of 50 feet. The additional height would allow for (E occupancy) childcare for 50 children on the first floor with (B occupancy) offices on a smaller upper floor about one-third the size of the first floor of the building that would be set back from Superior Lane to match the character of the existing attractive buildings on the well-maintained campus. The building would be fully fire-sprinklered and have rated occupancy separations with high acoustical properties and 9-foot ceilings. The upper office windows would allow for staff observation of the new childcare play area.
- (5) An existing small shed and storage container would be moved to allow for construction of the new building. An existing residence in poor condition would be removed from the parcel to be rezoned in order to allow that parcel to be used as a childcare play area, open space and/or other accessory uses. The rezone would match the R-3 zoning of the applicant's existing campus to the west, and would allow the small parcel to be included and fenced as part of the existing facility and campus.
- (6) Pursuant to YMC §15.11.100, all aspects of this application are decided by the City Council with the aid of these recommendations from the Hearing Examiner.
- **IV.** <u>Notices.</u> Notices for the June 13, 2019, open record public hearing were provided in accordance with applicable ordinance requirements in the following manners:

Posting of property with land use action signs:	April 12, 2019
Mailing of hearing notice to owners within 300 feet:	April 18, 2019
Publishing of hearing notice in the newspaper:	April 18, 2019

RECEIVED

Triumph Treatment Services
Project Rezone from R-2 to R-3
And Class (3) Office Use
Campus at 600 Superior Lane
RZ#001-19; CL3#002-19; SEPA#010-19

JUN 2 7 2019 CITY OF YAKIMA PLANNING DIV. V. <u>Environmental Review.</u> 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 April 18, 2019. Two written comments from members of the public were received during the comment period that ended on May 8, 2019. One of them was not relevant to this application. The other was from an owner of property adjacent to the parcel proposed for the rezone who indicated that he would not consent to share the use of the well on his property. A SEPA Determination of Nonsignificance (DNS) was issued on May 10, 2019, which became final without any appeals.

VI. Zoning and Land Uses. The 0.21-acre parcel no. 181314-34426 proposed for a rezone from the Two-Family Residential (R-2) zoning district to the Multifamily Residential (R-3) zoning district to allow a childcare play area, open space and/or other accessory uses on that parcel currently is the site of a residence in poor condition that would be removed. The adjacent parcel no. 181314-33413 immediately to the west proposed as the site for a new 35-foot-high 13,000-square-foot building to be used in part for a Class (3) office use would require the removal of a storage container and a shed. Adjacent properties currently have zoning and land use characteristics that can be described as follows:

(1) The 0.21-acre parcel proposed for a rezone to the R-3 zoning district:

Location	Existing Zoning	Existing Land Use
North	R-2	Residential
South	R-2	Residential
East	R-2	Residential
West	R-3	Community Services

RECEIVED

Triumph Treatment Services
Project Rezone from R-2 to R-3
And Class (3) Office Use
Campus at 600 Superior Lane
RZ#001-19; CL3#002-19; SEPA#010-19

JUN 2 7 2019 CITY OF YAKIMA PLANNING DIV

> DOC. INDEX #__AA-1

(2) The applicant's existing campus adjacent to the west of the parcel proposed for the rezone:

Location	Existing Zoning	Existing Land Use
North	R-3	Vacant Land
South	R-2	Residential
East	R-2	Residential
West	R-3	Community Services

VII. Written Comments of the Development Services Team (DST) and

Others. The Development Services Team meeting was held for this project on April 2, 2019. The following comments were received from the DST, from other public agencies and from one individual regarding this application:

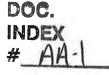
- (1) <u>Codes:</u> Pursuant to Chapter 5 and Appendices B and C of the 2015 International Fire Code, additional fire hydrants may be required depending on the occupancy and construction types of the building, and whether or not the building will be equipped with a fire sprinkler system. These findings are not intended to be an exhaustive review of this proposal.
- (2) <u>Surface Water:</u> Since this project creates more than 5,000 square feet of impervious area, complete drainage plans and calculations shall be submitted to the Surface Water Engineer for review and approval. The plans and calculations shall be completed by a Professional Engineer registered in Washington State. Underground Injection Control (UIC) wells are required to be registered with the Washington State Department of Ecology.
- (3) Yakima Regional Clean Air Agency (YRCAA): Contractors doing excavation, clearing, construction, landscaping or demolition work must file a Dust Control Plan with YRCAA and get approval prior to the start of any work. Prior to demolishing any structures an asbestos survey must be done by a certified asbestos abatement building inspector. Any asbestos found must be removed by a licensed asbestos abatement contractor prior to demolition. A Notification of Demolition and Renovation (NODR) application must be filed with YRCAA for which there is a fee to be paid.

7

Triumph Treatment Services
Project Rezone from R-2 to R-3
And Class (3) Office Use
Campus at 600 Superior Lane
RZ#001-19; CL3#002-19; SEPA#010-19

JUN 2 7 2019

CITY OF YAKIMA PLANNING DIV.



- (4) <u>Washington State Department of Ecology:</u> Based upon the historical agricultural use of this land, there is a possibility that 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. Comments relative to water issues are as follows:
 - (a) Regarding the answer provided in subsection B(3)(b)(1) of the Environmental Checklist entitled Environmental Elements Water Ground Water, the domestic well is not located upon land owned by the applicant. Obtaining the right to access or right to use land which the applicant does not possess is a private matter between the applicant and the owner of that land. The SEPA Checklist did not specify the authorization for water use, and no permitted water rights with Ecology list this well as a source for water use.
 - (b) If water is from a permitted source such as city water, a water association or an irrigation or reclamation district, then the water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.
 - (c) Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Any ground water development proposal that will withdraw water in excess of 5,000 gallons per day will require a permit from the Department of Ecology.
- (5) <u>Public Comments:</u> Two comments were received, one of which was irrelevant to any part of this proposal, and another from a neighboring property owner who is concerned by a statement by the applicant in the Environmental Checklist expressing a desire to use a current active domestic well for irrigation of

RECEIVED

Triumph Treatment Services
Project Rezone from R-2 to R-3
And Class (3) Office Use
Campus at 600 Superior Lane
RZ#001-19; CL3#002-19; SEPA#010-19

JUN 2 7 2019

CITY OF YAKIMA PLANNING DIV

DOC.
INDEX
#_AA-\

the site and the Genesis building. The adjacent property owner states that he does not have irrigation nor a lot of water currently on his property, and does not plan to share the well with the applicant. In response to that comment, the comments from the Department of Ecology confirm the property owner's statement to the effect that the domestic well is not on land owned by the applicant, but notes that the Environmental Checklist does not claim ownership of said well; that Ecology has no record of this well having permitted water rights; that this is a private matter between the two property owners; and that it is up to the applicant to determine how water will be delivered to the site for irrigation purposes.

VIII. Rezone Review Criteria. The Hearing Examiner's recommendations regarding rezone applications within the Yakima Urban Area must be based upon the following criteria specified in YMC §15.23.030(D):

- (1) The testimony at the public hearing. Associate Planner Eric Crowell and the applicant's representative, Nancy Charron of Traho Architects, P.S., both testified in favor of the requested rezone of the 0.21-acre parcel no. 181314-34426 from the R-2 zone to the R-3 zone to allow it to be included within the fencing for the existing adjacent campus that is already zoned R-3 so that it may be used for a childcare play area, open space and/or other accessory uses. Notice of this application was mailed to SEPA agencies and all property owners within 300 feet of the subject properties on April 18, 2019, wherein the public was invited to submit written and/or oral comments at the public hearing on this proposed rezone. Only one relevant written public comment was received which did not oppose the requested project rezone. No testimony was presented at the hearing in opposition to the requested rezone.
- (2) The suitability of the property in question for uses permitted under the proposed zoning. The small parcel proposed for a rezone to the same zone as the adjacent campus would be well suited for integration into the applicant's existing campus to be used for a childcare play area, open space and/or other accessory uses. It would result in removal of a residence that is in poor condition and would be included within the fencing for the applicant's existing campus

Triumph Treatment Services
Project Rezone from R-2 to R-3
And Class (3) Office Use
Campus at 600 Superior Lane
RZ#001-19; CL3#002-19; SEPA#010-19

RECEIVED

JUN 2 7 2019

CITY OF YAKIMA
PLANNING DIV

INDEX #_AA- which is zoned R-3. Since this is a project rezone to allow specific play area, open space and/or other accessory uses for the applicant's adjacent campus, there is no need to consider the suitability of the property for other uses allowed in the R-3 zoning district. No one opposed the requested project rezone.

- (3) The recommendation from interested agencies and departments. The Planning Division recommends approval of the proposed project rezone. No agencies or departments opposed this requested project rezone.
- (4) The extent to which the requested zoning amendment is in compliance with and/or deviates from the goals and policies as adopted in the Yakima Urban Area Comprehensive Plan and the intent of the zoning ordinance. The R-3 zoning district would be in compliance with the current Mixed Residential designation of the 0.21-acre parcel as is prescribed by the Future Land Use Map III-3 and Table III-11 entitled Future Land Use and Current Zoning Comparison of the City's 2040 Comprehensive Plan. It would also be in compliance with the following goal and policies in the 2040 Comprehensive Plan:
 - (a) <u>Goal 2.3:</u> Preserve and enhance the quality, character and function of Yakima's residential neighborhoods.
 - (b) <u>Policy 2.3.1:</u> Provide for a wide variety of housing types within the city to meet the full range of housing needs for Yakima's evolving population.
 - (c) <u>Policy 2.3.6</u>: Allow some compatible nonresidential uses in residential zones, such as appropriately scaled schools, churches, parks, and other public/community facilities, home occupations, daycare centers, and other uses that provide places for people to gather. Maintain standards in the zoning code for locating and designing these uses in a manner that respects the character and scale of the neighborhood.

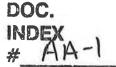
The proposed project rezone would also be in compliance with the intent of the zoning ordinance for the requested R-3 zoning district. YMC §15.03.020(D)(1) provides that the intent of the existing R-3 zoning district is in part to exclude activities which are not compatible with residential uses. YMC §15.02.020 defines "compatibility" as the characteristics of different uses or developments that permit them to be located near each other in harmony with or without special mitigation. The proposed childcare play area, open space and/or other accessory

RECEIVED

Triumph Treatment Services
Project Rezone from R-2 to R-3
And Class (3) Office Use
Campus at 600 Superior Lane
RZ#001-19; CL3#002-19; SEPA#010-19

JUN 2 7 2019

CITY OF YAKINA PLANNING DIV



uses would be compatible with the residential uses in the applicant's campus as well as with the character of the residential uses located in the R-3 zoning district. The requested project rezone would also be in compliance with the intent of the zoning ordinance if it satisfies the criteria in the zoning ordinance for approval of the requested rezone from the R-2 zoning district to the R-3 zoning district.

- (5) The adequacy of public facilities, such as roads, sewer, water and other required public services. The subject property is accessed by Englewood Avenue which is a Collector Arterial and which has existing curb, gutter and sidewalk along the property frontage. Fairbanks Avenue and Jerome Avenue both dead-end at the eastern property line of the applicant's campus. They are not proposed for access to the applicant's campus except for a single locked access from Jerome Avenue that would only be used for maintenance purposes. The subject property is served by City of Yakima water and sewer, Pacific Power electricity, Cascade Natural Gas, CenturyLink telephone, Charter cable TV, and City of Yakima garbage collection services, police department services and fire department services.
- (6) The compatibility of the proposed zone change and associated uses with neighboring land uses. The proposed zone change to R-3 and the proposed childcare play area, open space and/or other accessory uses on the 0.21-acre parcel would be compatible with the uses of the applicant's adjacent parcel to the west. The proposed new use of the 0.21-acre parcel would be integrated by perimeter fencing into the applicant's existing campus as an accessory use in the same R-3 zoning district. It would result in the removal of an unsightly residence in poor condition from the residential neighborhood east of the applicant's campus. The requested rezone would be a low-density play area, open space and/or other accessory uses that would not increase the number of residents of the applicant's campus or the amount of traffic. None of the residents of the neighborhood submitted written comments or testimony in opposition to the requested project rezone.
- (7) The public need for the proposed change. The changed circumstances which support the public need for the zoning change from the R-2 zoning district to the R-3 zoning district include the applicant's purchase of the adjacent 0.21-acre parcel proposed for the R-3 zone in 2018 in order to better serve its residents by providing a secure childcare play area, open space and/or other accessory uses

RECEIVED

Triumph Treatment Services
Project Rezone from R-2 to R-3
And Class (3) Office Use
Campus at 600 Superior Lane
RZ#001-19; CL3#002-19; SEPA#010-19

JUN 2 7 2019

CITY OF YAKIMA PLANNING DIV. for its campus. The expansion of the applicant's campus to include the 0.21-acre parcel within the perimeter fencing of its adjacent campus to the west would help accommodate the public need for the services provided by the applicant. Those services include a campus that provides a quality healing atmosphere which in turn serves the best interests of the community by allowing children to reside with healthy parents.

IX. Class (3) Review Criteria for a Proposed 35-Foot-High 13,000-Square-Foot Building to be Used in Part for Offices in the Existing R-3 Zoning District. Since "Offices" are listed as Class (3) uses in the R-3 zoning district by YMC Table 4-1 in YMC §15.04.030, the Hearing Examiner's findings and conclusions relative to the proposed 35-foot-high 13,000-square-foot building which would be used in part for office purposes within the applicant's R-3 zoned campus are required to include specific reasons and ordinance provisions demonstrating that the proposal satisfies the following requirements set forth in YMC §15.04.020(C) and YMC §15.15.040(E):

- (1) Compliance and Compatibility with the Objectives and Development Standards of the Comprehensive Plan. The proposed 35-foot-high 13,000-square-foot building to be used in part for a Class (3) office use in the R-3 zoning district would be compliant and compatible with the City's Comprehensive Plan Future Land Use Map due to the Mixed Residential designation of the applicant's campus. The proposed office use of the proposed building would also be compliant and compatible with the following Comprehensive Plan Goal 2.3 and Policies 2.3.1 and 2.3.6:
 - (a) <u>Goal 2.3:</u> Preserve and enhance the quality, character and function of Yakima's residential neighborhoods.
 - (b) <u>Policy 2.3.1:</u> Provide for a wide variety of housing types within the city to meet the full range of housing needs for Yakima's evolving population.

Triumph Treatment Services
Project Rezone from R-2 to R-3
And Class (3) Office Use
Campus at 600 Superior Lane
RZ#001-19; CL3#002-19; SEPA#010-19

JUN 2 7 2019 CITY OF YAKIMA PLANNING DIV

> DOC. INDEX #_AA-\

- (c) Policy 2.3.6: Allow some compatible nonresidential uses in residential zones, such as appropriately scaled schools, churches, parks, and other public/community facilities, home occupations, daycare centers, and other uses that provide places for people to gather. Maintain standards in the zoning code for locating and designing these uses in a manner that respects the character and scale of the neighborhood.
- (2) Compliance and Compatibility with the Intent and Character of the Multifamily Residential (R-3) Zoning District. YMC §15.03.020(D)(1) provides that the intent of the existing R-3 zoning district where the new proposed building on the campus would be located is in part to exclude activities which are not compatible with residential uses. YMC §15.02.020 defines "compatibility" as the characteristics of different uses or developments that permit them to be located near each other in harmony with or without special mitigation. The proposed office use would be conducted in a portion of a proposed building which is designed to be compatible with the existing residential uses in the applicant's campus as well as with the character of the existing residential uses located in the R-3 zoning district. The proposed building would have gable roofs like the buildings in the current residential campus. The additional parking spaces would provide parking for various purposes related to the new building. The office use is allowed in the R-3 zoning district by YMC Table 4-1 in YMC §15.04.030 so long as it satisfies the prescribed criteria for approval of a Class (3) use.
- (3) Compliance with the Provisions and Standards Established in the Zoning Ordinance. The applicable provisions and standards in the zoning ordinance include some of the requirements detailed above in the comments of the City's Development Services Team. Some of the additional development standards which apply within the existing R-3 zoning district where the new building would be located include the following:
 - (a) Number of Parking Spaces Required: YMC Table 6-1 in YMC §15.06.040 requires offices and clinics to have one parking space for each 200 square feet of gross floor area. YMC §15.06.040(A) defines "gross floor area" as the total square footage of all floors in a structure as measured from the interior surface of each exterior wall of the structure and including halls, lobbies, enclosed porches and fully enclosed recreation areas and balconies, but excluding stairways, elevator shafts, attic space,

RECEIVED

Triumph Treatment Services Project Rezone from R-2 to R-3 And Class (3) Office Use Campus at 600 Superior Lane RZ#001-19; CL3#002-19; SEPA#010-19

JUN 2 7 2019 **CITY OF YAKIMA**

PLANNING DIV.

DOC

mechanical rooms, restrooms, uncovered steps and fire escapes, private garages, carports and off-street parking and loading spaces. Storage areas are included in gross floor area. However, the required off-street parking for storage areas shall be calculated at the rate of one space per five hundred square feet rather than the specific parking standard established in Table 6-1 except when the parking standard for the principal use would require fewer parking spaces (i.e., one space per six hundred square feet). All required off-street parking shall be subject to the procedures of this title and the standards of this section. Here the applicant proposes to provide 15 additional parking spaces, complying with the standard of one space for each 200 square feet of gross floor area. An email from the applicant's representative dated April 15, 2019, indicated that the gross floor area of the office space would be 2,523 square feet, which requires a minimum of 13 parking spaces. The childcare portion of the building is not additional space, but is replacing childcare areas that are currently in the residential buildings. There are no parking requirements for the commercial kitchen and multi-purpose dining room which are considered accessory uses to the overall facility.

- (b) <u>Landscaping of Parking Lots Required</u>: YMC §15.06.090(A) requires that landscaping of parking lots with five or more spaces shall be ten percent of the total parking area. The landscaping area may be included to satisfy the lot coverage (impermeable surface) requirements of Table 5-1. In this situation, adjacent landscaping as shown on the site plan shall satisfy this requirement.
- (c) <u>Lighting of Parking Lots Required</u>: YMC §15.06.100 provides that lighting shall be provided to illuminate any off-street parking or loading space used at night. When provided, lighting shall be directed to reflect away from adjacent and abutting properties. Parking lots adjacent to residential districts or uses shall be designed with down-shielding and luminaries creating no lighting pollution upon those properties. A photometric lighting plan may be required if the parking lot is located adjacent to or abutting residential properties.
- (d) Paving of Parking Lots Required: YMC §15.06.110(A) provides that all off-street parking lots, driveways, travel ways, parking aisles, vehicle storage, and vehicle sales lots having a capacity of three or more

RECEIVED

Triumph Treatment Services
Project Rezone from R-2 to R-3
And Class (3) Office Use
Campus at 600 Superior Lane
RZ#001-19; CL3#002-19; SEPA#010-19

JUN 2 7 2019

CITY OF YAKIMA PLANNING DIV

> DOC. INDEX #_AA-\

vehicles shall be paved with two-inch-thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the administrative official, so as to eliminate dust or mud. Pervious asphalt or concrete materials are encouraged.

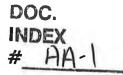
- (e) Sitescreening: YMC Table 7-1 in YMC §15.07.050 requires that Sitescreening Standard C shall be installed along the northern and eastern property lines of the 0.21-acre parcel no. 181314-34426 proposed for a rezone. YMC §15.07.040(A) provides that Sitescreening Standard C consists of a six-foot-high, view-obscuring fence, made of wood, masonry block, concrete, or slatted chain link material. A three-foot-wide planting strip landscaped with a combination of trees, shrubs and groundcover along the outside of the fence is also required when the fence is adjacent to a street, alley or pedestrian way. Here the applicant's site plan identifies a "new fence at perimeter" along the northern and eastern property lines of the 0.21-acre parcel no. 181314-34426 where the childcare play area would be located. The fence shall be view-obscuring.
- (f) Setbacks: Table 5-1 in YMC Chapter 15.05 provides that the required structure setbacks for the proposed building in the R-3 zoning district include a front setback of at least 40 feet from the centerline of the right-of-way and at least 20 feet from the front property line; a rear setback of at least 15 feet from the rear property line; and side setbacks of at least 10 feet from side property lines. Here the applicant's proposed site plan meets or exceeds all required structure setbacks from the property lines and adjacent rights-of-way.
- (g) Frontage Improvements: The proposed new building does not require any frontage improvements.
- (h) Public Facilities: City of Yakima sewer and water are available. The property is accessed from Englewood Avenue which is a Collector Arterial and which has existing curb, gutter and sidewalk along the frontage of the applicant's campus. Fairbanks Avenue and Jerome Avenue, which dead-end at the subject property's eastern property line, are not currently proposed to be used for access with the exception of a locked access for maintenance purposes only from Jerome Avenue.

RECEIVED

JUN 2 7 2019

CITY OF YAKIMA PLANNING DIV

Triumph Treatment Services Project Rezone from R-2 to R-3 And Class (3) Office Use Campus at 600 Superior Lane RZ#001-19; CL3#002-19; SEPA#010-19



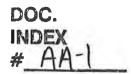
- (i) <u>Lot coverage</u>: According to the site plan, the applicant's new building and parking area would only increase the lot coverage of its campus to 48% in the R-3 zoning district which allows 80% lot coverage.
- (j) <u>Current 24-Foot Building Height Limitation:</u> Normally the maximum building height in the existing R-3 zoning district area would be 50 feet. However, Condition 2.7 of a 1998 Hearing Examiner's Recommendation in RZ#008-98 and CL3#008-98 which was adopted by the Yakima City Council under Ordinance 98-53 limited the height of buildings on the applicant's campus to a maximum height of 24 feet to ensure compatibility with the neighboring zoning districts. At that time, the property north and east of the applicant's campus was zoned R-1 (which is now zoned R-3 and R-2) and west of the subject property was zoned R-1 and R-2 (which is now zoned R-3). The surrounding area was still quite rural at the time, with orchards immediately abutting the applicant's campus on the north and with orchards located west of the applicant's campus.
- (k) Changes Since 1998 Warranting the Requested 35-Foot Building Height Limitation: Since the original approval of the applicant's campus, these agricultural lands have all been subdivided for residential uses, and more intense zoning districts have been approved for surrounding areas. The 24-foot height restriction is no longer necessary because the only remaining R-1 zoning in the area is located southeast of the subject property across Englewood Avenue. None of the comments received from property owners and public agencies opposed the requested increase of the building height of the existing campus to 35 feet with the newly rezoned parcel to have the maximum 50-foot building height allowed for the R-3 zoning district. Therefore, the applicant's request to increase the maximum building height for the existing campus property from 24 feet to 35 feet, which is still lower than the standard building height limitation of 50 feet in the rest of the R-3 zoning district, is a reasonable request that is consistent with its current R-3 zoning and with adjacent R-2 zoning to the east which also has a maximum building height of 35 feet.

X. The Consistency of a Proposed Building Use as Partly for a Class (3)

RECEIVED

Triumph Treatment Services
Project Rezone from R-2 to R-3
And Class (3) Office Use
Campus at 600 Superior Lane
RZ#001-19; CL3#002-19; SEPA#010-19

JUN 2 7 2019 CITY OF YAKIMA PLANNING DIV



Office Use with all Development Regulations and the Comprehensive Plan under the Criteria Required by YMC §16.06.020B is determined by consideration of the following factors:

- (1) The types of land uses permitted at the site include the proposed office use which is allowed as a Class (3) use in the existing R-3 zoning of the applicant's campus if, as here, the criteria for approval of a Class (3) use are satisfied.
- (2) The density of residential development and the level of development such as units per acre would allow for approval of the proposed Class (3) use. The proposed use of the applicant's campus would be considerably less dense than the maximum density allowed in the R-3 zoning district since lot coverage of the applicant's campus would be about 48% in the R-3 zoning district that allows 80% lot coverage.
- (3) The availability and adequacy of infrastructure and public facilities is not an issue here since there are adequate public and private utility services available for the building and since there is adequate access to the site by way of Englewood Avenue.
- (4) The characteristics of the development are consistent with the development regulations and Comprehensive Plan considerations as discussed in detail above.

CONCLUSIONS

Based upon the foregoing Findings, the Hearing Examiner reaches the following Conclusions:

(1) Pursuant to YMC Chapter 1.43, the Hearing Examiner has jurisdiction to recommend approval by the Yakima City Council of (i) the requested project rezone of the 0.21-acre parcel no. 181314-34426 from the Two-Family Residential (R-2) zoning district to the Multifamily Residential (R-3) zoning district to allow a

17

RECEIVED

Triumph Treatment Services
Project Rezone from R-2 to R-3
And Class (3) Office Use
Campus at 600 Superior Lane
RZ#001-19; CL3#002-19; SEPA#010-19

JUN 2 7 2019

CITY OF YAKIMA PLANNING DIV.

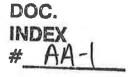
> DOC. INDEX # AA-\

childcare play area, open space and/or other accessory uses on that parcel and of (ii) the requested Class (3) office use for a portion of a proposed 35-foot-high 13,000-square-foot building on parcel no. 181314-33413 west of the parcel proposed for a rezone in order to expand and improve the existing Triumph Treatment Services facility and campus at 600 Superior Lane, subject to conditions.

- (2) Public notice for the June 23, 2019, open record public hearing was provided in accordance with zoning ordinance requirements.
- (3) A SEPA Determination of Nonsignificance (DNS) for this requested rezone and proposed 35-foot-high 13,000-square-foot building to be used in part for an office use was issued on May 10, 2019, and became final without any appeals.
- (4) The requested rezone and proposed building to be used in part for an office use are compliant and compatible with the Future Land Use Map III-3, with the Land Use Compatibility Table III-11 and with goals and policies of the 2040 Yakima Urban Area Comprehensive Plan.
- (5) R-3 zoning is permitted for the 0.21-acre parcel no. 181314-33426 located within the Mixed Residential designation of the City's 2040 Comprehensive Plan in locations where, as here, it will be compatible with neighboring land uses.
- (6) The evidence presented at the hearing was to the effect that there is currently a high demand and need for the services provided by Triumph Treatment Services that support the requested rezone and the proposed Class (3) use.
- (7) The proposed 35-foot-high 13,000-square-foot building to be used in part for an office use is less dense than the maximum lot coverage allowed in the R-3 zoning district; is allowed as a Class (3) use in that zoning district; and is compliant and compatible with the intent and with the development standards of that zoning district without the need for any variances or administrative adjustments of the applicable development standards.
- (8) Approval of this application for a project rezone from the R-2 zoning district to the R-3 zoning district and for a Class (3) office use in the R-3 zoning district will result in public benefits and will serve the best interests of the community.

Triumph Treatment Services
Project Rezone from R-2 to R-3
And Class (3) Office Use
Campus at 600 Superior Lane
RZ#001-19; CL3#002-19; SEPA#010-19

JUN 2 7 2019 CITY OF YAKIMA PLANNING DIV



- (9) This application satisfies all of the prescribed criteria for approval by the Yakima City Council of a project rezone of the 0.21-acre parcel no. 181314-33426 from the R-2 to the R-3 zoning district to be used as a childcare play area, open space and/or other accessory uses, and for approval of an office use in part of a new 35-foot-high 13,000-square-foot building on parcel no. 181314-33413.
- (10) This request for a rezone and for approval of the proposed building for a Class (3) office use complies with the YMC §16.06.020(B) criteria for making a Determination of Consistency.

RECOMMENDATIONS

Pursuant to YMC §15.23.030 which requires the Class (3) use request to constitute a recommendation because it is consolidated with the rezone request, the Hearing Examiner recommends to the Yakima City Council that this application for (i) a project rezone of the 0.21-acre parcel no. 181314-33426 from the Two-Family Residential (R-2) zoning district to the Multifamily Residential (R-3) zoning district to be used for a childcare play area, open space and/or other accessory uses and for (ii) approval of a 35-foot-high 13,000-square-foot building to be used in part for a Class (3) office use in accordance with the documentation submitted for City File Nos. RZ#001-19, CL3#002-19 and SEPA#010-19 be **APPROVED**, subject to the following conditions:

- (1) Complete drainage plans and calculations which are completed by a Professional Engineer registered in Washington State shall be submitted to the Surface Water Engineer for review and approval, and Underground Injection Control (UIC) wells shall be registered with the State Department of Ecology;
- (2) Contractors doing excavation, clearing, construction, landscaping or demolition work must file a Dust Control Plan with the Yakima Regional Clean Air Agency and obtain approval thereof prior to the start of any work;

Triumph Treatment Services
Project Rezone from R-2 to R-3
And Class (3) Office Use
Campus at 600 Superior Lane
RZ#001-19; CL3#002-19; SEPA#010-19

RECEIVED

JUN 2 7 2019 CITY OF YAKIMA PLANNING DIV.

- (3) Prior to demolishing any structures, an asbestos survey must be conducted by a certified asbestos abatement building inspector;
- (4) Any asbestos found shall be removed by a licensed asbestos abatement contractor prior to demolition of any structures;
- (5) A Notification of Demolition and Renovation (NODR) application must be filed with the Yakima Regional Clean Air Agency with payment of the fee;
- (6) The Washington State Department of Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides, and if contaminants are found at concentrations above the Model Toxics Control Act cleanup levels, that potential buyers should be notified of their occurrence;
- (7) Since a nearby domestic well is not located upon land owned by the applicant, obtaining the right to access or the right to use land which the applicant does not possess is a private matter between the applicant and that landowner;
- (8) Sitescreening Standard C shall be installed along the northern and eastern property lines of the 0.21-acre parcel no. 181314-34426;
- (9) The maximum building height allowed on the applicant's campus shall be increased to 35 feet, except for the parcel proposed to be rezoned which may maintain the standard height limitation of 50 feet in the R-3 zoning district; and
- (10) The applicant shall provide for approval of the Yakima City Council and for recording with the Yakima County Auditor a modified development agreement or an amendment to the existing development agreement originally approved in 1998 under Ordinance 98-53 in a form satisfactory to the Planning Division which reflects a revised 35-foot maximum building height rather than the current 24-foot maximum building height for the applicant's campus except for the 50-foot height limitation which will be applicable to parcel no. 181314-34426.

DATED this 27th day of June, 2019.

Gary M. Cuillier, Hearing Examiner

RECEIVED

Triumph Treatment Services
Project Rezone from R-2 to R-3
And Class (3) Office Use
Campus at 600 Superior Lane
RZ#001-19; CL3#002-19; SEPA#010-19

20

JUN 2 7 2019 CITY OF YAKIMA PLANNING DIV.

DOC.
INDEX
AA-1

TRIUMPH TREATMENT SERVICES RZ#001-19, CL3#002-19 & SEPA#010-19

EXHIBIT LIST

CHAPTER A Staff Report

DOC INDEX#	DOCUMENT	DATE
A-1	Staff Report	06/13/2019



DEPARTMENT OF COMMUNITY DEVELOPMENT Joan Davenport, AICP, Director

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

CITY OF YAKIMA FINDINGS of FACT, CONCLUSIONS, & RECOMMENDATION for

REQUEST FOR REZONE & TYPE (3) REVIEW File Numbers: RZ#001-19, CL3#002-19, & SEPA#010-19

APPLICANT: Traho Architects for Triumph Treatment Services

APPLICANT ADDRESS: 9 N. 11th Ave., Yakima, WA 98902

PROJECT LOCATION: 600 Superior Ln.

TAX PARCEL NUMBER: 181314-33408, -33409, -33410, -33411, -33412, -33413, &

-33426

DATE OF REQUEST: March 15, 2019
DATE OF COMPLETE: April 12, 2019
DATE OF RECOMMENDATION: June 13, 2019

STAFF CONTACT: Eric Crowell, Associate Planner

I. DESCRIPTION OF REQUEST:

On March 15, 2019, the City of Yakima Planning Division received an application from Traho Architects, on behalf of Triumph Treatment Services, to rezone one parcel (approximately 0.21 acres) from Two-Family Residential (R-2) to Multi-Family Residential (R-3) to be used as a childcare play area and open space for the Triumph Treatment Center campus lying directly west in the R-3 zoning district. The proposal also includes construction of a 13,000 square foot campus building with 15 new parking spaces for childcare, counselor offices, a multi-purpose dining room, and a commercial kitchen, and a request to exceed the maximum 24-foot roof height condition in the 1998 Hearing Examiner decision for this campus development to a maximum of 35 feet.

II. SUMMARY OF DECISION:

The Administrative Official recommends <u>approval</u> of the Rezone and Type (3) Review, subject to conditions.

III. FACTS:

A. Processing

- 1. The applications for a Rezone and Environmental Review were received on March 15, 2019.
- 2. The applications were deemed complete for processing on April 12, 2019.
- 3. The applications are being processed under YMC Ch. 15.23 for Rezone Review, YMC Ch. 15.15 for Type (3) Review, and YMC Ch. 6.88 for SEPA Environmental Review.



- 4. Pursuant to YMC Ch. 1.43, YMC § 15.23.030, and YMC § 15.15.040, the Hearing Examiner has the authority to hold a public hearing and provide a recommendation to the City Council on a Rezone request and to make a decision on a Type 3 Review.
- 5. **Public Notice:** In accordance with YMC § 15.11.080 and YMC § 16.05.010, notice was provided for this application as follows:
 - a. The subject property was posted with land use action signs on April 12, 2019.
 - 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 April 18, 2019.
 - c. The 20-day public comment period for this application ended on May 8, 2019, and two 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 April 18, 2019. Two comments were received during the comment period that ended May 8, 2019. A SEPA Determination of Nonsignificance (DNS) was issued on May 10, 2019. No appeals have been filed with the City of Yakima Planning Division.
- C. Current Zoning and Land Use:
 - 1. The subject property with the existing facilities and proposed new building is approximately 4.56 acres in size and is zoned Multi-Family Residential (R-3). The subject property that is proposed to be rezoned is approximately 0.21 acres in size and is zoned Two-Family Residential (R-2).
 - 2. The surrounding properties contain uses and zoning as follows:

Subject Property with Existing Structures:

Direction	Zoning	Land Use
North	R-3	Vacant Land
South	R-2	Residential
East	R-2	Residential
West	R-3	Community Services, Residential

Subject Property Proposed to be Rezoned:

Direction	Zoning	Land Use
North	R-2	Residential
South	R-2	Residential
East	R-2	Residential
West	R-3	Community Services

3. Existing Infrastructure

- a. The property is currently accessed by Englewood Ave., which is a Collector Arterial.
- b. The property is served by City of Yakima sewer and water.

D. Statement of Cause - Rezone:

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

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

The change from R2 to R3 is appropriate. Residential accessory use planned development dining common building and play area will be in character to the neighborhood.

What is the status of the existing land use?

Triumph Treatment Services purchased the property in 2018. The previous owner has moved to new rural acreage and is in the process of removing his numerous vehicles and possessions.

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

The request is in full compliance with the Yakima UAZO. Additionally, it meets and advances the following City of Yakima Comprehensive Plan 2040 goals and policies:

Yakima's people – We are inclusive to all people. We promote quality design in new housing, businesses, and public buildings, and streets to be accessible to all. We encourage public engagement and multicultural communication in our planning process.

We invest in and deliver needed public services in a manner inclusive to all types of residents, businesses, and cultures. Yakima residents have access to high-quality education, living-wage jobs, safe neighborhoods, a healthy environment, quality parks and amenities, healthy food, and affordable housing.

Youth and Family – Our plan is a roadmap to a high quality of life for our youth and families.

Neighborhoods – Yakima's neighborhoods are attractive places to live, shop and play, offering: A hierarchy of commercial and mixed-use centers. Attractive streetscapes and well-designed public and private recreation and open spaces. Historic character. Diverse housing choices for owners and renters. A spirit of friendliness where neighbors gather for celebrations, clean-up events, and block watches. A development pattern



that promotes public safety and deters crime through environmental design.

This request is healthy growth of an existing compatible land use for needed public services. It complies and improves the land use and the neighborhood.

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?

Yes, there are adequate public facilities.

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. Planned land use is less intensive that the prior residence. The design includes added land for the Superior Lane Campus. The re-use of the domestic well and pumphouse is being considered (if available) for site irrigation use.

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

The proposed zoning change, and new planned use will be more visually compatible with the neighborhood. The prior owner had a history of storing numerous vehicles on site. Access to the lot and campus site from Jerome will be locked and limited to maintenance access.

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

Mitigating measures that are planned include the following:

- Continue secure perimeter campus fence around added lot.
- No new pedestrian or vehicular access from Jerome to Superior Lane.
- Working [with] EPIC and with adjacent residential property owner on lot development.
- New proposed building abuts the property.
- 5. What is the public need for the proposed change?

There is significant demand and public need for the services provided by TTS. The current Superior Lane campus is a beautiful facility. The childcare needs secure adequate outside play area.

6. How is your proposal in the best interest of the community?

The current campus is a proven good neighbor and is residential in operation and a quality healing atmosphere. It is in the best interest of the community to have healthy parents with their children. The facility is growing and needs to grow to serve our community better.



E. Statement of Cause – Type (3) Review:

Pursuant to YMC Ch. 15.15, the applicant provided the following statements explaining their reasons for the proposed Type (3) Review:

1. Full describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related to the business.

Current Campus Development

EPIC's operations are not part of this project. The requested changes reflect needed program growth of the current Triumph Treatment Services residential campus and facilities. No new programs are being added.

Triumph Treatment Services has three DSHS residential treatment women's programs, each for sixteen women and their children under age five. The residents do not have cars and live and stay at the facility full time with residential staff. The clinical, childcare and counseling management staff are on site everyday with reduced staff on weekends. On Sunday afternoon residential staff oversees the residents who can have visitors. The current child care in Cottage Kids and the Administration building is provided half day for the residents. Meals are currently delivered and served at the cottages. TTS currently has 32 parking spaces on campus.

Requested Campus Changes:

- 1. Separate request to add and rezone a parcel into the campus for childcare play area and open space.
- 2. New approximately 13,000 sf Genesis building, housing a Childcare, Counselor offices, multipurpose/dining room and commercial kitchen. The new kitchen will replace the current TTS kitchen at 3300 Roosevelt. The new building will serve the current campus residents and meals will be delivered from here to the TTS Roosevelt facility.

All site residents will eat means at the multipurpose dining room. The therapeutic childcare will be relocated from the current campus buildings and the partial upper floor will be offices for staff and conference/group rooms. Vacated spaces of existing buildings will improve current living conditions and be used for additional resident living areas, potential medical exam room and offices that provide private counseling for mental and chemical dependency issues. The new childcare will allow for all day childcare and thus additional opportunity for adult residential therapy.

3. Requesting revision of the 1998 hearing examiners decision that limited the campus roof height to 24'. The property is zoned R3 and typically allows a building roof height of 50'. The request is for a maximum 35' roof height. It is doubtful that any additional buildings will be added or modified on the site.



The request for additional building height is needed for the structure and mixed occupancies in the Genesis building. The building is planned for (E occupancy) childcare for 50 below the (B occupancy) offices. The building will be fully fire-sprinklered and have rated occupancy separations with high acoustical properties and 9' ceilings. The proposed upper office floor is about one third the size of the main floor. Gable roofed stairways reflect the current roof styles. Additionally, the upper floor is smaller and set back from the Superior Lane to match the character of the other site buildings. The upper office windows allow for staff observation of the new play area.

The requested change is for the maximum building roof height be revised to 35'.

- 4. The site currently has 72 parking spaces. Currently TTS and EPIC each have 36 spaces. Adding 14 or 15 parking spaces is shown on the attached plan. Added parking will be food delivery, refuse dumpster access, two kitchen employees, and the van that will deliver meals to the TTS Inspirations at 3300 Roosevelt Avenue. (The current Roosevelt kitchen will be closed) The remainder of the new spaces will be used by the current TTS campus staff and visitors on weekends.
- 2. How is the proposal compatible to neighboring properties?

 The proposed new building matched the residential neighborhood building style of gable roofs like the current residential campus. The extension of the current campus fencing is anticipated. The proposed new work will improve site parking and remove meal delivery vehicles on Superior Lane.
- 3. What mitigation measures are proposed to promote compatibility?

 The project changes are all mitigation measures. Improving the spaces for the current campus residents that enhance the residential environment and compatibility of the current use. The limited site access is maintained. The residential cottage character is maintained. The new spaces are current needs that do not add to the number of residents or the site vehicle traffic. Increased pedestrian traffic is mitigated with the continuation of sidewalks to the dining hall.
- **4.** How is your proposal consistent with current zoning of your property? The proposed new use is low density and significantly more residential that the current R3 zoning reflects. The proposed change is consistent with the neighborhood.
- 5. How is your proposal consistent with uses and zoning of neighboring properties?

 No changes are anticipated for Englewood Ave or the neighborhood. Less traffic
 - for Superior Lane and more living space for residents.
- 6. How is your proposal in the best interest of the community?

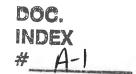


The current campus is a proven good neighbor and is residential in operation and a quality educational healing atmosphere. It is in the best interest of the community to have healthy parents with their children. The facility is growing and with these changes can serve the residents and our community better.

F. Applicable Law:

- 1. Yakima Urban Area Zoning Ordinance:
 - a. <u>Rezone Defined</u>: Pursuant to YMC § 15.04.020 (C), "Rezone" means to change the zoning district classification of particular lot(s) or parcel(s) of land.
 - b. Rezone Purpose: Pursuant to YMC § 15.23.010, from time to time, a change in circumstance or condition may warrant a change in the zoning text or map created by this title. The purpose of this chapter is to establish the procedures to amend the zoning text and/or map when the proposed change would be consistent with the goals, policies, and intent of the Yakima urban area comprehensive plan.
 - c. Class (3) Land Use Defined: Pursuant to YMC § 15.04.020 (C), Class (3) uses are generally not permitted in a particular district, but may be allowed by the hearing examiner after a Type (3) review and public hearing. The hearing examiner may approve, deny, or impose conditions on the proposed land use and site improvements to promote compatibility with the intent and character of the district and the policies and development criteria of the Yakima urban area comprehensive plan. The procedures in YMC Chapter 15.15 shall be used to review and evaluate Class (3) uses or Class (2) uses that have been forwarded to the hearing examiner for review.
 - d. R-3 Zoning District Defined: Pursuant to YMC § 15.04.020 (D), the multifamily residential district is intended to:
 - Establish and preserve high-density residential districts by excluding activities not compatible with residential uses;
 - Locate high-density residential development more than twelve dwelling units per net residential acre in areas receiving the full range of urban services;
 - iii. Locate high-density residential development near neighborhood shopping facilities; and
 - iv. Locate high-density residential development so that traffic generated by the development does not pass through lower-density residential areas.

The district contains a variety of attached or clustered multifamily dwellings.



e. <u>Compatibility Defined</u>: Pursuant to YMC § 15.04.020, "Compatibility" means the characteristics of different uses or developments that permit them to be located near each other in harmony with or without special mitigation.

f. Parking:

- i. Pursuant to YMC § 15.06.040, Table 6-1, Offices and Clinics require one space for each 200 square feet of gross floor area.
- ii. Pursuant to YMC § 15.06.040 (A), "Gross floor area" means the total square footage of all floors in a structure as measured from the interior surface of each exterior wall of the structure and including halls, lobbies, enclosed porches and fully enclosed recreation areas and balconies, but excluding stairways, elevator shafts, attic space, mechanical rooms, restrooms, uncovered steps and fire escapes, private garages, carports and off-street parking and loading spaces. Storage areas are included in gross floor area. However, the required off-street parking for storage areas shall be calculated at the rate of one space per five hundred square feet rather than the specific parking standard established in Table 6-1; except when the parking standard for the principal use would require fewer parking spaces (i.e., one space per six hundred square feet). All required off-street parking shall be subject to the procedures of this title and the standards of this section.
- iii. Pursuant to YMC § 15.06.090 (A), the standard for landscaping of parking and vehicle storage lots with five or more spaces shall be ten percent of the total parking area. This landscaping area may be included to satisfy the lot coverage (impermeable surface) requirements of Table 5-1.
- iv. Pursuant to YMC § 15.06.100, lighting shall be provided to illuminate any off-street parking or loading space used at night. When provided, lighting shall be directed to reflect away from adjacent and abutting properties. Parking lots adjacent to residential districts or uses shall be designed with down-shielding and luminaries creating no lighting pollution upon those properties. A photometric lighting plan may be required if the parking lot is located adjacent to or abutting residential properties. Further requirements and restrictions are required when the property is located within the airport safety overlay.
- v. Pursuant to YMC § 15.06.110 (A), all off-street parking lots, driveways, travel ways, parking aisles, vehicle storage, and vehicle sales lots having a capacity of three or more vehicles shall be paved with two-inch-thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the administrative official, so as to eliminate dust or mud. Pervious asphalt or concrete materials are encouraged.
- g. Sitescreening:

- i. Pursuant to YMC § 15.07.050, Table 7-1, Sitescreening Standard C shall be installed along the northern and eastern property lines of parcel number 181314-34426.
- ii. Pursuant to YMC § 15.07.040 (A), Sitescreening Standard C consists of a six-foot-high, view-obscuring fence, made of wood, masonry block, concrete, or slatted chain link material. A three-foot-wide planting strip landscaped with a combination of trees, shrubs and groundcover along the outside of the fence is also required when the fence is adjacent to a street, alley or pedestrian way.
- h. <u>Setbacks</u>: Pursuant to YMC Ch. 15.05, Table 5-1, the required structure setbacks include:

Front: 40 ft. from centerline of the right-of-way, 20 ft. from property line

Rear: 15 ft. Side: 10 ft.

i. <u>Frontage Improvements</u>: No frontage improvements are required.

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 April 18, 2019, wherein the public was invited to submit written and/or oral comments at the public hearing on this proposed rezone. One comment relevant to the proposal was received and can be found in section IV (E) of the report.

Any testimony at the hearing can be considered by the Hearing Examiner.

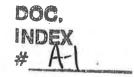
2. The suitability of the property in question for uses permitted under the proposed zoning:

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.
- 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:

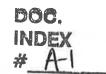
The proposed R-3 zoning district is an implementing zone of the Comprehensive Plan 2040 designation of Mixed Residential and is compatible with the following goals and policies:



- Goal 2.3: 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 2.3.6: Allow some compatible nonresidential uses in residential zones, such as appropriately scaled schools, churches, parks, and other public/community facilities, home occupations, day care centers, and other uses that provide places for people to gather. Maintain standards in the zoning code for locating a designing these uses in a manner that respects the character and scale of the neighborhood.
- 5. The adequacy of public facilities, such as roads, sewer, water and other required public services:
 - a. Along Englewood Ave. there are various utilities which are available to serve the property, including City of Yakima sewer and 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.
 - b. This property is served by all public utilities necessary to support future development. In addition, curb, gutter, and sidewalk improvements are already installed along the frontage.
 - c. The site plan indicates no access to Jerome Ave. so there is no nexus to improve the frontage at that location.
- 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 childcare play area that will accommodate the existing community center facility located to the west.

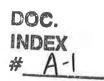
- 7. The public need for the proposed change:
 - The public need for this proposed change will allow it to be developed similar to other nearby commercial properties.
- **B. Site Design and Improvement Standards:** YMC Ch. 15.05 15.07 establishes basic development requirements as minimum criteria, which must be met to assure land use compatibility and promote the public health, safety, and welfare. The following is an overview of the proposal's compliance with the aforementioned development standards:



- 1. Parking: The applicant proposes to provide 15 parking spaces, complying with the standard of one space for each 200 square feet of gross floor area, as per an email from the applicant dated April 15, 2019, the gross floor area of the office space will be 2,523 square feet, which requires a minimum of 13 parking spaces. The childcare portion of the building is not additional space but is replacing childcare areas that are currently in the residential buildings. The commercial kitchen and multi-purpose dining room are considered accessory uses to the overall facility and don't have parking requirements.
- 2. <u>Landscaping</u>: Landscaping equivalent to 10 percent of the total parking area shall be required, and adjacent landscaping as shown on the site plan shall suffice.
- Lot Coverage: The proposal will increase the impervious surface to 48 percent, complying with the current standard of 80 percent allowed in the R-3 zoning district.
- 4. <u>Setbacks</u>: The applicant's proposed site plan meets or exceeds all required structure setbacks from the property lines and adjacent rights-of-way.
- 5. <u>Sitescreening</u>: The applicant's site plan identifies "new fence at perimeter" along the northern and eastern property lines of parcel # 181314-34426, where the childcare play area will be located. The fence shall be view-obscuring.
- 6. <u>Public Facilities</u>: City of Yakima sewer and water are available. The property is accessed from Englewood Ave., which is a Collector Arterial, which has existing curb, gutter, and sidewalk along the subject property's frontage. Fairbanks Ave. and Jerome Ave., which dead-end at the subject property's eastern property line, are not currently proposed to be used for access.

C. Request to Amend Condition 2.7 of the Hearing Examiner's 1998 Recommendation

- The R-3 zoning district generally limits building height to 50 feet. However, per Condition 2.7 of the 1998 Hearing Examiner's recommendation adopted by City Council under Ordinance 98-53 (RZ#008-98, CL3#008-98), buildings on the property were limited to 24 feet high to ensure compatibility with the neighboring zoning districts.
- 2. At the time, north and east of the subject property was zoned R-1 (which is now R-2 and R-3) and west of the subject property was zoned R-1 and R-2 (which is now R-3).
- 3. The surrounding area was still quite rural at the time, with orchards immediately abutting the subject property to the north and also located further to the west. Since the original approval of this project, these agricultural lands have been fully subdivided for residential uses, and the zoning has increased in intensity.



- 4. The 24-foot height restriction is no longer necessary as the only remaining R-1 zoning in the area is located southeast of the subject property across Englewood Ave.
- 5. Of the comments received from property owners and public agencies, none spoke on the subject of the existing height limit or the request to raise it. Therefore, the applicant's desire to increase the maximum building height of the subject property from 24 to 35 feet, still lower than the standard height limit of 50 feet in the R-3 zoning district, is a reasonable request, and is consistent with the adjacent R-2 zoning to the east.

D. Development Services Team (DST) Review

On April 2, 2019, a DST meeting was held to discuss the possible impacts of this rezone. The following comments were received from public agencies and private companies with an interest in the development herein being reviewed:

Codes

- a. Pursuant to Chapter 5 and Appendices B and C of the 2015 International Fire Code, additional fire hydrants may be required depending on the occupancy and construction types of the building, and whether or not the building will be equipped with a fire sprinkler system.
- b. These findings are not intended to be an exhaustive review of this proposal.

2. Surface Water

a. As this project creates more than 5,000 square feet of impervious area, complete drainage plans and calculations shall be submitted to the Surface Water Engineer for review and approval. The plans and calculations shall be completed by a Professional Engineer registered in Washington State. Underground Injection Control (UIC) wells are required to be registered with the Washington State Dept. of Ecology.

3. Yakima Regional Clean Air Agency

- a. Contractors doing excavation, clearing, construction, landscaping or demolition work must file a Dust Control Plan with YRCAA and get approval, prior to the start of any work.
- b. Prior to demolishing any structures an asbestos survey must be done by a certified asbestos abatement building inspector.
- c. Any asbestos found must be removed by a licensed asbestos abatement contractor prior to demolition.
- d. A Notification of Demolition and Renovation (NODR) application must be filed with YRCAA and the appropriate fee should be paid.
- 4. Washington State Department of Ecology



- a. 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.
- b. Regarding the answer in the Environmental Checklist b. Ground Water 1:

The domestic well is not located upon land owned by the applicant. Obtaining the right to access or right to use land which the applicant does not possess is a private matter between the applicant and the owner of that land. The checklist did not specify the authorization for water use, and no permitted water rights with Ecology list this well as a source for water use.

- If water is from permitted source such as city water, water association, or an irrigation or reclamation district, then the water purveyor is responsible for ensuring that the proposed use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.
- 2. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitted process. Any ground water development proposal that will withdraw water in excess of 5,000 gallons per day will require a permit from the Department of Ecology.
- E. Public Comments: Two comments were received, one of which was irrelevant to any portion of this proposal, and another from a neighboring property owner, who is concerned by a statement by the applicant in the Environmental Checklist: "Current active domestic well would like to be used for irrigation of the site and the Genesis building." The property owner states that he does not have irrigation nor a lot of water currently on his property. He doesn't plan on sharing the water source with the applicant.

Staff Response: The comments from Department of Ecology affirms the property owner's statement that the domestic well is not on land owned by the applicant, the Environmental Checklist does not claim ownership of said well, and Ecology has no record of this well having permitted water rights. This is a private matter between the two property owners, and it is up to the applicant to determine how water will be delivered to the site for irrigation purposes.

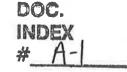
V. CONCLUSIONS

- A. The Hearing Examiner has jurisdiction to issue a recommendation on the rezone request to the City Council.
- B. The proposed Rezone and Class (3) use are consistent with the goals and policies of the Yakima Comprehensive Plan 2040.
- C. The office portion of the project is a Class (3) use and is generally not permitted in the R-3 zoning district. To be permitted within the R-3 zoning district, a Type (3) Review and approval by the Hearing Examiner is required.
- D. The proposed development site plan is compliant with the City of Yakima's Title 12 Development Standards, fire code access, and zoning code requirements.
- E. SEPA review resulted in the issuance of a DNS on May 10, 2019. The appeal period for this determination ended on May 24, 2019. No appeal was filed.
- F. It is recommended that the portion of the subject property currently limited to a building height limit of 24 feet by Ordinance 98-53 be increased to 35 feet.
- G. No adverse impacts have been identified from granting this approval that cannot be mitigated at the time of future development.
- H. Public notice for this hearing was provided in accordance with zoning ordinance requirements.
- I. Pursuant to YMC § 15.23.030, due to the rezone request, the Hearing Examiner's decision will be a recommendation to the City Council.

VI. RECOMMENDATION

The Community Development Department recommends approval of this project-specific Rezone request from Two-Family Residential (R-2) to Multi-Family Residential (R-3), and recommends approval of the Type (3) application based upon the above findings and conclusions, subject to the following conditions:

- A. Complete drainage plans and calculations shall be submitted to the Surface Water Engineer for review and approval, and shall be completed by a Professional Engineer registered in Washington State. Underground Injection Control (UIC) wells are required to be registered with the Washington State Department of Ecology;
- B. Contractors doing excavation, clearing, construction, landscaping or demolition work must file a Dust Control Plan with YRCAA and get approval, prior to the start of any work;
- C. Prior to demolishing any structures an asbestos survey must be done by a certified asbestos abatement building inspector;
- D. Any asbestos found shall be removed by a licensed asbestos abatement contractor prior to demolition;



- E. A Notification of Demolition and Renovation (NODR) application shall be filed with YRCAA and the appropriate fee should be paid;
- F. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides, and if contaminants are found at concentrations above the Model Toxics Control Act cleanup levels potential buyers should be notified of their occurrence;
- G. The domestic well is not located upon land owned by the applicant, and obtaining the right to access or right to use land which the applicant does not possess is a private matter between the applicant and the owner of that land;
- H. Sitescreening Standard C shall be installed along the eastern property lines of parcel # 181314-34426;
- I. The maximum height allowed on the subject property shall be increased to 35 feet, except for the parcel proposed to be rezoned, which may maintain the standard height limit of 50 feet in the R-3 zoning district; and
- J. The applicant shall provide a modified development agreement (originally approved under Ordinance 98-53) to reflect the 35-foot building height.



TRIUMPH TREATMENT SERVICES RZ#001-19, CL3#002-19 & SEPA#010-19

EXHIBIT LIST

CHAPTER B Maps

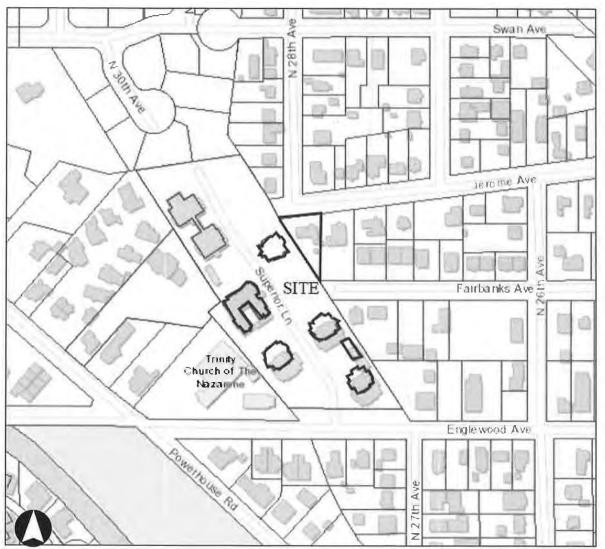
DOC INDEX#	DOCUMENT	DATE
B-1	Maps: Vicinity, Zoning, Future Land Use, and Aerial	04/22/2019
		-

VICINITY MAP



File Number: RZ#001-19, CL3#002-19 & SEPA#010-19
Project Name: TRIUMPH TREATMENT SERVICES

Site Address: 600 SUPERIOR LN



Proposal: Proposal to rezone one parcel (approx. 0.21 acres) from Two-Family Residential (R-2) to Multi-Family Residential (R-3) to be used as a childcare play area and open space for the Triumph Treatment Center campus lying directly west in the R-3 zoning district. The proposal also includes construction of a 13,000 sq ft campus building with 15 new parking spaces for childcare, counselor offices, a multi-purpose dining room, and a commercial kitchen, and a request to exceed the maximum 24-ft roof height condition in the 1998 Hearing Examiner decision for this campus development to a maximum of 35 ft.

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: 3/18/2019

DOC.
INDEX
#_B-I

ZONING MAP

RZ#001-19, CL3#002-19 & SEPA#010-19 File Number:

TRIUMPH TREATMENT SERVICES Project Name:

600 SUPERIOR LN Site Address:





SR Suburban Residential

R-2 Two Family

R-3 Mutti-Family

B-1 Professional Business

B-2 Local Business

HB Historical Business

SCC Small Conveneice Center

LCC Large Convenience Center

CBD Central Business District

GC General Commercial

M-1 Light Industrial

M-2 Heavy Industrial

RD Regional Development

AS Airport Support

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 Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, provided herein.

DOC.

INDEX



FUTURE LAND USE MAP

RZ#001-19, CL3#002-19 & SEPA#010-19 File Number:

TRIUMPH TREATMENT SERVICES Project Name:

600 SUPERIOR LN Site Address:



Yakima Future Land Use Designations

Low Density Residential

Mixed Residential

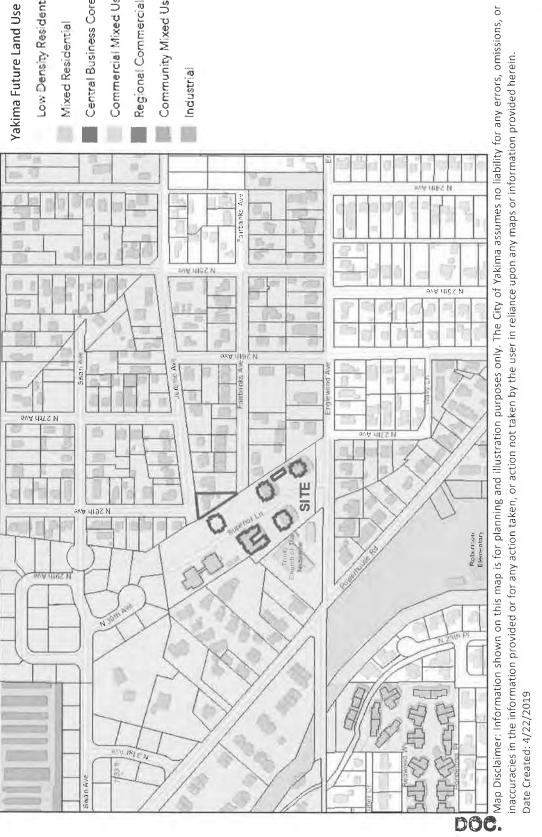
Central Business Core Commercial

Commercial Mixed Use

Regional Commercial

Community Mixed Use

Industrial



INDEX # B



AERIAL MAP

RZ#001-19, CL3#002-19 & SEPA#010-19 File Number:

TRIUMPH TREATMENT SERVICES Project Name:

600 SUPERIOR LN Site Address:



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: 4/22/2019

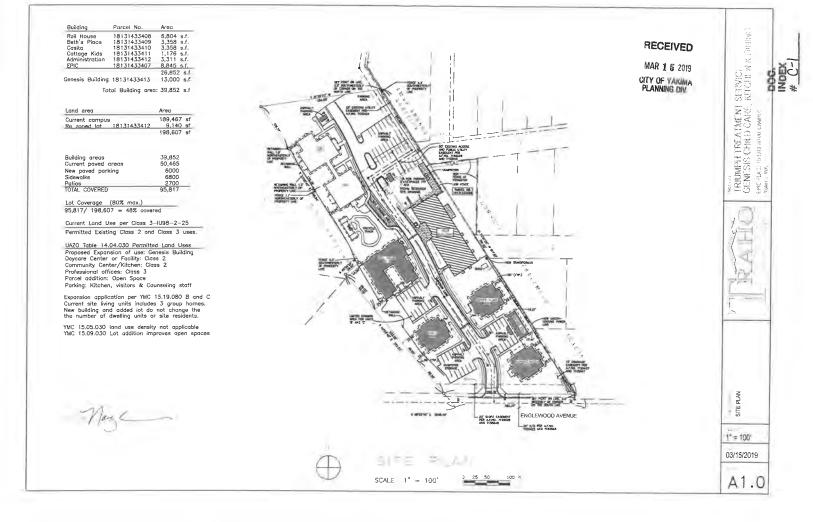
DOC. INDEX #_B

TRIUMPH TREATMENT SERVICES RZ#001-19, CL3#002-19 & SEPA#010-19

EXHIBIT LIST

CHAPTER C Site Plan

DOC INDEX#	DOCUMENT	DATE
C-1	Site Plan	03/15/2019



TRIUMPH TREATMENT SERVICES RZ#001-19, CL3#002-19 & SEPA#010-19

EXHIBIT LIST

CHAPTER D DST Review & Agency Comments

DOC INDEX#	DOCUMENT	DATE
D-1	DST Request for Comments	03/28/2019
D-2	Comments from Randy Meloy, Surface Water Engineer	04/04/2019
D-3	Comments from Glenn Denman, Building Official	04/11/2019
D-4	Comments from Hasan Tahat, Yakima Regional Clean Air Agency	04/18/2019
D-5	Comments from Gwen Clear, Department of Ecology	05/03/2019



STATE OF WASHINGTON DEPARTMENT OF ECOLOGY

1250 W Alder St . Union Gap, WA 98903-0009 . (509) 575-2490

May 3, 2019

Eric Crowell
Community Development
City of Yakima
129 North 2nd Street
Yakima, WA 98901

Re: RZ#001-19, CL3#002-19, SEPA#010-19

Dear Eric Crowell:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Triumph Treatment Services EPIC Place development. 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.

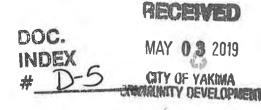
If you have any questions or would like to respond to these Toxics Clean-up comments, please contact **Valerie Bound** at (509) 454-7886 or email at <u>valerie.bound@ecy.wa.gov</u>.

WATER RESOURCES

Regarding the answer in the Environmental Checklist b. Ground Water 1:

The domestic well is not located upon land owned by the applicant. Obtaining the right to access or right to use land which the applicant does not possess is a private matter between the applicant and the owner of that land. The checklist did not specify the authorization for water use, and no permitted water rights with Ecology list this well as a source for water use.

1. If water is from permitted source such as city water, water association, or an irrigation or reclamation district, then the water purveyor is responsible for ensuring that the proposed



Eric Crowell May 3, 2019 Page 2

use(s) are within the limitations of its water rights. If the proposal's actions are different than the existing water right (source, purpose, the place of use, or period of use), then it is subject to approval from the Department of Ecology pursuant to Sections 90.03.380 RCW and 90.44.100 RCW.

2. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, industrial purposes, stock watering or for the irrigation of up to one-half acre of lawn and garden are exempt from the permitting process. Any ground water development proposal that will withdraw water in excess of 5,000 gallons per day will require a permit from the Department of Ecology.

If you have any questions or would like to respond to these Water Resources comments, please contact **Jolee Ramos** at (509) 454-4173 or email at jolee.ramos@ecy.wa.gov.

Sincerely,

Gwen Clear

Environmental Review Coordinator

Central Regional Office

Gwen Clear

(509) 575-2012

crosepacoordinator@ecy.wa.gov

201902143

DOC.

MAY 0 3 2019

CITY OF YAKIMA
CHURCHYED

CITY OF YAKIMA
CHURCHYED



Yakima Regional Clean Air Agency 186 Iron Horse Court, Suite 101 Yakima, WA 98901 (509) 834-2050, Fax (509) 834-2060 yakimacleanair.org

April 18, 2019

Joan Davenport City of Yakima Planning Division 129 North Second Street Yakima, WA 98901 RECEIVED

APR 1 8 2019 CITY OF YAKIMA PLANNING DIV.

RE: RZ#001-19, CL3#002-19, SEPA#010-19 Traho Architects / Triumph Treatment Services

Dear Ms. Davenport:

Thank you for providing the Yakima Regional Clean Air Agency (YRCAA) the opportunity to review and comment on RZ#001-19, CL3#002-19, SEPA#010-19- Traho Architects / Triumph Treatment Services located at 2708 Jerome Avenue, Yakima WA. 98902

Following review YRCAA has the following comment(s):

- 1. Contractors doing excavation, clearing, construction, landscaping or demolition work must file a Dust Control Plan with YRCAA and get approval, prior to the start of any work;
- 2. Prior to demolishing any structures an asbestos survey must be done by a certified asbestos building inspector;
- 3. Any asbestos found must be removed by a licensed asbestos abatement contractor prior to demolition; and
- 4. A Notification of Demolition and Renovation (NODR) application must be filed with YRCAA and the appropriate fee should be paid.

Thank you for the opportunity to connect with the county's continued support in protecting the air quality in Yakima County.

Best regards,

Hasan M. Tahat, Ph.D. Compliance, Engineering and Planning Division Supervisor Yakima Regional clean air Agency



COMMUNITY DEVELOPMENT DEPARTMENT

Code Administration Division 129 North Second Street, 2nd Floor Yakima, Washington 98901 Phone (509) 575-6126 • Fax (509) 576-6576 codes@yakimawa.gov • www.buildingyakima.com

April 8, 2019

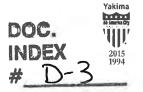
Eric Crowell
City of Yakima Planning Division
129 N 2nd St
Yakima, WA 98901

From: Glenn Denman, Building Official

Re: DST Comments: RZ#001-19, 600 Superior Ln

Pursuant to Chapter 5 and Appendices B and C of the 2015 International Fire Code, additional fire hydrants may be required depending on the occupancy and construction types of the building, and whether or not the building will be equipped with a fire sprinkler system.

These findings are not intended to be an exhaustive review of this proposal.





CITY OF YAKIMA PLANNING DIVISION DST COMMENTS

Project Name: Triumph Treatment Services

File Number: RZ#001-19, CL3#002-19 & SEPA#010-19

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		As this project creates more than 5,000 square feet of impervious area, complete drainage plans and calculations shall be submitted to the Surface Water Engineer for review and approval. The plans and calculations shall be completed by a Professional Engineer registered in Washington State. Underground Injection Control (UIC) wells are required to be registered with the Washington State Dept. of Ecology.	randy.meloy@ lmawa.gov	yak 05/01/19



City of Yakima Development Services Team Request For Comments

March 28, 2019

To:	City of Yakima Development Services Team
From:	Eric Crowell, Associate Planner
Subject:	Request for Comments
Applicant:	Traho Architects c/o Nancy Charron
File Numbers:	
Location:	RZ#001-19 / CL3#002-19 / SEPA#010-19
Parcel Number(s):	600 Superior Ln.
DST MEETING DATE:	181314-33408, -33409, -33410, -33411, -33412, -33413, & -33426
DST WIEETING DATE:	4/2/2019
	Proposal
Family Residential (R- Treatment Center cam construction of a 13,00 counselor offices, a mul	parcel (approximately 0.21 acres) from Two-Family Residential (R-2) to Multi-3) to be used as a childcare play area and open space for the Triumph pus lying directly west in the R-3 zoning district. The proposal also includes 00 square foot campus building with 15 new parking spaces for childcare lti-purpose dining room, and a commercial kitchen, and a request to exceed the height condition in the 1998 Hearing Examiner decision for this campus num of 35 feet.
have regarding this prop held <u>April 2, 2019 at 2:(</u> attend, please submit yo eric.crowell@yakimawa.	ned application and site plan and prepare any written comments you might posal. This project will come up for discussion at the weekly DST meeting to be 00 p.m. As always, should you have comments, but find you are unable to our comments prior to the meeting. My email address is gov and the Planning Division's fax number is (509) 575-6105. Should you require additional information, please call me at (509) 576-6736.
	Comments:
Contact Person	

DOC. INDEX #_D-___

TRIUMPH TREATMENT SERVICES RZ#001-19, CL3#002-19 & SEPA#010-19

EXHIBIT LIST

CHAPTER E SEPA Checklist

DOCUMENT	DATE
SEPA Checklist	03/15/2019



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 <u>all parts of your proposal</u>, 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):

Triumph Treatment Services EPIC Place - Project specific Rezone for accessory use.

2. Applicant's Name & Phone:

Triumph Treatment Services - Wally Lee CEO - Agent: Nancy Charron, Traho Architects P.S. (509 452-0609

3. Applicant's Address:

9 N 11th Avenue

RECEIVED

4. Contact Person & Phone:

Nancy Charron, Traho Architects P.S. (509) 452 0609

MAR I 5 2019

5. Agency Requesting Checklist: City of Yakima

CITY OF YAKIMA PLANNING DIV

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

The property will be cleared spring or early summer of 2019. Redeveloped as the site play area by 2020.

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

None at this time. If needed by future program demands, it will be a separate application.

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

No environmental work has been completed. Following previous owner's removal of his belongings. TTS will proceed with evaluation of the vacated site, including assessment and needed abatement work. The site will be cleared for interim use for construction staging and access for the Genesis building construction.

INDEX Page | 6

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:

This application is part of the City of Yakima Type 3 review Hearing and modifications for the new TTS Genesis Building.

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

Brown Parcel: SEPA, HAZMAT assessment and abatement. COY Panning for Rezone to match adjacent parcel use.

Subsequently for Adjacent Genesis: Building approvals: WA State DOH/CRS, WA State Fire Marshall, COY Building Dept and COY utilities.

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 property requested re-zoned is a single triangular residential lot of 0.21 acres. Adding this property to the TTS campus to the West clearly widens the narrow building site and opens the dining room to the widest part of the lot. The new lot is planned to be fenced on all sides for the accessory resident patio, park and childcare play area.

The new TTS Genesis building completes the planned build-out of the Superior Lane adjacent site.

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

Parcel 18131433426. 2708 Jerome Avenue, Yakima WA 98902. See attached site plans.

MAR I 5 2019 CITY OF YAKIMA PLANNING DIV

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
1. Earth	rigency Comments
a. General description of the site (✓ one);	
■ flat □ rolling □ hilly □ steep slopes □ mountainous □ other	
b. What is the steepest slope on the site (approximate percent slope)?	
2%	
 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. Silty clay with some cobbles. loam and organic materials. 	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None	
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. Site is level and will be cleared to a 6" soil depth for the new park.	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.	
No erosion is anticipated.	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?	
No construction is planned. Play equipment fall zones, patios and tricycle path less than 20%	1
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:	
Temporary fencing, barricades or swales can be provided. Final grades will not slope.	
2. 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. Dust will be controlled with water. 	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If	
so, generally describe.	RECEIVED
None anticipated	RECEIVED MAR 1 5 2019
c. Proposed measures to reduce or control emissions or other impacts to air, if any:	The D ZU19
None anticipated p	Y OF YAKIMA ANNING DIV.
3. Water	
a. Surface Water	
Revised 08/2017	Page 8

Page | 8

. ENVIR	ONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
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.	
No.		
2. No.	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.	
3 None.	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.	
4. No.	Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.	
5. No.	Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.	
6. No.	Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.	
b. Gro	ound Water	
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.	
Current act building.	tive domestic well would like to be used for irrigation of the site and the Genesis	
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.	RECEIVED MAR 1 5 2019 CITY OF YAKIMA
No waste d	discharge is anticipated.	PLANNING DIV.
c. Wa	ter Runoff (including stormwater)	
Revised (08/2017	Page 9

B. ENVIRONMENT	FAL ELEME	NTS (To be co	mpleted by the	applicant)		Space Reserved for Agency Comments
and disp	posal, if any (s water flow in	include quant nto other wate	ities, if known). rs? If so, descri	ter) and method of Where will this w be.		
describe) .	als enter gro	und or surface	e waters? If so,	generally	
			se affect draina	ge patterns in the	vicinity of	
d. Proposed me drainage pattern Improved natural infi 4. Plants	impacts, if a	ny:		und, and runoff w	vater, and	
	pes of vegeta	tion found on	the site:			
Deciduous Tree:	Alder	☐ Maple	Aspen		Other	
Evergreen Green:	Fir	Cedar	Pine		Other	
	Shrubs	■ Grass	Pasture	□Crop Or Grain	Orchards, vineyards, or other permanent crops	
Wet Soil Plants:	Cattail	Buttercup	Bullrush	Skunk Cabbage	Other	
Water Plants:	Milfoil	☐ Eelgrass	☐ Water Lily		Other	
		of vegetation				
b. What kind a Remove weeds, grass		_	II be removed of Inut trees	r altered?		
c. List threater None known	ed or endang	ered species k	nown to be on o	r near the site.		
	etation on the	site, if any:		er measures to pr		
e. List all noxion Class C common orch		invasive spec	ies known to be	on or near the site		
5. Animals						
known to be Examples inc birds: hawk, mammals: de	on or near the lude: heron, eagle, s er, bear, elk, b lmon, trout, he	e site. ongbirds, other eaver, other: rring, shellfish	r:	ed on or near the	site or are	MAR 1 5 2019 CITY OF YAKIMA PLANNING DIV.
			es known to be	on or near the site.		

INDEX

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant) Space Reserved for **Agency Comments** Is the site part of a migration route? If so, explain. No. d. Proposed measures to preserve or enhance wildlife, if any: None. e. List any invasive animal species known to be on or near the site. None known 6. Energy and Natural Resources 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. Electric for well pump and site lighting will be provided from Genesis new building Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No 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: Accessory use of a playground will have very little energy demands. Landscaping for shade. **Environmental Health** 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. No known risks. Describe any known or possible contamination at the site from present or past nses. Site use by prior owner. 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. None known. If found will be cleaned and or encapsulated for safe childcare play area. 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. None anticipated. Describe special emergency services that might be required. None. Staff on site at all times.

Noise

Remove current site features and build a playground.

5.

1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?

Proposed measures to reduce or control environmental health hazards, if any:

No noise concerns.

RECEIVED

MAR 1 5 2019

CITY OF YAKIMA PLANNING DIV.

Revised 08/2017

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
 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. Short duration: Demolition and construction. No other noises. 	
3. Proposed measures to reduce or control noise impacts, if any: None	
8. Land and Shoreline Use	
 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. Residential. 	
 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? No. 	
 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: No.	
c. Describe any structures on the site. Residence, She-shed, Pumphouse and fences	
d. Will any structures be demolished? If so, what?	b
Residence and She-shed are planned to be removed	
e. What is the current zoning classification of the site?	
f. What is the current comprehensive plan designation of the site? Mixed Residential	No.
g. If applicable, what is the current shoreline master program designation of the site?	
h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No.	RECEIVED
	MAR 1 5 2019
 i. Approximately how many people would reside or work in the completed project? Accessory park for the TTS campus of 50 children, 60 adults. 	CITY OF YAKIMA PLANNING DIV.
j. Approximately how many people would the completed project displace? None. The parcel is vacant.	WEY

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
k. Proposed measures to avoid or reduce displacement impacts, if any. None	
Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Residential character. Maintain current campus perimeter screened fencing.	
m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: NA	
9. Housing	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.	
 b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. One poor condition low income house is being removed. 	
c. Proposed measures to reduce or control housing impacts, if any: Improved housing quality and more living space for the TTS Campus.	
 a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? No new structures are proposed. The play structure could be as high 16' in height. 	
b. What views in the immediate vicinity would be altered or obstructed? None.	
c. Proposed measures to reduce or control aesthetic impacts, if any: Asethetic quality of campus will be extended to new parcel.	
11. Light and Glare	
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None	
b. Could light or glare from the finished project be a safety hazard or interfere with views?	RECEIVED MAR 1 5 2019
c. What existing off-site sources of light or glare may affect your proposal? None known.	MAR I 5 2019 CITY OF YAKIMA PLANNING DIV
d. Proposed measures to reduce or control light and glare impacts, if any: Lighting will be residential in scale and downlights.	PLANNING DIV.
12. Recreation	

TRIUMPH TREATMENT SERVICES RZ#001-19, CL3#002-19 & SEPA#010-19

EXHIBIT LIST

CHAPTER F Applications

DOC INDEX#	DOCUMENT	DATE
F-1	Application for Type 3 Review	03/15/2019
F-2	Application for Rezone	03/15/2019



LAND USE APPLICATION

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

RECEIVED

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT 129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901

MAR 1 5 2019

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

CITY OF YAKIMA PLANNING DIV.

to bring all necessary atta application unless it is co This application consists PART II and III contain a	nehments and the requisite mplete and the filing of four parts. PAR's additional information	aired filing fee w fee paid. Filing 1 - GENERAL	then the application of the same are not INFORMA	lication i refundab TION A	s submitted. The le. ND PART IV -	cess, please ask a Planner. Remember ne Planning Division cannot accept an - CERTIFICATION are on this page, this page to complete the application.
PART I – GENERAL IN	FORMATION					
L. Applicant's	Name:	Traho Archit	ects - Nan	cy Charr	on	
Information:	Mailing Address:	9 North 11th	-			
	City:	Yakima		t: WA	Zip: 9890	2 Phone: (509)452 0609
	E-Mail:					
Applicant's Interest in Property:	Check One:	Owner	Agen	ı 🔲	Purchaser	Other
2. December Own and	Name:	Triumph Tre	atment Se	rvices - \	Wally Lee CEC	
3. Property Owner's Information (If other	Mailing Address:	120 South 3	rd Street			
than Applicant):	City:	Yakima	S	t: WA	Zip: 9890	1 Phone: (509)248-1800
	E-Mail:	wlee@trium	phtx.org			
4. Subject Property's Ass181314344265. Legal Description of Property	roperty. (if lengthy, p	lease attach it on	ı a separate	documen	t)	
Brower's Englewood	Tracts: Lot 9 Block	3				
6. Property Address:						
2708 Jerome Avenu						
7. Property's Existing Zon	-					
☐ SR ☐ R-1 ■ R-2 [☐ R-3 ☐ B-1 ☐ B	-2 🗌 HB 🔲 S	SCC LLC	C CE	BD GC G	AS □ RD □ M-1 □ M-2
8. Type Of Application: (Check All That Appl					
Rezone		Comprehensi Amendment	ive Plan Te	t or Map	[1	Environmental Checklist (SEPA Review)
Transportation Con-	currency	Other:				Other:
Master Application			*			
(select if submitting applications under 'l						
PART II - SUPPLEMEN		I. PART III – RI	EOUIRED.	ATTACH	IMENTS, & PA	RT IV – NARRATIVE
9. SEE ATTACHED SHE						
PART V – CERTIFICAT						
10. I certify that the infor	mation on this applica	ition and the req	uired attach	ments are	true and correc	et to the best of my knowledge.
Me	100		ı	March 13	, 2019	
Property Owner's Signa	ture		I	ate		
Applicant' Signature		_	-	March 13	, 2019	
FILE/APP JCATION(S	OH SEPAN	1010-19	d Ra	#(01-19	
DATE FEE PAID:	RECEIVE			DUNT PA		RECEIPT NO:
3/15/19	8	M		X500)	CH19-003415

Revised 08/2017

DOC age | 3 INDEX # F-2



Supplemental Application For:

REZONES

YAKIMA MUNICIPAL CODE CHAPTER 15.23

PART II - APPLICATION INFORMATION
1. EXISTING ZONING OF SUBJECT PROPERTY:
SR R-I 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 ☐ IIB ☐ SCC ☐ LCC ☐ CBD ☐ GC ☐ AS ☐ RD ☐ M-1 ☐ M-2
4. EXISTING FUTURE LAND USE DESIGNATION:
Low Density Residential Mixed Residential Community Mixed-Use Commercial Mixed-Use
CBD Commercial Core Regional Commercial Industrial
5. PROPOSED FUTURE LAND USE DESIGNATION:
Is there a proposed change to the Future Land Use Map? No
If so what is the proposed future land use designation?
Low Density Residential Mixed Residential Community Mixed-Use Commercial Mixed-Use
☐ CBD Commercial Core ☐ Regional Commercial ☐ Industrial
6. PUBLIC FACILITIES AND SERVICES AVAILABLE:
■ Transportation ■ Rights-Of-Way ■ Police And Fire Protection ■ Parks And Trails ■ Schools
■ Water ■ Sewer □ Storm Drainage ■ Electricity ■ Natural Gas ■ Telephone ■ Cable TV
PART III - REQUIRED ATTACHMENTS
7. WRITTEN NARRATIVE (required): (stating the reason for the request for the rezone, explaining how the proposed amendment meets the proposed rezone request)
8. ENVIRONMENTAL CHECKLIST (required):
9. TRAFFIC CONCURRENCY (may be required):
10. SITE PLAN (required if the rezone is associated with land use development):
11. AUTHORIZATION;
I hereby authorize the submittal of this Rezone or Text Amendment Application to the City of Yakima for review.
Ma Cee 3-12-19
Property Owner Signature (required) Date
Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima WA or 509-575-6183

MAR 1 5 2019

CITY OF YAKIMA PLANNING DIV.



Supplemental Application For:

REZONES

YAKIMA MUNICIPAL CODE CHAPTER 15.23

P	Ā	RT	IV.	NA	RR	AT	IVE

A. How is the subject property suitable for uses permitted under the proposed zoning? See attached Rezone Narrative.

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?

See attached Rezone Narrative.

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?

See attached Rezone Narrative.

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

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

See attached Rezone Narrative.

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

See attached Rezone Narrative.

RECEIVED

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

See attached Rezone Narrative.

MAR I 5 2019 CITY OF YAKIMA PLANNING DIN

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

DOC.
INDEX
F-2
Page | 5

509. 452.0609 9 North 11th Avenue - Yakima, Washington 98902



March 13, 2019
PART IV- PROJECT REZONE NARRATIVE

Project Specific Rezone and Amendments to Master Application IU98-2-25 Address: Bower's Englewood Tracts: Lot 9 Block 3 - 2708 Jerome Avenue

Parcel Number: 18131434426

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

The change from R2 to R3 is appropriate. Residential accessory use planned campus dining common building and play area will be in character to the neighborhood.

B. What is the status of existing land use?

Triumph Treatment Services purchased the property in 2018. The previous owner has moved to new rural acreage and is in the process of removing his numerous vehicles and possessions.

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

The request is in full compliance with the Yakima UAZO. Additionally it meets and advances the following City of Yakima Comprehensive Plan 2040 goals and policies:

Yakima's people —We are inclusive to all people. We promote quality design in new housing, businesses, and public buildings, and streets to be accessible to all. We encourage public engagement and multicultural communication in our planning process.

We invest in and deliver needed public services in a manner inclusive to all types of residents, businesses, and cultures. Yakima residents have access to high-quality education, living-wage jobs, safe neighborhoods, a healthy environment, quality parks and amenities, healthy food, and affordable housing.

Youth and Family-Our plan is a roadmap to a high quality of life for our youth and families.

Neighborhoods – Yakima's neighborhoods are attractive places to live, shop and play, offering: A hierarchy of commercial and mixed-use centers.

Attractive streetscapes and well-designed public and private recreation and open spaces. Historic character. Diverse housing choices for owners and renters.

A spirit of friendliness where neighbors gather for celebrations, clean-up events, and block watches.

A development pattern that promotes public safety and deters crime through environmental design.

This request is healthy growth of an existing compatible land use for needed public services. It complies and improves the land use and the neighborhood.

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?

Yes. There are adequate public facilities.

DOC. INDEX #__ F-2_ 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. Planned land use is less intensive than the prior residence. The design includes added land for the Superior Lane Campus. The re-use of the domestic well and pumphouse is being considered (if available) for site irrigation use.

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

The proposed zoning change, and new planned use will be more visually compatible with the neighborhood. The prior owner was had a history of storing numerous vehicles on site. Access to the lot and campus site from Jerome will be locked and limited to maintenance access.

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

Mitigating measures that are planned include the following:

- Continue secure perimeter campus fence around added lot.
- No new pedestrian or vehicular access from Jerome to Superior Lane.
- Working EPIC and with adjacent residential property owner on lot development.
- New proposed building abuts the property.
 - E. What is the public need for the proposed change?

There is significant demand and public need for the services provided by TTS. The current Superior Lane campus is a beautiful facility. The childcare needs secure adequate outside play area.

F. How is your proposal in the best interest of the community?

The current campus is a proven good neighbor and is residential in operation and a quality educational healing atmosphere. It is in the best interest of the community to have healthy parents with their children. The facility is growing and needs to grow to serve our community better.

MAR I 5 2019 CITY OF YAKIMA PLANNING DIV.



LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT 129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901

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

INSTRUCTIONS - PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.

If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are not refundable. This application consists of four parts. PART I - GENERAL INFORMATION AND PART V - CERTIFICATION are on this page. PART II, III, and IV contain additional information specific to your proposal and MUST be attached to this page to complete the application.

	Name:	Traho Archit	tects - Nar	ncv C	harron				
. Applicant's nformation:	Mailing Address:								
niorination:	City:	Yakima Si			WA	Zip: 98	3902	Phone:	(509)452 0609
	E-Mail:	nancy@traho.com							, ,
. Applicant's nterest in Property:	Check One:	Owner	M Age	nt	☐ P	urchaser		Other	
December Occurrents	Name:	Triumph Tre	atment Se	ervice	es - Attr	n Wally L	ee CEC)	
Property Owner's Iformation (If other	Mailing Address:	120 South 3rd Street							
an Applicant):	City:	Yakima		St:	WA	Zip: 98	3902	Phone:	(509)248-1800
	E-Mail:	wlee@trium	phtx.org						
Subject Property's Ass	sessor's Parcel Numb	er(s) 8131433	408 to 18	1314	33413	TTS and	181314	434426 (E	Brown)
Property Address: 600 Property's Existing Zo SR R-1 R-2	oning:								
Type (3) Review Transportation Cor Master Application (select if submitting	(Check All That App		e Adjustme		□ СВЕ	GC GC		onmental (M-1 M-2 Checklist (SEPA
Type (3) Review Transportation Cor Master Application (select if submitting applications under PART II – LAND US PART III – ATTACI PART IV – WRITTE	(Check All That App Courrency	ly) Administrative Critical Areas ATION (See at	e Adjustme Review tached page	ent	СВС		Envir Revie	onmental (
Type (3) Review Transportation Cor Master Application (select if submitting applications under PART II – LAND US PART III – ATTACI PART IV – WRITTE ART V – CERTIFICA	(Check All That App	ly) Administrative Critical Areas ATION (See attee attached page	e Adjustme Review tached page	ent ge)			Envir Revic Other	onmental (Checklist (SEPA
Transportation Cor Master Application (select if submitting applications under PART II – LAND US PART III – ATTACI	(Check All That App Concurrency Concurr	ly) Administrative Critical Areas ATION (See attee attached page	e Adjustme Review tached page quired attached Mare	ent (chme)			Envir Revic Other	onmental (Checklist (SEPA
Type (3) Review Transportation Cor Master Application (select if submitting applications under PART II – LAND US PART III – ATTACI PART IV – WRITTE ART V – CERTIFICA I certify that the information of the content of	(Check All That App Concurrency Concurr	ly) Administrative Critical Areas ATION (See attee attached page	e Adjustme Review tached page quired attached Mare	eent deep deep deep deep deep deep deep dee	nts are t 3,2019		Envir Revic Other	onmental (Checklist (SEPA
Type (3) Review Transportation Cor Master Application (select if submitting applications under PART II – LAND US PART III – ATTACI PART IV – WRITTE ART V – CERTIFICA I certify that the information of the corporation of	(Check All That App currency	ly) Administrative Critical Areas ATION (See attee attached page	e Adjustme Review tached page c) quired attac Mare Mare	eent deep deep deep deep deep deep deep dee	nts are t 3,2019		Envir Revic Other	onmental (Checklist (SEPA
Type (3) Review Transportation Cor Master Application (select if submitting applications under PART II – LAND US PART III – ATTACI PART IV – WRITTE ART V – CERTIFICA). I certify that the information	(Check All That App currency	ly) Administrative Critical Areas ATION (See attee attached page	tached page quired attached page Agree Marce Date	ichmer ich 13 ich 13 ich 13 ich 13	nts are t 3,2019	rue and co	Envir Revic Other	onmental (Checklist (SEPA

Revised 03/2017

MAR 1 5 2019

Page | 3

CITY OF YAKIMA PLANNING DIV.





March 13,2019

ATTACHMENT A

City of Yakima Planning Division Type 3 Application

Parcel Number- Name of facility- Legal description- Address

18131433408 - Riel House RTF - AF7697902 Unit No B - 600 Superior Lane-

18131433409 - Casita RTF- AF7697902 Unit No C - 605 Superior Lane

18131433410 - Beth's Place RTF - AF7697902 Unit No D - 606 Superior Lane

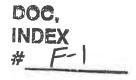
18131433411 - Cottage Kids Childcare - AF7697902 Unit No E - 604 Superior Lane

18131433412 - Administration - AF7697902 Unit No F - 600 Superior Lane

18131433413- Vacant lot- AF7697902 Unit No G- Englewood Ave

18131434426- Brown - Bower's Englewood Tracts: Lot 9 Block 3- 2708 Jerome Avenue







Supplemental Application For:

TYPE (3) REVIEW

YAKIMA URBAN AREA ZONING ORDINANCE, YMC CHAPTER 15.15

PART II - LAND USE DESIGNATION

1. PROPOSED LAND USE TYPE: (As listed on YMC § 15.04.030 Table 4-1 Permitted Uses)

Multifamily Dwelling (*): 8-12 DU/NRA

PART III - ATTACHMENTS INFORMATION

- 2. SITE PLAN REQUIRED: (Please use the City of Yakima Site Plan Checklist, attached)
- 3. TRAFFIC CONCURRENCY: (if required, see YMC Ch. 12.08, Traffic Capacity Test)
- 4. ENVIRONMENTAL CHECKLIST: (if required by the Washington State Environmental Policy Act)

PART IV - WRITTEN NARRATIVE: Please submit a written response to the following questions. Use a separate sheet of paper, if necessary.

A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business. See attached Narrative.

B. How is the proposal compatible to neighboring properties?

See attached Narrative.

C. What mitigation measures are proposed to promote compatibility?

See attached Narrative.

D. How is your proposal consistent with current zoning of your property?

See attached Narrative

E. How is your proposal consistent with uses and zoning of neighboring properties?

See attached Narrative.

RECEIVED

F. How is your proposal in the best interest of the community? See attached Narrative

MAR 1 5 2019

CITY OF YAKIMA

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

Revised 03/2017 Page | 4



509. 452.0609 9 North 11th Avenue - Yakima, Washington 98902



March 15, 2019
PART IV- NEW BUILDING PROJECT NARRATIVE
Master Application - Amendments to Master Application IU98-2-25
Narratives:

MAR I 5 2019 CITY OF YAKIMA PLANNING DIV

- 1. Rezone of lot to add to current campus
- 2. New Building with modifications to Parking and allowable Building Height

Address: (None assigned) AF7697902- Unit No G - Parcel 18131433413 - 600 Superior Lane **Parcel Numbers:** Campus 18131433408 through 18131433413

PART IV- NEW BUILDING PROJECT NARRATIVE

A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.

Current Campus Development

EPIC's operations are not part of this project. The requested changes reflect needed program growth of the current Triumph Treatment Services residential campus and facilities. No new programs are being added.

Triumph Treatment Services has three DSHS residential treatment women's programs, each for sixteen women and their children under age five. The residents do not have cars and live and stay at the facility full time with residential staff. The clinical, childcare and counselling management staff are on site everyday with reduced staff on weekends. On Sunday afternoon residential staff oversees the residents who can have visitors. The current child care in Cottage Kids and the Administration building is provided half day for the residents. Meals are currently delivered and served at the cottages. TTS currently has 32 parking spaces on campus.

Requested Campus Changes:

- 1. Separate request to add and rezone a parcel into the campus for childcare play area and open space.
- 2. New approximately 13,000 sf Genesis building, housing a Childcare, Counsellor offices, multipurpose /dining room and commercial kitchen. The new kitchen will replace the current TTS kitchen at 3300 Roosevelt. The new building will serve the current campus residents and meals will be delivered from here to the TTS Roosevelt facility.

All site residents will eat meals at the multipurpose dining room. The therapeutic childcare will be relocated from the current campus buildings and the partial upper floor will be offices for staff and conference/ group rooms. Vacated spaces of existing buildings will improve current living conditions and be used for additional resident living areas, potential medical exam room and offices that provide private counselling for mental and chemical dependency issues. The new childcare will allow for all day childcare and thus additional opportunity for adult resident therapy.

3. Requesting revision of the 1998 hearing examiners decision that limited the campus roof height to 24'. The property is zoned R3 and typically allows a building roof height of 50'. The request is





for a maximum 35' roof height. It is doubtful that any additional buildings will be added or modified on the site. The request for additional building height is needed for the structure and mixed occupancies in the Genesis building. The building is planned for (E occupancy) childcare for 50 below the (B occupancy) offices. The building will be fully fire-sprinklered and have rated occupancy separations with high acoustical properties and 9' ceilings. The proposed upper office floor is about one third of the size of the main floor. Gable roofed stairways reflect the current roof styles. Additionally, the upper floor is smaller and set back from the Superior Lane to match the character of the other site buildings. The upper office windows allow for staff observation of the new play area.

The requested change is for the maximum building roof height be revised to 35'.

- 4. The site currently has 72 parking spaces. Currently TTS and EPIC each have 36 spaces. Adding 14 or 15 parking spaces is shown on the attached plan. Added parking will be food delivery, refuse dumpster access, two kitchen employees, and the van that will deliver meals to the TTS Inspirations at 3300 Roosevelt Avenue. (The current Roosevelt kitchen will be closed.) The remainder of the new spaces will be used by the current TTS campus staff and visitors on weekends.
 - B. How is the proposal compatible to neighboring properties?

The proposed new building matches the residential neighborhood building style of gable roofs like the current residential campus. The extension of the current campus fencing is anticipated. The proposed new work will improve site parking and remove meal delivery vehicles on Superior Lane.

C. What mitigation measures are proposed to promote compatibility?

The project changes are all mitigation measures. Improving the spaces for the current campus residents that enhance the residential environment and compatibility of the current use. The limited site access is maintained. The residential cottage character is maintained. The new spaces are current needs that do not add to the number of residents or the site vehicle traffic. Increased pedestrian traffic is mitigated with the continuation of sidewalks to the dining hall.

D. How is your proposal consistent with current zoning of your property?

The proposed new use is low density and significantly more residential than the current R3 zoning reflects. The proposed change is consistent with the neighborhood.

E. How is your proposal consistent with uses and zoning of neighboring properties?

No changes are anticipated for Englewood Ave or the neighborhood. Less traffic for Superior Lane and more living space for residents.

F. How is your proposal in the best interest of the community?

The current campus is a proven good neighbor and is residential in operation and a quality educational healing atmosphere. It is in the best interest of the community to have healthy parents with their children. The facility is growing and with these changes can serve the residents and our community better.

MAR 1 5 2019 CITY OF YAKIMA

PLANNING DIV.

DOC. INDEX #_F-L

SITE PLAN INSTRUCTIONS

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

A Detailed Site Plan Is Required: On August 6, 1996, the City Council passed a resolution (No. R-96-91) adopting a requirement that all site plans submitted with any City of Yakima building permit application, land use application, and environmental application must contain the following information listed below and be acceptable by the appropriate division manager. All information that is applicable to your proposal shall be checked off and clearly displayed on the site plan. It is in the applicant's best interest to provide a carefully drawn and scaled site plan with all the required information. The decision on whether or not to grant approval of your development proposal is largely based on the information you provide. An application cannot be processed until an adequate site plan is submitted.

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

- 1) Use Ink: Use blue or black permanent ink. It may be helpful to draft the site plan in pencil then trace over in ink. Ink is necessary for adequate duplication. Computer drafted site plans are acceptable.
- 2) Size of Paper: The site plan shall be legibly drawn in ink on paper of sufficient size to contain the required information, but not less than 8.5" X 11" for Type (1) Review and 11" X 17" for Type (2) and Type (3) Reviews.
- 3) Use A Straight Edge: All lines must be straight and done with the aid of a ruler or other straight edge. Use a compass when delineating circular drawings such as cul-de-sacs.
- 4) **Drawn to Scale**: All site plans shall be drawn to a standard engineering scale and indicated on the site plan. The scale selected shall best fit the paper. The recommended scale shall be: 1"=20'. For example, if the distance from a structure to a property line is 20 feet, then the distance on the site plan will be 1 inch.
- 5) Use Site Plan Checklist: Use the site plan checklist and provide all applicable information on the site plan.
- 6) Fill In Information On The Site Plan Template Available At The City Of Yakima Or Attach The Information Below To Your Site Plan: Complete all information requested on the bottom of the site plan template. If you use a different medium, provide the requested information on the alternative paper.

DETAILED SITE PLAN CHECKLIST

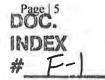
Please complete this checklist and include it with your site plan. The site plan must contain all pertinent information. Items not applicable to the proposed project shall be noted.

Check all boxes as: √ Included or - Not Applicable

7	Name, address, phone number, and signature of the owner or person responsible for the property.	
V		
	Site address, parcel number(s), and zoning designation	
/	Property boundaries and dimensions	
7	Names and dimensions of all existing streets bounding or touching the site	
7	Dimensions, location and use of proposed and existing structures	
7	Structure setbacks	
7	North Arrow	
	Lot coverage with calculations shown on site plan. (YMC § Ch. 15.05.020(C))	
1	Location and size of any easements	
9	Location and type of existing and proposed landscaping including landscaping within the public right-of-way	
]	Location and size of existing and proposed side sewer and water service lines	
3	Adjacent land uses and zoning designations	
3	Location and size of all parking spaces with the parking calculations shown on the site plan W	
]	Location and dimensions of proposed or existing driveway approaches.	
]	Location and size of all parking spaces with the parking calculations shown on the site plan Location and dimensions of proposed or existing driveway approaches. Vision clearance triangles at street intersections and at driveways. Clearview Triangle – YMC § Ch. 15.05.040 Curb cuts intersecting with streets Location and size of new or existing loading spaces and docks	
]	Curb cuts intersecting with streets	- BB
]	Location and size of new or existing loading spaces and docks	A P
	Location and size of proposed or existing signs (YMC § Ch. 15.08)	
]	Location and size of proposed or existing signs (YMC § Ch. 15.08) Location, type, and description of required sitescreening (YMC § Ch. 15.07) Location and size of required site drainage facilities including on-site retention.	5
3	Location and size of required site drainage facilities including on-site retention.	
9	Location and size of required site dramage facilities including on-site retention. The Location, size and surfacing of refuse container area Location and size of existing or proposed public sidewalks that are within 200 feet of the subject property.	KI
9	Location and size of existing or proposed public sidewalks that are within 200-feet of the subject property.	DI
	Proposed improvements located within the public right-of-way.	
	Calculation of land use density W	

Note: Planning Division or Reviewing Official may require additional information to clarify the proposal, assess its impacts, or determine compliance with the Yakima Municipal Code and other laws and regulations.

Revised 03/2017



TRIUMPH TREATMENT SERVICES RZ#001-19, CL3#002-19 & SEPA#010-19

EXHIBIT LIST

CHAPTER G Public Comments

DOC INDEX#	DOCUMENT	DATE
G-1	Comment Letter from Juan Sanchez	04/26/2019
G-2	Comment Letter from Robert Laramie Gomes	05/03/2019

MAY 0 3 2019

CITY OF YAKIMA PLANNING DIV.

REFERGICE #5



RZ#001-19



CL3# 002-19



SEPA #010-19

BOC, INDEX # G-2

3 (28/2019

RECEIVED

TO WHOM TELLS MAY CONCERN,

MAY 0 3 2019

CITY OF YAKIMA PLANNING DIV

My wame is ROBSET LARAMIE GOMES, BODENO # 276808. IN CURPSHILY INCARCELATED INSIDE YCDOC, FOURTH FLOOR MAXIMUM SECURITY. 1 WAS ARDSSTED 10/27/2017, ABOUT 18-19 MONTHS MGO. I'VE BEEN FIGHTING MY CASE ALL THIS TIME AT JUST A SHOT INTO TESATHSUT & FINALLY PECIFUS, SOME HELP. 1 ALREADY MM GO WOU MA & SUSUSONIA & OAH FOURTH : MY CONSTITUTIONAL RIGHTS, JUDICIAL RIGHTS, & PIGHTS TO DUE PROCESS ARE ALL BY COMPLETELY LIOUATED. BEGINNING WITH MY RIGHTS FOR A AL. IUR BEEN RIGHT & SPEEDLY FACING COUNTIESS CONTESTEL CONTINUA DESS WITH EACH ATTORNEY WHEN ALL 18-19 MONTHS 1 BEEN EAGER TO EXCERCISE MY RIGHTS TO A RIGHT B SPSEDY TRIAL HAUNG A Brow toecro INTO INTEREST JUDGE TO REPKESENT CASE B DENISO MY RIGHTS TO My Fou Disclosure OF Discover DENISO MY PIGHTS TO OPENLY. HE ASKED AT A BOOTIO

MAY 0 3 2019

CITY OF YAKIMA PLANNING DIV.

THROUGH BUT IN MUSSIF PHONE (ALLS, C MY WSHI IN FACT

MAY 0 3 2019

CITY OF YAKIMA PLANNING DIV.

MOTIVATION SUF-BUTTELMENT TO OBTAIN. MM, MOL SOUSRAU 184080 DEOGRAN TO d S

MAY 0 3 2019 CITY OF YAKIMA PLANNING DIV.

QUG4TGR HAVENT MOHOM SEEW TALKSO TO OR 10 BECAUSE 2017 THIS STATE WW APART. BY A NO CONTACT WILLIAMA SNIT 1/21 8 (.... VIC PLAC STACE 151R # CON THE STROMING MIL MMILIA 012 SOME xoge... 391211 CKE DUHTUS 31 Ol FAIR NO PRECIOUS BABU GREW WHO WILL ESM3W. 5917 54/2 WILL DROWING UP SR DADOUS MI 100 8 3 10 93VO. WW SUAI NIN BROKEN A MALI TICLY 1113. STY12 JUST LAUGHING 1-19CE Knows In. 1107 ONCU 1418 DING THROUGH AIR MYMATES IN WHO FIRE FORCED 1255 BTESTUD) 3) CAUNTINOS 1- THEIR ONSTITUTIONAL PIEHT CAW DSEDW CRASIL 1014 TUMBLU UE DOC. H5222 NEW SUB MY INDEX -d

MAY 0 3 2019 CITY OF YAKIMA PLANNING DIV.

PLANNING	DIV.	5-0
IN ALL TAIS. MAYBE BRING THIS UND	Ú.ST	
SYSTEM TO CHOHT FOR A CHANGE DOS	5	
ANYONE HAVE OR KNOW AT ATTORNEY	wHo	
Calle de la companya	AST	
LOOK INTO MY SITUATION OR SCHEDULS		
LEGAL VISIT TO ATTEMST HEAR ME O	JT	-
	TIÓN	2
	SURE	to help the second
IUS GATHGRED MY PAPERTRAIL & PECO	RDEC) .
TIME & DATES TO HAVE ACTION IN DILSA	51	
	E molice	3
THE CO	UNTO	4
De 00 5 112 12 1 1 2 2 1 2 2 2 2 2 2 2 2 2 2	-	7
DESMING WHAT IS DE 159 H 19/41	32	
TOCUMENTS I WORK TOK MU CITUMETING		-
TOTAL ADS MANY ON I COM I STATE	Tion	
My GASS THIS FACILITY IS	00	
URLONG. PISMES HISTO WAS MADE		
DOSITIVE CHANGE IN THE WHILE		_
CONTROL OF MISCONDUCT & THISCALL		-
ACTIONS THAMSELVES.		
THANK you too your Time & consider	o ATTA	_
IN THESE HIGHLY INGOSTANT MATERS.	Match	
GOO BURSS you & your FAMILIES MOST	. (1)	NOC.
ABUNDANDTUM. SINCERSUN GRATEFU	, 9	25%
Robert Lo Goys	/ 12)_
#276808		1

MAY 0 3 2019

CITY OF YAKIMA PLANNING DIV.

MAY 0 3 2019 CITY OF YAKIMA PLANNING DIV.

UNITED STATES DISTRICT COURT EASTERN DISTRICT OF WASHINGTON

PAREZET LARAMIE, COMMER	
(Name of Plaintiff)	***
VS. YAKING COUNTY JAIL, LEGAL RECORDS DIVISION, MENTAL, HEALTH	CIVIL RIGHTS COMPLAINT BY A PRISONER UNDER 42 U.S.C. § 1983
(Names of ALL Defendants)	, 704
I. Previous Lawsuits	
 A. Have you brought any other lawsuits in any for prisoner? B. If your answer to A is yes, how many? below. (If there is more than one lawsuit, described of paper using the same outline.) 1. Parties to this previous lawsuit: 	A Describe the leaves 4
Plaintiff:	^
Defendants:	

-1-

(Rev. 11/09)

	2. Court (give name of District):	RECEIVED
	3. Docket Number:	MAY 0 3 2019
	4. Name of judge to whom case was assigned:	PLANNING DIV.
	5. Disposition (For example: Was the case dismissed as fivolous or for failure to sclaim? Was it appealed? Is it still pending?):	state a
	6. Approximate date of filing lawsuit:7. Approximate date of disposition:	,
I.	Place of Present Confinement: YAKIMA COUNTY DELLE	
	A. Is there a prisoner grievance procedure available at this institution? YES	□NO
	B. Have you filed any grievances concerning the facts relating to this complaint If your answer is NO, explain why not:	? □ NO
	 C. Is the grievance process completed? D. Have you sought other informal or formal relief from the proper administration officials regarding the acts alleged in this complaint? 	□ NO ve □ NO
I.	If your answer is NO, explain why not: W CONSISTANTIAN ENTRY CONSISTANTIAN ENTRY PROCESSION S. Parties to this Complaint A. Name of Plaintiff: POSCOTE S. Inmate No.: 276 Address: M. NO. T. CONT. ST. YAKMA, WA 9	808_
	(In Item B below, place the full name of the defendant, his/her official position, a his/her place of employment. Use Item C for the names, positions and places of employment of any additional defendants. Attach additional sheets if necessary.) ALL SCOOL BOSS Official Position: Place of Employment: ALL ALDOA BOSS Official Position:	
	C. PEFENDANT: MENTAL HEALTH DEPT. YAKIMA COUNTY JAIL	DOC.

C. Additional Defendants (NOTE: These Defendants must be listed in the caption of the Complaint.): SANDON BESS, LEGAL RECORDS DIVISION CRIGHTISSTITUTE MENTAL HCAUTH & SINTIRE YCDOC RECEIVED MAY 0 3 2019 IV Statement of Claim CITY OF YAKIMA (State here as briefly as possible the facts of your case. Describe how each defendant is PLANNING DIV. involved, including dates, places and other persons involved. Do not give any legal arguments or cite any cases or statutes. If you allege a number of related claims, number and set forth each claim in a separate paragraph. Attach additional sheets if necessary.) ALL LEGAL HINDRANCE ZTENSMUSE OPLING LAW, LOPSIDED, FADER, OFF PACE 3501025C KECISVING THROUGH PROUGH CHANNER S. TOWNS GETTINE DIVISION ABOUT ON GOING CONSUMIT 155085 THINY ABSOLUTERY NO OSSST BILLINGA KEFUSAL TO MAYER SEUSEAL IS GAIL COOK TO PHOKUSUS

IV. STATEMENT OF CLAIM MAY 0 3 2019 CITY OF YAKIMA VISITING (FOURTH Frank - WE HER NOT BEING POPPED THE FOR OUR UNSITE & CHUTING US B2 LATE UISITATION. to12 PROMPTIN AUSURE PROSURE OUR EMEKGENEEL BUTTON BE 1600020 - WHAT IF SOMEONE HEART ATTACK OF WORSE? AVING ASSOUTELLY 100 DEOGRAMIS. FOR SELF-BETTERMENT MOTIVATION FOR CHARVE AUGRE MANAGINEUT, STERSS MUXISTY PELLET MENTILL HEALTH DARRING CLASSES FREETON OF A CHURCH ASSEMBLY FACILITY CALLED MY LAWYER & PROSECUTIVE IN WILL ONGOING CRIMINAL CASES WITH ABSOLUTERU ALLEGATIONS OF INTIMIDIATING & TERRATSIANONES JAIL STMEF JATUSIN TO ZETANYUL YXLIGIT REFUSION TO MAKE CERTAIN COPIES, SUCH AS ORISVANCES (PAPER TRAIL), TO BEGIN CIVIL SUIT AND SEND NEW CIVIL RIGHTS ATTORNEY-LAGAL RECORDS DIVISION STAFF SANDER BESS DESMING TO THEM WHAT IS CONSIDERED GOOD ENOUGH-TO MY LEGAL REPRESENTATIVES TO HELP FIGHT FOR A BETTER DEAL & DEISON MITTERNATIVE TREVENIENT DREGGRAM. REFUSING TO MAKE COPIES CHEMICKL DEPENDENCY CEPTIFICATES. BIBLE STUDU SCRIFICATES, BIBLE STUCKI DEDIONALS, HERRE SHOWING BETTERMENT, NOTIVATION IN CHANGE TO HELD 100C.4777 KENSONWBLE DUGA AGREENIENT.

IV. STATEMENT OF CLAIM ... CONTINUED

CITY OF YAKIMA PLANNING DIV.

STITE ENTAL HEALTH LUMATES ARE NOT RECIEVING PROPSE OR ADEQUATE CARE OR (319MAX3). MOITUSTEA UPUS THERE WAS NURSE" THOUGHT" I DIVERTED HEACTH MASDICIPTION, WHICH WASN'T THE TAKE MY MEDS. WITHOUT ANY DROOF WAS DEVIER HEAUTH MEDICATION. COMPLETSU STOPPSO ANU NOTICE OR TAPERIOR DOWN ZAVING ME HELPLEIS, FRUSTRATED, SCREPLESS. ON! EXEST OUGE A" HUNCH" A NURSE MALL OF CAN'T SOF MONTAL HEALTH MEDICATIONS HUNCH - GEIEUED WITH ABSOLUTELY LO PECIET UNTIL I SEEN A COUNSTICER, TOOK HER (PATTY) AN ENTIRE MONTH TO SEE WE WHISE SHE WAS PULLING OUT OTHERS TO ALL THE WHILE. PUT ON THE BACK BIRNER TO SUFFER WE DO NOT PECIFUL AND CIGAN WOOD BLANKET EXCHANGE. I'VE BEEN 20 MONTHS NOT 1 GIVEN AN OPTION TO EXCHANGE DIRTY WOOL BLANKET FOR ACCEAN, 1 KIDSK KITE SUSTEM TO ASK, SOMETIMES ASK SEUZEAL TIMES TO HAUS RI FULTILIED. IN HUMANS, UNSANTTARY, HARMEUL THAT ARE CESARY BEING BRIEUED, RESPONS THE VSRU GRIEVANCES THEM IN HIGH HOPES FOR TO SOLAKS STAIDSNAMI UA 033U !

MAY 0 3 2019 con com CONTUNIGO CITY OF YAKIMA PLANNING DIV. UISITATION TIMES AT DAYS START SAMDRA BESS OWINS SI 100 GAWST DOOR MSUTAR THE CHED. MHAT CARTEUI SXCHANGUL FACHOTIFIES MAIL MARRAGE FOR MSDIAL PROCEETIS PHELP HEWEL Month 1. SCHOPMIC 1111111 ADDIAG DATUGA HA 32100 STREETEN DREFTERABLY DRON CLNOQ234 EMILESTICA REQUEST. OUR IN TOOK INMATES MORE. FORE OU 1819 11.11 05 VIS SUMPLESCH JUNG TOXUMEN WITH NDEX · FOURTH FLOOR FREE CHURCH / RELIGEOUS ASSEMBLY

GRIEVANCES ANSCHERFO & CLOSED OUT WITH NO	
APPIAL ACTION BY USRY DIVISIONS B	
INDIVIDIALS I AM GRISCING WITH	
ABSOLUTELY LOO RELIET OF REMEDIA	
HOSTILE & RUDE ATTITUDES WITH	
MACICIONS INTENT TO HINDER USGAL	
J. CIVIL RIGHTS.	
MANY SITUATIONS THAT MAY BE CONSIDERED	
- DETALION, DEFINATION MISCOMPUCT BY	
JAN STOFF	
MENTAL HEALTH B PHUSICAL HEALTH ABOSE	
V. Relief PETTICIPATION OF ABUSE TO (State briefly exactly what you want the court to do for you. Make no least the court to do for you. Make no least the court to do for you.	
(State briefly exactly what you want the court to do for you. Make no legal arguments.) .
COMO PARTY TRANSPORTS BACCOMODAT	2
RETALIATION. CREATE PROPER WENTER HEACH	
PROGRAMO FOR YM FLOWR FOLLOW APPROPRIATE	
GOISHANCE PROCEDURES WITH PEMEDY. A NEW	
OUTGOING LEGAL MAIN LOGGING PROTITION	
I declare under penalty of perjury that the foregoing is true and correct.	
Signed this April day of 3135, 2019.	
(Signature of Plaintiff)	
RECEIVED -4-	
MAY 0 3 2019 DOC.	
CITY OF LAKING INDEX	

CITY OF TAKIMA INDEX
PLANNING DIV # 6-2

UNITED STATES DISTRICT COURT EASTERN DISTRICT OF WASHINGTON

		3.0	PLANNING D	IA
R	OPE 27	LARAMIE GOMES	- TUMANG D	W
		Plaintiff	DECLARATION AND APPLICATION	
		4.	TO PROCEED IN FORMA PAUPERIS	
		VS.	BY A PRISONER BRINGING A	
Va			CIVIL RIGHTS ACTION PURSUANT	
1	MINT	COUNTYVAILS	TO 42 U.S.C. § 1983*	
1	261	IL RECEPDS	17.4	
1	which	ALL III	CASE NUMBER: Value	
10	MIZI	Defendant(s)	? JUST FLED	
in sur I am my ac	ction is	my request to proceed without prepaying	1111-1216455 DEDTALL OF	
		this application, I answer the following		
1.	Are y	ou currently incarcerated? YES IN	NO (If "NO", DO NOT USE THIS FORM)	
~	If "YE NOTI applic	ES", state the place of your incarceration ICE: You must sign the Acknowled	Igment and Authorization portion of this	
2.	Are yo	ou currently employed? YES N	O	
	a.	If the answer is YES, state the amount and identify your employer.	t of your salary, wages or gratuity per month,	
	b.	If the answer is NO, state the date of you	ur last employment, the amount of your salary	

employer. 2016 - DEL MONTE FOODS, YAKMA, WA - MINIMUM WAGE *ONLY USE THIS FORM IF YOU ARE BRINGING A CIVIL RIGHTS ACTION. DO NOT USE THIS FORM IF YOU ARE BRINGING A PETITION FOR WRIT OF HABEAS CORPUS.

or wages (net and gross) and pay period, and the name and address of your last

(Rev. 11/09)

3.		-1	
٠,	In the past twelve months, have you received ar	ny money from any of the follow	ing sources
1	a. Business, profession or other self-emple B. Rent payments, interest or dividends c. Pensions, annuities or life insurance pad. Disability or workers compensation page. Gifts or inheritances f. Any other sources	loyment	NO NO NO NO NO
amou	anser to any of the above is "YES", describe by the intreceived and what you expect you will continue essary.	that item each source of money	and state th litional shee
4.	Do you have any cash or do you have any more (Do not include your inmate trust fund account	ney in a checking or savings acc	ount?
	If "YES", state the total amount: \$		
5.	Do you own any real estate, stocks, bonds automobiles or other valuable property?	s, securities, other financial	instruments
	If "YES", describe the property and state its va	lue: N/A	4
6.	Do you have any other assets?	□ YES 📐	NO NO
	If "YES", list the asset(s) and state the value of	each asset listed:	
7.	List the persons who are dependent on you for su and indicated how much you contribute to their	support:	each person
	declare under penalty of perjury that the abo		rrect.
	declare under penalty of perjury that the above declare under Date	ove information is true and co	rrect.
	declare under penalty of perjury that the abo	Signature of Applicant	rrect.

Cause No

ACKNOWLEDGMENT AND AUTHORIZATION

By choosing to bring a civil rights action, I acknowledge that I am responsible for payment of the full amount of the filing fee under 28 U.S.C. § 1915. I request and authorize the agency having custody of me to calculate, withdraw, and disburse funds from my inmate trust fund account in the amounts specified by 28 U.S.C. § 1915(b). I understand the total filing fee which I am obligated to pay is \$350.00. I also understand this fee will be debited from my account regardless of the outcome of my lawsuit. This authorization shall apply to any other agency into whose custody I may be transferred.

Signature of Applicant

Name of Applicant

(As recognized by the Department of Corrections/ Correctional Facility in which you are incarcerated)

-3-

Juan A. Sanchez 2706 Jerome Avenue Yakima, WA 98902 April 22, 2019

Joan Davenport, AICP, Community Development Director City of Yakima, Development of Community Development 129 N. 2nd Street; Yakima, WA 98902 RECEIVED

APR 2 6 2019 CITY OF YAKIMA PLANNING DIV.

Dear Joan Davenport,

I am the property owner next to the project that is happening at the Triumph Treatment Center lying on the R-3 zoning district. I have received some paperwork informing about the project that is happening next to my property in the next few months and I have a concern about the project. On the paperwork that I received, under the category of environmental elements, section 3 about the water, the new property stated that they would like to use my main water well that is on my property for their Genesis building for irrigation. I do not agree with that decision because I do not have irrigation or a lot of water in my property right now. I do not plan on sharing the well with the new property. My property during the summer is completely dry because I do not have enough water and it is a potential fire hazard. The Fruitvale-Schanno Irrigation has water lines on the property that the project is happening. The company could provide irrigation water to Triumph Treatment Center and for their new project for the entire property.

I am sorry for the inconvenience. Thank you for the paperwork about the new project that is happening next to my residence and I hope I get to hear from you soon. Thank you very much.

Sincerely,

Juan A. Sanchez

BOC. INDEX # G-1