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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#001-19, RZ#002-19 & SEPA#011-19

UPI Property II LLC

14 & 16 E Washington Ave & 2308 S 1st St

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Yakima Planning Commission's Recommendation to City Council**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, all parties of record, and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 25th day of July, 2019.

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



Lisa Maxey

Planning Technician

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19133141409 ROBERT & LYNDA COFFELT 161 CRAIGMORE DR ROCKINGHAM, VA 22801	19133141005 SALVADOR & ANDREA GONZALEZ 5015 CAYUSE LN YAKIMA, WA 98901	19133141003 STEVE PAULLIN 17200 COTTONWOOD CANYON RD YAKIMA, WA 98908
24 Total Parcels - UPI Property II LLC - CPA#001-19, RZ#002-19 & SEPA#011- 19	AHBL Inc Attn: Nicole Stickney 5804 Road 90 Ste H Pasco, WA 99301	
	Ntc of YPC Recommendation Sent 7/25/19	DOC, INDEX # <u>G-8a</u>

Parties of Record – UPI Property II LLC – CPA#001-19 RZ#002-19 SEPA#011-19

AHBL Inc Attn: Nicole Stickney 5804 Road 90 #H Pasco, WA 99301 nstickney@ahbl.com	UPI Property II LLC Attn: Mark Forcum 802 S Oregon Ave Pasco, WA 99301 mark@go2upullit.com	
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In-House Distribution E-mail List			Revised 04/2019
Name	Division	E-mail Address	
Carolyn Belles	Code Administration	Carolyn.Belles@yakimawa.gov	
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov	
Joe Caruso	Code Administration	Joe.Caruso@yakimawa.gov	
John Zabell	Code Administration	John.Zabell@yakimawa.gov	
Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov	
Linda Rossignol	Code Administration	Linda.Rossignol@yakimawa.gov	
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov	
Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov	
Vick DeOchoa	Code Administration	Vick.DeOchoa@yakimawa.gov	
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov	
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Bob Desgrosellier	Engineering	Bob.Desgrosellier@yakimawa.gov	
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov	
Tyler Witthuhn	Engineering	Tyler.Witthuhn@yakimawa.gov	
Pat Reid	Fire	Pat.Reid@yakimawa.gov	
Jeff Cutter	Legal	Jeff.Cutter@yakimawa.gov	
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov	
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov	
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov	
Lisa Maxey	Planning	Lisa.Maxey@yakimawa.gov	
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov	
Loretta Zammarchi	Refuse	Loretta.Zammarchi@yakimawa.gov	
Randy Layman	Refuse	Randy.Layman@yakimawa.gov	
Gregory Story	Transit	Gregory.Story@yakimawa.gov	
James Dean	Utilities	James.Dean@yakimawa.gov	
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov	
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov	
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov	
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov	

Outside Distribution			Revised 02/2019
Name	Address	Included In Mailing?	
Pacific Power Attn: Estimating Department (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	☐ Yes ☒ No	

Type of Notice: Ntc of YPC Recommendation

File Number: CPA#001/RZ#002/SEPA#011-19

Date of Mailing: 7/25/19

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Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, July 25, 2019 8:34 AM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Contreras, Pedro; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Witthuhn, Tyler; Zabell, John; Zammarchi, Loretta; 'Al Rose'; 'Alfred A. Rose (silvrfx40@bmi.net)'; Calhoun, Joseph; Gutierrez, Dulce; Ibarra, Rosalinda; 'Jacob Liddicoat'; 'Leanne Hughes-Mickel'; 'Patricia Byers'; 'Philip Ostriem'; 'Rob McCormick'; Watkins, Sara; 'William Cook (cook.w@charter.net)'
Cc: Martin, Trevor
Subject: Notice of YPC Recommendations - 2019 Comprehensive Plan Amendments (Part 1 of 2)
Attachments: NOTICE OF YPC RECOMMENDATION - UPI Property II LLC - CPA#001-19.pdf; NOTICE OF YPC RECOMMENDATION - John I Haas Inc - CPA#002-19.pdf

Attached is a Notice of the Yakima Planning Commission's recommendations to City Council for each of the following projects:

UPI Property II LLC – CPA#001-19, RZ#002-19 & SEPA#011-19
John I Haas Inc. – CPA#002-19, RZ#003-19 & SEPA#014-19

If you have any questions regarding these proposals, please contact assigned planner Trevor Martin at (509) 575-6162 or email to: trevor.martin@yakimawa.gov. Thank you!



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



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

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

DATE: July 25, 2019
TO: Applicant, Adjoining Property Owners and Parties of Record
SUBJECT: Notice of Yakima Planning Commission's Recommendation to
The Yakima City Council
FILE #(S): CPA#001-19, RZ#002-19 & SEPA#011-19
APPLICANT: AHBL Inc. on behalf of UPI Property II LLC
PROJECT LOCATION: 14 & 16 E Washington Ave & 2308 S 1st St

On July 24, 2019, the City of Yakima Planning Commission rendered their recommendation on **CPA#001-19 & RZ#002-19**, a proposal to change the Future Land Use map designation for four parcels from Commercial Mixed-Use to Industrial and concurrently rezone from General Commercial (GC) to Light Industrial (M-1) for the purpose of changing the status of the existing auto wrecking and dismantling business at this site from legal nonconforming to conforming. The application was reviewed at an open record public hearing on July 10, 2019.

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

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

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

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

Trevor Martin
Associate Planner

Date of Mailing: **July 25, 2019**

Enclosures: Planning Commission's Recommendation

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CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

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

1. Mailing labels for **2019 COMPREHENSIVE PLAN AMENDMENTS**; including all labels for parties of record, property owners within a radius of 300 feet of the subject properties, and SEPA agencies
2. 2019 Comprehensive Plan Amendment Docket (includes maps)

Signed this 19th day of July, 2019.



Lisa Maxey
Planning Technician

Received By: Sammy Reginald for Sonya Claar-Tee

Date: 7-19-19

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24 Total Parcels - UPI Property II LLC - CPA#001-19, RZ#002-19 & SEPA#011- 19	AHBL Inc Attn: Nicole Stickney 5804 Road 90 Ste H Pasco, WA 99301	
	Ntc of City Council Hearing CPA#001/RZ#002/SEPA#011-19 Hearing: 9/3/19	

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Halverson NW Law Group Attn: Mark Fickes 405 E Lincoln Ave Yakima, WA 98901	Ntc of City Council Hearing CPA #002/RZ#003/SEPA #014-19 Hearing: 9/3/19	

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18131324444 TEODOMIRO P & HERLINDA CUEVAS TORRES 611 W J ST YAKIMA, WA 98902	18131324427 TOMAS G RIVAS 701 HATHAWAY ST YAKIMA, WA 98902	18131324431 WILLIE LESLIE 717 HATHAWAY ST YAKIMA, WA 98902
18131324432 WILLIE LESLIE 717 HATHAWAY ST YAKIMA, WA 98902	43 Total Parcels - Forrest Emmons - Harlow Adams - CPA#005-19 & SEPA#021-19 & RZ#007-19	Forrest Emmons PO Box 61 Yakima, WA 98907
	Ntc of City Council Hearing CPA # 005/RZ#007/SEPA#021-19 Hearing: 9/3/19	

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21 Total Parcels - River 16 LLC - CPA#006-19, RZ#006-19 & SEPA#022-19	Digital Design & Development Attn: Leanne Liddicoat 3611 River Rd #100 Yakima, WA 98902	
	Ntc of City Council Hearing CPA #006 / RZ #006 / SEPA #022-19 Hearing: 9/3/19	

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Type of Notice: Ntc of City Council Hearing

File Number: CRA #001 / CRA #002 / CRA #004 / CRA #005 / CRA #006-19

Date of Mailing: 9/3/19
Hearing

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Parties of Record – UPI Property II LLC – CPA#001-19 RZ#002-19 SEPA#011-19

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Name	Address	Included In Mailing?	
Pacific Power Attn: Estimating Department (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	☐ Yes ☒ No	

Type of Notice: Ntc of City Council Hearing

File Number: CPA #001/RZ#002/SEPA#011-19

Date of Mailing: 9/3/19
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Parties of Record – John I Haas Inc – Valom LLC – CPA#002-19 RZ#003-19 SEPA#014-19

John I Haas Inc 1600 River Rd Yakima, WA 98902	Halverson Northwest Law Group Attn: Mark Fickes 405 E Lincoln Ave Yakima, WA 98901 mfickes@hnw.law	Valom LLC 1900 N 1 st St Yakima, WA 98901	Shumway Van Attn: Robert Spjute, Esq. 8 E Broadway #550 Salt Lake City, UT 84111
Harshadrai Patel 2421 W Hubson Way Blythe, CA 92225	Sagar Patel 1228 S Slate Canyon Rd Provo, UT 84606	Divyesh Patel 1900 N 1 st St Yakima, WA 98901 appleinnyakima@gmail.com	Sumant Patel 1625 W Centre St Provo, UT 84601
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Type of Notice: Ntc of City Council Hearing

File Number: CPA #002/RZ#003/SEPA#014-19

Date of Mailing: 9/3/19

Hearing

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Parties of Record – City Planning – CPA#004-19 RZ#004-19 SEPA#017-19

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Type of Notice: Ntc of City Council Hearing

File Number: CPA #004/RZ #004/SEPA # 017-19

Date of Mailing: 9/3/19
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Parties of Record – Forrest Emmons - CPA#005-19 RZ#007-19 SEPA#021-19

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Type of Notice: Ntc of City Council Hearing

File Number: CPA #005/RZ#007/SEPA #021-19

Date of Mailing: 9/3/19
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Parties of Record – River 16 LLC – CPA#006-19 RZ#006-19 SEPA#022-19

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Type of Notice: Ntc of City Council Hearing

File Number: CPA#006/AZ#006/SEPA#022-19

Date of Mailing: 9/3/19
Hearing

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Maxey, Lisa

From: Maxey, Lisa
Sent: Friday, July 19, 2019 12:56 PM
To: Claar Tee, Sonya
Cc: Calhoun, Joseph; Ibarra, Rosalinda
Subject: Public Hearing Notice for 2019 CPAs
Attachments: In-House Distribution E-mail List_ updated 04.02.2019; SEPA Agencies E-mail Distribution List _updated 07.03.19; Local Media List _06.19.2019

Hi Sonya,

I'm transmitting the mailing/emailing info today for the 2019 Comp Plan Amendments public hearing notice instead of after the set date so that this documentation can make it into the public hearing packets before they are printed.

After the set date on 8/5/19, please send the notice to the following email distribution lists: In-House Distribution E-mail List updated 04.02.2019, Local Media List 06.19.2019, and SEPA Agencies E-mail Distribution List updated 07.03.19.

Please also email it to these parties of record:

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mark@go2upullit.com
mfickes@hnw.law
appleinnyakima@gmail.com
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Mailing labels will be delivered to you this afternoon. Thanks!



Lisa Maxey
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DEPARTMENT OF COMMUNITY DEVELOPMENT

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Joseph Calhoun, Manager

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

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

DEPARTMENT OF COMMUNITY DEVELOPMENT COMPREHENSIVE PLAN AMENDMENTS SUMMARY OF REQUESTS

The Department of Community Development received six requests for amendments to the Future Land Use Map for the 2019 amendment review process. These include:

APPLICANT:	AHBL Inc for UPI Property II LLC
FILE NUMBERS:	CPA#001-19, RZ#002-19, SEPA#011-19
LOCATION:	14 & 16 E Washington Ave; 2308 S 1 st St
PARCEL NO:	191331-41401, -41402, -41405 & -41406
AMENDMENT REQUEST:	Change the Future Land Use map designation for four parcels from Commercial Mixed-Use to Industrial and rezone four parcels from General Commercial (GC) to Light Industrial (M-1) for the purpose of changing the status of the existing auto wrecking and dismantling business at this site from legal nonconforming to conforming.



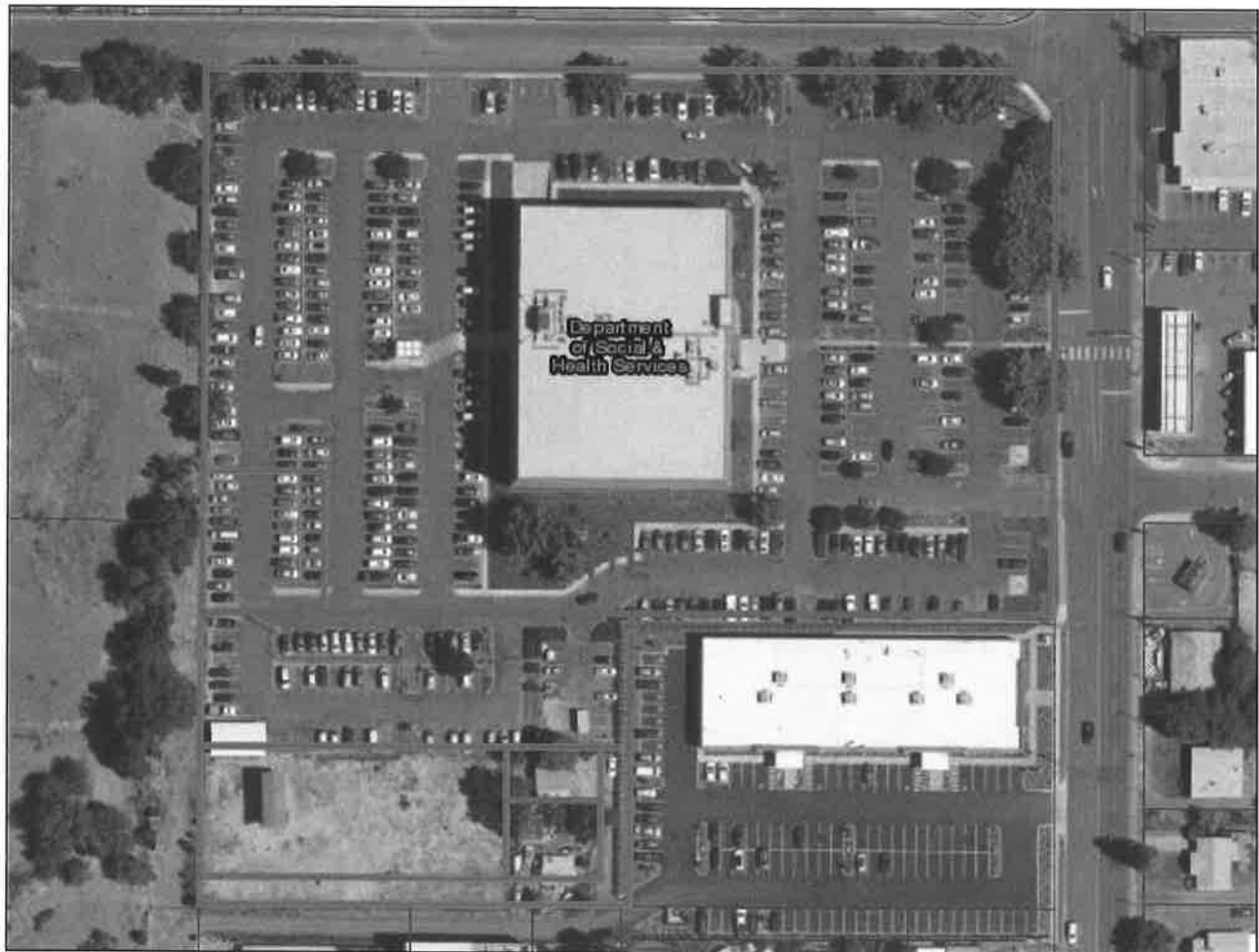
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APPLICANT: John I Haas Inc
FILE NUMBERS: CPA#002-19, RZ#003-19, SEPA#014-19
LOCATION: 1900 N 1st St
PARCEL NO: 181312-44026
AMENDMENT REQUEST: Change the Future Land Use map designation for one parcel from Commercial Mixed-Use to Industrial and rezone one parcel from General Commercial (GC) to Light Industrial (M-1) in anticipation of future expansion of Haas' hop storage and processing facilities.



APPLICANT: City of Yakima Planning Division
FILE NUMBERS: CPA#004-19, RZ#004-19, SEPA#017-19
LOCATION: Vicinity of N 16th Ave & Hathaway St
PARCEL NO: 181314-14433, 41406, -41407, -41408, -41519, -41520 & -41521
AMENDMENT REQUEST: Change the Future Land Use map designation for six parcels from Industrial to Commercial Mixed-Use and a portion of one parcel from Industrial and Commercial Mixed-Use to Commercial Mixed-Use only, and rezone six parcels from Industrial (M-1) to General Commercial (GC) and one split-zoned parcel from M-1 and GC to GC only. This change will correct a mapping error that occurred during the 2006 Comprehensive Plan update.



APPLICANT: Forrest Emmons
FILE NUMBERS: CPA#005-19, RZ#007-19, SEPA#021-19
LOCATION: 618, 622, 702, 706, 710, & 714 W J St
PARCEL NO: 181313-24435, -24436, -24437, -24438, -24439 & -24440
AMENDMENT REQUEST: Change the Future Land Use map designation for six parcels from Industrial to Commercial Mixed-Use and rezone six parcels from Light Industrial (M-1) to General Commercial (GC).



APPLICANT: Digital Design & Development c/o Leanne Liddicoat for River 16 LLC
FILE NUMBERS: CPA#006-19, RZ#006-19, SEPA#022-19
LOCATION: 1601, 1607, 1611, 1703 & 1725 River Rd
PARCEL NO: 181314-11411, -11412, -11413, -11414 & -11553
AMENDMENT REQUEST: Change the Future Land Use map designation for five parcels from Mixed Residential to Community Mixed Use and change the zoning from Multi-Family Residential (R-3) to Local Business (B-2).





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



HEARING DATE: Wednesday July 10, 2019

DOC. INDEX # G-6

PUBLIC HEARINGS:

- A. UPI PROPERTY II LLC (CPA#001-19, RZ#002-19 & SEPA#011-19)
14 & 16 E Washington Ave & 2308 S 1st St
- C. CITY PLANNING (CPA#004-19, RZ#004-19 & SEPA#017-19)
Vic. of N 16th Ave & Hathaway St
- B. JOHN I HAAS INC / VALOM LLC (CPA#002-19, RZ#003-19 & SEPA#014-19)
1900 N 1st St
- D. FORREST EMMONS / HARLOW ADAMS (CPA#005-19, RZ#007-19 & SEPA#021-19)
618, 622, 702, 706, 710, & 714 W J St
- E. RIVER 16 LLC (CPA#006-19, RZ#006-19 & SEPA#022-19)
1601, 1607, 1611, 1703 & 1725 River Rd

Mark X on item of interest (from list above)						NAME	ADDRESS	ZIP CODE	E-MAIL ADDRESS
A	B	C	D	E	Other				
X						MARK FORCUM	800 S. OREGON AVE AHBL INC	98301	mark@go2upulit.com
X						Nicole Stickney	5804 Road 9th Parkway A 98301	98301	nstickney@ahbl.com
	X					Dinesh Patel	1900 N 1st St Yakima, WA	98901	appleinnyakima@gmail.com
	X					Sumant Patel	1625 W Centre St Provo, UT	84604	
	X					Tegad Patel	1828 S Steele Canyon Rd Provo, UT	84606	
	X					Sarah Berdy	1614 N 1st Street	98901	48146@hotel.beatles.com
	X					Amy Reynolds	1700 N 1st Street	98901	Amy@highdeserthotels.com
	X					Mark E. Ficker	405 E. Lincoln Ave	98901	mt.ficker@shaw.com
	X					Amy Johnson	11000 River Rd Yakima	98908	Amy.Johnson@JohnsonHous

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1601, 1607, 1611, 1703 & 1725 River Rd

Leanne Liddie 3611 River Rd #100 98702 leanne@3dyslexia.com



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

City of Yakima Planning Commission

PUBLIC HEARING

City Hall Council Chambers

Wednesday July 10, 2019

3:00 p.m. – 5:00 p.m.

YPC Members:

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

Council Liaison: Dulce Gutiérrez (District 1)

City Planning Staff:

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

AGENDA

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Audience Participation *(for items not listed on the agenda)*
- V. Approval of Meeting Minutes of June 26, 2019
- VI. PUBLIC HEARINGS: 2019 Comprehensive Plan Amendments
 - CPA#001-19 – UPI Property II LLC (14 & 16 E Washington Ave; 2308 S 1st St)
 - CPA#002-19 – John I Haas Inc. (1900 N 1st St)
 - CPA#004-19 – City of Yakima Planning Division (Vic. of N 16th Ave & Hathaway St)
 - CPA#005-19 – Forrest Emmons (618, 622, 702, 706, 710 & 714 W J St)
 - CPA#006-19 – River 16 LLC (1601, 1607, 1611, 1703 & 1725 River Rd)
- VII. Other Business
- VIII. Adjourn

Next Meeting: July 24, 2019



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YPC Staff Report & Packet Distribution List
UPI Property II LLC
CPA#001-19, RZ#002-19 & SEPA#011-19

YPC PACKET:

Patricia Byers
Patbyers907@msn.com

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

Bill Cook
Cook.w@charter.net

Rob McCormick
rob@mccormickaircenter.com

Jake Liddicoat
jake@3dyakima.com

Leanne Hughes-Mickel
leanne.mickel@me.com

Philip Ostriem
Philipostriem@gmail.com

AHBL Inc
Attn: Nicole Stickney
5804 Road 90 Ste H
Pasco, WA 99301
nstickney@ahbl.com

AGENDA & STAFF REPORT ONLY:

UPI Property II LLC
Attn: Mark Forcum
802 S Oregon Ave
Pasco, WA 99301
mark@go2upullit.com

Date Distributed: 7/3/19

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AFFIDAVIT OF MAILING

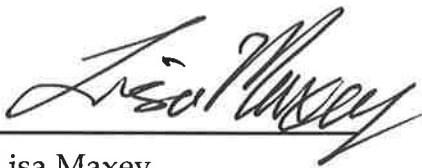
STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#001-19, RZ#002-19 & SEPA#011-19
UPI Property II LLC
14 & 16 E Washington Ave; 2308 S 1st St

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Public Hearing & Determination of Non-Significance (DNS)**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, parties of record, listed SEPA agencies and all property owners of record within a radius of 300 feet of subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 14th day of June, 2019.

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



Lisa Maxey
Planning Technician

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19133232408 ALL AMERICAN INVESTMENTS GROUP LLC 2318 S 1ST ST UNION GAP, WA 98903	19133232411 ALL AMERICAN INVESTMENTS GROUP LLC 2318 S 1ST ST UNION GAP, WA 98903	19133114046 COASTAL FARM REAL ESTATE INC PO BOX 99 ALBANY, OR 97321
19133141011 DW COLUMBIA INVESTMENTS LLC 704 S 7TH AVE YAKIMA, WA 98902	19133232432 KD 1 ENTERPRISES INC 5101 OVERBLUFF DR YAKIMA, WA 98901	19133232433 KD1 ENTERPRISES INC 5101 OVERBLUFF DR YAKIMA, WA 98901
19133232434 KD1 ENTERPRISES INC 5101 OVERBLUFF DR YAKIMA, WA 98901	19133232421 LEGACIES BY LEE LLC 2722 NE 15TH AVE PORTLAND, OR 97212	19133141400 UPI PROPERTY II LLC 802 S OREGON AVE PASCO, WA 99301
19133141401 UPI PROPERTY II LLC 802 S OREGON AVE PASCO, WA 99301	19133141402 UPI PROPERTY II LLC 802 S OREGON AVE PASCO, WA 99301	19133141405 UPI PROPERTY II LLC 802 S OREGON AVE PASCO, WA 99301
19133141406 UPI PROPERTY II LLC 802 S OREGON AVE PASCO, WA 99301	19133141404 YAKIMA COOPERATIVE ASSN 501 S FRONT ST YAKIMA, WA 98901	19133232015 YAKIMA COOPERATIVE ASSN 501 S FRONT ST YAKIMA, WA 98901
19133232400 YAKIMA COOPERATIVE ASSN 501 S FRONT ST YAKIMA, WA 98901	19133114042 YAKIMA RESTAURANTS INC 2738 N MAIN ST STE A FINDLAY, OH 45840	19133141403 JOSEPH ESPINOZA 20 E WASHINGTON AVE YAKIMA, WA 98903
19133232420 KELLY KIRSCHNER 1314 N WENATCHEE AVE WENATCHEE, WA 98801	19133232431 KELLY KIRSCHNER 1314 N WENATCHEE AVE WENATCHEE, WA 98801	19133141009 MERVIN A WARK 9211 SE LYNCH RD SHELTON, WA 98584
19133141409 ROBERT & LYNDA COFFELT 161 CRAIGMORE DR ROCKINGHAM, VA 22801	19133141005 SALVADOR & ANDREA GONZALEZ 5015 CAYUSE LN YAKIMA, WA 98901	19133141003 STEVE PAULLIN 17200 COTTONWOOD CANYON RD YAKIMA, WA 98908
24 Total Parcels - UPI Property II LLC - CPA#001-19, RZ#002-19 & SEPA#011- 19	AHBL Inc Attn: Nicole Stickney 5804 Road 90 Ste H Pasco, WA 99301	
	Ntc of Hearing & DNS CPA #001/RZ#002/SEPA #011-19 Sent 6/14/19	

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903 Dennis.henne@uniongapwa.gov	Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org
Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov	Dept of Archaeology & Historic Preservation 1063 S Capitol Way, Ste 106 Olympia, WA 98504-8343 Sepa@dahp.wa.gov	Department of Commerce Review Team 1011 Plum St SE Olympia, WA 98504-3172 reviewteam@commerce.wa.gov
Department of Ecology Annie Szvetcz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov sepaunit@ecy.wa.gov lori.white@ecy.wa.gov	Department of Ecology Gwen Clear, Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov	Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov
Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov	Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov	Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov
Department of Social & Health Services Robert Hubenthal Office of Capital Programs P.O. Box 45848 Olympia, WA 98504 Robert.Hubenthal@dshs.wa.gov	Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155 Seattle, WA 98101	Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov
Engineering Division Bob Desgrossellier 129 N 2nd Street Yakima, WA 98901 bob.desgrossellier@yakimawa.gov	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 bob@nobhillwater.org	Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org	Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901
Parks & Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 Jessica.logan@parks.wa.gov	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902	Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District, Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 david.j.moore@usace.army.mil	WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902

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WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216 SEPA.reviewteam@doh.wa.gov Jamie.gardipe@doh.wa.gov	Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov	West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 watts@wvwsd208.org
WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov	WSDOT South Central Regional Planning Office SCplanning@wsdot.wa.gov	WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov
Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov	Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchez@yakama.com	Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com
Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov	Yakima County Building Department Harold Maclean 128 North 2nd Street, 4th Floor Yakima, WA 98901 Harold.Maclean@co.yakima.wa.us	Yakima County Commissioners Commissioners.web@co.yakima.wa.us
Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us	Yakima County Flood Control District Terry Keenhan & Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 Terry.Keenhan@co.yakima.wa.us Dianna.Woods@co.yakima.wa.us	Yakima County Planning Lynn Deitrick & Jason Earles 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn.Deitrick@co.yakima.wa.us Jason.Earles@co.yakima.wa.us
Yakima County Public Services Lisa Freund, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 lisa.freund@co.yakima.wa.us	Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948 Yakama Indian
Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948	Yakima Regional Clean Air Agency Hasan Tahat, Compliance, Engineering & Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 hasan@yrcaa.org	Yakima School District Dr. Jack Irion, Superintendent 104 North 4th Ave Yakima, WA 98902
Yakima School District Scott Izutsu , Associate Superintendent 104 N 4th Ave Yakima, WA 98902 izutsu.scott@yakimaschools.org	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908
Yakima Valley Conference of Governments Mike Shuttleworth, Planning Manager 311 North 4th Street, Ste# 202 Yakima, WA 98901 Mike.shuttleworth@yvcog.org	Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 peter@yakimavalleymuseum.org	Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 keithk@wasteconnections.com

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903	Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504
Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155 Seattle, WA 98101	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902	Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755	WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902
Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948
Yakima School District Dr. Jack Irion, Superintendent 104 North 4th Ave Yakima, WA 98902	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908

\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES_updated 06.12.19 - Form List.docx

Type of Notice: Ntc of Public Hearing & DNS

File Number: CPA #001 / RZ #002 / SEPA #011-19

Date of Mailing: 6/14/19

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Maxey, Lisa

From: Maxey, Lisa
Sent: Friday, June 14, 2019 10:38 AM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Contreras, Pedro; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Witthuhn, Tyler; Zabell, John; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology - CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Dept of Social & Health Svcs - Robert Hubenthal; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Henne, Dennis; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Scott Izutsu - Yakima School District; US Army Corps of Engineers - David Moore; WA State Dept of Health, Office of Drinking Water; WA State Dept of Health, Office of Drinking Water; WA State Parks & Recreation Commission; West Valley School District - Angela Watts; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Patrick Wright; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Terry Keenhan; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Svcs Director, Lisa Freund; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - Peter Arnold; Yakima Waste Systems - Keith Kovalenko; Associated Press; Brown, Michael; Davido, Sean; El Mundo; El Sol de Yakima; Fannin, John; Hispanic Chamber of Commerce; KAPP TV News; KBBO-KRSE Radio - manager; KDNA Noticias; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KUNW-TV Univision; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; RCDR - Maria DJ Rodriguez; Reed C. Pell; Tu Decides; Tu Decides - Albert Torres; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima School District - Jack Irion; Yakima Valley Business Times; YPAC - Randy Beehler; Al Rose; Alfred A. Rose (silvr40@bmi.net); Coffey, Kathy; Jacob Liddicoat; Leanne Hughes-Mickel; Patricia Byers; Philip Ostriem; Rob McCormick; William Cook (cook.w@charter.net)
Cc: Martin, Trevor
Subject: Notice of Public Hearing & DNS - Part 1 of 2 of 2019 Comprehensive Plan Amendments
Attachments: NOTICE OF PUBLIC HEARING & DNS_UPI Property II LLC - CPA#001-19.pdf; NOTICE OF PUBLIC HEARING & DNS_John I Haas Inc - CPA#002-19.pdf

Attached is a Notice of Public Hearing & SEPA Determination of Non-Significance (DNS) for each of the following projects:

UPI Property II LLC – CPA#001-19, RZ#002-19 & SEPA#011-19
John I Haas Inc. – CPA#002-19, RZ#003-19 & SEPA#014-19

If you have any questions regarding these proposals, please contact assigned planner Trevor Martin at (509) 575-6162 or email to: trevor.martin@yakimawa.gov. Thank you!



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

YAKIMA
HERALD-REPUBLIC
WE TELL YOUR STORIES YAKIMAHERALD.COM
El Sol de Yakima
-Ad Proof-

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

Date:	06/12/19
Account #:	110358
Company Name:	CITY OF YAKIMA PLANNING
Contact:	ROSALINDA IBARRA,AP
Address:	129 N 2ND STREET YAKIMA, WA 98901-2720
Telephone:	(509) 575-6164
Fax:	

Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@yakimaherald.com
Ad ID:	891219
Start:	06/14/19
Stop:	06/14/19
Total Cost:	\$226.30
Lines:	124.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	06/14/19

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City of Yakima

Notice of Public Hearing for the following projects:

File Numbers: CPA#001-19, RZ#002-19, & SEPA#011-19;
Project Applicant: AHBL Inc. c/o Nicole Stickney (5804 Road 90, Ste H, Pasco, WA 99301); **Project Location:** 14 & 16 E Washington Ave & 2308 S. 1st St.; **Parcel Numbers:** 191331-41401, -41402, -41405, & -41406; **Project:** Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review requesting to change the Future Land Use Map (FLUM) designation from Commercial Mixed Use to Industrial and to concurrently rezone from General Commercial (GC) to Light Industrial (M-1).

File Numbers: CPA#002-19, RZ#003-19, & SEPA#014-19;
Project Applicant: John I Haas Inc. (1600 River Rd, Yakima, WA 98902); **Project Location:** 1900 N 1st St.; **Parcel Number:** 181312-44026; **Project:** CPA, Rezone, and Environmental Review requesting to change the FLUM designation from Commercial Mixed Use to Industrial and concurrently rezone from General Commercial (GC) to Light Industrial (M-1).

File Numbers: CPA#004-19, RZ#004-19, & SEPA#017-19;
Project Applicant: City of Yakima Planning (129 N 2nd St, Yakima, WA 98901); **Project Location:** Vicinity of N 16th and Hathaway St; **Parcel Numbers:** 181314-14433, 41406, 41407, 41408, 41519, 41520, 41521; **Project:** CPA, Rezone, and Environmental Review requesting to change the FLUM designation from Industrial to Commercial Mixed Use and to concurrently rezone from Light Industrial (M-1) to General Commercial (GC).

File Numbers: CPA#005-19, RZ#007-19, & SEPA#021-19;
Project Applicant: Forrest Emmons/ Harlow Adams (PO Box 61, Yakima WA 98907); **Project Location:** 618, 622, 702, 706, 710, and 714 W J St; **Parcel Numbers:** 181313-24435, 24436, 24437, 24438, 24439, and 24440; **Project:** CPA, Rezone, and Environmental Review requesting to change the FLUM designation from Industrial to Commercial Mixed Use and to concurrently rezone from Light Industrial (M-1) to General Commercial (GC).

File Numbers: CPA#006-19, RZ#006-19, & SEPA#022-19;
Project Applicant: Leanne Liddicoat c/o River 16 LLC (3611 River Rd, Ste 100); **Project Location:** 1601, 1607, 1611, 1703, and 1725 River Rd; **Parcel Numbers:** 181314-11411, 11412, 11413, 11414, and 11553; **Project:** CPA, Rezone, and Environmental Review requesting to change the FLUM designation from Mixed Residential to Community Mixed Use and to concurrently rezone from Multi-Family Residential (R-3) to Local Business (B-2).

These requests require one open record hearing before the City of Yakima Planning Commission (YPC) followed by an open record hearing before the Yakima City Council. The public hearing before the YPC is scheduled for **7/10/19**, beginning at **3:00 p.m.**, in the Council Chambers, City Hall, 129 N 2nd St, Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St, Yakima, WA 98901. **A separate notice will be provided for the public hearing before the Yakima City Council.** If you have any questions on these proposal call the Planning Division at (509) 575-6183 or email to: ask.planning@yakimawa.gov.

(891219) June 14, 2019

Courtesy of Yakima Herald-Republic

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City of Yakima

Notice of Public Hearing for the following projects:

File Numbers: CPA#001-19, RZ#002-19, & SEPA#011-19;
Project Applicant: AHBL Inc. c/o Nicole Stickney (5804 Road 90, Ste H, Pasco, WA 99301); **Project Location:** 14 & 16 E Washington Ave & 2308 S. 1st St.; **Parcel Numbers:** 191331-41401, -41402, -41405, & -41406; **Project:** Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review requesting to change the Future Land Use Map (FLUM) designation from Commercial Mixed Use to Industrial and to concurrently rezone from General Commercial (GC) to Light Industrial (M-1).

File Numbers: CPA#002-19, RZ#003-19, & SEPA#014-19;
Project Applicant: John I Haas Inc. (1600 River Rd, Yakima, WA 98902); **Project Location:** 1900 N 1st St.; **Parcel Number:** 181312-44026; **Project:** CPA, Rezone, and Environmental Review requesting to change the FLUM designation from Commercial Mixed Use to Industrial and concurrently rezone from General Commercial (GC) to Light Industrial (M-1).

File Numbers: CPA#004-19, RZ#004-19, & SEPA#017-19;
Project Applicant: City of Yakima Planning (129 N 2nd St, Yakima, WA 98901); **Project Location:** Vicinity of N 16th and Hathaway St; **Parcel Numbers:** 181314-14433, 41406, 41407, 41408, 41519, 41520, 41521; **Project:** CPA, Rezone, and Environmental Review requesting to change the FLUM designation from Industrial to Commercial Mixed Use and to concurrently rezone from Light Industrial (M-1) to General Commercial (GC).

File Numbers: CPA#005-19, RZ#007-19, & SEPA#021-19;
Project Applicant: Forrest Emmons/ Harlow Adams (PO Box 61, Yakima WA 98907); **Project Location:** 618, 622, 702, 706, 710, and 714 W J St; **Parcel Numbers:** 181313-24435, 24436, 24437, 24438, 24439, and 24440; **Project:** CPA, Rezone, and Environmental Review requesting to change the FLUM designation from Industrial to Commercial Mixed Use and to concurrently rezone from Light Industrial (M-1) to General Commercial (GC).

File Numbers: CPA#006-19, RZ#006-19, & SEPA#022-19;
Project Applicant: Leanne Liddicoat c/o River 16 LLC (3611 River Rd, Ste 100); **Project Location:** 1601, 1607, 1611, 1703, and 1725 River Rd; **Parcel Numbers:** 181314-11411, 11412, 11413, 11414, and 11553; **Project:** CPA, Rezone, and Environmental Review requesting to change the FLUM designation from Mixed Residential to Community Mixed Use and to concurrently rezone from Multi-Family Residential (R-3) to Local Business (B-2).

These requests require one open record hearing before the City of Yakima Planning Commission (YPC) followed by an open record hearing before the Yakima City Council. The public hearing before the YPC is scheduled for **7/10/19**, beginning at **3:00 p.m.**, in the Council Chambers, City Hall, 129 N 2nd St, Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 N 2nd St, Yakima, WA 98901. **A separate notice will be provided for the public hearing before the Yakima City Council.** If you have any questions on these proposal call the Planning Division at (509) 575-6183 or email to: ask.planning@yakimawa.gov.

(891219) June 14, 2019

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

**CITY OF YAKIMA
NOTICE OF PUBLIC HEARING**

DATE: June 14, 2019
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Comprehensive Plan Map Amendment, Rezone and Environmental Review

File Numbers: CPA#001-19, RZ#002-19, & SEPA#011-19
Project Applicant: AHBL Inc. c/o Nicole Stickney (5804 Road 90, Ste H, Pasco, WA 99301)
Project Location: 14 & 16 E Washington Ave & 2308 S. 1st St.
Parcel Numbers: 191331-41401, -41402, -41405, & -41406

PROJECT DESCRIPTION

Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review requesting to change the Future Land Use Map designation from Commercial Mixed Use to Industrial and to concurrently rezone from General Commercial (GC) to Light Industrial (M-1).

NOTICE OF PUBLIC HEARING

This comprehensive plan map amendment request and concurrent rezone will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by an open record hearing before the Yakima City Council. The public hearing before the Planning Commission has been scheduled for **Wednesday, July 10, 2019**, beginning at **3:00 p.m.**, in the Council Chambers, City Hall, 129 North 2nd Street, Yakima, Washington. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit their written comments to: City of Yakima, Planning Division, 129 North 2nd Street, Yakima, WA 98901. **A separate notice will be provided for the public hearing before the Yakima City Council.**

If you have any questions on this proposal please call Trevor Martin, Associate Planner at (509) 575-6162 or email to: trevor.martin@yakimawa.gov.

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DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

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

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

**CIUDAD DE YAKIMA
AVISO DE AUDIENCIA PÚBLICA**

FECHA: 14 de junio, 2019
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
ASUNTO: Enmienda al Mapa del Plan Integral (CPA), Rezonificación, y Revisión Ambiental

No. de Archivo: CPA#001-19, RZ#002-19, SEPA#011-19
Solicitante: AHBL Inc. c/o Nicole Stickney (5804 Road 90, Ste. H, Pasco, WA 99301)
Ubicación: 14 & 16 E. Washington Ave & 2308 S. 1st Street
No. de Parcelas: 191331-41401, -41402, -41405, & -41406

DESCRIPCIÓN DEL PROYECTO

Enmienda al Mapa del Plan Integral (CPA), Rezonificación, y Revisión Ambiental que solicita cambiar la designación del Mapa del Uso Futuro de Terreno de Comercial Uso-Mixto a Industrial y cambiar simultáneamente la zonificación de Comercio General (GC) a Industrio Ligero (M-1).

AVISO DE AUDIENCIA PÚBLICA

Esta solicitud de enmienda al mapa del Plan Integral y rezonificación concurrente requerirán dos audiencias públicas; una audiencia de registro abierto ante la Comisión de Planificación de la Ciudad de Yakima seguida por otra audiencia pública con registro abierto ante el Consejo Municipal de Yakima. La audiencia pública ante la Comisión de Planificación ha sido programada para el **miércoles 10 de julio 2019 comenzando a las 3:00 p.m.** en la sala de Concilio ubicada en el Ayuntamiento al 129 N 2nd Street, Yakima, WA 98901. **Se proporcionara un aviso por separado para la audiencia pública ante el Concejo Municipal.**

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

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

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

PROPOSAL: Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review requesting to change the Future Land Use Map designation from Commercial Mixed Use to Industrial and to concurrently rezone from General Commercial (GC) to Light Industrial (M-1).

PROPONENT: AHBL Inc. c/o Nicole Stickney
LOCATION: 14 & 16 E Washington Ave & 2308 S. 1st St.
PARCEL NUMBERS: 191331-41401, -41402, -41405, & -41406
LEAD AGENCY: City of Yakima
FILE NUMBERS: CPA#001-19, RZ#002-19, & SEPA#011-19

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

This DNS is issued under WAC 197-11-355. **There is no further comment period for this DNS.**

CONTACT PERSON: Trevor Martin, Associate Planner. Call (509) 575-6162 for more information.

SEPA RESPONSIBLE OFFICIAL: Joan Davenport, AICP
POSITION / TITLE: Director of Community Development
TELEPHONE: 509-575-6417
ADDRESS: 129 North 2nd Street, Yakima, WA 98901

SIGNATURE: Joan Davenport **DATE:** June 14, 2019

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

No later than: **June 28, 2019**

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

You should be prepared to make specific factual objections.

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

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#001-19, RZ#002-19 & SEPA#011-19

UPI Property II LLC

14 & 16 E Washington Ave; 2308 S 1st St

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Application and Environmental Review**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant; SEPA reviewing agencies, and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 20th day of May, 2019.

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



Lisa Maxey

Planning Technician

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19133232408 ALL AMERICAN INVESTMENTS GROUP LLC 2318 S 1ST ST UNION GAP, WA 98903	19133232411 ALL AMERICAN INVESTMENTS GROUP LLC 2318 S 1ST ST UNION GAP, WA 98903	19133114046 COASTAL FARM REAL ESTATE INC PO BOX 99 ALBANY, OR 97321
19133141011 DW COLUMBIA INVESTMENTS LLC 704 S 7TH AVE YAKIMA, WA 98902	19133232432 KD 1 ENTERPRISES INC 5101 OVERBLUFF DR YAKIMA, WA 98901	19133232433 KD1 ENTERPRISES INC 5101 OVERBLUFF DR YAKIMA, WA 98901
19133232434 KD1 ENTERPRISES INC 5101 OVERBLUFF DR YAKIMA, WA 98901	19133232421 LEGACIES BY LEE LLC 2722 NE 15TH AVE PORTLAND, OR 97212	19133141400 UPI PROPERTY II LLC 802 S OREGON AVE PASCO, WA 99301
19133141401 UPI PROPERTY II LLC 802 S OREGON AVE PASCO, WA 99301	19133141402 UPI PROPERTY II LLC 802 S OREGON AVE PASCO, WA 99301	19133141405 UPI PROPERTY II LLC 802 S OREGON AVE PASCO, WA 99301
19133141406 UPI PROPERTY II LLC 802 S OREGON AVE PASCO, WA 99301	19133141404 YAKIMA COOPERATIVE ASSN 501 S FRONT ST YAKIMA, WA 98901	19133232015 YAKIMA COOPERATIVE ASSN 501 S FRONT ST YAKIMA, WA 98901
19133232400 YAKIMA COOPERATIVE ASSN 501 S FRONT ST YAKIMA, WA 98901	19133114042 YAKIMA RESTAURANTS INC 2738 N MAIN ST STE A FINDLAY, OH 45840	19133141403 JOSEPH ESPINOZA 20 E WASHINGTON AVE YAKIMA, WA 98903
19133232420 KELLY KIRSCHNER 1314 N WENATCHEE AVE WENATCHEE, WA 98801	19133232431 KELLY KIRSCHNER 1314 N WENATCHEE AVE WENATCHEE, WA 98801	19133141009 MERVIN A WARK 9211 SE LYNCH RD SHELTON, WA 98584
19133141409 ROBERT & LYNDA COFFELT 161 CRAIGMORE DR ROCKINGHAM, VA 22801	19133141005 SALVADOR & ANDREA GONZALEZ 5015 CAYUSE LN YAKIMA, WA 98901	19133141003 STEVE PAULLIN 17200 COTTONWOOD CANYON RD YAKIMA, WA 98908
24 Total Parcels - UPI Property II LLC - CPA#001-19, RZ#002-19 & SEPA#011- 19	AHBL Inc Attn: Nicole Stickney 5804 Road 90 Ste H Pasco, WA 99301	
	Ntc of Application & SEPA CPA #001/AZ#002/SEPA #011-19 Sent 5/20/19	

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903 Dennis.henne@uniongapwa.gov	Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org
Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov	Dept of Archaeology & Historic Preservation 1063 S Capitol Way, Ste 106 Olympia, WA 98504-8343 Sepa@dahp.wa.gov	Department of Commerce Review Team 1011 Plum St SE Olympia, WA 98504-3172 reviewteam@commerce.wa.gov
Department of Ecology Annie Szvetcz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov sepaunit@ecy.wa.gov lori.white@ecy.wa.gov	Department of Ecology Gwen Clear, Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov	Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov
Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov	Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov	Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov
Department of Social & Health Services Robert Hubenthal Office of Capital Programs P.O. Box 45848 Olympia, WA 98504 Robert.Hubenthal@dshs.wa.gov	Environmental Protection Agency NEPA Review Unit 1200 6th Ave #900 Seattle, WA 98101	Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov
Engineering Division Bob Desgrossellier 129 N 2nd Street Yakima, WA 98901 bob.desgrossellier@yakimawa.gov	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Environmental Specialist 2200 S 216th St Des Moines, WA 98198
Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504	Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 bob@nobhillwater.org	Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org
Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Parks & Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 Jessica.logan@parks.wa.gov	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902
Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901	United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District, Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 david.j.moore@usace.army.mil

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WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216 SEPA.reviewteam@doh.wa.gov	Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov
West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 wattsa@wvsd208.org	WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov	WSDOT South Central Regional Planning Office SCplanning@wsdot.wa.gov
WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov	Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov	Yakama Nation Environmental Mgmt Program Elizabeth Sanchey, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchey@yakama.com
Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com	Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov	Yakima County Building Department Harold Maclean 128 North 2nd Street, 4th Floor Yakima, WA 98901 Harold.Maclean@co.yakima.wa.us
Yakima County Commissioners Commissioners.web@co.yakima.wa.us	Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us	Yakima County Flood Control District Terry Keenhan & Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 Terry.Keenhan@co.yakima.wa.us Dianna.Woods@co.yakima.wa.us
Yakima County Planning Lynn Deitrick & Jason Earles 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn.Deitrick@co.yakima.wa.us Jason.Earles@co.yakima.wa.us	Yakima County Public Services Lisa Freund, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 lisa.freund@co.yakima.wa.us	Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org
Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948 Yakama Indian	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948	Yakima Regional Clean Air Agency Hasan Tahat, Compliance, Engineering & Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 hasan@yrcaa.org
Yakima School District Dr. Jack Irion, Superintendent 104 North 4th Ave Yakima, WA 98902	Yakima School District Scott Izutsu, Associate Superintendent 104 N 4th Ave Yakima, WA 98902 izutsu.scott@yakimaschools.org	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908
Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908	Yakima Valley Conference of Governments Mike Shuttleworth, Planning Manager 311 North 4th Street, Ste# 202 Yakima, WA 98901 Mike.shuttleworth@yvcog.org	Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 peter@yakimavalleymuseum.org
Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 keithk@wasteconnections.com		DOC. INDEX # <u>G-3a</u>

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

\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES_updated 04.15.19 - Form List.docx

Type of Notice: Nte of Application & SEPA

File Number: CPA #001-19, RZ #002-19 & SEPA #011-19

Date of Mailing: 5/20/19

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In-House Distribution E-mail List			Revised 04/2019
Name	Division	E-mail Address	
Carolyn Belles	Code Administration	Carolyn.Belles@yakimawa.gov	
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov	
Joe Caruso	Code Administration	Joe.Caruso@yakimawa.gov	
John Zabell	Code Administration	John.Zabell@yakimawa.gov	
Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov	
Linda Rossignol	Code Administration	Linda.Rossignol@yakimawa.gov	
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov	
Suzanne DeBusschere	Code Administration	Suzanne.DeBusschere@yakimawa.gov	
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Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov	
Rosalinda Ibarra	Community Development	Rosalinda.Ibarra@yakimawa.gov	
Bob Desgrosellier	Engineering	Bob.Desgrosellier@yakimawa.gov	
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov	
Tyler Witthuhn	Engineering	Tyler.Witthuhn@yakimawa.gov	
Pat Reid	Fire	Pat.Reid@yakimawa.gov	
Jeff Cutter	Legal	Jeff.Cutter@yakimawa.gov	
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov	
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov	
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov	
Lisa Maxey	Planning	Lisa.Maxey@yakimawa.gov	
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov	
Loretta Zammarchi	Refuse	Loretta.Zammarchi@yakimawa.gov	
Randy Layman	Refuse	Randy.Layman@yakimawa.gov	
Gregory Story	Transit	Gregory.Story@yakimawa.gov	
James Dean	Utilities	James.Dean@yakimawa.gov	
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov	
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov	
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov	
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov	

Outside Distribution			Revised 02/2019
Name	Address	Included In Mailing?	
Pacific Power Attn: Estimating Department (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	☐ Yes	☒ No

Type of Notice: Ntc of Application & SEPA

File Number(s): CPA #001-19, RZ #002-19 & SEPA #011-19

Date of Mailing: 5/20/19

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Maxey, Lisa

From: Maxey, Lisa
Sent: Monday, May 20, 2019 9:50 AM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Contreras, Pedro; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Witthuhn, Tyler; Zabell, John; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Dept of Social & Health Svcs - Robert Hubenthal; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Henne, Dennis; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Scott Izutsu - Yakima School District; US Army Corps of Engineers - David Moore; WA State Dept of Health, Office of Drinking Water; WA State Parks & Recreation Commission; West Valley School District - Angela Watts; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Patrick Wright; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchez; Yakama-Klickitat Fisheries - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Terry Keenhan; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Svcs Director, Lisa Freund; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - Peter Arnold; Yakima Waste Systems - Keith Kovalenko; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); Coffey, Kathy; Jacob Liddicoat; Leanne Hughes-Mickel; Patricia Byers; Philip Ostriem; Rob McCormick; William Cook (cook.w@charter.net)
Cc: Martin, Trevor
Subject: Notice of Application & SEPA - Part 1 of 2 of 2019 Comprehensive Plan Amendments
Attachments: NOTICE OF APPLICATION & SEPA_UPI Property II LLC - CPA#001-19 RZ#002-19pdf; NOTICE OF APPLICATION & SEPA_John I Haas Inc - CPA#002-19 RZ#003-19 SEPA....pdf; NOTICE OF APPLICATION & SEPA_Les Heimgartner - CPA#003-19 SEPA#015-19.pdf

Attached is a Notice of Application and SEPA Environmental Review for each of the following projects:

UPI Property II LLC – CPA#001-19, RZ#002-19 & SEPA#011-19
John I Haas Inc. – CPA#002-19, RZ#003-19 & SEPA#014-19
Les Heimgartner – CPA#003-19 & SEPA#015-19

If you have any questions regarding these proposals, please contact assigned planner Trevor Martin at (509) 575-6162 or email to: trevor.martin@yakimawa.gov. Thank you!



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



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

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

DATE: May 20, 2019
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: AHBL Inc. c/o Nicole Stickney
FILE NUMBER: CPA#001-19, RZ#002-19, & SEPA#011-19
LOCATION: 14 & 16 E Washington Ave & 2308 S. 1st St.
TAX PARCEL NUMBER(S): 191331-41401, -41402, -41405, & -41406
DATE OF APPLICATION: March 21, 2019
DATE OF COMPLETENESS: April 29, 2019

PROJECT DESCRIPTION Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review requesting to change the Future Land Use Map designation from Commercial Mixed Use to Industrial and to concurrently rezone from General Commercial (GC) to Light Industrial (M-1).

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

1. The type of land use: The property contains an existing auto wrecking and dismantling yard
2. Level of Development: No change
3. Infrastructure and public facilities: Adequate public facilities are in the vicinity of this site
4. Characteristics of development: Any future change will require adherence to development standards

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

1. The type of land use: The property contains an existing auto wrecking and dismantling yard
2. Density of Development: No change
3. Availability and adequacy of infrastructure and public utilities: Adequate public facilities are in the vicinity of this site

NOTICE OF ENVIRONMENTAL REVIEW: This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, under WAC § 197-11-930 for this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170.

Required Permits: None

Required Studies: None

Existing Environmental Documents: SEPA#011-19

Development Regulations For Project Mitigation and Consistency Include: State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, and the Yakima Urban Area Comprehensive Plan.

REQUEST FOR WRITTEN COMMENTS Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by

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5:00 p.m. on **June 10, 2019**, will be considered prior to issuing the final SEPA determination. Please reference file numbers (CPA#001-19, RZ#002-19, & SEPA#011-19) and applicant's name (AHBL Inc. c/o Nicole Stickney) in any correspondence you submit. You can mail your comments to:

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

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

PUBLIC HEARING This comprehensive plan map amendment request and concurrent rezone will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by an open record hearing before the Yakima City Council. **A separate public notice will be provided for each hearing in accordance with YMC Title 16.**

If you have any questions on this proposal please call Trevor Martin, Associate Planner at (509) 575-6162 or email at: trevor.martin@yakimawa.gov

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



DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

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

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

AVISO DE APLICACIÓN Y REVISIÓN AMBIENTAL

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

FECHA OTORGADA: 20 de mayo, 2019
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: AHBL Inc. c/o Nicole Stickney
No. DE ARCHIVO: CPA#001-19, RZ#002-19, SEPA#011-19
UBICACIÓN: 14 & 16 E Washington Ave & 2308 S. 1st St
No. DE PARCELA: 191331-41401, -41402, -41405, & -41406
FECHA DE APLICACIÓN: 21 de marzo, 2019
FECHA DE APLICACIÓN COMPLETA: 29 de abril, 2019

DESCRIPCIÓN DEL PROYECTO: Enmienda al Mapa del Plan Integral (CPA), Rezonificación, y Revisión Ambiental que solicita cambiar la designación del Mapa del Uso Futuro de Terreno de Comercial Uso-Mixto a Industrial y cambiar simultáneamente la zonificación de Comercio General (GC) a Industrio Ligero (M-1).

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

1. El tipo de uso terrenal: La propiedad contiene un negocio existente de desmantelamiento automotriz y demolición de vehículos (yonke).
2. Nivel de desarrollo: Ningún cambio
3. Infraestructura e instalaciones públicas: Instalaciones públicas adecuadas están cerca del sitio.
4. Características del desarrollo: Cualquier cambio futuro requerirá adherirse a los estándares de desarrollo.

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

1. El tipo del uso terrenal: La propiedad contiene un negocio existente de desmantelamiento automotriz y demolición de vehículos (yonke).
2. Densidad del desarrollo: Ningún cambio.
3. Disponibilidad y adecuación de infraestructura y servicios públicos: Instalaciones públicas adecuadas están cerca del sitio.

AVISO DE REVISIÓN AMBIENTAL: Esto es para notificar a las agencias con jurisdicción y experiencia ambiental y al público que la Ciudad de Yakima, Division de Planificación, se establece como la agencia principal, de acuerdo con la Ley Estatal de Política Ambiental de Washington (SEPA) bajo WAC §197-11-930 para la revisión de este proyecto. La Ciudad de Yakima ha revisado el proyecto propuesto para posibles impactos ambientales adversos y espera emitir una Determinación de No-Significancia (DNS) para este proyecto conforme al proceso DNS opcional en WAC § 197-11-355. La propuesta puede incluir medidas de mitigación bajo los códigos aplicables y el proceso de revisión del proyecto puede incorporar o requerir medidas de mitigación independientemente de si se prepara un EIS (Declaración de Impacto Ambiental). Una copia de la determinación de umbral posterior se puede obtener por solicitud y se puede apelar de acuerdo con el Código Municipal de Yakima YMC § 6.88.170.

Permisos Requeridos: Ninguno

Estudios Requeridos: Ninguno

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Documentos Ambientales Existentes: SEPA#011-19

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

SOLICITUD DE COMENTARIOS ESCRITOS: Se anima a las agencias, tribus, y el público a revisar y comentar sobre el proyecto y sobre sus probables impactos ambientales. Habrá un periodo de veinte días para hacer sus comentarios. Este podría ser su única oportunidad para comentar. Todos los comentarios recibidos por escrito antes de las **5:00 p.m. el 10 de junio, 2019** serán considerados antes de emitir la decisión final sobre la Revisión Ambiental. Por favor de hacer referencia al número de archivo (CPA#001-19, RZ#002-19, SEPA#011-19) o al nombre del solicitante (AHBL Inc. c/o Nicole Stickney) en cualquier correspondencia que envíe. Envíe sus comentarios sobre esta propuesta a:

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

AVISO DE LA DECISIÓN FINAL: Cuando la determinación de la Revisión Ambiental sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso inicial después del final del periodo de comentario de veinte días. Después habrá un periodo de apelación de SEPA de 14 días a partir de la fecha de envío. El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA.

AUDIENCIA PUBLICA: Esta solicitud de enmienda del mapa del Plan Integral y rezonificación concurrente requerirán dos audiencias públicas; una audiencia de registro abierto ante la Comisión de Planificación de la Ciudad de Yakima seguida por otra audiencia pública de registro abierto ante el Concejo Municipal de Yakima. **Se proporcionara un aviso público por separado para cada audiencia de acuerdo con el Titulo 16 del Código Municipal de la Ciudad de Yakima.**

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

Adjunto: Aplicaciones, Lista de SEPA, Planos de Sitio, y Mapa

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CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE

RECEIVED
MAY 14 2019
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

File Number:	CPA #001-19 RZ #002-19 and SEPA #011-19
Applicant/Project Name:	AHBL / UPF II LLC
Site Address:	14 and 16 E Washington Ave
Date of Posting:	5/12/2019
Land Use Sign ID#(s):	4

Location of Installation (Check One):

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

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

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

The alternative location is:

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

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


Applicant's Signature

5-12-19
Date

MARK FORCUM
Applicant's Name (Please Print)

503-866-0747
Applicant's Phone Number

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



REQUIREMENTS FOR POSTING OF PRIVATE PROPERTY FOR LAND USE ACTION

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

GENERAL INFORMATION

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

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

For the above land use matters it is required to post one sign and in some cases more than one sign on the site or in a location immediately adjacent to the site that provides visibility to motorists using adjacent streets. The Planning Manager has established standards for size, color, layout, design, and wording of the signs which the Planning Division will supply to the applicant. The Planning Division sends a reminder to the applicant and/or property owner via an insert in the notice of decision mailing to remove the land use action sign(s) and return them to the Planning Division after the appeal period has lapsed.

SIGNAGE INSTALLATION

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

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



DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

Joan Davenport, AICP, Director

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

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

April 29, 2019

FILE NUMBER: CPA#001-19, RZ#002-19, & SEPA#011-19
APPLICANT: AHBL Inc. c/o Nicole Stickney
APPLICANT ADDRESS: 5804 Road 90, Ste H, Pasco, WA 99301
PROJECT LOCATION: 14 & 16 E Washington Ave & 2308 S. 1st St.
TAX PARCEL NO: 191331-41401, -41402, -40405, & -41406
DATE OF REQUEST: March 21, 2019
SUBJECT: Notice of Complete Application

To Whom It May Concern;

The application for your Comprehensive Plan Amendment, Rezone, and Environmental Review was received on March 21, 2019. As of April 29, 2019, your application is considered **complete** as required by YMC §§ 15.11.020 and 16.10.050(1).

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

1. A Notice of Application and Environmental Review will be sent to all property owners within a 300-foot radius of your site. This notice will include a request for public comments during a 20-day comment period as is required by the City of Yakima.
2. Following the comment period, the City will issue its threshold determination as required by SEPA. The threshold determination will also include a notice of public hearing which will identify the date, time, and location when this matter will be reviewed by the City of Yakima Planning Commission (YPC).
3. Following review and recommendation by the YPC, a subsequent hearing will be scheduled for final review and consideration by the Yakima City Council.

Prior to sending notice, the applicant or applicant's representative is required to post the property with a city-supplied Land Use Action sign. The sign(s) are available to pick up at the Codes Counter at your earliest convenience.

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

Sincerely,

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

Trevor Martin
Associate Planner

Cc: UPI Property II LLC

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