

**JOHN I HAAS INC / VALOM LLC
CPA#002-19, RZ#003-19 & SEPA#014-19**

**City Council
Open Record Public Hearing
September 3, 2019**

EXHIBIT LIST

Applicant:	Halverson NW Law Group on behalf of John I Haas Inc.
File Numbers:	CPA#002-19, RZ#003-19 & SEPA#014-19
Site Address:	1900 N 1 st St
Staff Contact:	Trevor Martin, Associate Planner

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JOHN I HAAS INC / VALOM LLC
CPA#002-19, RZ#003-19 & SEPA#014-19

EXHIBIT LIST

CHAPTER AA

Yakima Planning Commission's Recommendation

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

YAKIMA PLANNING COMMISSION

**RECOMMENDATION TO THE YAKIMA CITY COUNCIL
FOR
COMPREHENSIVE PLAN AMENDMENT AND REZONE
CPA#002-19, RZ#003-19**

July 24, 2019

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

WHEREAS, The Washington Growth Management Act and local ordinances provide a process for the annual review of amendments to the Plan as requested by citizens, property owners and/or local government; and

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

WHEREAS, On March 27, 2019 applications for Comprehensive Plan Amendment and Rezone were submitted by Halverson Northwest Law Group, on behalf of John I Haas Inc., to amend the Comprehensive Plan Future Land Use Map Designation from Commercial Mixed Use to Industrial, and concurrently rezone from General Commercial (GC) to Light Industrial (M-1), parcel 181312-44026 (City File CPA#002-19, RZ#003-19); and

WHEREAS, The applications were considered complete for processing on April 29, 2019 and public notice was provided, in accordance with the provisions of YMC Ch. 16.10, on May 20, 2019, and June 14, 2019; and

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on June 14, 2019, which was not appealed (City File SEPA#014-19); and

WHEREAS, The YPC held a study session to review this Comprehensive Plan Amendment and Rezone on June 26, 2019; and

WHEREAS, The Yakima Planning Commission held an open record public hearing on July 10, 2019 to hear testimony from the public, consider the Amendment and Rezone, and provide a recommendation to the Yakima City Council;

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

APPLICATION # CPA#002-19, RZ#003-19
APPLICANT: Halverson Northwest Law Group, on behalf of John I Haas Inc.
APPLICANT ADDRESS: 405 E Lincoln Ave., Yakima, WA 98901
PROJECT LOCATION: 1900 N 1st St.
PARCEL(S): 181312-44026

FINDINGS OF FACT

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Commercial Mixed-Use to Industrial and to concurrently rezone from General Commercial (GC) to Light Industrial (M-1).
2. The subject parcels are approximately 2.84 acres in size and are surrounded by commercial and industrial uses and zoning.
3. The City of Yakima Planning Division provided a detailed staff report to the Planning Commission for review during their July 10, 2019 public hearing, with the recommendation of APPROVAL of the proposed amendment and rezone.
4. The proposed Comprehensive Plan Amendment is consistent with the applicable approval criteria in YMC § 16.10.040, as follows:
 - a. This project is being processed to facilitate the creation of a single contiguous zoning boundary.
 - b. The Industrial Use designation implements several goals and policies of the 2040 plan.
 - c. The amendment does not correct an obvious mapping error, does not address a deficiency of the 2040 plan, and is consistent with the Growth Management Act and County-wide Planning Policies.
 - d. The impact should be minimal because the property under consideration is well suited for industrial development. The total acreage of this proposal will remove 2.84 acres of Industrial land. However, examining all proposals for the 2018 and 2019 cycles, the net impact is an increase of 6.68 acres of Commercial Mixed Use land.
5. The proposed Rezone from General Commercial (GC) to Industrial (M-1) is consistent with the applicable approval criteria in YMC § 15.23.030, as follows:
 - a. Testimony at the public hearing was considered.
 - b. The property is suitable for uses within the M-1 zoning district and will facilitate a single contiguous zoning district.
 - c. The M-1 zoning district is an implementing zone of the Industrial Future Land Use Designation.
 - d. The property is currently capable of being served by all necessary public utilities and can be accessed by public streets.
 - e. The proposed Rezone is considered compatible with the surrounding neighborhood and no mitigation is proposed at this time.
 - f. The public need for this Rezone is to create more land for industrial development.

CONCLUSIONS

1. The Amendment and Rezone are minor in nature;
2. No adverse impacts have been identified;
3. No written comments or testimony was received in opposition to the request, and four comments were received in favor of the proposed application;
4. This proposal underwent Environmental Review;

5. The proposed Comprehensive Plan Future Land Use Map Amendment from Commercial Mixed Use to Industrial with a concurrent Rezone from General Commercial (GC) to Light Industrial (M-1) is consistent with the Yakima Urban Area Zoning Ordinance and Yakima Comprehensive Plan 2040.

MOTION

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

RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed Comprehensive Plan Amendment from Commercial Mixed Use to Industrial and Rezone from General Commercial (GC) to Light Industrial (M-1) for files CPA#002-19 and RZ#003-19.

RECOMMENDED this 24th day of July, 2019.

By: _____

Patricia Byers
Patricia Byers, Chair
Yakima Planning Commission

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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
FINDINGS of FACT, CONCLUSIONS & RECOMMENDATION
for
REQUEST FOR COMPREHENSIVE PLAN AMENDMENT AND REZONE

Application # CPA#002-19, RZ#003-19

APPLICANT: Halverson Northwest Law Group, on behalf of John I Haas Inc.
APPLICANT ADDRESS: 405 E Lincoln Ave., Yakima, WA 98901
PROJECT LOCATION: 1900 N 1st St.
PARCEL(S): 181312-44026
DATE OF REQUEST: March 27, 2019
DATE OF RECOMMENDATION: July 10, 2019
STAFF CONTACT: Trevor Martin, Associate Planner

I. DESCRIPTION OF REQUEST:

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

II. CURRENT ZONING AND LAND USE:

The subject property is approximately 2.84 acres in size and zoned General Commercial (GC). Adjacent properties to this site have the following zoning and land use characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	None	Highway 12 and 82 Interchange
South	GC	Hotel/Motel
East	GC	Vacant and Auto Repair
West	M-1	Warehouses

III. PUBLIC NOTICE:

Posting of Property	May 6, 2019
Mailing of Notice of Application	May 20, 2019
Public Hearing Notice Published	June 14, 2019

IV. FINDINGS OF FACT:

A. Environmental Review.

Environmental Review (SEPA#014-19) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on June 14, 2019. No appeals were filed.

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B. Comments Received

Four written public comments were received in favor of the proposed Comprehensive Plan Amendment and Rezone. Two additional comments were received from the Washington State Department of Ecology and Washington State Department of Transportation.

The letter from the Department of Ecology states:

"The facility addressed in this proposal was formerly listed as a known (or suspected) contaminated site on Ecology's Confirmed and Contaminant Sites List, Ecology Facility/Site ID #3089841; TCP Cleanup Site ID #2011."

The letter from the Department of Transportation States:

"The subject property is adjacent to US Highway 12 (US 12), a fully controlled limited access facility with a posted speed limits of 60 miles per hour. WSDOT has acquired all access rights to the highway including the on- and off-ramps and N. 1st St. Direct access to US 12 or within the limited access boundary is prohibited.

It appears the north half of the northernmost approach to the subject property is within the limited access boundary and must be removed.

Stormwater and surface runoff generated by this project must be retained and treated on the site and not allowed to flow onto WSDOT rights-of-way.

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

Any outdoor advertising or motorist signing considered for the project will need to comply with state criteria."

C. Comprehensive Plan Amendment (CPA) Approval Criteria.

The Yakima Comprehensive Plan 2040, Future Land Use Map designates this area as Commercial Mixed-Use. In accordance with the provisions of the Yakima Municipal Code, the following criteria must be considered in the review of any proposed amendment to the Yakima Comprehensive Plan.

YMC § 16.10.040 (1): To alter the Future Land Use Map or other plan policy map, or effect a Comprehensive Plan Text Amendment, the proposed amendment must do one or more of the following:

(a) Address circumstances that have changed since the last time the relevant Comprehensive Plan or text was considered:

Staff Response: This project is being processed to facilitate the creation of a single contiguous zoning boundary which will allow for future industrial site development for John I Haas, which is located directly to the west of the subject site across Gordon Rd. Although there is currently General Commercial adjacent to the subject site, the current removal of the building is primarily to focus on building visibility. John I Haas is looking to continue to expand their facility removing the current hotel nuisance appears to be an appropriate solution for the John I has expansion. Overall, this action will retain one contiguous zoning district.

(b) Better implement applicable Comprehensive Plan policies than the current relevant Comprehensive Plan map or text:

Staff Response: The Industrial Use designation provides for manufacturing, agricultural

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processing/storage, and closely related uses. This proposal implements the following goals and policies:

Goal 2.1: Establish a development pattern consistent with the Community's Vision

Policy 2.1.3.: Review proposed Future Land Use designation changes for consistency with YMC Ch. 16.10 and the following criteria:

- Does the proposal conform to locational criteria set forth for the desired designation? Yes, the site is along a primary arterial corridor (N 1st St.), consistent with Policy 2.2.7.B.*
- Is the site physically suited for the proposed designation? Yes. The site is suitable for industrial development and has access to necessary utilities.*
- Is the desired zone one of the implementing zones of the land use designation? Yes, the proposed Light Industrial (M-1) zone is an implementing zone of the Industrial land use designation.*
- Is the proposal a spot zone or a similar change that may create instability with the surrounding neighborhood? No, the proposal is consistent with other uses in the general vicinity.*

Policy 2.1.4. Manage and maintain the City's Official Zoning Map to ensure continued consistency with the Future Land Use Map (see Exhibit 2-1).

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

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

Policy 2.2.7.B: Locational criteria: Existing industrial designated areas with active industrial uses or areas featuring adequate public utilities and land physically suited to industrial activities that are buffered from residential or other potentially incompatible uses. New industrial development should be located in areas that take advantage of access to I-82, Highway 12, SR-24, and existing rail and airport facilities. Additional areas may be designated, provided they are surrounded by and characterized by industrial uses.

Policy 2.2.3: Utilize strict access management standards to enhance safety and maintain the arterial traffic functions of the corridor.

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

Policy 2.5.1: Allow for a mixture of compatible land uses along corridors and within mixed-use designation areas.

Goal 4.1: Develop a diverse portfolio of sites ready for business that provide Yakima A competitive advantage because infrastructure is in place, any Contamination is addressed, and owners are willing to sell/lease.

(c) Correct an obvious mapping error:

Staff Response: Not applicable. An obvious mapping error did not occur.

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(d) Address an identified deficiency in the Comprehensive Plan:

Staff Response: The proposal does not address an identified deficiency in the plan, rather it is being proposed to implement the most appropriate land use designation and zoning district based on the future development plans of the applicant. As noted above, the site is well-suited for industrial development. The parcel has not been rezoned in the past due to the fact there was a hotel on the site. The existing hotel is no longer economically viable, rezoning the property to be contiguous with the surrounding industrial properties is consistent with the goals and policies of the City of Yakima Comprehensive Plan.

(e) Is the proposed CPA coordinated with, and take into consideration, the Comprehensive Plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100?

Staff Response: This proposal is consistent with RCW 36.70A.100. This application is part of the annual CPA cycle for the Yakima Comprehensive Plan which the City of Yakima coordinates with adjacent jurisdictions. No written comments were submitted from affected jurisdictions.

(f) Proposed CPAs must be consistent with the Growth Management Act (GMA), Ch. 36.70A. RCW, and the Yakima County Wide Planning Policy (CWPP).

Staff Response: This proposal is consistent with the Growth Management Act and the Yakima Countywide Planning Policy because the proposal directs urban growth to an existing urban area (within City Limits first) and encourages infill in the area where all urban level services and facilities are currently provided. The proposal reduces sprawl and is served with an adequate transportation system. This proposal also encourages economic development in the urban area and provides services for the surrounding industry and general Yakima Area.

(g) Cumulative impacts of all CPAs, including those approved since the original adoption of the Comprehensive Plan, shall be considered in the evaluation of any proposed amendments.

Staff Response: The impact should be minimal because the property under consideration is well suited for industrial development as opposed to a hotel/motel use. In examining all proposals for the 2019 cycle, this change will result in a minimal loss to the Commercial Mixed Use Land Use designation of -2.84 acres. Examining all proposals for the 2018 and 2019 cycles, the net impact is an increase of 7.22 acres of Industrial land, and an increase of 6.68 acres of Commercial Mixed Use land.

D. COMPREHENSIVE PLAN CONCLUSIONS:

1. The amendment is minor in nature.
2. No adverse impacts have been identified by approving this amendment request.
3. A DNS was issued for this proposal on June 14, 2019, and the 14-day appeal period ended on June 28, 2019. No appeals were received.
4. Four written public comments were received in favor of this proposed amendment.

E. REZONE APPROVAL CRITERIA

In accordance with the provisions of the YMC § 15.23.030, recommendations to approve or deny proposed rezones shall include the following considerations:

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(1) Testimony at public hearing.

After consideration of any public comments received during the course of the hearing it may be appropriate for the Planning Commission to modify the staff's recommendation. There were four public comments received during the comment period, and two from SEPA Agencies.

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

The property is well suited for uses listed within Table 4-1 for the M-1 zoning district.

(3) The recommendations from interested agencies and departments.

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

(4) Compliance with the Comprehensive Plan.

The proposed M-1 zoning district is an implementing zone of the Industrial future land use designation, and is consistent with several goals and policies, as indicated above in section IV.C of this report.

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

This property is currently capable of being served by all public utilities necessary for the support of commercial land uses.

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

The proposed zone change is compatible with existing neighboring land uses because surrounding properties to the west are zoned M-1, and will promote the future development of a cohesive and contiguous industrial use.

(6a) What mitigating measures are planned to address incompatibility, such as sitescreening, buffering building design, open space, traffic flow alteration, etc.?

No mitigation is proposed as part of this non-project rezone request. The surrounding properties are currently in commercial or vacant use and any needed mitigations could be required as part of regular site plan approval.

(7) The public need for the proposed change.

The demand of Yakima hops in the craft brewing industry has continued to expand, and with the current market trends and technology, the demand for additional storage and processing area has increased. In addition, the applicant has proposed to demolish the existing hotel/motel on the site, which has become more a nuisance to the economic vitality of N 1st St. The removal of this structure will help improve the appearance and economic vitality along N 1st St.

F. REZONE CONCLUSIONS:

1. The rezone is appropriate for the area.
2. No adverse impacts have been identified by the approval of this rezone.
3. The requested rezone implements the Industrial land use designation of the Yakima Comprehensive Plan 2040.

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4. The property is currently served by all necessary public utilities capable of supporting industrial land uses.

V. RECOMMENDATION

The Community Development Department recommends APPROVAL of this amendment request from Commercial Mixed Use to Industrial and to accommodate a concurrent rezone from GC (General Commercial) to M-1 (Light Industrial).

RECOMMENDATION made this 10th day of June, 2019.

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VICINITY MAP



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

Project Name: JOHN I HAAS INC / VALOM LLC

Site Address: 1900 N 1ST ST



Proposal: 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.

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.

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FUTURE LAND USE MAP



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

Project Name: JOHN I HAAS INC / VALOM LLC

Site Address: 1900 N 1ST ST



Yakima Future Land Use Designations

- Low Density Residential
- Mixed Residential
- Central Business Core Commercial
- Commercial Mixed Use
- Regional Commercial
- Community Mixed Use
- Industrial



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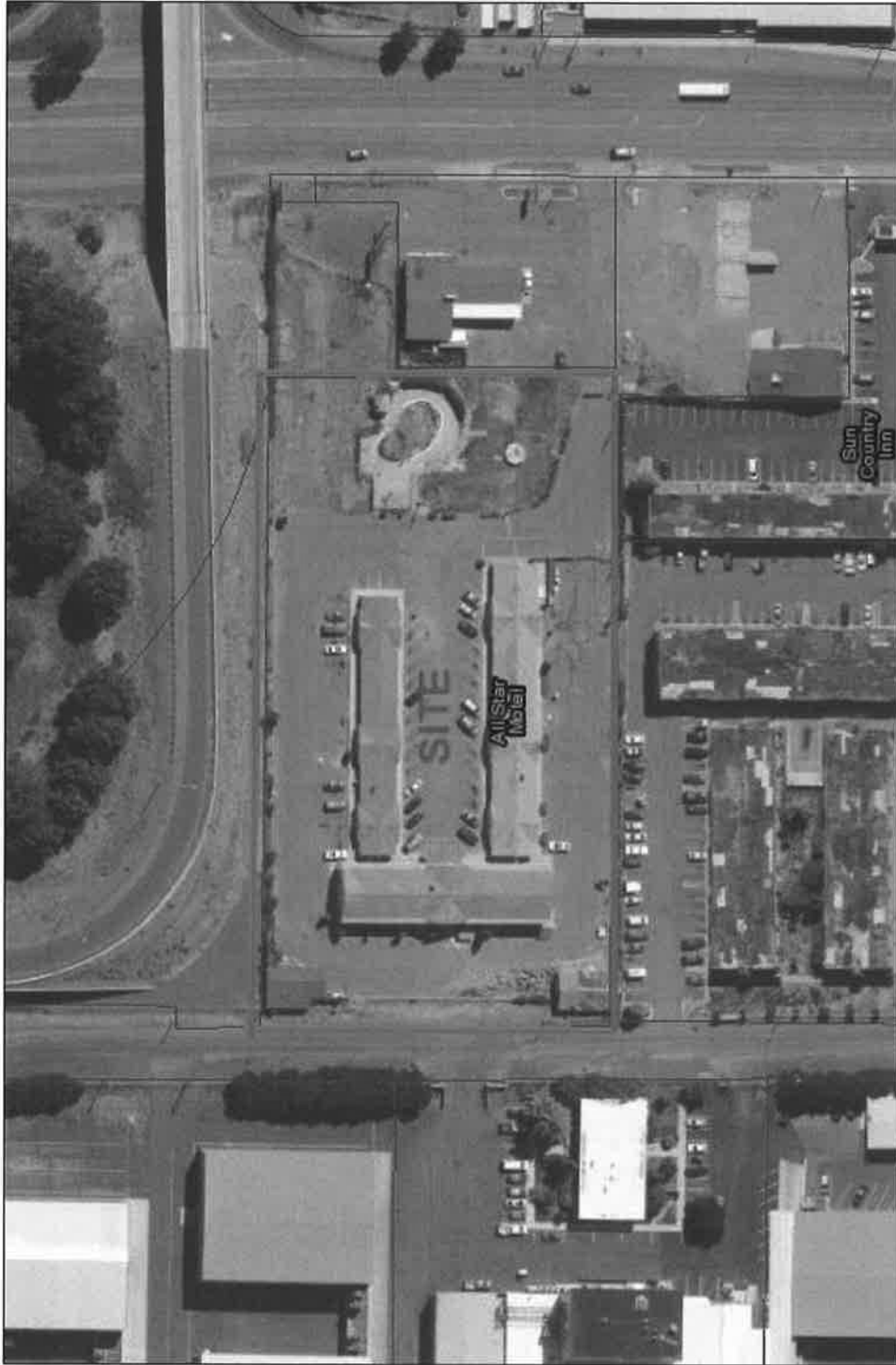
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AERIAL MAP

File Number: CPA#002-19, RZ#003-19 & SEPA#014-19
Project Name: JOHN I HAAS INC / VALOM LLC
Site Address: 1104 N 35TH AVE



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Date Created: 5/17/2019



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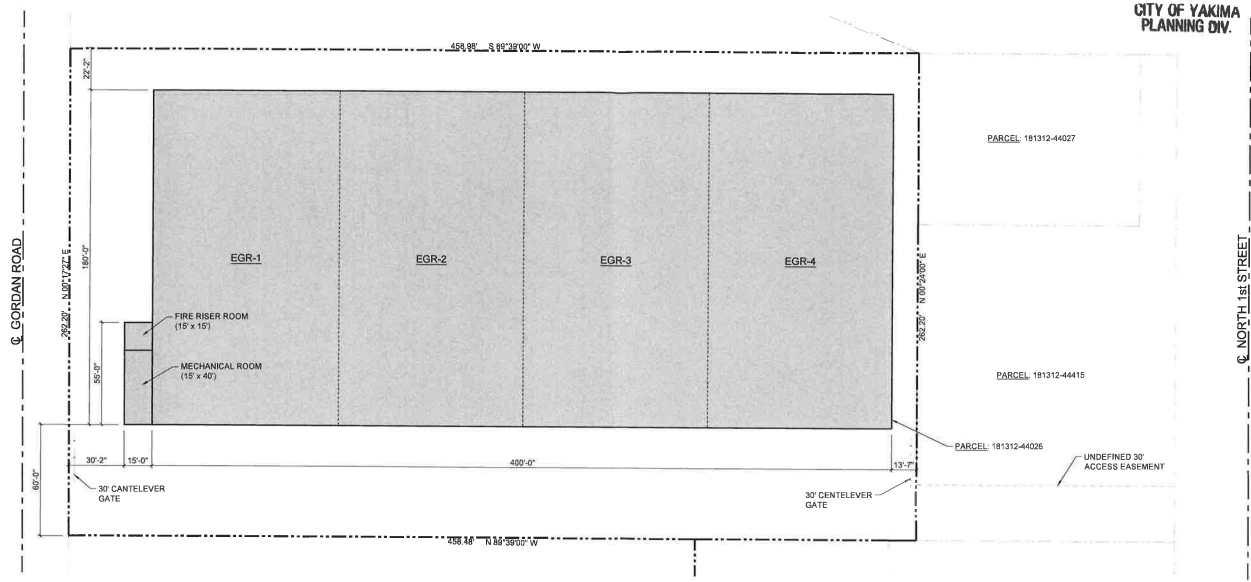
EXHIBIT LIST

Conceptual Site Plan & Maps Submitted with Applications

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CITY OF YAKIMA
PLANNING DIV.

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LOT COVERAGE	
LOT AREA	120,279 sf
PROPOSED HOP STORAGE (180x400)	72,000 sf
PROPOSED MECHANICAL ROOM (15x40)	500 sf
PROPOSED RISER ROOM (15x15)	225 sf
PROPOSED CONCRETE APRON (60x458)	27,480 sf
TOTAL:	100,305 sf
TOTAL PROPOSED LOT COVERAGE:	83.4%
IMPERVIOUS COVERAGE ALLOWED:	100%

LOT INFORMATION

TAX PARCEL NO.: 181312-44026
SITE ADDRESS: 1900 N. 1st STREET, YAKIMA, WA 98901
LOT SIZE: 2.84 acres

① SITE PLAN

 $1'' = 50$ 

PRELIMINARY



THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SYSTEMS WEST, LLC AND SHALL NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT THE EXPRESS WRITTEN PERMISSION OF SYSTEMS WEST, LLC.

JOHN I HAAS
COLD STORAGE FACILITY
YAKIMA, WASHINGTON

CHARGED TITLE	DATE
SITE PLAN	

FILE NAME 19JH_A-1.0	DATE 5/13/19	DRAWING NO A-1.0
SCALE AS NOTED	REV NO 0	

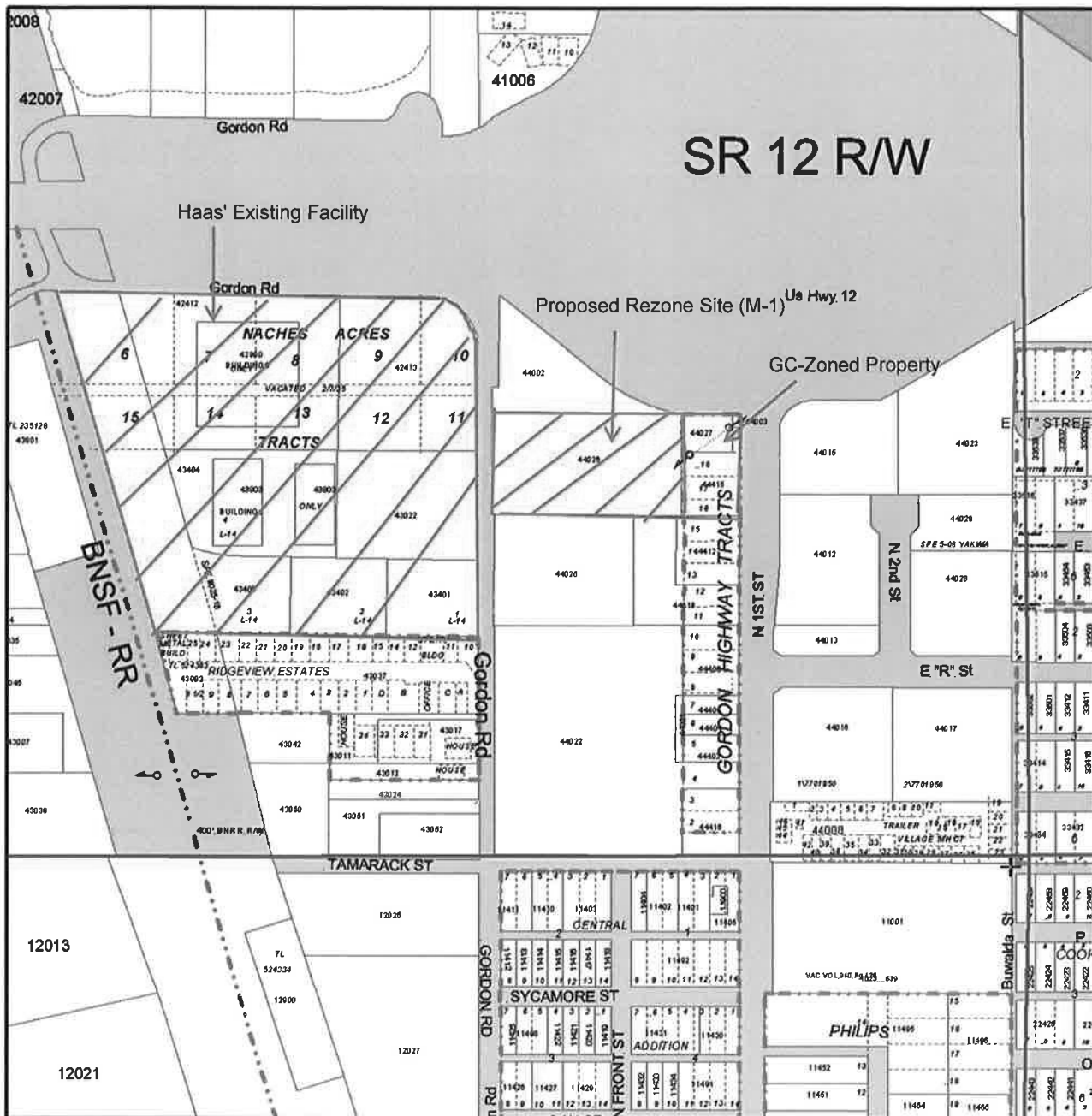


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MAR 27 2019

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MAR 27 2019

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MAR 27 2019

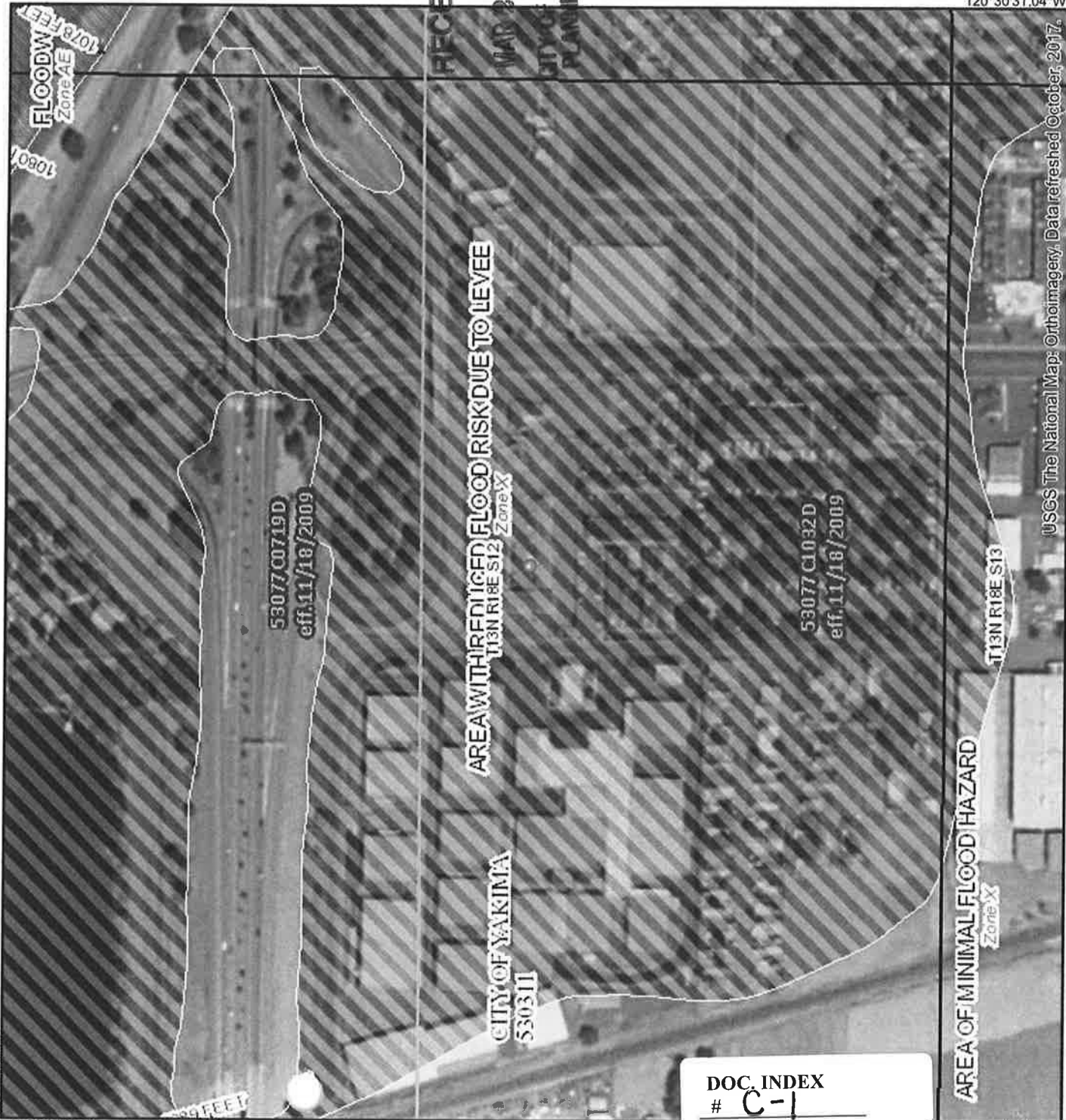
**CITY OF YAKIMA
PLANNING DIV.**

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National Flood Hazard Layer FIRMette



46°37'39.71"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth
Zone AE, AO, AH, VE, AP
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone X

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone X

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/20/2019 at 6:50:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

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City of Yakima Development Services Team
Request For Comments
June 20, 2019

To:	City of Yakima Development Services Team
From:	Trevor Martin, Associate Planner
Subject:	Request for Comments
Applicant:	John I Haas Inc.
File Number:	CPA#002-19, RZ#003-19 & SEPA#014-19
Location:	1900 N 1st St.
Parcel Number(s):	181312-44026
DST MEETING DATE:	Tuesday June 25, 2019

Proposal:

The City of Yakima Department of Community Development has received a Comprehensive Plan Amendment (CPA) and concurrent Rezone and SEPA applications from John I Haas Inc. for a proposal to 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.

Please review the attached applications and site plans and prepare any written comments you might have regarding this proposal. This project will come up for discussion at the weekly DST meeting to be held June 25, 2019, at 2:00 p.m. As always, should you have comments but find you are unable to attend, please submit your comments prior to the meeting. My email address is trevor.martin@yakimawa.gov. Should you have any questions or require additional information, please call me at (509) 575-6162.

Comments:

Contact Person

Department/Agency

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**Washington State
Department of Transportation**

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

June 4, 2019

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

Attention: Joan Davenport, Community Development Director

Subject: CPA#002-19, RZ#003-19 & SEPA#014-19 – John I. Haas Inc.
US 12 milepost 202.5 right

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JUN 10 2019

**CITY OF YAKIMA
PLANNING DIV.**

We have reviewed the proposed project and have the following comments.


- The subject property is adjacent to U.S. Highway 12 (US 12), a fully-controlled limited access facility with a posted speed limit of 60 miles per hour. WSDOT has acquired all access rights to the highway including the on- and off-ramps and N. 1st Street. This access restriction extends along N. 1st Street approximately 350 feet southerly of the off-ramp onto southbound N. 1st Street. Direct access to US 12 or within the limited access boundary of the interchange is prohibited.

It appears the north half of the northernmost approach to the subject property is within the limited access boundary and must be removed. Please contact Jacob Prilucik of this office at 509-577-1635 to further discuss this restriction or if revised or additional access from the subject property to South First Street is planned.

- Stormwater and surface runoff generated by this project must be retained and treated on site and not allowed to flow onto WSDOT rights-of-way.
- Any proposed lighting should be directed down towards the site and away from US 12.
- Any outdoor advertising or motorist signing considered for this project will need to comply with state criteria. Please contact Trevor McCain of the WSDOT Headquarters Traffic Office for specifics. He can be reached at (360) 705-7282.

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

Sincerely,


Paul Gonseth, P.E.
Planning Engineer

PG: jg/df

cc: SR 12, File 2019-10
Les Turnley, Area 2 Maintenance Superintendent

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

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JUN 05 2019

**CITY OF YAKIMA
PLANNING DIV.**

June 5, 2019

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

Re: CPA#002-19, RZ#003-19, SEPA#014-19

Dear Trevor Martin:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the change to the Future Land Use Map designation from Commercial Mixed Use to Industrial and concurrently rezone from General Commercial to Light Industrial. This request is proposed by John I. Haas Inc. We have reviewed the documents and have the following comments.

TOXICS CLEAN-UP

The facility addressed in this proposal was formerly listed as a known (or suspected) contaminated site on Ecology's Confirmed and Suspected Contaminant Sites List, Ecology Facility/Site ID #3089841; TCP Cleanup Site ID #2011.

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

Sincerely,

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

201902861

DOC.
INDEX

D-1

JOHN I HAAS INC / VALOM LLC
CPA#002-19, RZ#003-19 & SEPA#014-19

EXHIBIT LIST

CHAPTER E

SEPA Checklist

[illegible]



ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

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

INSTRUCTIONS FOR APPLICANTS

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

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

1. Name Of Proposed Project (If Applicable):

John I. Haas business expansion

2. Applicant's Name & Phone:

John I. Haas, Inc. - (509) 469-4000

3. Applicant's Address:

1600 River Road, Yakima, Washington 98908

4. Contact Person & Phone:

Mark E. Fickes, Attorney (509) 248-6030 or Amy Johnson, VP of Manufacturing - (509) 469-4192

5. Agency Requesting Checklist: City of Yakima

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

Non-project action; no set development timetable

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

The property will be used to expand Haas' hop storage and processing operation located west of the Property. GC-zoned property along North 1st Street would be developed consistent with the City's zoning ordinance.

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

SEPA checklist. Phase I ESA will be acquired by Haas prior to acquisition.

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

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

No.

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

Comprehensive Plan Amendment to amend Yakima's future land use map and rezone, SEPA checklist and Type I review for project prior to commencing construction.

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.):

Haas seeks to develop the Property. Haas is acquiring the property on a non-project basis. It intends to use the Property in the future to expand its existing hop storage and processing facilities, which could include multiple storage and processing buildings and development of a commercial access along the southern portion of the Property. Development of its agriculturally-related industry buildings on the Property would be integrated with commercial uses on the property adjoining North 1st Street to the east.

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

The property on which Haas seeks to expand has an address of 1900 North 1st Street, Yakima, Washington, and if developed will have access both from Gordon Road and North 1st Street. Attached is a site plan and legal description of the Property for which Haas seeks a comprehensive plan amendment and non-project rezone. The property is currently utilized for the Apple Inn Motel.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
Earth	
a. General description of the site (✓ one):	
<input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. What is the steepest slope on the site (approximate percent slope)? 0-3%	
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. Native soil suitable for commercial development and structures	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No	
e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. Exterior buildings would be razed and future buildings would be constructed consistent with current building and zoning codes	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No. Site would be graded, graveled and ultimately hard surfaced as developed	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 90%	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Fugitive dust would be controlled with water during demolition or construction. The site would be graveled or hard surfaced as developed.	
Air	
a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. None other than dust and particulate matter during demolition and construction. On-site heating, drying or boilers (if any) would comply with YCCAA regulations.	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No.	
c. Proposed measures to reduce or control emissions or other impacts to air, if any: Watering during construction and grading or hard surfacing after development. Operational and heating equipment would use BACT, consistent with Ecology and YCCAA regulations.	
Water	
a. Surface Water	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. Yakima River, north of Highway 12</p>	
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>No.</p>	
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>N/A</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>Zone X area with reduced flood risk due to level</p>	
<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>No.</p>	
<p>b. Ground Water</p>	
<p>1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p>	
<p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>None. Property served by City of Yakima sewer and wastewater facilities.</p>	<p>RECEIVED</p> <p>MAR 27 2019</p> <p>CITY OF YAKIMA</p> <p>PLANNING DIV.</p>
<p>c. Water Runoff (including stormwater)</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments						
<p>1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Stormwater will be maintained on site through system engineered during project phases.</p>							
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No.</p>							
<p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No. On-site systems will be modified and updated as needed.</p>							
<p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:</p> <p>Stormwater will be maintained on-site in compliance with applicable law.</p>							
<p>Plants</p>							
<p>a. Check (✓) types of vegetation found on the site:</p>							
<table border="1"> <tr> <td>Deciduous Tree:</td> <td><input type="checkbox"/> Alder</td> <td><input type="checkbox"/> Maple</td> <td><input type="checkbox"/> Aspen</td> <td><input type="checkbox"/> Other</td> </tr> </table>	Deciduous Tree:	<input type="checkbox"/> Alder	<input type="checkbox"/> Maple	<input type="checkbox"/> Aspen	<input type="checkbox"/> Other		
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<table border="1"> <tr> <td>Evergreen Green:</td> <td><input type="checkbox"/> Fir</td> <td><input type="checkbox"/> Cedar</td> <td><input type="checkbox"/> Pine</td> <td><input type="checkbox"/> Other</td> </tr> </table>	Evergreen Green:	<input type="checkbox"/> Fir	<input type="checkbox"/> Cedar	<input type="checkbox"/> Pine	<input type="checkbox"/> Other		
Evergreen Green:	<input type="checkbox"/> Fir	<input type="checkbox"/> Cedar	<input type="checkbox"/> Pine	<input type="checkbox"/> Other			
<table border="1"> <tr> <td></td> <td><input type="checkbox"/> Shrubs</td> <td><input type="checkbox"/> Grass</td> <td><input type="checkbox"/> Pasture</td> <td><input type="checkbox"/> Crop Or Grain</td> <td><input type="checkbox"/> Orchards, vineyards, or other permanent crops</td> </tr> </table>		<input type="checkbox"/> Shrubs	<input type="checkbox"/> Grass	<input type="checkbox"/> Pasture	<input type="checkbox"/> Crop Or Grain	<input type="checkbox"/> Orchards, vineyards, or other permanent crops	
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<table border="1"> <tr> <td>Wet Soil Plants:</td> <td><input type="checkbox"/> Cattail</td> <td><input type="checkbox"/> Buttercup</td> <td><input type="checkbox"/> Bullrush</td> <td><input type="checkbox"/> Skunk Cabbage</td> <td><input type="checkbox"/> Other</td> </tr> </table>	Wet Soil Plants:	<input type="checkbox"/> Cattail	<input type="checkbox"/> Buttercup	<input type="checkbox"/> Bullrush	<input type="checkbox"/> Skunk Cabbage	<input type="checkbox"/> Other	
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<table border="1"> <tr> <td>Water Plants:</td> <td><input type="checkbox"/> Milfoil</td> <td><input type="checkbox"/> Eelgrass</td> <td><input type="checkbox"/> Water Lily</td> <td><input type="checkbox"/> Other</td> </tr> </table>	Water Plants:	<input type="checkbox"/> Milfoil	<input type="checkbox"/> Eelgrass	<input type="checkbox"/> Water Lily	<input type="checkbox"/> Other		
Water Plants:	<input type="checkbox"/> Milfoil	<input type="checkbox"/> Eelgrass	<input type="checkbox"/> Water Lily	<input type="checkbox"/> Other			
<p><input checked="" type="checkbox"/> Other types of vegetation Minor decorative landscaping supporting existing commercial use</p>							
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>No native vegetation. Property may be landscaped as projects are built.</p>							
<p>c. List threatened or endangered species known to be on or near the site.</p> <p>None.</p>							
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>N/A. Property is industrial and commercial in nature and minimal landscaping may be done in conjunction with future development</p>							
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>None</p>							
<p>Animals</p>							
<p>a. List any birds or other animals which have been observed on or near the site or are known to be on or near the site.</p> <p>Examples include:</p> <p>birds: hawk, heron, eagle, songbirds, other:</p> <p>mammals: deer, bear, elk, beaver, other:</p> <p>fish: bass, salmon, trout, herring, shellfish, other _____</p> <p>None, Property in Yakima's commercial core.</p>	<p>RECEIVED</p> <p>MAR 27 2019</p> <p>CITY OF YAKIMA</p> <p>PLANNING DIV.</p>						
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>None.</p>							

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
c. Is the site part of a migration route? If so, explain. No.		
d. Proposed measures to preserve or enhance wildlife, if any: N/A		
e. List any invasive animal species known to be on or near the site. None.		
Energy and Natural Resources		
a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electric and natural gas will be used to heat and operate the storage and processing facilities as needed.		
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.		
c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: Buildings will be built and constructed consistent with the current building and energy codes.		
Environmental Health		
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No.		
1. Describe any known or possible contamination at the site from present or past uses. None.		
2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None. Property adjacent to Tiger Oil site owned by City of Yakima and undergoing remediation.		
3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None, other than the LPG used for on-site equipment and standard cleaning agents and chemicals used in hop processing		
4. Describe special emergency services that might be required. None.		
5. Proposed measures to reduce or control environmental health hazards, if any: N/A		
b. Noise		
1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? Future projects would not be affected by surrounding land uses or traffic patterns.		

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>Industrial and truck traffic after completed projects, more intensive during and after hop harvest (late August-September)</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>None needed. Property in industrial area. Vehicles will have noise suppression equipment required by law.</p>	
<p>Land and Shoreline Use</p>	
<p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>Older hotel located on site and on property to south. Applicant's existing facility is located to west. Vacant commercial property on East and Property bordered by Highway 12 to the North.</p>	
<p>b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?</p> <p>No. N/A</p> <p>1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:</p> <p>No.</p>	
<p>c. Describe any structures on the site.</p> <p>Hotel building and vacant auto tire and auto store, and billboard to the west.</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>Yes, Hotel structures will be demolished and property leveled prior to new construction</p>	
<p>e. What is the current zoning classification of the site?</p> <p>General Commercial (GC)</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Commercial Mixed-Use, formerly Arterial Commercial</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>N/A</p>	
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify.</p> <p>No.</p>	
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Unknown, but probably less than 50 upon full development.</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>none - owner operated by 2 owners</p>	

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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.	
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Site screening consistent with development standards on south and east sides of development. Industrial buildings would be set back from North 1st Street corridor.	
m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: N/A	
Housing	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. N/A	
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Hotel would be demolished. Demand for poor quality hotel does not exist.	
c. Proposed measures to reduce or control housing impacts, if any: None. Property will be redeveloped for commercial use.	
Aesthetics	
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? In compliance with Code. No project contemplated at current time.	
b. What views in the immediate vicinity would be altered or obstructed? None. View of freeway would be mitigated by future storage and processing buildings.	
c. Proposed measures to reduce or control aesthetic impacts, if any: None. Industrial building visible from North 1st Street would be architecturally designed to mitigate aesthetic impacts.	
Light and Glare	<div style="text-align: right;"> <p>RECEIVED</p> <p>MAR 27 2019</p> <p>CITY OF YAKIMA</p> <p>PLANNING DIV.</p> </div>
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? No. On-site security lighting would be shielded to avoid off site impacts.	
b. Could light or glare from the finished project be a safety hazard or interfere with views? No.	
c. What existing off-site sources of light or glare may affect your proposal? None.	
d. Proposed measures to reduce or control light and glare impacts, if any: None. On-site street and security lighting would be provided consistent with City development standards.	
Recreation	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
a. What designated and informal recreational opportunities are in the immediate vicinity? None. Yakima Greenway located along Yakima River Road North of Highway 12.	
b. Would the proposed project displace any existing recreational uses? If so, describe. No.	
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A	
Historic and Cultural Preservation	
a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. No.	
b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. No.	
c. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. N/a	
Transportation	
a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Gordon Road to west, North 1st Street to east and Highway 12 to the north.	
b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Yes. On City of Yakima bus route along North 1st Street.	
c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Parking would be provided consistent with City Code.	
d. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No.	
e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?</p> <p>Unknown. Vehicle trips would be consistent with Applicant's current use west of site.</p>	
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:</p> <p>No.</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any:</p> <p>Existing roads adequately serve site. Access road or driveway linking Gordon Road and North 1st Street may be developed in future.</p>	
Public Services	
<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:</p> <p>Additional fire protection may be needed consistent with Applicant's future hop storage and processing buildings.</p>	
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>None. All public services are in place to redevelop the property.</p>	
Utilities	
<p>a. Circle utilities currently available at the site:</p> <p><u>electricity</u>, <u>natural gas</u>, <u>water</u>, <u>refuse service</u>, <u>telephone</u>, <u>sanitary sewer</u>, <u>septic system</u>, other _____</p>	
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>All utilities serving the property will be maintained or expanded consistent with Haas' future use for its agriculturally-related industry.</p>	<p>RECEIVED</p> <p>MAR 27 2019</p> <p>CITY OF YAKIMA</p> <p>PLANNING DIV.</p>
C. SIGNATURE (To be completed by the applicant.)	
<p>The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.</p>	
<p><i>By Mark E. Fickes, agent for applicant</i></p> <p>Property Owner or Agent Signature</p>	<p><i>3/26/2019</i></p> <p>Date Submitted</p>
<p><i>Mark E. Fickes, attorney for applicant</i></p> <p>Name of Signee</p>	<p>Position and Agency/Organization</p>
<p>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE</p> <p>IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</p>	

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (IT IS NOT NECESSARY to use this sheet for project actions)	Space Reserved For Agency Comments
<p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities that would likely result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p>	
<p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? It wouldn't, other than incidental discharges during construction.</p>	
<p>Proposed measures to avoid or reduce such increases are: Water as needed for dust and particulate control</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life? It wouldn't, property already hard surfaced and developed for commercial use.</p>	
<p>Proposed measures to protect or conserve plants, animals, fish, or marine life are: None.</p>	
<p>3. How would the proposal be likely to deplete energy or natural resources? It wouldn't. Adequate electricity and gas are available for any proposed use.</p>	
<p>Proposed measures to protect or conserve energy and natural resources are: N/A</p>	
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? No impact to the environment. Site already is in industrial/commercial corridor of City.</p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are: N/A</p>	
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? N/A</p>	
<p>Proposed measures to avoid or reduce shoreline and land use impacts are: N/A</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities? Proposal would result in increased truck and employee traffic from allowed uses. All infrastructure and services are adequate for proposed future uses.</p>	
<p>Proposed measures to reduce or respond to such demand(s) are: On-site access and parking will be provided</p>	
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. No conflicts. Future projects will be designed, built and used in accordance with all applicable law.</p>	<p>RECEIVED MAR 27 2019 CITY OF YAKIMA PLANNING DIV.</p>

JOHN I HAAS INC / VALOM LLC
CPA#002-19, RZ#003-19 & SEPA#014-19

EXHIBIT LIST

CHAPTER F

Applications

[illegible]



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

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MAR 27 2019
CITY OF YAKIMA
PLANNING DIV.

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

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.
This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV - CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I - GENERAL INFORMATION

1. Applicant's Information:	Name:	John I. Haas, Inc., a Delaware Corporation				
	Mailing Address:	1600 River Road				
	City:	Yakima, WA 98908	St:	WAC 4	Zip:	98902
	E-Mail:	mfickes@hnw.law				
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Purchaser <input type="checkbox"/> Other				
	Name:	See Attached Exhibit A				
3. Property Owner's Information (If other than Applicant):	Mailing Address:					
	City:		St:		Zip:	
	E-Mail:					
	Phone:	()				
4. Subject Property's Assessor's Parcel Number(s): 181312-44026						
5. Legal Description of Property. (if lengthy, please attach it on a separate document) See Attached Exhibit B						
6. Property Address: 1900 N. 1st Street, Yakima, Washington 98901						
7. Property's Existing Zoning: <input type="checkbox"/> SR <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> IIB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input checked="" type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2						
8. Type Of Application: (Check All That Apply) <input checked="" type="checkbox"/> Comprehensive Plan Amendment <input checked="" type="checkbox"/> Environmental Checklist (SEPA Review) <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Transportation Concurrence <input type="checkbox"/> Master Application (select if submitting two or more applications under Title 15) <input type="checkbox"/> Other:						

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

9. SEE ATTACHED SHEETS

PART V - CERTIFICATION

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

Paul T. Mistry
Property Owner's Signature

3-23-2019

Date

Mark E. Fickes
Applicant's Signature

3/26/2019

Date

FILE/APPLICATION(S)#

CPA #002-19, RZ #003-19 & SEPA #014-19

DATE FEE PAID:

3/27/19

RECEIVED BY:

[Signature]

AMOUNT PAID:

3125.00

RECEIPT NO:

CR-19-003583



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

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9. SEE ATTACHED SHEETS

PART V - CERTIFICATION

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

Digesh Tripathi Patel (vaibhavlaxmi LLC) 03/22/19
Property Owner's Signature Date

Applicant's Signature Date

FILE/APPLICATION(S)#

DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:
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LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT
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PART II – SUPPLEMENTAL APPLICATION, PART III – REQUIRED ATTACHMENTS, & PART IV – NARRATIVE

9. SEE ATTACHED SHEETS

PART V – CERTIFICATION

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

Prasad J. Patel
Property Owner's Signature

03/22/2019
Date

Applicant's Signature

Date

FILE/APPLICATION(S)#

DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:
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Supplemental Application For:
**COMPREHENSIVE PLAN
AMENDMENT**

YAKIMA MUNICIPAL CODE, CHAPTER 16.10
ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

PART II - APPLICATION INFORMATION

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1. TYPE OF APPLICATION: ☐ Comprehensive Plan Text Amendment ☒ Future Land Use Map Amendment

2. EXISTING ZONING OF SUBJECT PROPERTY:

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3. DESIRED ZONING OF SUBJECT PROPERTY:

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

4. EXISTING/FUTURE LAND USE DESIGNATION:

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

☐ CBD Commercial Core ☐ Regional Commercial ☐ Industrial

5. DESIRED FUTURE LAND USE DESIGNATION:

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☐ 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

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7. **MAPS:** Maps of the subject property indicating roads, any area designated as critical areas, the future land use designation of adjacent properties, and current & proposed future land use designations. Maps are to be provided in both an 8-1/2" by 11" and 11" by 17" format and to a standard engineering scale (e.g. 1:20).

8. SUBMITTAL FOR POLICY/REGULATORY AMENDMENTS: Identification of the proposed amendment indicating the section and paragraph location for the current Comprehensive Plan provision sought to be changed, if any, and including, for text amendments, the specific text sought to be added or amended. (attach)

9. WRITTEN NARRATIVE (required, see attached); (stating the reasons for the request for the amendment and explaining how the proposed amendment meets the criteria in YMC § 16.10.040)

10. TRAFFIC CONCURRENCY (may be required)

11. ENVIRONMENTAL CHECKLIST (required)

12. SITE PLAN	See Attached
---------------	--------------

13. AUTHORIZATION:

13. AUTHORIZATION:
I hereby authorize the submittal of this Comprehensive Plan Amendment Application to the City of Yakima for review.
Vali LLC.

Abdul T. Mistry Jayshree Mistry
Property Owner Signature (required)

3-23-2019
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



Supplemental Application For:
**COMPREHENSIVE PLAN
AMENDMENT**

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[Signature]
Property Owner Signature (required)

03/22/19
Date

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11. ENVIRONMENTAL CHECKLIST (required)

12. SITE PLAN See Attached

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Jagat J. Patel
Property Owner Signature (required)

03/22/2019
Date

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Supplemental Application For:
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AMENDMENT**
YAKIMA MUNICIPAL CODE CHAPTER 16.10

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CITY OF YAKIMA
PLANNING DIV.

PART IV - NARRATIVE

A. Does your proposal address circumstances that have changed since the last time the relevant comprehensive plan map or text was considered? If so, how?
Yes, see attached Narrative.

B. Does your proposal better implement applicable comprehensive plan policies than the current relevant comprehensive plan map or text? If so, how?
Yes, see attached Narrative.

C. Does your proposal correct an obvious mapping error? If so, what is the error?
Not Applicable.

D. Does your proposal address an identified deficiency in the Comprehensive Plan? If so, what is the deficiency?
Yes, see attached Narrative.

E. Is the proposed Comprehensive Plan Amendment coordinated with, and take into consideration, the comprehensive plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100? If so, how?
Yes, see attached Narrative.

F. Is the proposed Comprehensive Plan Amendment consistent with the Growth Management Act (GMA), RCW Ch. 36.70A, and the Yakima County-Wide Planning Policy (CWPP)? If so, how?
Yes, see attached Narrative.

G. Have the cumulative impacts of all comprehensive plan amendments been considered in the evaluation of the proposed amendment? If so, how?
Yes, see attached Narrative.

H. For Future Land Use Map changes please provide descriptive information regarding the property, including the status of existing land use, access to sewer and water, as well as the availability of public facilities such as schools, fire and police services.
See attached Narrative.

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CITY OF YAKIMA
PLANNING DIV.

NARRATIVE

(IN SUPPORT OF JOHN I. HAAS COMPREHENSIVE PLAN AMENDMENT)

1. **Introduction.** John I. Haas, Inc. ("Haas"), as Applicant, seeks a Comprehensive Plan Amendment and related rezone for property located immediately east of its existing facility at 1716 Gordon Road in Yakima, Washington (Yakima County Tax Parcel No. 181312-44026) (the "Property"). Specifically, Haas seeks an amendment to the future land use map for the property from "Commercial Mixed-Use" to Industrial designation, and a related rezone from general commercial (GC) to M-1 (light industrial) to allow its existing agricultural related industry to expand. Haas has an opportunity to acquire the approximately 2.84-acre Property currently used as a motel (the Apple Inn Motel) and redevelop the property for its adjoining, vertically integrated hop storage and processing facility immediately west of the Property.

Haas has operated its existing facility since 1979 and would like to acquire the Property to expand its current operations. There are no other available industrially-zoned properties in the vicinity. Acquisition of the Property would help Haas to expand its existing hop storage and processing operations, allowing it to meet the continuing needs of its customers, while improving visibility, safety and access to its existing facility.

Haas believes that its Comp Plan Amendment and rezone if approved, would allow it to expand its existing agricultural related business, and coordinate adjoining general commercial development along the North 1st Street corridor. As part of its Property acquisition, Haas also will be acquiring currently undeveloped (or underdeveloped) land along the North 1st Street corridor (Yakima County Tax Parcel Numbers 181312-44415, 44027 and 44026). Property along the North 1st Street corridor will retain its current Commercial Mixed-Use future land use designation along with its General Commercial (GC) zoning. Haas would coordinate commercial development with Yakima's North 1st Street Revitalization Project for which construction has recently commenced. Expansion of Haas' agricultural related industry to the west would be integrated with development of commercially-zoned property along North 1st Street, in compliance with all existing land use regulations applicable to the North 1st Street corridor.

The existing motel and vacant automotive repair business are not consistent with the City's planned revitalization project, and Haas' acquisition and redevelopment of the properties would be an important first step in encouraging redevelopment south from the freeway interchange, along Yakima's North 1st Street corridor.

2. **Compliance with Approval Criteria.** Haas' proposed Comprehensive Plan Amendment meets the approval criteria set forth in **YMC §1610.040** as follows:

A. **Changed Circumstances.** The alteration of the future land use map is warranted by a variety of changed circumstances since the last time the relevant

comprehensive plan map was considered. First, Haas has projected the need for considerable growth of its hop storage and processing facility. There are no other nearby, vacant, industrial-designated and zoned properties suitable for Haas' expansion. Expansion of its existing facility would be best implemented by allowing its agriculturally related industry to expand next to its existing facility that already has all infrastructure in place. Second, the existing uses of the Property as an older, dilapidated hotel and vacant automotive repair facility, are not in a condition that would allow them to be economically renovated for commercial use. The Property recently became available for purchase and the current owners and Haas believe the transition of the Property to a light industrial use is more compatible with the character of the area that continues to suffer from modest economic blight. Last, the City of Yakima is commencing Phase I of its North 1st Street Revitalization Project. The Comp Plan Amendment and accompanying rezone and redevelopment which Haas plans would expedite the development of property along the North 1st Street corridor.

B. Implementation of Comprehensive Plan Policies. The requested amendment would better implement comprehensive plan policies. Yakima's Comprehensive Plan 2040 recognizes that Yakima is an agriculturally driven community and commercial agricultural is one of its primary employers. Yakima's comprehensive plan recognizes that agricultural processing, packing and storage is a key industry in the City of Yakima and that the availability of appropriately zoned land for agricultural uses is paramount to future growth of this important industry. Yakima County Comprehensive Plan 2040, LU-4. The proposed comp plan amendment and rezone provides one of Yakima's agricultural related industries and larger employers to grow adjacent to existing facilities. There simply is not enough vacant industrial land to accommodate Haas' planned and future growth. Haas' amendment to the future land use map and associated rezone meets multiple policies set forth in the Land Use elements of the comprehensive plan, including policies 2.1.3, 2.1.4, 2.1.7 and 2.1.10. The site is physically suited for Haas' expansion, is adjacent to other industrially designated and zoned properties and is needed to implement the only zone that can accommodate Haas' planned future use (as an agricultural related industry).

Haas' proposal also will implement multiple policies for the development of one of Yakima's most visible arterial corridors consistent with Goal 2.5 and policies 2.5.1-2.5.4 of the Comprehensive Plan (see, Yakima Comprehensive Plan 2040 LU-25 through 26).

The proposed amendment also is consistent with the economic development goals and policies in the Comprehensive Plan, including Goal 4.1 and its implementing policies. Yakima Comprehensive Plan, Ed.-11. Haas needs property on which to expand and/or to maintain its current facility in North Yakima, and acquisition and development of the Property would allow it to expand and improve access to its existing facility. All infrastructure is already in place making redevelopment of the Property more efficient, and the owners of the Property have approached Haas with a desire to sell.

The proposed amendment and rezone also implements multiple policies in the Transportation element of Yakima's Comprehensive Plan. Future development could

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CITY OF YAKIMA
PLANNING DIV.

improve commercial and industrial access to Haas' existing facility by allowing more direct access to the North 1st Street corridor and the freeway interchange, avoiding more circuitous routes to and from Haas' facility from Tamarack Street and Gordon Road. As part of future redevelopment, it would be anticipated that an east-west access along the southern portion of the Property would be developed consistent with the transportation policies of the Comprehensive Plan (see Yakima Comprehensive Plan 2040, T8-T12).

D. **Identified Deficiencies in Comprehensive Plan.** The amendment to the Comprehensive Plan and rezone helps address a deficiency in the current Comprehensive Plan. There is not enough M-1-zoned property to accommodate expansion of the City's agriculturally related industries in the northern part of the City. Other agricultural related industries have had to acquire additional commercial property to accommodate the expansion, including many south of Highway 12 between North 1st Street and 16th Avenue, such as Washington Fruit and Kershaw Fruit. Haas' requested amendment helps address this deficiency.

E. **Coordination with Other Comprehensive Plans.** The amendment has no impact on Yakima County's or other cities' comprehensive plans and would be served by existing transportation corridors.

F. **CMA Consistency.** It provides for expansion of agricultural related industries where they already exist, and where all utilities and infrastructure already are in place.

G. **Consideration of Cumulative Impacts.** Additional industrially designated and zoned property is needed for Applicant, Haas to stay in its current location and no other Comprehensive Plan Amendments are impacted.

H. **Property Use and Information.** See Introduction, above.

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CITY OF YAKIMA
PLANNING DIV.

EXHIBIT A

PROPERTY OWNER INFORMATION

COMPANY

Valam, LLC
a Washington limited liability company
1900 N. 1st St.
Yakima, WA 98901

AUTHORIZED SIGNATORY

Tejal Patel

Vali, LLC
a Washington limited liability company
1900 N. 1st St.
Yakima, WA 98901

Jayshree A. Mistry
Anil T. Mistry

Vaibhavlaxmi, LLC
a Washington limited liability company
1900 N. 1st St.
Yakima, WA 98901

Divyesh Patel
Trupti Patel

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MAR 27 2019

**CITY OF YAKIMA
PLANNING DIV.**

**DOC.
INDEX**

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EXHIBIT B

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH 262.2 FEET OF THE SOUTH 1132.2 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, TOWNSHIP 13 NORTH, RANGE 18 E.W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16 "GORDON HIGHWAY TRACTS", ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "I" OF PLATS, PAGE 22, RECORDS OF YAKIMA COUNTY, WASHINGTON, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF NORTH FIRST STREET;
THENCE NORTH 0°24' EAST, REFERENCE BEARING, ALONG THE EASTERLY LINE OF SAID PLAT OF GORDON HIGHWAY TRACTS, AND SAID EASTERLY LINE EXTENDED, ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF NORTH FIRST STREET, 262.2 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID SOUTH 1132.2 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 01 SAID SECTION 12; THENCE NORTH 89°40' WEST PARALLEL WITH THE SOUTH LINE OF SAID SECTION A DISTANCE OF 20 FEET;
THENCE SOUTH 0°24' WEST PARALLEL WITH THE WESTERLY LINE OF NORTH FIRST STREET 92.2 FEET;
THENCE NORTH 89°40' WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 16, GORDON HIGHWAY TRACTS, A DISTANCE OF 120 FEET TO THE TRUE POINT OF BEGINNING;
THENCE SOUTH 0°24' WEST PARALLEL WITH THE WESTERLY LINE OF NORTH FIRST STREET 170 FEET MORE OR LESS TO THE NORTH LINE OF THE SOUTH 870 FEET OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12;
THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION TO THE WEST LINE THEREOF;
THENCE NORTHERLY ALONG THE WEST LINE OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12 TO THE NORTH LINE OF THE SOUTH 1132.2 FEET THEREOF;
THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION TO A POINT BEARING NORTH 0°24' EAST OF THE TRUE POINT OF BEGINNING; THENCE SOUTH 0°24' WEST 92.2 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING;

EXCEPT THE WEST 15 FEET OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12 FOR ROAD.

SITUATED IN YAKIMA COUNTY, STATE OF WASHINGTON.

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CITY OF YAKIMA
PLANNING DIV.

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Non-Project Rezone or Comprehensive Plan Amendment (map)

SITE PLAN CHECKLIST & INSTRUCTIONS

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

A Detailed Site Plan Is Required: On August 8, 1996, the City Council passed a resolution (No. R-96-91) adopting a requirement that all site plans submitted in conjunction with my building permit application, land use application, and environmental application shall contain certain information and be approved 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 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.

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.

- 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.
- 2) **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. Computer drafted site plans are acceptable.
- 3) **Draw To Scale:** Site plans shall be drawn to scale. The site plan template has a suggested map scale of one inch equaling twenty feet (1"=20'). Distances on the map must be as representative of reality as possible. For example, if the distance from a structure to a property line is 20 feet, the distance on the site plan will be 1 inch.
- 4) **Use Site Plan Checklist:** Use the site plan checklist and provide all applicable information on the site plan.
- 5) **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.

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

Check all boxes as: ☒ Included or ☐ - Not Applicable

<input checked="" type="checkbox"/>	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"
<input checked="" type="checkbox"/>	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. Planning staff recommends 1"=20'.
<input checked="" type="checkbox"/>	Site address, parcel number(s) and zoning designation of subject property.
<input checked="" type="checkbox"/>	Property boundaries and dimensions.
<input checked="" type="checkbox"/>	Names and dimensions of all existing streets bounding the site.
<input type="checkbox"/>	Dimensions, location, and use of existing structures including loading docks.
<input checked="" type="checkbox"/>	North Arrow.
<input type="checkbox"/>	Lot coverage with calculations shown on site plan.
<input type="checkbox"/>	Location and size of existing and proposed side sewer and water service lines.
<input type="checkbox"/>	Adjacent land uses and zoning designations.
<input checked="" type="checkbox"/>	Location and dimensions of proposed or existing driveway approaches.
<input checked="" type="checkbox"/>	Location and size of existing or proposed public sidewalks that are within 200-feet of the subject property.
<input checked="" type="checkbox"/>	Name, address, phone number, and signature of the owner or person responsible for the property.

Note: Planning Division or reviewing official may require additional information to clarify the proposal, assess its impacts, or determine compliance with the YMC and other laws and regulations.



Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

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PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

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

2. DESIRED ZONING OF SUBJECT PROPERTY:

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

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

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

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? **Yes.**

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) See attached.

8. ENVIRONMENTAL CHECKLIST (required) Attached

9. TRAFFIC CONCURRENCY (may be required)

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

11. AUTHORIZATION: Val, LLC.

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

Neil T. Mistry Jayshree Mistry
Property Owner Signature (required)

03-23-2019
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



Supplemental Application For:
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YAKIMA MUNICIPAL CODE CHAPTER 15.23

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CITY OF YAKIMA
PLANNING DIV.

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

11. AUTHORIZATION:

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

Dinesh Trupti Patel (Vaibhavlaxmi LLC) 03/22/19
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



Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

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MAR 27 2019

CITY OF YAKIMA
PLANNING DIV.

PART II - APPLICATION INFORMATION

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8. ENVIRONMENTAL CHECKLIST (required) Attached

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

11. AUTHORIZATION:

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

Lepal H Patel
Property Owner Signature (required)

03/22/2019
Date

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



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PLANNING DIV.

PART IV - NARRATIVE

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

See attached

What is the status of existing land use?

See attached

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

See attached.

K. 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.

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?

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

See attached.

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

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

See attached.

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

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CITY OF YAKIMA
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NARRATIVE

(IN SUPPORT OF JOHN I. HAAS REZONE)

Introduction. John I. Haas, Inc. currently owns and operates a vertically integrated hop storage and processing facility at 1716 Gordon Road in Yakima on approximately 18.46-acres of industrially-zoned property east of Gordon Road. Haas has been looking for additional property on which to expand and improve its facility, but no vacant land is available. Haas was approached by the owners of the Apple Inn Motel, located on an adjoining approximately 2.84-acre parcel of property zoned General Commercial (GC) and designated Commercial Mixed-Use. The Property is currently being used as one of Yakima's older hotels. The hotel building and infrastructure is in poor condition and is not suitable for general commercial uses. The owner and the Applicant (Haas) believe that the Property would be suitable for industrial uses including hop storage and processing. As part of its acquisition, Haas also will be acquiring additional property adjacent to North 1st Street, but the additional property will maintain its current comprehensive plan designation (Commercial Mixed-Use) and its current zoning, General Commercial (GC).

I. **The Property is Suitable for Haas' Proposed Use and the Rezone Complies with the Yakima Urban Area Comprehensive Plan.** By definition, Haas' intended use of the Property is an agricultural related industry. See **YMC §15.02.020**. Under the permitted land use table, agricultural related industries are appropriate for properties designated for light industrial purposes and an M-1 (light industrial) zoning is needed to implement the requested comp plan amendment. The Yakima Urban Area Comprehensive Plan encourages industrial use and expansion adjacent to existing industrial uses and the all adjacent property west of Gordon Road is already used for agricultural related industries and is industrially zoned. The property shares a common boundary with the North 1st Street freeway interchange, which would be compatible with the proposed use. General Commercial development to the south, including the Sun Country Inn would not be impacted by Haas' proposed expansion and all future development would be built, fenced and site-screened in accordance with city development standards.

K. **Adequate Public Facilities Exist.** All public facilities and infrastructure already are present onsite to accommodate Haas' proposed rezone from General Commercial (GC) to Light Industrial (M-1). The Property is served by Gordon Road on the west and it is anticipated that a future commercial access road along the southern portion of the Property would also be used to access North 1st Street, and ultimately the freeway interchange. Connection with North 1st Street would reduce traffic impacts along Gordon Road and potential conflicts with residential or less intensive uses on Tamarack Street to the south. All utilities and services currently are available onsite including sewer, water, storm water, gas and electricity. Police and fire protection are easily available from the City of Yakima as the site is only two miles from the City's downtown core. The

existing public facilities would be capable of supporting all uses contemplated by Haas and allowed under the M-1 zoning designation. No mitigation measures are necessary, other than perhaps the Property would be fenced and site screened from adjoining commercial uses to the south.

L. **Compatibility with Neighboring Uses.** Haas proposes to use the Property to expand its existing agricultural related business immediately to the west, which may include hop storage and processing buildings developed in accordance with City development standards. The Property's proximity to the freeway and existing industrial uses minimize compatibility conflicts. It is anticipated that the site would most likely be reasonably site screened from General Commercial uses including the hotel to the south, and Haas would integrate any industrial uses with commercial uses of the Property it is acquiring that adjoins North 1st Street. The east face of industrial buildings would use architectural design elements and textures to reduce aesthetic impacts and visibility from commercial uses along the North 1st Street corridor, and/or would be fenced to secure Haas' hop storage and processing buildings on the Property. The Property probably would be served by a common commercial access along the southern portion of the Property, linking Gordon Road and North 1st Street.

M. **Public Need for the Proposed Change.** Expanded demand for the Yakima hops for the craft brewing industry, and with market trends and technology demands additional storage and processing area. Haas' need for additional storage space and the City's comprehensive plan policy of continuing to meet the needs of the City's agricultural related industries, warrants expansion where such facilities already exist. Acquisition of the Property by Haas will expedite the development of the Property and adjoining commercial property along the North 1st Street corridor consistent with the City's North 1st Street Revitalization Project. It will result in the razing of dilapidated structures onsite, replacing them with new businesses and structures consistent with North 1st Street as a gateway corridor to the City of Yakima.

The Rezone Meets the Seven Criteria for Approving Rezones Set Forth in YMC §15.23.030(d). An M-1 zoning designation will be required to implement the proposed comprehensive plan amendment to designate the Property from Commercial Mixed-Use to Industrial. Haas anticipates that the testimony at the public hearing would be in support of the application. The Property is suitable for Haas' proposed use and adjoins its existing facility already used for its agricultural related industry. It is anticipated that the City of Yakima and its planning staff would be in support of its application. The comprehensive plan amendment and rezone are consistent with the goals and policies of the comprehensive plan, which include allowing expansion of existing agricultural related uses where they already exist and where all infrastructure is present. All public facilities and infrastructure already are present at the Property. Haas' proposed use is compatible with the existing industrial and commercial uses and will help the site be redeveloped. Haas would insure that commercial uses on property adjacent to North 1st Street would buffer its industrial uses, which would be located on the eastern portion of the Property. Additional hop storage and processing capacity is needed by Haas to meet demand and

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allow Haas to remain in Yakima as one of its important agribusinesses and agribusiness employers.

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JOHN I HAAS INC / VALOM LLC
CPA#002-19, RZ#003-19 & SEPA#014-19

EXHIBIT LIST

CHAPTER G

Public Comments

[illegible]

OWENS CYCLE INC.

Harley-Davidson • Yamaha • Polaris

1707 N. 1st Street, Yakima, WA 98901 ☎

Phone: (509) 575-1916 opt 5

☎ Fax: (509) 452-8336 📧 steph@owenscycle.com

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JUL 01 2019
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

June 27, 2019

City of Yakima
Planning Division

As a long time business owner (since November of 1972) and property owner located on North 1st Street and near the property rezone requested for 1900 North 1st Street, Parcel Number 181312-44026, I am in full support of the rezone. John I Haas Company has always maintained their properties in great fashion and their facilities will be an asset to North Yakima.

Sincerely,



Dean Owens
President
Owens Cycle, Inc
509-575-1916 ext 125
509-945-1811 Cell

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#

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SHUMWAY • VAN

June 7, 2019

Via US Mail

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

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JUN 11 2019

**CITY OF YAKIMA
PLANNING DIV.**

Re: CPA#002-19, RZ#003-19, SEPA#014-19- Applicant John I Haas, Inc., Comment in support of rezoning

Dear Ms. Davenport,

My law firm represents Valam, LLC, Vali, LLC and Vaibhavlaxmi, LLC, who are the current owners of the property located at 1900 North 1st Street, Yakima, Washington 98901, which is also known as the Apple Inn Motel (the "**Property**"). By way of full disclosure, the owners of the Apple Inn Motel are also the current owners of the Property that is the subject of the above reference Comprehensive Plan Amendment and Land Use Application. As owners of the Property for the past several years, my clients support the proposed zoning change as stated in the application presented to the City of Yakima by John I. Haas Inc. My clients support the change in zoning because it will be consistent with recent revitalization projects being conducted around the 1st Street area and will have a positive impact on traffic flow in the area where the Property is located.

The above referenced rezoning has the full support of Valam, LLC, Vali, LLC and Vaibhavlaxmi, LLC as owners of the Property.

Sincerely,

SHUMWAY VAN



Robert T. Spjute, Esq.

RTS/kg

SALT LAKE CITY OFFICE
8 East Broadway, Ste. 550, Salt Lake City, Utah 84111
Ph: (801) 478-8080 – Fx: (801) 478-8088

SAN ANTONIO OFFICE
310 S St Mary's St, Ste. 2100, San Antonio, Texas 78205
Ph: (210) 503-2800 – Fx: (210) 503-2888

LAS VEGAS OFFICE
8985 S. Eastern Avenue, Ste. 100, Las Vegas, Nevada 89123
Ph: (702) 478-7770 – Fx: (702) 478-7779

ST. GEORGE OFFICE
368 E. Riverside Dr., Suite 3A, St. George, Utah 84790
Ph: (435) 767-9639 – Fx: (435) 767-9639

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Harshadrai M. Patel

2421 West Hubsonway

Blythe, CA, 92225

Subject to Land Use Action Proposed Site at: 1900 North First Street, Yakima, WA, 98901.

We are in favor of the zone change for the property with Yakima city developing 1st
Street, and will be good manufacturing facility.

yours faithfully
Rishi J. Patel
Ph. 801-358-3341

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**CITY OF YAKIMA
PLANNING DIV.**

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Sagar H. Patel

1228 S. Slate Canyon Dr.

Provo, UT, 84606

Subject to Land Use Action Proposed Site at: 1900 North First Street, Yakima, WA, 98901.

We are in favor of the zone change for the property with Yakima city developing 1st Street, and will be good manufacturing facility.

Kind Regards, Sagar

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Maxey, Lisa

From: Davenport, Joan
Sent: Thursday, May 23, 2019 3:54 PM
To: Calhoun, Joseph; Maxey, Lisa
Subject: FW: file no. CPA #002-19, RZ#003-19 & SEPA#014-19

Fyi

Joan

From: scott mary [mailto:smary@541software.com]
Sent: Thursday, May 23, 2019 9:50 AM
To: Davenport, Joan <Joan.Davenport@yakimawa.gov>
Cc: scott mary <smary@541software.com>; Hayden Watson <hwatson@Hayden-Homes.com>
Subject: file no. CPA #002-19, RZ#003-19 & SEPA#014-19

Hello Joan,

I am in receipt of the notice of application and environmental review dated May 20, 2019, tax parcel 181312-44028.

Hayden Watson and Scott Mary recently purchased the Sun Country Inn and in process of exterior and interior renovation. Additionally, we have a lease option on the Tiger Mart property on 1st street.

My email is in SUPPORT of the proposed Comprehensive Plan Amendment. The subject site (Apple Motel) is an eye sore and detracts from the forward progress on the 1st street revitalization project. John I Haas is a valued part of the Yakima community and have no doubt the future improvements planned for the site will be value add.

Do not hestite to call or email if you require further support.

Best Regards,

Scott Mary
541-948-0227