

**RIVER 16 LLC
CPA#006-19, RZ#006-19 & SEPA#022-19**

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

EXHIBIT LIST

Applicant:	Leanne Liddicoat on behalf of River 16 LLC
File Numbers:	CPA#006-19, RZ#006-19 & SEPA#022-19
Site Address:	1601, 1607, 1611, 1703 & 1725 River Rd
Staff Contact:	Joseph Calhoun, Planning Manager

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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#006-19, RZ#006-19**

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 Leanne Liddicoat c/o River 16 LLC to amend the Comprehensive Plan Future Land Use Map Designation from Mixed Residential to Community Mixed Use, and concurrently Rezone from Multi-Family Residential (R-3) to Local Business (B-2), parcels 181314-11414, 11413, 11412, 11411, and 11553 (City File CPA#006-19, RZ#006-19); 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#022-19); 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#006-19, RZ#006-19
APPLICANT: Leanne Liddicoat c/o River 16 LLC
APPLICANT ADDRESS: 3611 River Rd, Ste 100
PROJECT LOCATION: 1601, 1607, 1611, 1703, and 1725 River Rd
PARCEL(S): 181314-11414, 11413, 11412, 11411, and 11553

FINDINGS OF FACT

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Mixed Residential to Community Mixed Use with a concurrent Rezone from Multi-Family Residential (R-3) to Local Business (B-2).
2. The subject parcels are approximately 1.01 acres in size and are surrounded by residential and commercial 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 continuation of a new office building, permitted under CL3#005-18.
 - b. The Community 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 Mixed Residential use. The total acreage of this proposal will remove 2.08 acres of Mixed Residential land.
5. The proposed Rezone from Multi-Family (R-3) to Local Business (B-2) 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 B-2 zoning district. Mixed-use future development will be more compatible with the adjacent residential uses.
 - c. The B-2 zoning district is an implementing zone of the Community 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 Mixed

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Residential to Community Mixed Use with a concurrent Rezone from Multi-Family Residential (R-3) to Local Business (B-2) 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 Mixed Residential to Community Mixed Use and Rezone from Multi-Family Residential (R-3) to Local Business (B-2) for files CPA#006-19 and RZ#006-19.

RECOMMENDED this 24th day of July, 2019.

By: _____


Patricia Byers, Chair
Yakima Planning Commission

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CHAPTER A

Staff Report

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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#006-19, RZ#006-19

APPLICANT: Leanne Liddicoat, c/o River 16 LLC
APPLICANT ADDRESS: 3611 River Rd, Ste 100
PROJECT LOCATION: 1601, 1607, 1611, 1703, and 1725 River Rd
PARCEL(S): 181314-11414, 11413, 11412, 11411, and 11553
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 Mixed Residential to Community Mixed Use and to concurrently rezone from Multifamily Residential (R-3) to Local Business (B-2).

II. CURRENT ZONING AND LAND USE:

The subject properties are approximately 2.08 acres in size and are zoned Multifamily Residential (R-3). Adjacent properties to this site have the following zoning and land use characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	R-3/B-2	Residential/Commercial
South	M-1	Industrial
East	B-2	Commercial
West	R-3	Residential

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#022-19) 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.

C. Comprehensive Plan Amendment (CPA) Approval Criteria.

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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 remove split-zoning (R-3 and B-2) from a permitted commercial use. An office building complex was permitted in 2018 (CL3#005-18) which will be built on portions of this property and onto the adjacent B-2 property to the east.

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

Staff Response: The purpose of the Community Mixed Use future land use designation is to allow for a mixture of neighborhood scaled retail, commercial service, office, and high density residential uses. This proposal implements the following goals and policies:

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

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

- Does the proposal conform to locational criteria set forth for the desired designation? Yes, the site is 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 Local Business (B-2) zone is an implementing zone of the Community 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 consistent with the adjacent Community Mixed Use/B-2 zoning.*

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 2.2.3.B.: Community Mixed Use location criteria – Existing and planned future neighborhood center areas, sites along key arterials and collector streets, and transitional areas between residential uses and...other mixed-use centers.

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.

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(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 and allow the construction of a permitted office complex.

(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 high density residential use. The total acreage of this proposal will remove 2.08 acres of Mixed Residential Land, which is the net impact gain/loss when examining all proposals for the 2018 and 2019 cycles for Community Mixed Use and Mixed Residential, respectively.

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.

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

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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 B-2 zoning district, and will facilitate a permitted office 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 Local Business zoning district is an implementing zone of the Community 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.

(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. CL3#005-18 included conditions to promote compatibility with the neighborhood.

(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 Community 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.

V. RECOMMENDATION

The Community Development Department recommends APPROVAL of this amendment request from Mixed Residential to Community Mixed Use to accommodate a concurrent rezone from R-3 (Multifamily Residential) to B-2 (Local Business).

RECOMMENDATION made this 10th day of July, 2019.

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CHAPTER B

Maps

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VICINITY MAP



File Number: CPA#006-19, RZ#006-19 & SEPA#022-19

Project Name: RIVER 16 LLC

Site Address: 1601, 1607, 1611, 1703 & 1725 RIVER RD



Proposal: Change the Future Land Use map designation for five parcels from Mixed Residential to Community Mixed Use and change the zoning from Multi-Family Residential (R-3) to Local Business (B-2).

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: 5/1/2019



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ZONING MAP

File Number: CPA#006-19, RZ#006-19 & SEPA#022-19
 Project Name: RIVER 16 LLC
 Site Address: 1601, 1607, 1611, 1703 & 1725 RIVER RD



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#006-19, RZ#006-19 & SEPA#022-19
 Project Name: RIVER 16 LLC
 Site Address: 1601, 1607, 1611, 1703 & 1725 RIVER RD



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#006-19, RZ#006-19 & SEPA#022-19

Project Name: RIVER 16 LLC

Site Address: 1601, 1607, 1611, 1703 & 1725 RIVER RD



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Current Land Use Designation

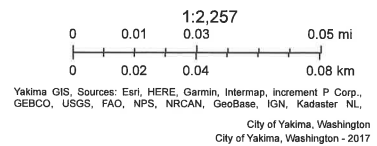
CityMap



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April 30, 2019

<input type="checkbox"/> Parcels	R-1 Single Family	R-3 Multi-Family	B-2 Local Business
Yakima Urban Area Zoning	R-2 Two Family	B-1 Professional Business	HB Historical Business
SR Suburban Residential			



Future Land Use Designation CityMap

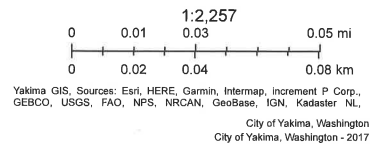


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April 30, 2019

- | | | |
|-------------------------|----------------------------------|----------------------|
| Parcels | Mixed Residential | Commercial Mixed Use |
| Future Land Use | Central Business Core Commercial | Regional Commercial |
| Low Density Residential | | |



RIVER 16 LLC
CPA#006-19, RZ#006-19 & SEPA#022-19

EXHIBIT LIST

CHAPTER D

DST Review & Agency Comments

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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:	Leanne Liddicoat for River 16 LLC
File Number:	CPA#006-19, RZ#006-19 & SEPA#022-19
Location:	1601, 1607, 1611, 1703 & 1725 River Rd
Parcel Number(s):	181314-11411, -11412, -11413, -11414 & -11553
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 five parcels from Mixed Residential to Community Mixed Use and change the zoning from Multi-Family Residential (R-3) to Local Business (B-2).

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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EXHIBIT LIST

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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):

River 16 Office Building

2. Applicant's Name & Phone:

Digital Design and Development 509-833-8552

3. Applicant's Address:

3611 River Road, Suite 100, Yakima, WA 98902

4. Contact Person & Phone:

Leanne Liddicoat 509-833-8552

5. Agency Requesting Checklist: City of Yakima

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

Construction on the first 29,208 sf office building will begin April 2019 with completion in June 2020. Future buildings B and C shown on the site plan have an unknown construction schedule.

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

Phase 2 is Building B of 4,000 sf.

Phase 3 is Building C of 4,600 sf

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- 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:**

Comprehensive Plan Amendment and Rezone

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

Traffic Concurrency
Filling and Grading Permits
Sewer and Water Permits
Building Permits
Power and other utility permits
Stormwater permit

- 11. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.):**

The 2.86 acre site will have 3 professional office buildings. The first building of 29,208 sf to be completed by June 2020. The second building 4,000sf and third building of 4,600sf will start construction once tenants are identified.

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

The project site is at the northwest corner of 16th Avenue and River Road.

See attached site location map.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
1. Earth	
a. General description of the site (✓ one):	
<input 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 2%	
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Kittitas Silt Loam with areas of Umapine Silt Loam, Track Loam, and Toppenish Silt Loam	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No indication	
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. General grading and clearing estimated to be 5,000 cubic yards. The grading is contained on site and no import or export of fill is expected.	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Control plan will be in place to remove, filter, and replace soils	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? When the project is completed there will be 80% impervious surfaces	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Engineered stormwater collection and disposal system will be used to contain water on site	
2. Air	
a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Construction dust / none during operations	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known	
c. Proposed measures to reduce or control emissions or other impacts to air, if any: A construction dust control plan will be in place during construction phases	
3. Water	
a. Surface Water	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</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>No</p>	
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>No</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>Domestic water provided by city of Yakima. No groundwater will be drawn.</p>	<p>RECEIVED</p> <p>APR 30 2019</p> <p>CITY OF YAKIMA PLANNING DIV.</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>The project will be connected to the City of Yakima sewer system</p>	

c. Water Runoff (including stormwater)																																				
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. All stormwater from impervious surfaces will be directed to an engineered on site storage and disposal system, and all systems will be designed to meet Yakima and Eastern Washington stormwater requirements.</p>																																				
<p>2. Could waste materials enter ground or surface waters? If so, generally describe. No</p>																																				
<p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No.</p>																																				
<p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: All stormwater from impervious surfaces will be directed to engineered on site storage and disposal system, and all systems will be designed to meet Yakima and Eastern Washington stormwater requirements.</p>																																				
<p>4. Plants</p> <p>a. Check (✓) types of vegetation found on the site:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Deciduous Tree:</td> <td style="width: 15%;"><input type="checkbox"/> Alder</td> <td style="width: 15%;"><input type="checkbox"/> Maple</td> <td style="width: 15%;"><input type="checkbox"/> Aspen</td> <td style="width: 15%;"></td> <td style="width: 15%;"><input type="checkbox"/> Other</td> </tr> <tr> <td>Evergreen Green:</td> <td><input type="checkbox"/> Fir</td> <td><input type="checkbox"/> Cedar</td> <td><input type="checkbox"/> Pine</td> <td></td> <td><input type="checkbox"/> Other</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Shrubs</td> <td><input type="checkbox"/> Grass</td> <td><input type="checkbox"/> Pasture</td> <td><input type="checkbox"/> Crop Or Grain</td> <td><input type="checkbox"/> Orchards, vineyards, or other permanent crops</td> </tr> <tr> <td>Wet Soil Plants:</td> <td><input type="checkbox"/> Cattail</td> <td><input type="checkbox"/> Buttercup</td> <td><input type="checkbox"/> Bullrush</td> <td><input type="checkbox"/> Skunk Cabbage</td> <td><input type="checkbox"/> Other</td> </tr> <tr> <td>Water Plants:</td> <td><input type="checkbox"/> Milfoil</td> <td><input type="checkbox"/> Eelgrass</td> <td><input type="checkbox"/> Water Lily</td> <td></td> <td><input type="checkbox"/> Other</td> </tr> <tr> <td colspan="6"><input type="checkbox"/> Other types of vegetation</td> </tr> </table>		Deciduous Tree:	<input type="checkbox"/> Alder	<input type="checkbox"/> Maple	<input type="checkbox"/> Aspen		<input type="checkbox"/> Other	Evergreen Green:	<input type="checkbox"/> Fir	<input type="checkbox"/> Cedar	<input type="checkbox"/> Pine		<input type="checkbox"/> Other		<input type="checkbox"/> Shrubs	<input type="checkbox"/> Grass	<input type="checkbox"/> Pasture	<input type="checkbox"/> Crop Or Grain	<input type="checkbox"/> Orchards, vineyards, or other permanent crops	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				
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<input type="checkbox"/> Other types of vegetation																																				
<p>b. What kind and amount of vegetation will be removed or altered? Shrubs and grass around existing buildings will be removed and replaced</p>	<div style="text-align: center;"> RECEIVED APR 30 2019 CITY OF YAKIMA PLANNING DIV. </div>																																			
<p>c. List threatened or endangered species known to be on or near the site. None known</p>																																				
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Landscaping in parking areas and around building will be placed per the city ordinance and</p>																																				


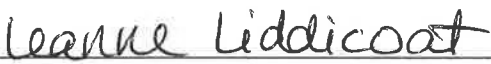
<p>will include green areas and dry scape planters.</p>	
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>None known</p>	
<p>5. Animals</p>	
<p>a. List any birds or other animals which have been observed on or near the site or are known to be on or near the site. <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 Gophers, Squirrels, Mice</i></p>	
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>None known</p>	<p>Space Reserved for Agency Comments</p>
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>	
<p>c. Is the site part of a migration route? If so, explain.</p> <p>The site is in the North America Fly Way</p>	<p>RECEIVED</p> <p>APR 30 2019</p> <p>CITY OF YAKIMA PLANNING DIV.</p>
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>None needed</p>	
<p>e. List any invasive animal species known to be on or near the site.</p> <p>None known</p>	
<p>6. 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>Electricity and natural gas will be used for HVAC and lighting.</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>No affect – property is at the same elevation as neighbors</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>Preliminary concepts include the use of air to air heat pumps and LED lighting.</p>	
<p>7. 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>Yakima is a farming area so it is possible lead arsenic or other pesticides may have been used.</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. 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. None known.</p>	
<p>4. Describe special emergency services that might be required. No special circumstances</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any: None known</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)? Street traffic</p>	
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>	<p>Space Reserved for Agency Comments</p>
<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. Short term noise from construction would be from 7:00 a.m. to 5:00 p.m. Long term – typical commercial office activities</p>	<p>RECEIVED APR 30 2019 CITY OF YAKIMA PLANNING DIV.</p>
<p>3. Proposed measures to reduce or control noise impacts, if any: None needed</p>	
<p>8. 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. The land is currently used as a florist shop and 2 residences. Adjacent properties are apartments, construction office and yard, theatre, and an industrial building. An office project will not affect current neighboring land 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? None known</p>	
<p>1. Will the proposal affect or be affected by surrounding working farm or forest land</p>	

<p>normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:</p> <p>No neighboring farm or forest businesses</p>	
<p>c. Describe any structures on the site. An old house converted to a florist shop, coffee stand, and 4 residences</p>	
<p>d. Will any structures be demolished? If so, what? All structures will be removed in phases with building construction</p>	
<p>e. What is the current zoning classification of the site? R-3 and B-2</p>	
<p>f. What is the current comprehensive plan designation of the site? High Density Residential and Neighborhood Commercial</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site? Not applicable</p>	
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No</p>	
<p>i. Approximately how many people would reside or work in the completed project? In Phase 1 80 people will be employed. A second building in Phase 2 may employ 8 with a Phase 3 building employing 10.</p>	
<p>j. Approximately how many people would the completed project displace? 5</p>	
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>	<p>Space Reserved for Agency Comments</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any. None proposed</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The site is correctly zoned for professional office buildings with the appropriate review.</p>	
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Not applicable</p>	
<p>9. Housing</p>	
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None</p>	
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. 4 houses will be removed – estimated to be low to middle income</p>	<p>RECEIVED</p> <p>APR 30 2019</p> <p>CITY OF YAKIMA PLANNING DIV.</p>

<p>c. Proposed measures to reduce or control housing impacts, if any: 3 houses will be removed for the first building. The tenant in the fourth house will stay in residence for life.</p>	
<p>10. Aesthetics</p>	
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? The tallest building height is 35 feet.</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed? The entire area is level property, so no direct impact to view.</p>	
<p>c. Proposed measures to reduce or control aesthetic impacts, if any: This development will improve the appearance of the area with additional landscaping and a well designed and built project.</p>	
<p>11. Light and Glare</p>	
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Shielded parking lot lighting will be automatic after dark.</p>	
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views? Lighting will be shielded to minimize glare to the neighbors</p>	
<p>c. What existing off-site sources of light or glare may affect your proposal? None</p>	
<p>d. Proposed measures to reduce or control light and glare impacts, if any: The lighting will be shielded to prevent glare.</p>	
<p>12. Recreation</p>	
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>	<p>Space Reserved for Agency Comments</p>
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? There are no adjacent recreational opportunities. The Greenway Path is adjacent to Hwy 12.</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: Not applicable.</p>	
<p>13. Historic and Cultural Preservation</p>	
<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. None known</p>	<p>RECEIVED</p> <p>APR 30 2019</p> <p>CITY OF YAKIMA PLANNING DIV.</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</p>	

<p>professional studies conducted at the site to identify such resources.</p> <p>None 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.</p> <p>No permits required</p>	
<p>14. Transportation</p>	
<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.</p> <p>16th Avenue and River Road are on the east and south boundaries of this property. The main driveway access is on River Road, with a secondary driveway on 16th Avenue.</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?</p> <p>There is public transit to the site on 16th Avenue.</p>	
<p>c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?</p> <p>There will be a total of 194 parking stalls when completed. As projected, the first building in Phase 1 will have 146 stalls, Phase 2 building has an additional 35 stalls, and the Phase 3 building has 11 stalls.</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).</p> <p>No improvements will need to be made to existing streets.</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.</p> <p>No other transportation systems will be used.</p>	
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>	<p>Space Reserved for Agency Comments</p>
<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>Total estimated weekday daily trips in Phase 1 is 18 vehicle trips per hour from 9:00 a.m. to 4:00 p.m. Peak trips are for the 80 employees at 8:00 a.m. and 5:00 p.m.</p>	<p>RECEIVED</p> <p>APR 30 2019</p> <p>CITY OF YAKIMA PLANNING DIV.</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>There will be no affect to this project</p>	

<p>h. Proposed measures to reduce or control transportation impacts, if any: Not applicable</p>	
15. 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: The project will not require any additional need for public services.</p>	
<p>b. Proposed measures to reduce or control direct impacts on public services, if any. Not applicable</p>	
16. 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. The project will be connected to city of Yakima water, city of Yakima sewer, Pacific Power, and Cascade Natural Gas. During the course of construction temporary power and water will be used for construction activities and dust control.</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>	
 Property Owner or Agent Signature	<p style="text-align: center;">4/30/19</p> Date Submitted
 Name of Signee	<p style="text-align: center;">Agent / Digital Design + Dev.</p> Position and Agency/Organization
<p>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</p>	

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[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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CITY OF YAKIMA
PLANNING DIV.

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

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.

This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV - CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I - GENERAL INFORMATION

1. Applicant's Information:	Name:	Leanne Liddicoat					
	Mailing Address:	3611 River Road, Suite 100					
	City:	Yakima	St:	WA	Zip:	98902	Phone: () 833-8552
	E-Mail:	Leanne@3dyakima.com					
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____		
3. Property Owner's Information (If other than Applicant):	Name:	River 16 LLC					
	Mailing Address:	1214 N. 20th Avenue					
	City:	Yakima	St:	WA	Zip:	98902	Phone: () 307-4534
	E-Mail:	doctorbutler@charter.net					
4. Subject Property's Assessor's Parcel Number(s): see attached							
5. Legal Description of Property. (if lengthy, please attach it on a separate document) see attached							
6. Property Address: 1601, 1607, 1611, 1703, 1725 River Road							
7. Property's Existing Zoning: <input type="checkbox"/> SR <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input checked="" 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 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.

L. Butler D.O.
Property Owner's Signature

4/30/19
Date

Leanne Liddicoat
Applicant's Signature

4/30/19
Date

FILE/APPLICATION(S)# CRA # 0006-19 , RZ # 0006-19 , SEPA # 022-19

DATE FEE PAID:

4/30/19

RECEIVED BY:

A. NÚÑEZ

AMOUNT PAID:

\$3,125.00

RECEIPT NO:

CR-19-004 126

**River 16 LLC Comprehensive Plan Amendment Application
Parcel Numbers**

18131411414	1605 River Road
18131411413	1725 River Road
18131411412	1607 River Road
18131411411	1611 River Road
18131411553	1703 River Road

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**CITY OF YAKIMA
PLANNING DIV.**

**River 16 LLC Land Use Application
Legal Description**

**DOC.
INDEX**

F-2

18131411414

Section 14 Township 13 Range 18 Quarter NE: FRUITVALE (A-20): Lot 13 The East Half of the following described property: All that part of Lot 13 of said Plat described as Beginning at a point 133 feet West of the Southeast corner of the SE1/4 of the NE1/4 of the NE1/4 of Section 14, thence North 00° 05' 00" West 169 feet, more or less, to the Southeast Tract described in Vol 475 of Deeds, Auditor's File No. 1272502, thence Westerly along the Southerly line of said Tract 164.25 feet, more or less, to the Northeast corner of the Tract Dale Gregory Meaney, thence South along the Easterly line of the Meaney Tract 169 feet, more or less, to the South line of said subdivision, thence Easterly along the South line of said 163.5, more or less, to the Point of Beginning EXCEPTING therefrom the South 30 feet for the right of way of Riverside Road on the South MH DIRECT>REAL 2006 MARLETTE 66X27 SHERO245030RAB (NC-07) (TE)

18131411413

Section 14 Township 13 Range 18 Quarter NE: FRUITVALE; TH PT LOT 13 DESC AS FOL; BEG 396.5 FT W OF SE COR SE1/4 NE1/4 NE1/4, TH N 00° 20' 00" W 327 FT, TH E 265 FT, TH S 00° 05' 00" W 263.5 FT TO POB, EX N 10 FT

18131411412

Section 14 Township 13 Range 18 Quarter NE: Plat FRUITVALE (A-20); Lot 13 W1/2 OF W 164.25 FT OF S1/2 OF FOL DESC TR: BEG 396.5 FT W OF SE COR SE1/4 NE1/4 NE1/4, TH N 00° 00' 00" W 265 FT, TH S 00° 20' 00" E 327 FT, TH 263.5 FT TO POB, EXC S 30 FT FOR CO RD

18131411411

Section 14 Township 13 Range 18 Quarter NE: PTN LOT 13 DESC AS FOL: BEG 396.5 FT W OF SE COR SE1/4 NE1/4 NE1/4, TH N 00° 20' 00" W 169 FT, TH E 100 FT, TH S 00° 20' 00" E 169 FT TO POB, EX S 30 FT CO RD R/W

18131411553

Section 14 Township 13 Range 18 Quarter NE: BEG N 89° 56' 31" E 190 FT OF SW COR SE1/4 NE1/4 NE1/4, TH N 160 FT, TH N 89° 54' 23" E 73.50 FT, TH S 160 FT, TH S 89° 56' 31" W 73. (PTN LOT 13 OF FRUITVALE) EX S 30 FT CITY RD R/W ALSO BEG SE COR SE1/4 NE1/4 NE1/4, TH S 89° 56' 31" W 664.04 FT, TH N 00° 04' 20" E 180 FT, TH N 89° 54' 23" E 190 FT TO TRUE POB; TH 19 FT, TH N 89° 54' 23" E 75.15 FT, TH S 00° 03' 17" W 19 FT, TH S 89° 54' 23" W 75.15 FT TO TRUE POB

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**CITY OF YAKIMA
PLANNING DIV.**

**DOC.
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F-2



Supplemental Application For:
**COMPREHENSIVE PLAN
AMENDMENT**

YAKIMA MUNICIPAL CODE, CHAPTER 16.10
ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

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CITY OF YAKIMA
PLANNING DIV.

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.

L.H. Butler, D.O.

Property Owner Signature (required)

4/30/19

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

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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?

The owner is purchasing neighboring parcels with Mixed Residential/R-3 and Community Mixed Use/B-2 zoning. The proposed project will cross parcel lines, so we are asking for a change to Community Mixed Use for a consistent land use application.

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

Community Mixed Use is intended to provide services for residential communities. These 5 lots totaling 2.09 acres are adjacent to an apartment complex that serves as the buffer to a single family residential community. Properties to the north, east, and south are Community Mixed Use/B-2 or Industrial/M1.

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

No error

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

No deficiency

- 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?

The subject property is within the city of Yakima and not near the Yakima County border.

- 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

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CITY OF YAKIMA
PLANNING DIV.**River 16 LLC****Attachment to Comprehensive Plan Amendment Narrative****F. Is the proposed Comprehensive Plan Amendment consistent with the Growth Management Act (GMA), RCW Ch. 36.70A and the Yakima County-Wide Planning Policy (CWPP)? If so, how?**

The plan amendment is consistent with the planning goals of RCW 36.70A.

- The site is in an urban area where adequate public facilities and services exist.
- This proposal encourages economic development consistent with the comprehensive plan, promotes economic opportunities for all citizens and encourages growth within the capabilities of natural resources, public services and public facilities.
- Necessary public facilities and services adequate to serve the development are or will be available at the time of occupancy and use without decreasing current service levels below established minimum standards.

There are no inconsistencies with the other planning goals of the city of Yakima County.

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

A March 15, 2019 Hearing Examiner decision determined that the subject property and project are compatible with the Comprehensive Plan.

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 designated areas. This includes the integration of multi-family residential and office uses with retail and service commercial uses. Provide zoning and design standards to maintain compatibility between different uses and zones.

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.

The project site includes a converted house used as a florist shop, 2 residences, a coffee stand, and parking. Adjacent properties are apartments, a construction office and yard, theatre, and an industrial building. Future projects on the 2.86 acre site include 3 professional office buildings with a total of 37,808sf and 194 paved parking spaces.

Fire and police already serve this location, and the non-residential nature of the proposed projects will have minimal impact on schools. The property is served by City sewer and water, and infrastructure will be provided for the expansion of these utilities. 16th Avenue is a four-lane arterial with curb, gutter, sidewalk and a traffic light on the property corner with River Road. Sidewalk, curb, and gutter improvements will be made on the north side of River Road.

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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.

L. H. Butler, DO
Property Owner Signature (required)

4/30/19
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

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**River 16 LLC Land Use Application
Parcel Numbers**

18131411419 B2
18131411415 B2
18131411414 R3
18131411413 R3
18131411412 R3
18131411411 R3
18131411553 R3

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**River 16 LLC Land Use Application
Legal Description**

18131411419

FRUITVALE: BEG 33 FT W & 153 S OF NECOR LOT 13, TH S 193 FT, TH W 283.7 FT TH N 193 FT, TH E 283.7 FT TO BEG

18131411415

Section 14 Township 13 Range 18 Quarter NE: FRUITVALE (A-20): Lot 13 BEG 33 FT W OF SE COR SE1/4 NE1/4 NE1/4, TH W AL S LN 100 FT, TH N 00° 05' 00" W 327 FT, TH E 100.4 FT TO E LN SD -> SUBD, TH S 327 FT TO POB, EX N 10 FT AND EX S 30 FT FOR ROADS

18131411414

Section 14 Township 13 Range 18 Quarter NE: FRUITVALE (A-20): Lot 13 The East Half of the following described property: All that part of Lot 13 of said Plat described as Beginning at a point 133 feet West of the Southeast corner of the SE1/4 of the NE1/4 of the NE1/4 of Section 14, thence North 00° 05' 00" West 169 feet, more or less, to the Southeast Tract described in Vol 475 of Deeds, Auditor's File No. 1272502, thence Westerly along the Southerly line of said Tract 164.25 feet, more or less, to the Northeast corner of the Tract Dale Gregory Meaney, thence South along the Easterly line of the Meaney Tract 169 feet, more or less, to the South line of said subdivision, thence Easterly along the South line of said 163.5, more or less, to the Point of Beginning EXCEPTING therefrom the South 30 feet for the right of way of Riverside Road on the South MH DIRECT>REAL 2006 MARLETTE 66X27 SHERO245030RAB (NC-07) (TE)

18131411413

Section 14 Township 13 Range 18 Quarter NE: FRUITVALE; TH PT LOT 13 DESC AS FOL; BEG 396.5 FT W OF SE COR SE1/4 NE1/4 NE1/4, TH N 00° 20' 00" W 327 FT, TH E 265 FT, TH S 00° 05' 00" W 263.5 FT TO POB, EX N 10 FT

18131411412

Section 14 Township 13 Range 18 Quarter NE: Plat FRUITVALE (A-20); Lot 13 W1/2 OF W 164.25 FT OF S1/2 OF FOL DESC TR: BEG 396.5 FT W OF SE COR SE1/4 NE1/4 NE1/4, TH N 00° 05' 00" W 263.5 FT, TH E 265 FT, TH S 00° 20' 00" E 327 FT, TH 263.5 FT TO POB, EX S 30 FT FOR CO RD

18131411411

Section 14 Township 13 Range 18 Quarter NE: PTN LOT 13 DESC AS FOL: BEG 396.5 FT W OF SE COR SE1/4 NE1/4 NE1/4, TH N 00° 20' 00" W 169 FT, TH E 100 FT, TH S 00° 20' 00" E 169 FT TO POB, EX S 30 FT CO RD R/W

18131411553

Section 14 Township 13 Range 18 Quarter NE: BEG N 89° 56' 31" E 190 FT OF SW COR SE1/4 NE1/4 NE1/4, TH N 160 FT, TH N 89° 54' 23" E 73.50 FT, TH S 160 FT, TH S 89° 56' 31" W 73. (PTN LOT 13 OF FRUITVALE) EX S 30 FT CITY RD R/W ALSO BEG SE COR SE1/4 NE1/4 NE1/4, TH S 89° 56' 31" W 664.04 FT, TH N 00° 04' 20" E 180 FT, TH N 89° 54' 23" E 190 FT TO TRUE POB; TH 19 FT, TH N 89° 54' 23" E 75.15 FT, TH S 00° 03' 17" W 19 FT, TH S 89° 54' 23" W 75.15 FT TO TRUE POB

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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 property would extend the B-2 zoning to the 5 adjacent parcels to the west zoned R-3, consistent with the area. Professional offices are allowed in R-3 with a Type 3 review and a Type 1 review in B-2 zoning.

What is the status of existing land use?

The project received a Type 3 Hearing Examiner's Decision on March 15, 2019 approving the application for professional offices.

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

See attached 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?

See attached narrative

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

See attached narrative

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

See attached narrative

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

See attached narrative

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

See attached narrative

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River 16 LLC

Attachment to Rezone Application Narrative

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

The subject property and project are compatible with the Comprehensive Plan as follows:

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 designated areas. This includes the integration of multi-family residential and office uses with retail and service commercial uses. Provide zoning and design standards to maintain compatibility between different uses and zones.

K. Are there adequate public facilities, such as traffic capacity, sewer services, potable water, stormwater drainage, fire and police services, and other public services and infrastructure existing on and around the subject property?

Fire and police already serve this location, and 16th Avenue has the traffic capacity for this development. The property is served by City sewer and water, and infrastructure will be provided for the expansion of these utilities. Stormwater will be retained on site.

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?

The existing public facilities can support the new development, with the appropriately engineered infrastructure improvements.

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

Neighboring parcels are zoned as follows:

B1 to the north
LLC to the east
M-1 to the south
R-3 to the west

All of these adjacent parcels are compatible with a B-2 zone and professional office project.

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

A fence will be placed as site screening along the west property line to separate the B-2 parcels from the neighbors R-3 apartments.

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

There is a current and future demand for new professional offices. The rezone change will meet some of this demand and allows for additional economic development for new and expanding local businesses.

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