

**FORREST EMMONS / HARLOW ADAMS
CPA#005-19, RZ#007-19 & SEPA#021-19**

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

EXHIBIT LIST

Applicant: Forrest Emmons
File Numbers: CPA#005-19, RZ#007-19 & SEPA#021-19
Site Address: 618, 622, 702, 706, 710 & 714 W J St
Staff Contact: Joseph Calhoun, Planning Manager

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FORREST EMMONS / HARLOW ADAMS
CPA#005-19, RZ#007-19 & SEPA#021-19

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#005-19, RZ#007-19**

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 30, 2019 applications for Comprehensive Plan Amendment and Rezone were submitted by Forrest Emmons and Harlow Adams to amend the Comprehensive Plan Future Land Use Map Designation from Industrial to Commercial Mixed Use, and concurrently Rezone from Light Industrial (M-1) to General Commercial (GC), parcels 181313-24435, 24436, 24437, 24438, 24439, and 24440 (City File CPA#005-19, RZ#007-19); and

WHEREAS, The applications were considered complete for processing on May 17, 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#021-19); 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#005-19, RZ#007-19
APPLICANT: Forrest Emmons/Harlow Adams
APPLICANT ADDRESS: PO Box 61, Yakima WA, 98907
PROJECT LOCATION: 612, 622, 706, 710, and 714 W J St
PARCEL(S): 181313-24435, 24436, 24437, 24438, 24439, and 24440

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 1.01 acres in size and are surrounded by residential and industrial development.
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 proposed to allow greater flexibility in the development of this vacant land. This proposal will allow for the integration of mixed-use development which will increase housing and commercial areas.
 - b. The Commercial Mixed 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 better suited for commercial development as opposed to Industrial use. The total acreage of this proposal will remove 1.01 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. Mixed-use future development will be more compatible with the adjacent residential uses.
 - 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 create more land for mixed-use 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;

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#005-19 and RZ#007-19.

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#005-19, RZ#007-19

APPLICANT: Forrest Emmons
APPLICANT ADDRESS: PO Box 61, Yakima WA 98907
PROJECT LOCATION: 618, 622, 702, 706, 710, and 714 W J St
PARCEL(S): 181313-24435, 24436, 24437, 24438, 24439, and 24440
DATE OF REQUEST: April 30, 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 1.01 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	M-1	Industrial/Commercial
South	M-1	Residential
East	M-1	Residential
West	M-1	Residential

III. PUBLIC NOTICE:

Posting of Property	May 20, 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#021-19) 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: The purpose of this request is to allow greater flexibility in the development of this vacant land. This proposal will allow for the integration of mixed-use development which will increase housing and commercial areas.

(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 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? The proposal is of sufficient size to not constitute a spot zone. Furthermore, the proposed change to Commercial Mixed Use will allow development that is more consistent with the adjacent and surrounding residential area (Industrial future land use and M-1 zoning). During the 2020 update cycle, the Planning Commission could consider an area-wide change of the Industrial/M-1 area to Commercial Mixed Use/GC. This type of change would appear to be more consistent with existing land uses than keeping it Industrial/M-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

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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-use designation areas.

(c) Correct an obvious mapping error:

Staff Response: Does not apply.

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

Staff Response: This change will promote infill use on property that has been vacant for many years.

(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 1.01 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 new mixed-use development.

(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. Permitted uses in the GC zone are generally more compatible with the adjacent single-family homes than permitted uses in the M-1 zoning district.

(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 to create more land for mixed use development.

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.

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4. The property is currently served, or capable of being served, by all necessary public utilities capable of supporting commercial land uses.

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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FORREST EMMONS / HARLOW ADAMS
CPA#005-19, RZ#007-19 & SEPA#021-19

EXHIBIT LIST

CHAPTER B

Maps

[illegible]

VICINITY MAP



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

Project Name: FORREST EMMONS / HARLOW ADAMS

Site Address: 618, 622, 702, 706, 710 & 714 W J ST



Proposal: Change the Future Land Use map designation for six parcels from Industrial to Commercial Mixed-Use and rezone six parcels from Light Industrial (M-1) to General Commercial (GC).

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.

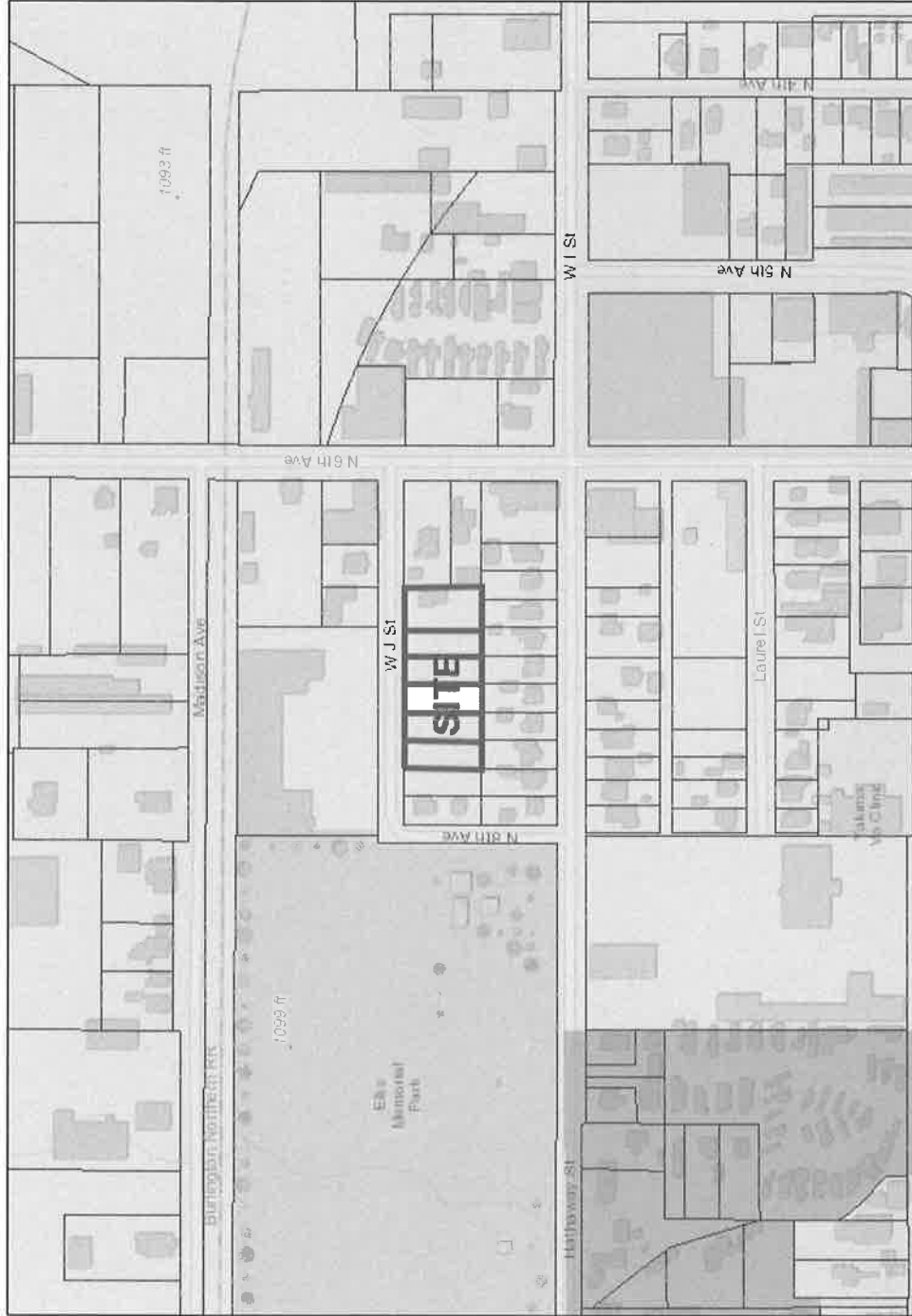
Date Created: 5/9/2019



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ZONING MAP

File Number: CPA#005-19, RZ#007-19 & SEPA#021-19
Project Name: FORREST EMMONS / HARLOW ADAMS
Site Address: 618, 622, 702, 706, 710 & 714 W J ST



- Yakima Urban Area Zoning**
- 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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FUTURE LAND USE MAP

File Number: CPA#005-19, RZ#007-19 & SEPA#021-19
 Project Name: FORREST EMMONS / HARLOW ADAMS
 Site Address: 618, 622, 702, 706, 710 & 714 W J 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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AERIAL MAP



File Number: CPA#005-19, RZ#007-19 & SEPA#021-19
Project Name: FORREST EMMONS / HARLOW ADAMS
Site Address: 618, 622, 702, 706, 710 & 714 W J ST



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Date Created: 5/9/2019



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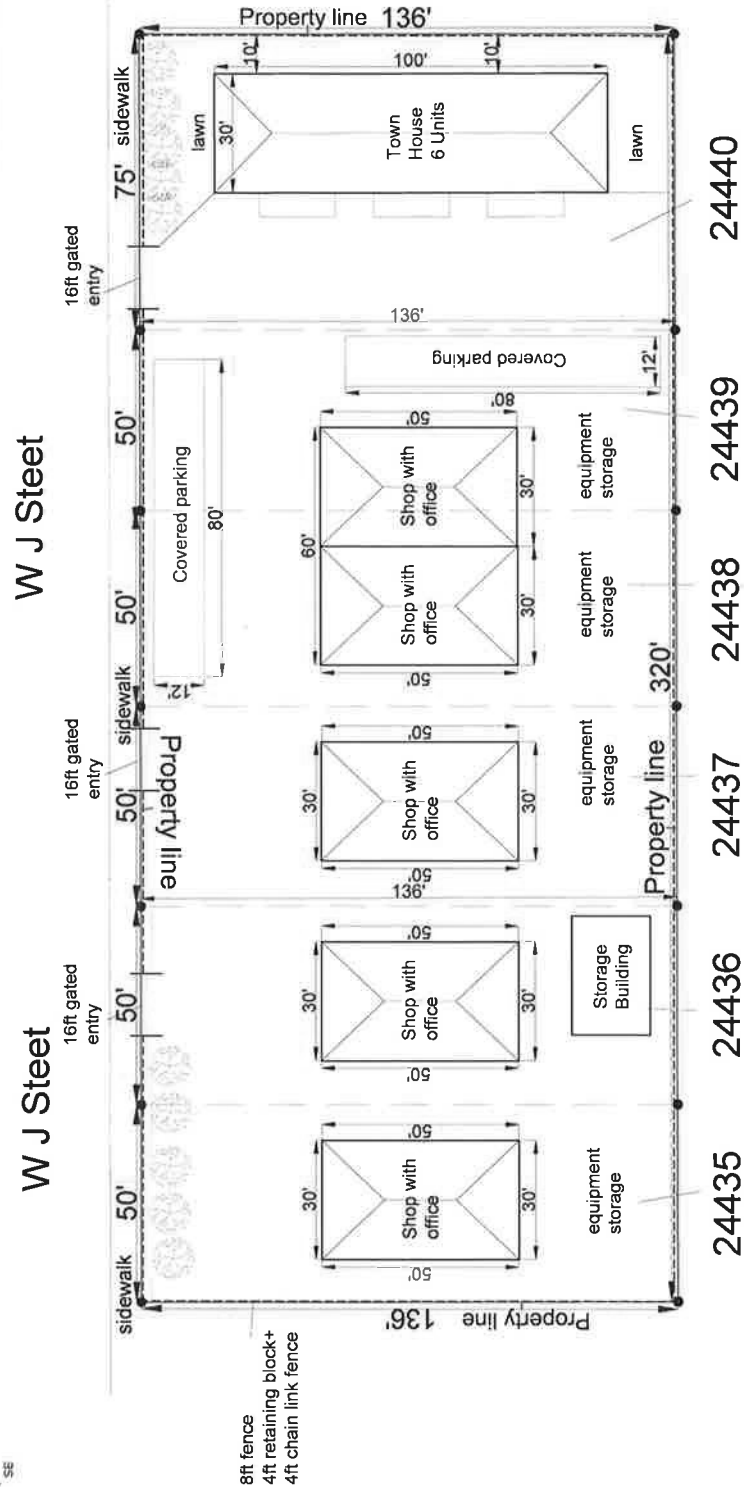
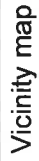
EXHIBIT LIST

Conceptual Site Plan & Map Submitted with Applications

[illegible]

Address: 618 W J Steet
City, State, ZIP: Yakima wa
Country: USA
Scale 1":30'

MAY 17 2019
CITY OF YAKIMA
PLANNING DIV.

Parcel No. (APN)
181313-24440Parcel No. (APN)
181313-24439Parcel No. (APN)
181313-24438Parcel No. (APN)
181313-24437Parcel No. (APN)
181313-24436Parcel No. (APN)
181313-24435

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CityMap

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April 30, 2019

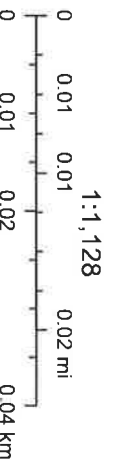
Override 1
Parcels

Low Density Residential

Mixed Residential

Central Business Core Commercial

Commercial Mixed Use



Yakima GIS. Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL,

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

FORREST EMMONS / HARLOW ADAMS
CPA#005-19, RZ#007-19 & SEPA#021-19

EXHIBIT LIST

CHAPTER D

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:	Forrest Emmons
File Number:	CPA#005-19, RZ#007-19 & SEPA#021-19
Location:	618, 622, 702, 706, 710, & 714 W J St
Parcel Number(s):	181313-24435, -24436, -24437, -24438, -24439 & -24440
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 to change the Future Land Use map designation for six parcels from Industrial to Commercial Mixed-Use and rezone six parcels from Light Industrial (M-1) to General Commercial (GC).

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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FORREST EMMONS / HARLOW ADAMS
CPA#005-19, RZ#007-19 & SEPA#021-19

EXHIBIT LIST

CHAPTER E

SEPA Checklist

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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):

Re. Zone Proposal

2. Applicant's Name & Phone:

TORREST Immons

3. Applicant's Address:

5990 Independence Rd

4. Contact Person & Phone:

SunnySide WA 98944

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:

NO

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

NONE

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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:

At this time, Building Permits when Ready for Development 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.):

Re Zone For Greater Range of use, Townhouse And Business Park.

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:

*Cox Addition Lot 15 TO 20 Address AREAS
Follows 618, 622, 702, 706, 710, 714 W J Street YAKIMA WA 98902
Parcel # S 181313-24435 TO 24440.*

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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)?		
<i>Flat</i>		
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.		
<i>of clay</i> <i>Sandy LOAM, with AREAS</i>		
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. <i>NO</i>		
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.		
<i>NO Fill Needed, Flat GRADE ONLY</i>		
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. <i>NO</i>		
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? <i>2%</i>		
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: <i>None Needed</i>		
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. <i>NO Additional</i>		
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. <i>NO</i>		
c. Proposed measures to reduce or control emissions or other impacts to air, if any: <i>None Needed</i>		
Water		
a. Surface Water		

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CITY OF YAKIMA
PLANNING DIV.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. NO	
2. 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. NO	
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. NA	
4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. NO	
5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. NO	
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. NO	
b. Ground Water	
1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. NO	
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. NONE	
c. Water Runoff (including stormwater)	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
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. <i>potential Re NONE</i>	
2. Could waste materials enter ground or surface waters? If so, generally describe. <i>NO</i>	
3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. <i>NO</i>	
d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: <i>None Needed</i>	
Plants	
a. Check (✓) types of vegetation found on the site:	
Deciduous Tree:	<input type="checkbox"/> Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other
Evergreen Green:	<input checked="" type="checkbox"/> Fir <input type="checkbox"/> Cedar <input checked="" type="checkbox"/> Pine <input type="checkbox"/> Other
	<input checked="" 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
Wet Soil Plants:	<input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk Cabbage <input type="checkbox"/> Other
Water Plants:	<input type="checkbox"/> Milfoil <input type="checkbox"/> Eelgrass <input type="checkbox"/> Water Lily <input type="checkbox"/> Other
<input type="checkbox"/> Other types of vegetation	
b. What kind and amount of vegetation will be removed or altered? <i>Elm trees will be removed 4 40" to 50" dia</i>	
c. List threatened or endangered species known to be on or near the site. <i>NONE</i>	
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: <i>Grass Area & Arborvitae on East, West And South Fence Line</i>	
e. List all noxious weeds and invasive species known to be on or near the site. <i>Chen + Grass, Scotch Broom</i>	
Animals	
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. Examples include: birds: hawk, heron, eagle, songbirds, other: mammals: deer, bear, elk, beaver, other: fish: bass, salmon, trout, herring, shellfish, other <i>NONE</i>	
b. List any threatened or endangered species known to be on or near the site. <i>NONE</i>	

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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. <i>NO</i>		
d. Proposed measures to preserve or enhance wildlife, if any: <i>NONE</i>		
e. List any invasive animal species known to be on or near the site. <i>NONE</i>		
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. <i>Electric, NATURAL GAS, SOLAR.</i>		
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. <i>NO</i>		
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: <i>NA</i>		
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. <i>NONE</i>		
1. Describe any known or possible contamination at the site from present or past uses. <i>NONE</i>		
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. <i>NONE</i>		
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. <i>NONE</i>		
4. Describe special emergency services that might be required. <i>NONE</i>		
5. Proposed measures to reduce or control environmental health hazards, if any: <i>NONE</i>		
b. Noise		
1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? <i>NONE</i>		

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
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. <i>Construction</i> <i>8^{Am} to 5 PM M-F</i>	
3. Proposed measures to reduce or control noise impacts, if any: <i>NONE</i>	
Land and Shoreline Use	
a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. <i>Residential & Commercial, NO</i>	
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? <i>NO</i> 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: <i>NO</i>	
c. Describe any structures on the site. <i>WOODEN GARAGE STORAGE BUILDINGS</i>	
d. Will any structures be demolished? If so, what? <i>NO</i>	
e. What is the current zoning classification of the site? <i>M1</i>	
f. What is the current comprehensive plan designation of the site? <i>IND</i>	
g. If applicable, what is the current shoreline master program designation of the site? <i>NA</i>	
h. Has any part of the site been classified as a critical area by the city or county? If so, specify. <i>NO</i>	
i. Approximately how many people would reside or work in the completed project? <i>12</i>	
j. Approximately how many people would the completed project displace? <i>0</i>	

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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. <i>N/A</i>	
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: <i>N/A</i>	
m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: <i>N/A</i>	
Housing	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. <i>8 Housing units Middle income</i>	
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. <i>none</i>	
c. Proposed measures to reduce or control housing impacts, if any: <i>None</i>	
Aesthetics	
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? <i>16'</i>	
b. What views in the immediate vicinity would be altered or obstructed? <i>None</i>	
c. Proposed measures to reduce or control aesthetic impacts, if any: <i>None</i>	
Light and Glare	
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? <i>None</i>	
b. Could light or glare from the finished project be a safety hazard or interfere with views? <i>NO</i>	
c. What existing off-site sources of light or glare may affect your proposal? <i>None</i>	
d. Proposed measures to reduce or control light and glare impacts, if any: <i>None</i>	
Recreation	

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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? <i>Base Ball Fields, Fishing, YAKIMA RIVER,</i>	
b. Would the proposed project displace any existing recreational uses? If so, describe. <i>NO</i>	
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: <i>NONE</i>	
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. <i>NO</i>	
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. <i>None</i>	
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. <i>None</i>	
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. <i>W-L ST, N 5TH AVE, Hawthaway</i>	
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? <i>PT is served TO FruitVal Blvd Less Than .2 miles from site</i>	
c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? <i>2-116 with Non Eliminated</i>	
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). <i>NO</i>	
e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. <i>NO</i>	

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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? <i>Not Known But limited Due to nature of Small Buisness Park And on multiple Family Housing.</i></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: <i>NO</i></p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any: <i>NONE</i></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: <i>NO</i></p>	
<p>b. Proposed measures to reduce or control direct impacts on public services, if any. <i>none</i></p>	
Utilities	
<p>a. Circle utilities currently available at the site: <u>electricity</u>, <u>natural gas</u>, <u>water</u>, <u>refuse service</u>, <u>telephone</u>, <u>sanitary sewer</u>, 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. <i>City of YAKIMA WATER METER instal to Five of six lots. Sewer Hook up to 4 of six lots. Power By PPEL.</i></p>	<p>RECEIVED APR 30 2019 CITY OF YAKIMA 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>Property Owner or Agent Signature <i>[Signature]</i></p>	<p>Date Submitted <i>4/25/2019</i></p>
<p>Name of Signee <i>Forrest Emmons</i></p>	<p>Position and Agency/Organization <i>Evangelina Schuler</i></p>
<p>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE 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?</p> <p><i>NO</i></p>	
<p>Proposed measures to avoid or reduce such increases are:</p> <p><i>Would not affect</i></p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p><i>N/A</i></p>	
<p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p> <p><i>Would not</i></p>	
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p><i>Solar panel use N/A</i></p>	
<p>Proposed measures to protect or conserve energy and natural resources are:</p> <p><i>Solar panel use</i></p>	
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?</p> <p><i>NA</i></p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p><i>N/A</i></p>	
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p><i>None</i></p>	
<p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p><i>None</i></p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p><i>NONE</i></p>	
<p>Proposed measures to reduce or respond to such demand(s) are:</p> <p><i>None</i></p>	
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p><i>NONE</i></p>	

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FORREST EMMONS / HARLOW ADAMS
CPA#005-19, RZ#007-19 & SEPA#021-19

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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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:	FORREST EMMONS				
	Mailing Address:	P.O. Box 101 YAKIMA WA 98907				
	City:	YAKIMA	St:	WA	Zip:	98907
	E-Mail:	EVERGREEN SERV@OUTLOOK.COM				
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input checked="" type="checkbox"/> Purchaser	<input type="checkbox"/> Other	
3. Property Owner's Information (If other than Applicant):	Name:	Harlow P. Adams				
	Mailing Address:					
	City:	YAKIMA	St:	WA	Zip:	98902
	E-Mail:					
4. Subject Property's Assessor's Parcel Number(s):	181313 - 24435 Through 24440					
5. Legal Description of Property. (if lengthy, please attach it on a separate document)	Cox Addition Lot 15, 16, 17, 18, 19, 20					
6. Property Address:	618, 622, 702, 706, 710, 714 W J ST YAKIMA 98902					
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 type="checkbox"/> Comprehensive Plan Amendment <input 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:					

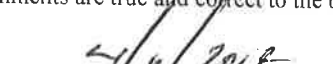
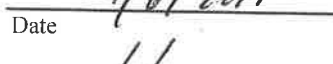
PART II - SUPPLEMENTAL APPLICATION, PART III - REQUIRED ATTACHMENTS, & PART IV - NARRATIVE

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.


Property Owner's Signature

Applicant's Signature


Date 4/6/2019

Date 4/6/2019

FILE/APPLICATION(S)#

sepa# 021-19, CPA# 005-19 RZ# 007-19

DATE FEE PAID:

04-30-19

RECEIVED BY:

C. Dellinger

AMOUNT PAID:

\$1,515.00

RECEIPT NO:

CR-1900

5/9/19 Revised 02/2018

C. Dellinger

\$1,610.00

CR-19-004294

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Narrative

Mon 4/29/2019 11:42 PM

This comprehensive plan amendment is submitted for six parcels on West J Street starting with Parcel number 181313-24435 and ending in Parcel number 181313-24440. This is a cox addition lot 15 16 17 18 19 and 20. The subject addresses are 618, 622, 702, 706, 710, 714 W. J street Yakima WA 98902. The subject lots total 45,649.9 square feet .

This request is for a rezone from M1 to GC. The reason for the request is to give greater flexibility and integration of mixed use for the above listed lots .Our development plan for these lots if allowed Would be a small business park and or townhouse style housing.

This type of development in this particular area aligns well with the yakima comprehensive plan section .3 2.1.6 and 2.2.4 it addresses the needs for planning and utilizing commercial industrial land use allows new development where adequate public services can be provided , allows for greater integration of mixed use greater development choices for properties such as this It also allows options for housing and commercial retail areas. As you will see the surrounding public transportation ,utilities infrastructure , roads and access to public parks are set up nicely to suit this type of development in this area and small scale Development Would not overburdened the existing infrastructure .

Thank you

Forrest Emmons

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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

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.

Y. J. J. / 10/20/18
Property Owner Signature (required)

Date

4/24/2018

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

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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? *N/A This is The First Application*

B. Does your proposal better implement applicable comprehensive plan policies than the current relevant comprehensive plan map or text? If so, how? *Yes it allows for Better Diversity in Developing The properties.*

C. Does your proposal correct an obvious mapping error? If so, what is the error?
NO

D. Does your proposal address an identified deficiency in the Comprehensive Plan? If so, what is the deficiency?
NO

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?
It Addresses 2.03, 2.1.6 And 2.2.4 Allowing for use of underused Land currently Zoned Commercial M1.

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?
It aligns with 36.70A And CWPP By meeting Both Section 1 And 2 Planning Goals.

G. Have the cumulative impacts of all comprehensive plan amendments been considered in the evaluation of the proposed amendment? If so, how? *NO*

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. *Six SEPERATE lots Zoned M1, UNSPECIFIED CURRENT USE. VACANT lots. Two outBUILDING ON Two lots. WATER, SEWER, ELECTRIC And NATURAL GAS AVAILABLE ON EACH Lot. All city services are AVAILABLE*

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

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.

X [Signature]
Property Owner Signature (required)

2/24/2018
Date

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

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Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

PART IV - NARRATIVE

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

The proposed zoning would allow for more flexibility in developing and marketing the properties, small business usage, commercial housing business park etc.

What is the status of existing land use?

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

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 to All

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?

Most 80% of the current lots in the two block radius are being utilized as residential, while light com in the other lots.

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

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

There are very few available properties for GC. And no developed small business parks in the Yakima area.

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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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'. 1" = 50'
<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 checked="" type="checkbox"/>	Dimensions, location, and use of existing structures including loading docks.
<input checked="" type="checkbox"/>	North Arrow.
<input checked="" type="checkbox"/>	Lot coverage with calculations shown on site plan.
<input checked="" type="checkbox"/>	Location and size of existing and proposed side sewer and water service lines.
<input checked="" 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.

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