

**CITY OF YAKIMA PLANNING DIVISION
CPA#004-19, RZ#004-19 & SEPA#017-19**

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

EXHIBIT LIST

Applicant:	City of Yakima Planning Division
File Numbers:	CPA#004-19, RZ#004-19 & SEPA#017-19
Site Address:	Vic. of N 16 th Ave & Hathaway St
Staff Contact:	Joseph Calhoun, Planning Manager

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CITY OF YAKIMA PLANNING DIVISION
CPA#004-19, RZ#004-19 & SEPA#017-19

EXHIBIT LIST

CHAPTER AA

Yakima Planning Commission's Recommendation

[illegible]



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#004-19, RZ#004-19**

July 24, 2019

WHEREAS, The City of Yakima adopted the Yakima Comprehensive Plan 2040 in 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 April 11, 2019 applications for Comprehensive Plan Amendment and Rezone were submitted by the City of Yakima Planning Division to amend the Comprehensive Plan Future Land Use Map Designation, as a correction from the 2006 Comprehensive Plan, from Industrial to Commercial Mixed Use, and concurrently Rezone from Light Industrial (M-1) to General Commercial (GC), parcels 181314-14433, 41406, 41407, 41408, 41519, 41520, 41521 (City File CPA#004-19, RZ#004-19); and

WHEREAS, The applications were considered complete for processing on May 13, 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#017-19); 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#004-19, RZ#004-19
APPLICANT: City of Yakima Planning
APPLICANT ADDRESS: 129 N 2nd St., Yakima, WA 98901
PROJECT LOCATION: Vicinity of N 16th and Hathaway St
PARCEL(S): 181314-14433, 41406, 41407, 41408, 41519, 41520, 41521

FINDINGS OF FACT

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Industrial to Commercial Mixed Use with a concurrent Rezone from Light Industrial (M-1) to General Commercial (GC).
2. The subject parcels are approximately 3.08 acres in size and are surrounded by vacant property, and commercial 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 change is being processed to correct an error discovered as part of the 2006 Comp Plan Update. The parcels in question are already commercial or are suitable for commercial development.
 - b. The Commercial Mixed Use designation implements several goals and policies of the 2040 plan.
 - c. This error was discovered when reviewing a project for DSHS in early 2019. Prior to the 2006 Comprehensive Plan, these parcels had a Future Land Use of "Institutional" and commercial zoning. The 2006 Comprehensive Plan documents provide no rationalization or analysis as to why these parcels changed to Industrial/M-1 during that update. Nor have there been any subsequent requests to make these parcels Industrial.
 - d. The impact should be minimal because the property under consideration is better suited for commercial development as opposed to Industrial use. The total acreage of this proposal will remove 3.08 acres of Industrial land. However, examining all proposals for the 2018 and 2019 cycles, the net impact is an increase of 7.22 acres of Industrial land.
5. The proposed Rezone from Light Industrial (M-1) to General Commercial (GC) 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 GC zoning district and will facilitate a single contiguous zoning district.
 - c. The GC zoning district is an implementing zone of the Commercial Mixed Use 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 correct an error from the 2006 Comprehensive Plan, and to provide Zoning consistent with existing uses.

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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;
4. This proposal underwent Environmental Review;
5. The proposed Comprehensive Plan Future Land Use Map Amendment from Industrial to Commercial Mixed Use with a concurrent Rezone from Light Industrial (M-1) to General Commercial (GC) 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 Industrial to Commercial Mixed Use and Rezone from Light Industrial (M-1) to General Commercial (GC) for files CPA#004-19 and RZ#004-19.

RECOMMENDED this 24th day of July, 2019.

By: 
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
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CITY OF YAKIMA
FINDINGS of FACT, CONCLUSIONS & RECOMMENDATION
for
REQUEST FOR COMPREHENSIVE PLAN AMENDMENT AND REZONE

Application # CPA#004-19, RZ#004-19

APPLICANT: City of Yakima Planning Division
APPLICANT ADDRESS: 129 N 2nd St, Yakima, WA 98901
PROJECT LOCATION: Vicinity of N 16th Ave and Hathaway St.
PARCEL(S): 181314-14433, 41406, 41407, 41408, 41519, 41520, 41521
DATE OF REQUEST: April 11, 2019
DATE OF RECOMMENDATION: July 10, 2019
STAFF CONTACT: Joseph Calhoun, Planning Manager

I. DESCRIPTION OF REQUEST:

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

II. CURRENT ZONING AND LAND USE:

The subject properties are approximately 3.08 acres in size and are zoned Light Industrial (M-1). Adjacent properties to this site have the following zoning and land use characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	GC	Office/Commercial
South	GC	Commercial/Industrial
East	GC	Office/Commercial
West	GC	Vacant Land

III. PUBLIC NOTICE:

Posting of Property	May 17, 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#017-19) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on June 14, 2019. No appeals were filed.

B. Comments Received

No public comments were received.

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C. Comprehensive Plan Amendment (CPA) Approval Criteria.

The Yakima Comprehensive Plan 2040, Future Land Use Map designates this area as Mixed Residential. 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 change is being processed to correct an error discovered as part of the 2006 Comp Plan Update. The parcels in question are already commercial or are suitable for commercial development.

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

Staff Response: The purpose of the Commercial Mixed Use future land use designation is to promote the greater integration of mixed uses that offer great development choices to property owners, increased housing options, strengthened commercial retail areas, and lively pedestrian-oriented development. 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 already used or is suitable for commercial use.*
- Is the site physically suited for the proposed designation? Yes. The site is suitable for commercial development and has access to necessary utilities as already existing adjacent to the site or capable of being extended.*
- Is the desired zone one of the implementing zones of the land use designation? Yes, the proposed General Commercial (GC) zone is an implementing zone of the Commercial Mixed Use 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 2.1.7.: 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 2.2.4.B.: Commercial Mixed Use location criteria – Existing and planned commercial centers and primary arterial corridors

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-

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use designation areas.

(c) Correct an obvious mapping error:

Staff Response: Yes. This error was discovered when reviewing a project for DSHS in early 2019. Prior to the 2006 Comprehensive Plan, these parcels had a Future Land Use of "Institutional" and commercial zoning. The 2006 Comprehensive Plan documents provide no rationalization or analysis as to why these parcels changed to Industrial/M-1 during that update. Nor have there been any subsequent requests to make these parcels Industrial.

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

Staff Response: See above.

(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 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 goods and services for the surrounding neighborhood 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 better suited for commercial development as opposed to Industrial use. The total acreage of this proposal will remove 3.08 acres of Industrial land. However, examining all proposals for the 2018 and 2019 cycles, the net impact is an increase of 7.22 acres of Industrial 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. No public comments were received in opposition to this proposed amendment.

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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:

(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 no public comments received during the comment period.

(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 GC zoning district, and will facilitate the planned expansion of the existing adjacent commercial use.

(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 General Commercial zoning district is an implementing zone of the Commercial Mixed Use 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 that lie directly to the north, south, east and west are zoned GC.

(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. Any needed mitigations could be required as part of regular site plan approval.

(7) The public need for the proposed change.

The public need for this change is needed to correct an error from the 2006 Comprehensive Plan, and to provide Zoning consistent with existing uses.

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 Commercial Mixed Use land use designation of the Yakima Comprehensive Plan 2040..
4. The property is currently served, or capable of being served, by all necessary public utilities capable of supporting commercial land uses.

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V. RECOMMENDATION

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

RECOMMENDATION made this 10th day of July, 2019.

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EXHIBIT LIST

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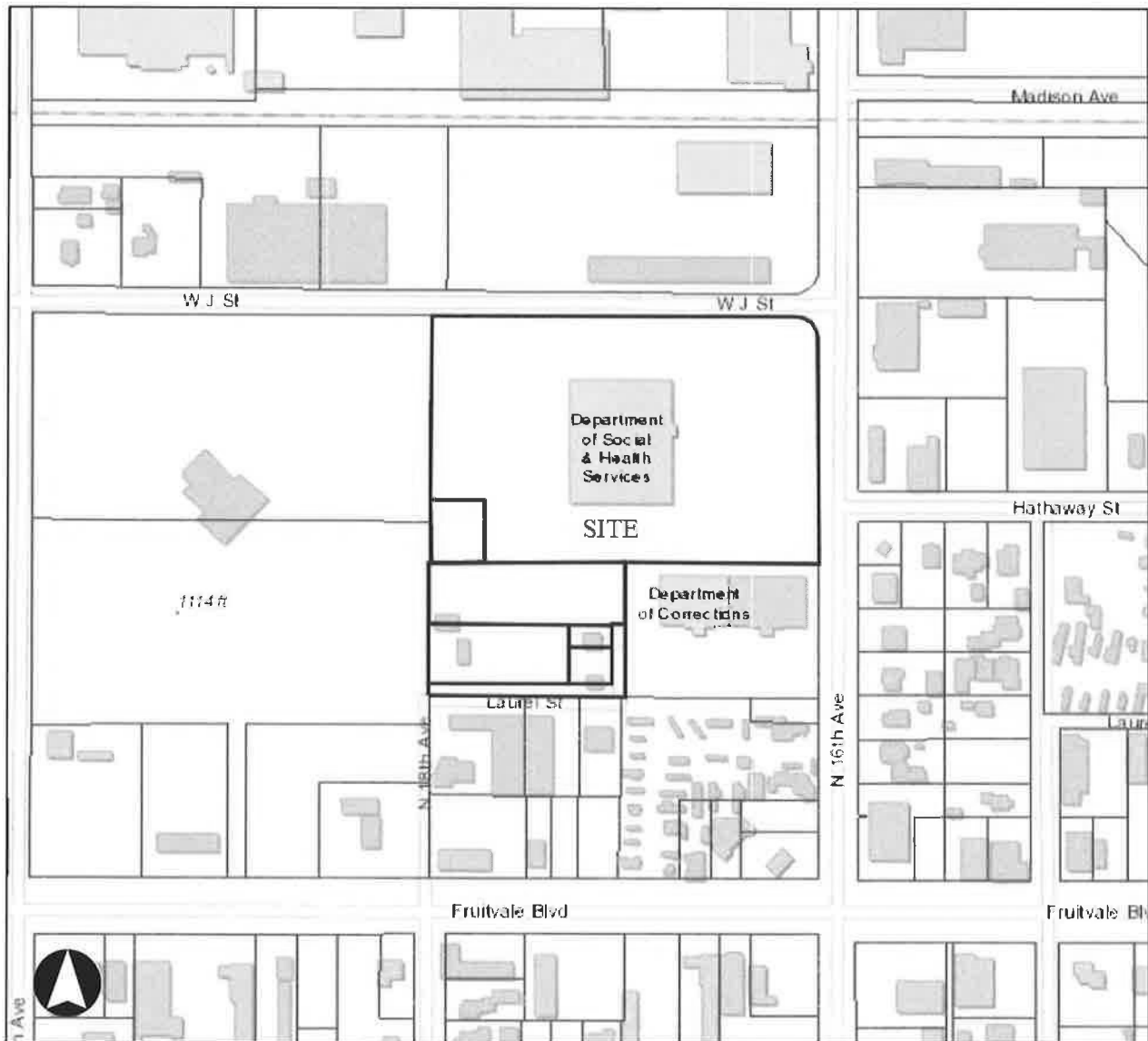
VICINITY MAP



File Number: CPA#004-19, RZ#004-19 & SEPA#017-19

Project Name: CITY OF YAKIMA PLANNING DIVISION

Site Address: VIC. OF N 16TH AVE & HATHAWAY ST



Proposal: Change the Future Land Use map designation for six parcels from Industrial to Commercial Mixed-Use and a portion of one parcel from Industrial and Commercial Mixed-Use to Commercial Mixed-Use only, and rezone six parcels from Industrial (M-1) to General Commercial (GC) and one split-zoned parcel from M-1 and GC to GC only. This change will correct a mapping error that occurred during the 2006 Comprehensive Plan update.

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

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

Date Created: 5/13/2019



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	SR Suburban Residential
	R-1 Single Family
	R-2 Two Family
	R-3 Multi-Family
	B-1 Professional Business
	B-2 Local Business
	HB Historical Business
	SCC Small Convenience Center
	LCC Large Convenience Center
	CBD Central Business District
	GC General Commercial
	M-1 Light Industrial
	M-2 Heavy Industrial
	RD Regional Development
	AS Airport Support



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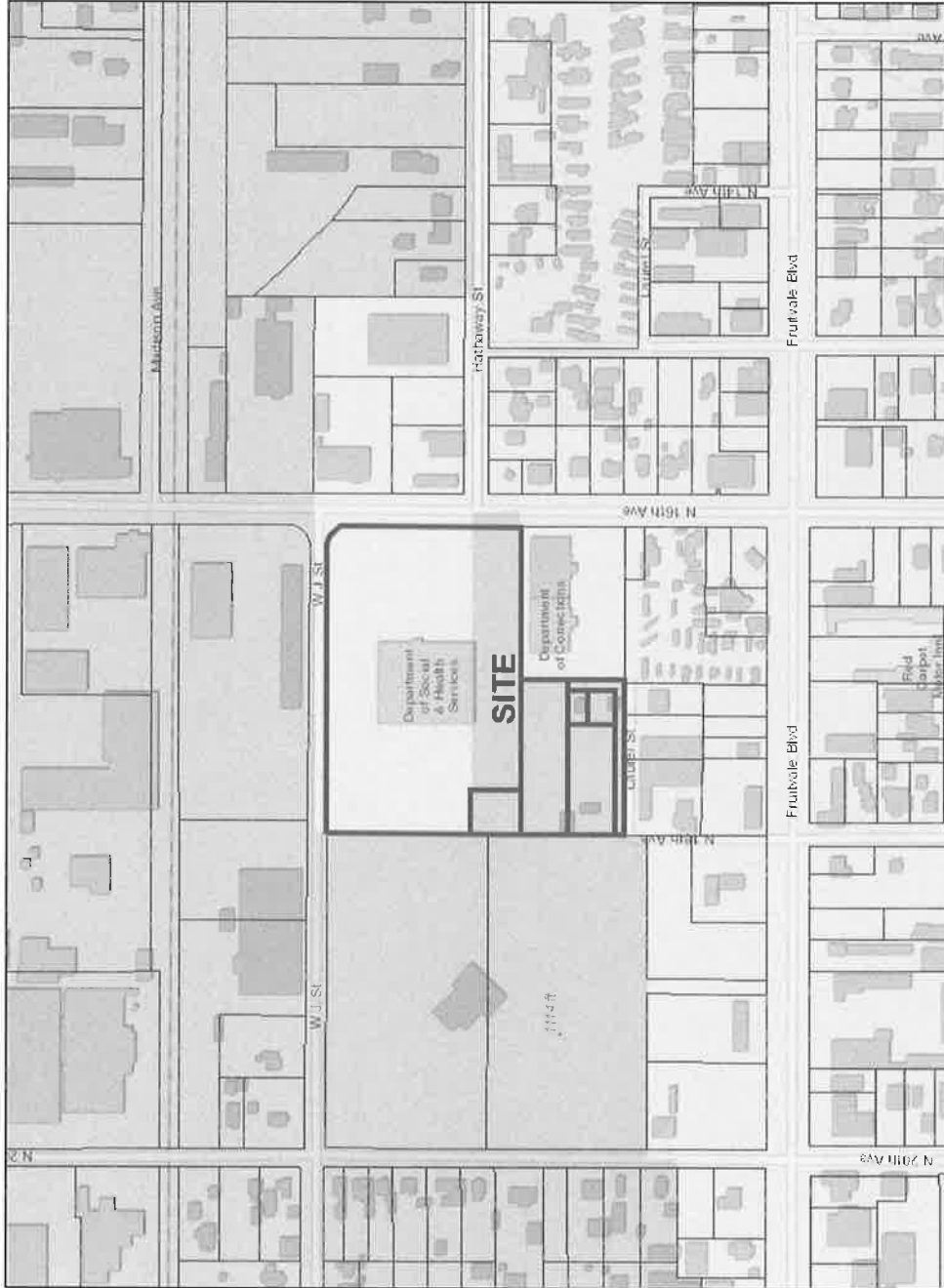
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FUTURE LAND USE MAP

File Number: CPA#004-19, RZ#004-19 & SEPA#017-19

Project Name: CITY OF YAKIMA PLANNING DIVISION

Site Address: VIC. OF N 16TH AVE & HATHAWAY ST



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Date Created: 5/13/2019



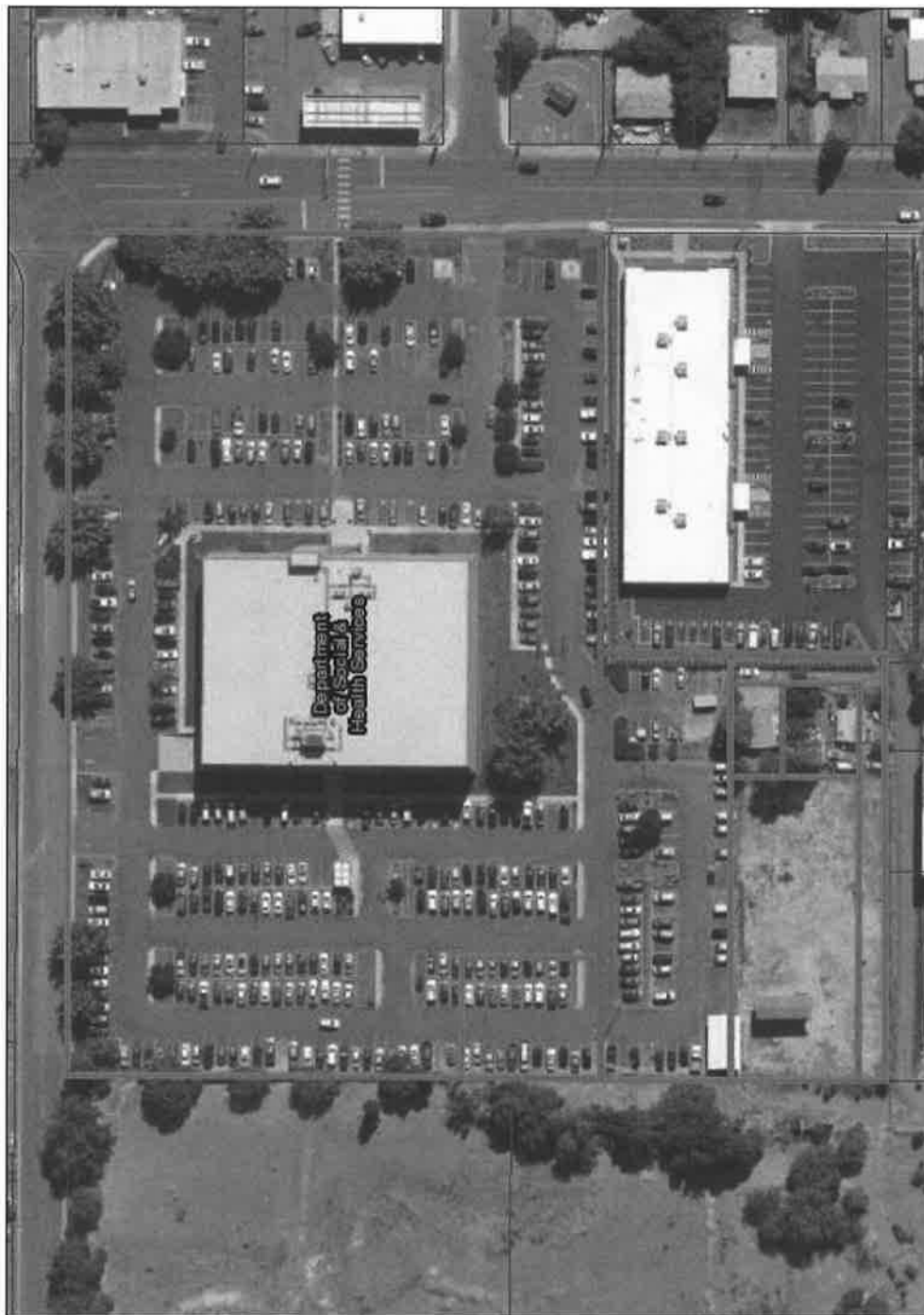
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AERIAL MAP

File Number: CPA#004-19, RZ#004-19 & SEPA#017-19
Project Name: CITY OF YAKIMA PLANNING DIVISION
Site Address: VIC. OF N 16TH AVE & HATHAWAY ST



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Date Created: 5/13/2019



- SR Suburban Residential
- R-1 Single Family
- R-2 Two Family
- R-3 Multi-Family
- B-1 Professional Business
- B-2 Local Business
- H3 Historical Business
- SCC Small Convenience Center
- LCC Large Convenience Center
- CBD Central Business District
- GC General Commercial
- M-1 Light Industrial
- M-2 Heavy Industrial
- RD Regional Development
- AS Airport Support

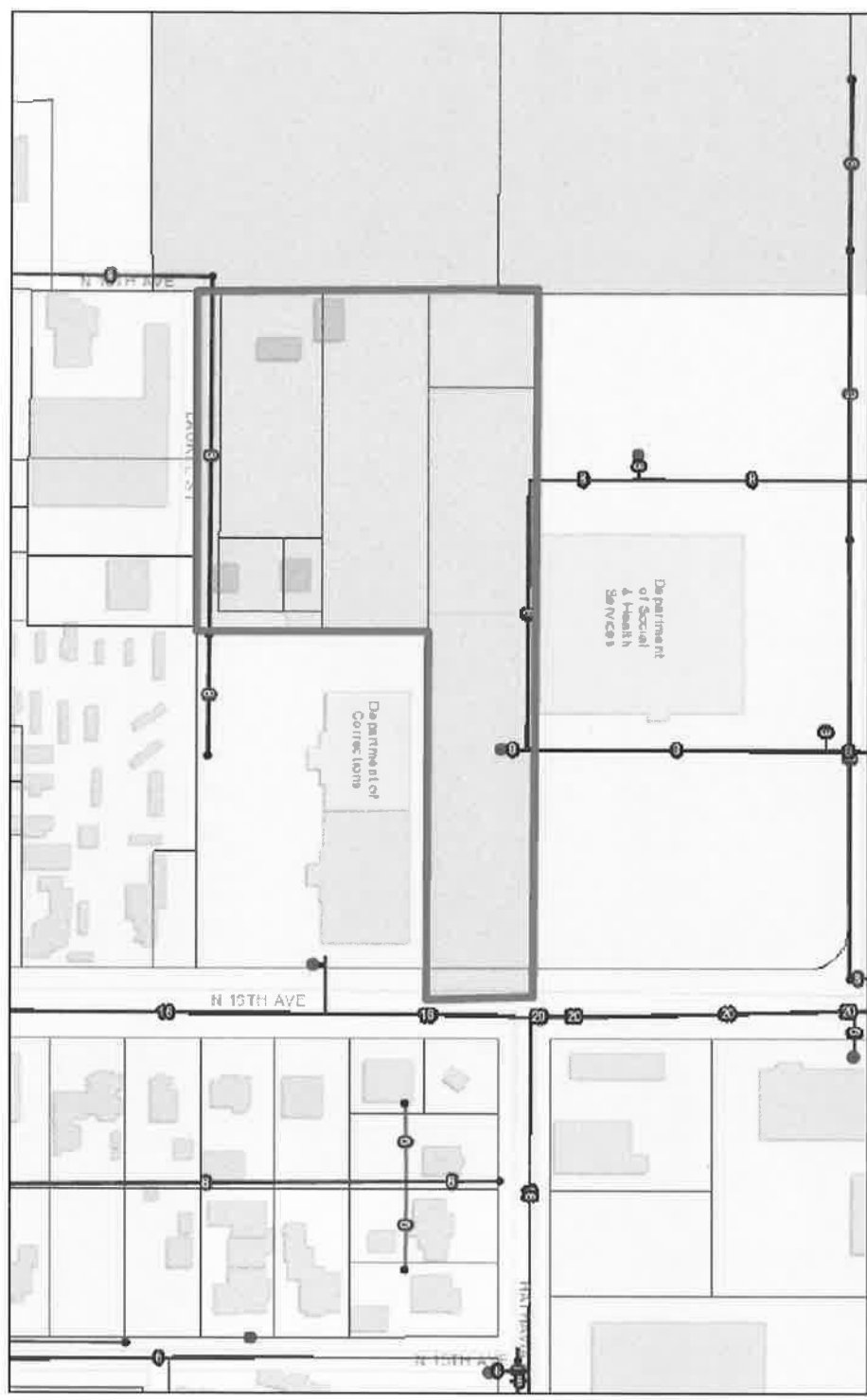
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YALIMA GIS, SOURCES Est, HERE, Gantt, Informap, Invention P Corp., GEEBO, USGS, FAO, NPS, MRCAN, GEBCO, IGN, Knowledge NL.

City of Yakima, Washington
City of Yakima, Washington - 2017

CPA/Rezone - Future Land Use



- April 29, 2019
- Parcels
 - Gleed
 - Private
 - Union Gap
 - West Valley
 - Water Pipes
 - City Owned
 - Private
 - Fire Hydrants
 - Mud Hill
 - Selah
 - Unknown
 - Yakima
 - Firing Center



Yakima GIS, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FNO, NPS, NRCAN, Swisstopo, IGN, National, etc.

City of Yakima, Washington

City of Yakima, Washington - 2017

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

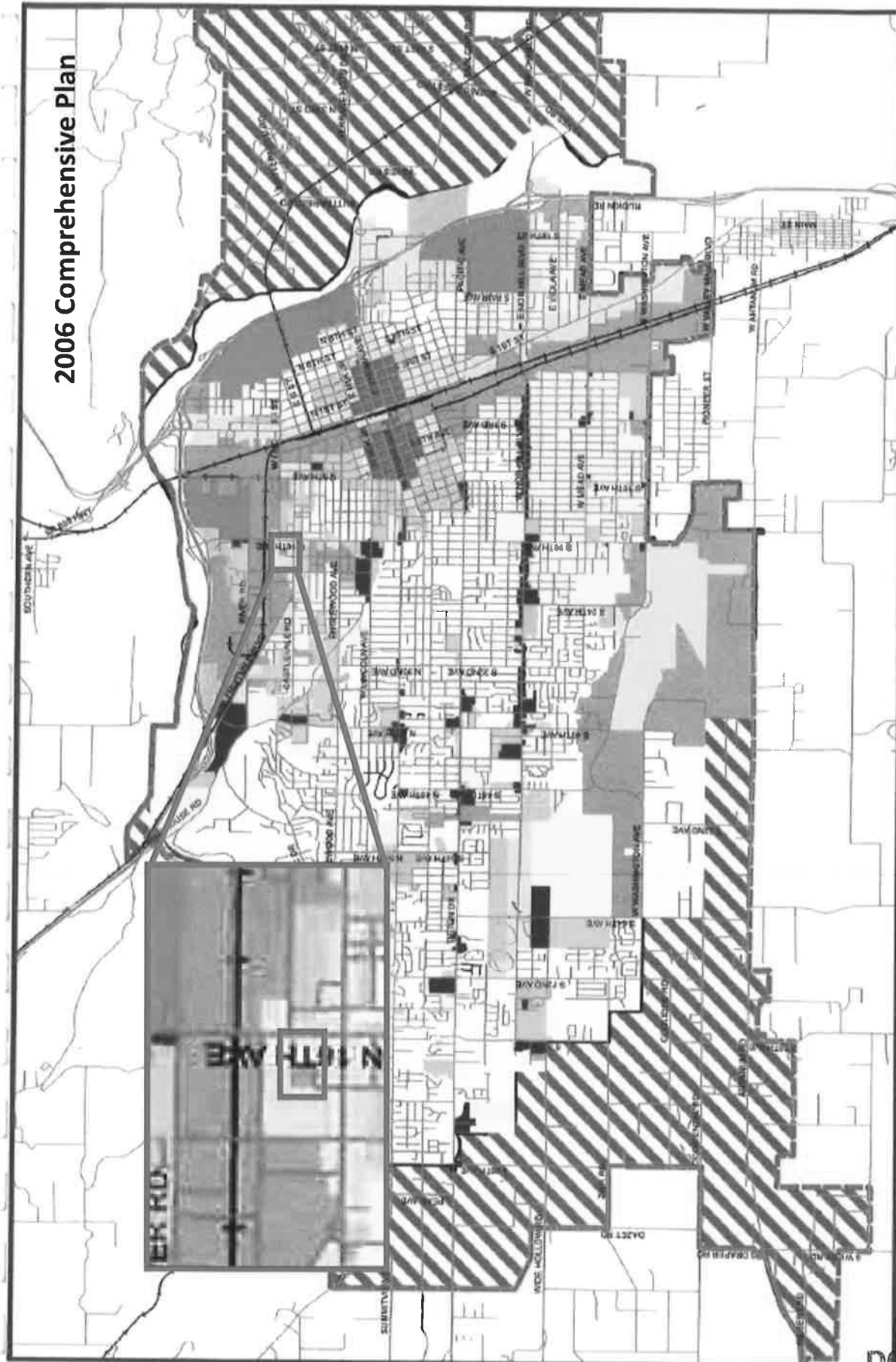
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2006 Comprehensive Plan

Yakima Urban Area
Comprehensive Plan

Map III-3
Future Land Use



- Regional Commercial
- Industrial
- Large Convenience Center
- Arterial Commercial
- CBD Core Commercial
- High Density residential
- Professional Office
- Neighborhood Commercial
- Yakima Urban Growth Area
- Low Density Residential
- Medium Density Residential
- Yakima City Limits



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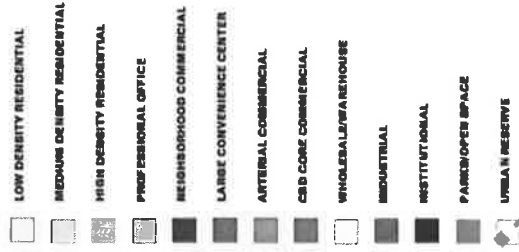


1997 Comprehensive Plan

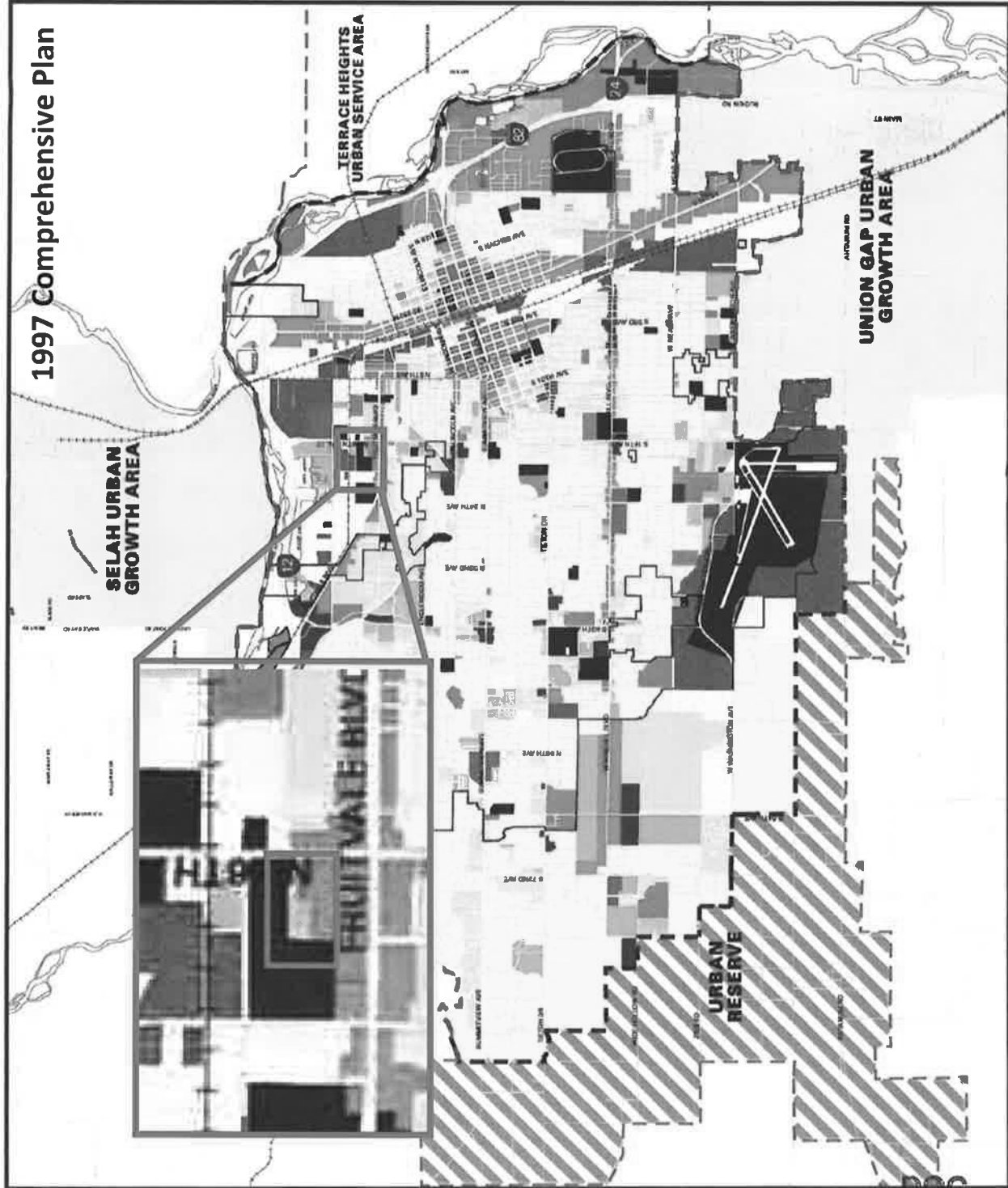
Yakima Urban Area Comprehensive Plan

Map III-3

Future Land Use



City of Yakima, Washington, USA
Latitude - 46 degrees, 37 minutes north
Longitude - 120 degrees, 34 minutes west
Department of Community Development
Phone: (509) 755-6113 Fax: (509) 755-6106
125 North Second Street
Yakima, Washington 98901
May 05, 1997



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CITY OF YAKIMA PLANNING DIVISION
CPA#004-19, RZ#004-19 & SEPA#017-19

EXHIBIT LIST

CHAPTER C

DST Review & Agency Comments

[illegible]



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

To:	City of Yakima Development Services Team
From:	Joseph Calhoun, Planning Manager
Subject:	Request for Comments
Applicant:	City of Yakima Planning Division
File Number:	CPA#004-19, RZ#004-19 & SEPA#017-19
Location:	Vic. of N 16th Ave & Hathaway St
Parcel Number(s):	181314-14433, -41406, -41407, -41408, -41519, -41520 & -41521
DST MEETING DATE:	Tuesday June 25, 2019

Proposal:

The City of Yakima Department of Community Development has submitted a Comprehensive Plan Amendment (CPA) and concurrent Rezone and SEPA applications to change the Future Land Use map designation for six parcels from Industrial to Commercial Mixed-Use and a portion of one parcel from Industrial and Commercial Mixed-Use to Commercial Mixed-Use only, and rezone six parcels from Industrial (M-1) to General Commercial (GC) and one split-zoned parcel from M-1 and GC to GC only. This change will correct a mapping error that occurred during the 2006 Comprehensive Plan update.

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 joseph.calhoun@yakimawa.gov. Should you have any questions or require additional information, please call me at (509) 575-6042.

Comments:

Contact Person

Department/Agency

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CITY OF YAKIMA PLANNING DIVISION
CPA#004-19, RZ#004-19 & SEPA#017-19

EXHIBIT LIST

CHAPTER D

SEPA Checklist

[illegible]



ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

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

INSTRUCTIONS FOR APPLICANTS

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

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

1. Name Of Proposed Project (If Applicable):

Comprehensive Plan and Zoning Map Correction

2. Applicant's Name & Phone:

City of Yakima Planning

3. Applicant's Address:

129 N 2nd St, Yakima WA 98901

4. Contact Person & Phone:

509-575-6042

5. Agency Requesting Checklist: City of Yakima

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

N/A

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

N/A

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

None Known

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:**

A Boundary Line Adjustment and Modification were processed in 2019 (SPE#004-19 and MOD#002-19)

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

None

- 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.):**

In the 1997 Comprehensive Plan, the subject parcels had a FLU of "Professional Office" and the surrounding parcels (DSHS) were "Institutional." The 2006 Comprehensive Plan removed the "Institutional" designation and changed the DSHS parcels to "Arterial Commercial" (Now Commercial Mixed Use) while the subject parcels were changed from "Professional Office" to "Industrial." There was no analysis for enacting this change nor was there any request for this change to happen for the 2006 update.

- 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:**

Vicinity of 1002 N 16th Ave

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)? Less than 5%	
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. Ashue Loam. No proposed changes to the site.	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. N/A	
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. None	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? N/A - No new construction	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None	
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	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A	
c. Proposed measures to reduce or control emissions or other impacts to air, if any: None	
Water	
a. Surface Water	

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.</p> <p>No</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>N/A</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>No</p>	
<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>No</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</p>	
<p>c. Water Runoff (including stormwater)</p>	

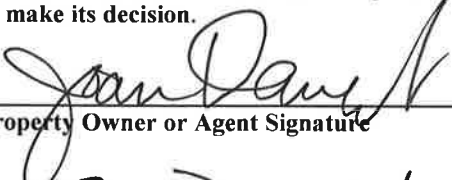
B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>N/A</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</p>	
<p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:</p> <p>None</p>	
<p>Plants</p>	
<p>a. Check (✓) types of vegetation found on the site:</p>	
<p>Deciduous Tree: <input type="checkbox"/> Alder <input type="checkbox"/> Maple <input checked="" type="checkbox"/> Aspen <input type="checkbox"/> Other</p>	
<p>Evergreen Green: <input type="checkbox"/> Fir <input type="checkbox"/> Cedar <input type="checkbox"/> Pine <input type="checkbox"/> Other</p>	
<p><input checked="" type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture <input type="checkbox"/> Crop Or Grain <input type="checkbox"/> Orchards, vineyards, or other permanent crops</p>	
<p>Wet Soil Plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk Cabbage <input type="checkbox"/> Other</p>	
<p>Water Plants: <input type="checkbox"/> Milfoil <input type="checkbox"/> Eelgrass <input type="checkbox"/> Water Lily <input type="checkbox"/> Other</p>	
<p><input type="checkbox"/> Other types of vegetation</p>	
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>None</p>	
<p>c. List threatened or endangered species known to be on or near the site.</p> <p>N/A</p>	
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>None</p>	
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>None known</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. <i>Examples include:</i> <i>birds: hawk, heron, eagle, songbirds, other:</i> <i>mammals: deer, bear, elk, beaver, other:</i> <i>fish: bass, salmon, trout, herring, shellfish, other _____</i> Songbirds</p>	
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>None known</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>c. Is the site part of a migration route? If so, explain.</p> <p>N/A</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>None</p>	
<p>e. List any invasive animal species known to be on or near the site.</p> <p>None known</p>	
<p>Energy and Natural Resources</p>	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p> <p>N/A</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>N/A</p>	
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:</p> <p>None</p>	
<p>Environmental Health</p>	
<p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.</p> <p>None known</p>	
<p>1. Describe any known or possible contamination at the site from present or past uses.</p> <p>None known</p>	
<p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</p> <p>None known</p>	
<p>3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.</p> <p>N/A</p>	
<p>4. Describe special emergency services that might be required.</p> <p>N/A</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>None</p>	
<p>b. Noise</p>	
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>Typical commercial/office noise.</p>	

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>Similar to existing</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>None</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>Existing parking lot, vacant land, and two single-family homes. No effects to adjacent uses.</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>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>N/A</p>	
<p>c. Describe any structures on the site.</p> <p>Two single family homes.</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>No</p>	
<p>e. What is the current zoning classification of the site?</p> <p>M-1</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Industrial</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>No change</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>No change</p>	

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: N/A	
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Any future uses will require land use review, as appropriate.	
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. None	
c. Proposed measures to reduce or control housing impacts, if any: N/A	
Aesthetics	
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? N/A	
b. What views in the immediate vicinity would be altered or obstructed? None	
c. Proposed measures to reduce or control aesthetic impacts, if any: None	
Light and Glare	
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? N/A	
b. Could light or glare from the finished project be a safety hazard or interfere with views? N/A	
c. What existing off-site sources of light or glare may affect your proposal? None known	
d. Proposed measures to reduce or control light and glare impacts, if any: None	
Recreation	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? Elks Park is approximately 0.2 miles east.</p>	
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. No</p>	
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None</p>	
Historic and Cultural Preservation	
<p>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</p>	
<p>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. Not known</p>	
<p>c. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. None</p>	
Transportation	
<p>a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The site accesses North 16th Ave and Fruitvale Blvd.</p>	
<p>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</p>	
<p>c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? No change</p>	
<p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No</p>	
<p>e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No</p>	

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>No change</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>None</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>No</p>	
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>None</p>	
Utilities	
<p>a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, 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>No change</p>	
C. SIGNATURE (To be completed by the applicant.)	
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.	
 Property Owner or Agent Signature	4.29-19 Date Submitted
Joan Davenport Name of Signee	Community Development Director Position and Agency/Organization
PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW	

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? Not likely.</p>	
<p>Proposed measures to avoid or reduce such increases are: Future measures would be assessed during the project review phase.</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life? Not likely.</p>	
<p>Proposed measures to protect or conserve plants, animals, fish, or marine life are: Future measures would be assessed during the project review phase.</p>	
<p>3. How would the proposal be likely to deplete energy or natural resources? Not likely.</p>	
<p>Proposed measures to protect or conserve energy and natural resources are: Future measures would be assessed during the project review phase.</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? Not likely.</p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are: Future measures would be assessed during the project review phase.</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? Not likely.</p>	
<p>Proposed measures to avoid or reduce shoreline and land use impacts are: Future measures would be assessed during the project review phase.</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities? Not likely.</p>	
<p>Proposed measures to reduce or respond to such demand(s) are: Future measures would be assessed during the project review phase.</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. Not known.</p>	

CITY OF YAKIMA PLANNING DIVISION
CPA#004-19, RZ#004-19 & SEPA#017-19

EXHIBIT LIST

CHAPTER E

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

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:	City of Yakima Planning						
	Mailing Address:	129 N 2nd St						
	City:	Yakima	St:	WA	Zip:	98901	Phone:	(509) 575-6042
	E-Mail:	joseph.calhoun@yakimawa.gov						
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input checked="" type="checkbox"/> Other City			
3. Property Owner's Information (If other than Applicant):	Name:							
	Mailing Address:							
	City:		St:		Zip:		Phone:	()
	E-Mail:							
4. Subject Property's Assessor's Parcel Number(s): 181314-14433, 41406, 41407, 41519, 41520, 41521, 41408								
5. Legal Description of Property. (if lengthy, please attach it on a separate document) See attached								
6. Property Address: Vicinity of N 16th Avenue and Hathaway								
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"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input checked="" 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 Concurrency <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.

Joan Hansen
Property Owner's Signature

4-29-19
Date

Community Dev. Director
Applicant's Signature

Date

FILE/APPLICATION(S)# CPA #004-19, RZ #004-19 & SEPA #017-19

DATE FEE PAID: _____

RECEIVED BY: _____

AMOUNT PAID: _____

RECEIPT NO: _____

Legal Descriptions:

Parcel 18131441407: THE LEWIS TERRY GARDEN TRS W 90 FT OF N 100 FT OF W1/2 LOT 9 EX W 1 FT

Parcel 18131441406: THE LEWIS TERRY GARDEN TRS: W1/2 OF S 100 FT OF N 200 FT LOT 9 EX W 01 FT

Parcel 18131441521: Section 14 Township 13 Range 18 Quarter SE: Plat THE LEWIS-TERRY GARDEN TRACTS (F-15): The West Half of Tract 9, EXCEPT the North 200 feet thereof, AND EXCEPT the South 20 feet thereof, AND EXCEPT the East 89 feet thereof

Parcel 18131441408: THE LEWIS TERRY GARDEN TRACTS W1/2 LOT 9 EX N 200 FT & EX W 209 FT OF E 229 FT OF N 111.4 FT OF S 131.4 FT & EX N 56.4 FT OF S 131.4 FT OF W 87.2 FT & EX N 55 FT OF S 75 FT OF W 87.2 FT OF W1/2

Parcel 18131441520: Section 14 Township 13 Range 18 Quarter SE: Plat THE LEWIS-TERRY GARDEN TRACTS (F-15): The South 95 feet of the East 89 feet of the West Half of Tract 9 EXCEPT the South 20 feet AND EXCEPT the East 20 feet thereof

Parcel 18131441519: Section 14 Township 13 Range 18 Quarter SE: Plat THE LEWIS TERRY GARDENS TRACTS (F-15): The East 89 feet of the West Half of Tract 9, EXCEPT the North 200 feet, AND EXCEPT the South 95 feet thereof, AND EXCEPT the East 20 feet

A portion of Parcel 18131414433 described as follows: The North 100 feet of Tract 9 of Lewis-Terry Garden Tracts, according to the official Plat thereof recorded in Volume "F" of Plats, page 15, records of Yakima County, Washington;

EXCEPT the West 300 feet thereof;

Also EXCEPT that portion conveyed for additional Right of Way and recorded under Auditor's File Number 2749330, records of said Yakima County.

Together With: The East 210 feet of the West 300 feet of the North 100 feet of Tract 9 of Lewis-Terry Garden Tracts, according to the official Plat thereof recorded in Volume "F" of Plats, page 15, records of Yakima County, Washington;

DOC.
INDEX

#

E-2



Supplemental Application For:
**COMPREHENSIVE PLAN
AMENDMENT**

YAKIMA MUNICIPAL CODE, CHAPTER 16.10
ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

PART II - APPLICATION INFORMATION

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

2. 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

3. 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

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:

☐ 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. 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

13. AUTHORIZATION:

I hereby authorize the submittal of this Comprehensive Plan Amendment Application to the City of Yakima for review.


Property Owner Signature (required)

4-29-19
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**
YAKIMA MUNICIPAL CODE CHAPTER 16.10

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?

See attached.

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

See attached.

- C. Does your proposal correct an obvious mapping error? If so, what is the error?

See attached.

- D. Does your proposal address an identified deficiency in the Comprehensive Plan? If so, what is the deficiency?

See attached.

- 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?

See attached.

- 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?

See attached.

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

See attached.

- 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.

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

Comprehensive Plan Amendment Written 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. This change will clean up an error discovered from the 2006 Comprehensive Plan update. The parcels in question are already commercial or are suitable for commercial development.

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

Yes. This correction will implement Policy 2.2.4, Goal 2.5 and Policy 2.5.1. The existing Industrial/M-1 is not consistent with the locational criteria in Policy 2.2.7.

- C. Does your proposal correct an obvious mapping error? If so, what is the error?

Yes. In the 1997 Comprehensive Plan, the subject parcels had a FLU of "Professional Office" and the surrounding parcels (DSHS) were "Institutional." The 2006 Comprehensive Plan removed the "Institutional" designation and changed the DSHS parcels to "Arterial Commercial" (Now Commercial Mixed Use) while the subject parcels were changed from "Professional Office" to "Industrial." The 2006 plan documents include no mention of this change nor any analysis which looked at the loss of Professional Office and gain of Industrial. There was no request from the property owners to enact the change.

- D. Does your proposal address an identified deficiency in the Comprehensive Plan? If so, what is the deficiency?

This proposal does not specifically address a deficiency. It corrects a mapping error.

- 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?

This is a mapping correction. There is no substantive change to the available areas of industrial or commercial land – see G below.

- 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. The mapping correction is consistent with the RCW 36.70A.070(1) of GMA by appropriately identifying this land for commercial use. The current use of the land is commercial in nature and all surrounding Future Land Use designations and Zoning are commercial. The two single-family homes (Parcels 181314-41519 and 41520) are permitted uses in the GC zone, so will see no change. Further, the correction is consistent with several goals and policies of the 2003 CWPP related to the proper siting of urban growth in areas that have existing facilities and service capacity for development.

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

Yes. The net result is a 0.5 acre decrease to Industrial/M-1 and 0.5 acre increase to Commercial Mixed Use/GC. Only one of the subject properties is vacant and therefore subject to the vacant lands analysis. The change is minimal.

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

The property consists of Existing parking lot, vacant land, and two single family homes. Appropriate utilities are currently serving or are in the vicinity of all parcels.

DOC.
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Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

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

2. DESIRED ZONING OF SUBJECT PROPERTY:

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

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

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

4. EXISTING FUTURE LAND USE DESIGNATION:

☐ Low Density Residential ☐ Mixed Residential ☐ Community Mixed-Use ☐ Commercial Mixed-Use
☐ CBD Commercial Core ☐ Regional Commercial ☒ Industrial

5. PROPOSED FUTURE LAND USE DESIGNATION:

Is there a proposed change to the Future Land Use Map?

If so what is the proposed future land use designation?

☐ Low Density Residential ☐ Mixed Residential ☐ Community Mixed-Use ☒ Commercial Mixed-Use
☐ CBD Commercial Core ☐ Regional Commercial ☐ Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

PART III - REQUIRED ATTACHMENTS

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

8. ENVIRONMENTAL CHECKLIST (required)

9. TRAFFIC CONCURRENCY (may be required)

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

11. AUTHORIZATION:

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


Property Owner Signature (required)

Date

4-29-19

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



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PART IV - NARRATIVE

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

The majority of the property is being used as a parking lot for the existing DSHS building. The vacant parcel is owned by the State of Washington and could be expanded onto under GC zoning. The existing single family homes will remain a Class 1 permitted use.

What is the status of existing land use?

Existing parking lot, vacant land, and two single-family homes.

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

This request is consistent with the proposed Comp Plan Amendment to correct the FLU designation of the property.

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?

Yes

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

Yes

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

The surrounding parcels are zoned for commercial use and the existing land uses are commercial in nature.

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

None

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

The public need for this change is to bring the zoning into conformance with the Future Land Use, which is being corrected during a concurrent Comprehensive Plan Amendment. The area is commercial in nature and not suitable for industrial development.

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