

**GARY DELANEY
RZ#005-19 & SEPA#018-19**

**City Council
Closed Record Public Hearing
September 17, 2019**

EXHIBIT LIST

Applicant:	Gary Delaney
File Numbers:	RZ#005-19 & SEPA#018-19
Site Address:	1414 S 2 nd Ave
Staff Contact:	Eric Crowell, Associate Planner

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GARY DELANEY
RZ#005-19 & SEPA#018-19

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
REZONE**

RZ#005-19 & SEPA#018-19

August 5, 2019

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

WHEREAS, The City of Yakima last amended its Title 15 Zoning Ordinance on December 16, 2018; 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 23, 2019 an application for a Rezone was submitted by Gary Delaney, to Rezone from Two-Family Residential (R-2) to Small Convenience Center (SCC), parcel 191330-33022 (City File RZ#005-19); and

WHEREAS, The applications were considered complete for processing on May 31, 2019 and public notice was provided, in accordance with the provisions of YMC Ch. 15.23, on June 7, 2019; and

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on July 2, 2019, which was not appealed (City File SEPA#018-19); and

WHEREAS, The Yakima Planning Commission held an open record public hearing on July 24, 2019 to hear testimony from the public, consider the Rezone, and provide a recommendation to the Yakima City Council;

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

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APPLICATION #: RZ#005-19, SEPA#018-19
APPLICANT: Gary Delaney
APPLICANT ADDRESS: 404 N. 1st St., Yakima, WA 98901
PROJECT LOCATION: 1414 S. 2nd Ave.
PARCEL(S): 191330-33022

FINDINGS OF FACT:

1. The applicant requests to Rezone from Two-Family Residential (R-2) to Small Convenience Center (SCC).
2. The subject parcel is approximately 0.11 acres in size and are surrounded by residential and commercial uses and zoning.
3. The City of Yakima Planning Division provided a detailed staff report to the Planning Commission for review during their July 24, 2019 public hearing, with the recommendation of APPROVAL of the proposed rezone.
4. The proposed Rezone from Two-Family Residential (R-2) to Small Convenience Center (SCC) is consistent with the applicable approval criteria in YMC § 15.23.030, as follows:
 - a. Gary Delaney, the applicant, testified in favor of the proposed rezone.
 - b. The property is suitable for uses within the SCC zoning district and will facilitate future commercial development.
 - c. The SCC 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, or have utilities extended, 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 provide for additional developable commercial land.
5. During YPC deliberation, it was decided to adopt the recommendation as presented by the Planning Division.

CONCLUSIONS

1. The Rezone is minor in nature;
2. No adverse impacts have been identified;
3. One written comment was received in opposition to the request;
4. This proposal underwent Environmental Review;
5. The proposed Rezone from Two-Family Residential (R-2) to Small Convenience Center (SCC) is consistent with the Yakima Urban Area Zoning Ordinance and Yakima Comprehensive Plan 2040;
6. Parcel 191330-33022 is recommended to change from Two-Family Residential (R-2) to Small Convenience Center (SCC).

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.

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RECOMMENDATION

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 Rezone from Two-Family Residential (R-2) to Small Convenience Center (SCC) for file RZ#005-19.

RECOMMENDED this 5th day of August, 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 REZONE
File Numbers: RZ#005-19 & SEPA#018-19

APPLICANT: Gary Delaney
APPLICANT ADDRESS: 404 N. 1st St., Yakima, WA 98901
PROJECT LOCATION: 1414 S. 2nd Ave.
TAX PARCEL NUMBER: 191330-33022
DATE OF REQUEST: April 23, 2019
DATE OF COMPLETE: May 31, 2019
DATE OF RECOMMENDATION: July 24, 2019
STAFF CONTACT: Eric Crowell, Associate Planner

I. DESCRIPTION OF REQUEST:

On April 23, 2019, the City of Yakima Planning Division received an application from Gary Delaney for a proposal to rezone a 0.11-acre parcel from Two-Family Residential (R-2) to Small Convenience Center (SCC).

II. SUMMARY OF DECISION:

The Administrative Official recommends approval of the Rezone, subject to conditions.

III. FACTS:

A. Processing

1. The applications for a Rezone and Environmental Review were received on April 23, 2019.
2. The applications were deemed complete for processing on May 31, 2019.
3. The applications are being processed under YMC Ch. 15.23 for Rezone Review and YMC Ch. 6.88 for Environmental Review.
4. Pursuant to YMC Ch. 1.42 and YMC § 15.23.030, the Planning Commission has the authority to hold a public hearing and provide a recommendation to the City Council on a Rezone request.
5. **Public Notice:** In accordance with YMC § 15.11.080 and YMC § 16.05.010, notice was provided for this application as follows:
 - a. The subject property was posted with a land use action sign on May 21, 2019.

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- b. A Notice of Application, Environmental Review, and Public Hearing was sent to the applicant, SEPA agencies, and adjoining property owners within 300 feet of the subject property on June 7, 2019.
- c. The 20-day public comment period for this application ended on June 27, 2019, and one comment was received.

B. Environmental Review. A Notice of Application and SEPA Environmental Review was mailed to SEPA agencies, the applicant, and adjoining property owners within 300 feet of the subject property on June 7, 2019. One comment was received during the comment period that ended June 27, 2019. A SEPA Determination of Nonsignificance (DNS) was issued on July 2, 2019. No appeals have been filed with the City of Yakima Planning Division.

C. Current Zoning and Land Use.

1. The subject property is approximately 0.11 acres in size and is zoned Two-Family Residential (R-2). The parcel is currently vacant.
2. The surrounding properties contain uses and zoning as follows:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	R-2	Residential
South	R-2	Residential
East	R-2	Residential
West	SCC	Vacant Building, Vacant Land

3. Existing Infrastructure
 - a. The property is landlocked, but is most closely accessed by S. 3rd Ave., which is a Minor Arterial.
 - b. The property is served by City of Yakima water and Nob Hill Water Association water.

D. Statement of Cause – Rezone:

Pursuant to YMC Ch. 15.23, the applicant provided the following paraphrased statements explaining their reasons for the proposed Rezone:

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

Subject property is landlocked 35.7 foot strip that limits the development of adjoining SCC lots.

What is the status of the existing land use?

Vacant lot.

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

Aids in the development of adjoining SCC lots creating retail space for the neighborhood.

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

Yes

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

Yes

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

Retail exists on one side and across 3rd Ave

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

6 foot sitescreening installed between adjoining R-2 lots and new construction buffered.

5. **What is the public need for the proposed change?**

Additional retail (laundromat) services created.

IV. FINDINGS

- A. **Rezone Approval Criteria:** In accordance with the provisions of YMC § 15.23.030 (D) (1-7), recommendations to approve or deny proposed rezones shall include the following consideration:

1. **The testimony at the public hearing:**

A Notice of Application was mailed to SEPA agencies and all property owners within 300 feet of the subject properties on June 7, 2019, wherein the public was invited to submit written and/or oral comments at the public hearing on this proposed rezone. One comment was received and can be found in subsection C.3 of the Findings section.

Any testimony at the hearing can be considered by the Planning Commission.

2. **The suitability of the property in question for uses permitted under the proposed zoning:**

The subject property is suitable for uses permitted in the SCC zoning district.

3. The recommendation from interested agencies and departments:

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

4. The extent to which the proposed amendments are in compliance with and/or deviate from the goals and policies as adopted in the Yakima Urban Area Comprehensive Plan and the intent of this title:

The proposed SCC zoning district is an implementing zone of the Comprehensive Plan 2040 designation of Community Mixed-Use and is compatible with the following goals and policies:

- Goal 2.1: Establish a development pattern consistent with the community's vision.
 - Policy 2.1.1: Designate the general distribution, location, and extent of the uses of land for housing commerce, recreation, open spaces, public utilities, and facilities and other uses.
 - Policy 2.1.4: Manage and maintain the City's Official Zoning Map to ensure continued consistency with the Future Land Use Map.
- Goal 2.5: 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 service and commercial uses. Provide zoning and design standards to maintain compatibility between different uses and zones.
 - Policy 2.5.3: Utilize strict access management standards to enhance safety and maintain the arterial traffic functions of the corridor.

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

Along S. 3rd Ave. there are various utilities which are available to serve the property, including City of Yakima sewer, City of Yakima water, Pacific Power electricity, Cascade natural gas, CenturyLink telephone, Charter cable TV, and City of Yakima garbage collection services. City of Yakima Fire and Police departments also serve this area.

This property is served by all public utilities necessary to support future development. As a landlocked parcel, there are no frontages in need of improvement.

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

The rezone proposal to SCC will allow the subject property to be redeveloped to allow for commercial uses similar to those located to the west of it.

7. The public need for the proposed change:

The public need for this proposed change will bring the property into conformance with its future land use category of Community Mixed Use and will allow it to be developed similar to other nearby commercial properties.

B. Development Services Team (DST) Review

On May 7, 2019, a DST meeting was held to discuss the possible impacts of this rezone. No comments were received.

C. Public Comments

One comment was received in opposition to the rezone, opposing the development of a new laundromat in the neighborhood, questioning the need for it along with concerns for increased traffic and other negative impacts to the area.

Staff Response: This is a non-project rezone to rezone a landlocked lot from R-2 to SCC. A separate Type (1) Review for a laundromat was previously approved, but it was not part of this rezone request.

V. CONCLUSIONS

- A. The Planning Commission has jurisdiction to issue a recommendation on this application to the City Council.
- B. The proposed Rezone is consistent with the goals and policies of the Yakima Comprehensive Plan 2040.
- C. SEPA review resulted in the issuance of a DNS on July 2, 2019. The appeal period for this determination ended on July 16, 2019. No appeal was filed.
- D. No adverse impacts have been identified from granting this approval that cannot be mitigated at the time of future development.
- E. Public notice for this hearing was provided in accordance with zoning ordinance requirements.

VI. RECOMMENDATION

The Community Development Department recommends approval of this non-project Rezone request from Two-Family Residential (R-2) to Small Convenience Center (SCC).

CHAPTER B

Maps

[illegible]

VICINITY MAP



File Number: RZ#005-19 & SEPA#018-19

Project Name: GARY DELANEY

Site Address: 1414 S 2ND AVE



Proposal: Proposal to rezone a 0.11-acre parcel from Two-Family Residential (R-2) to Small Convenience Center (SCC).

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: 4/24/2019



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ZONING MAP

File Number: RZ#005-19 & SEPA#018-19

Project Name: GARY DELANEY

Site Address: 1414 S 2ND AVE



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: RZ#005-19 & SEPA#018-19

Project Name: GARY DELANEY

Site Address: 1414 S 2ND AVE



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AERIAL MAP

File Number: RZ#005-19 & SEPA#018-19

Project Name: GARY DELANEY

Site Address: 1414 S 2ND AVE



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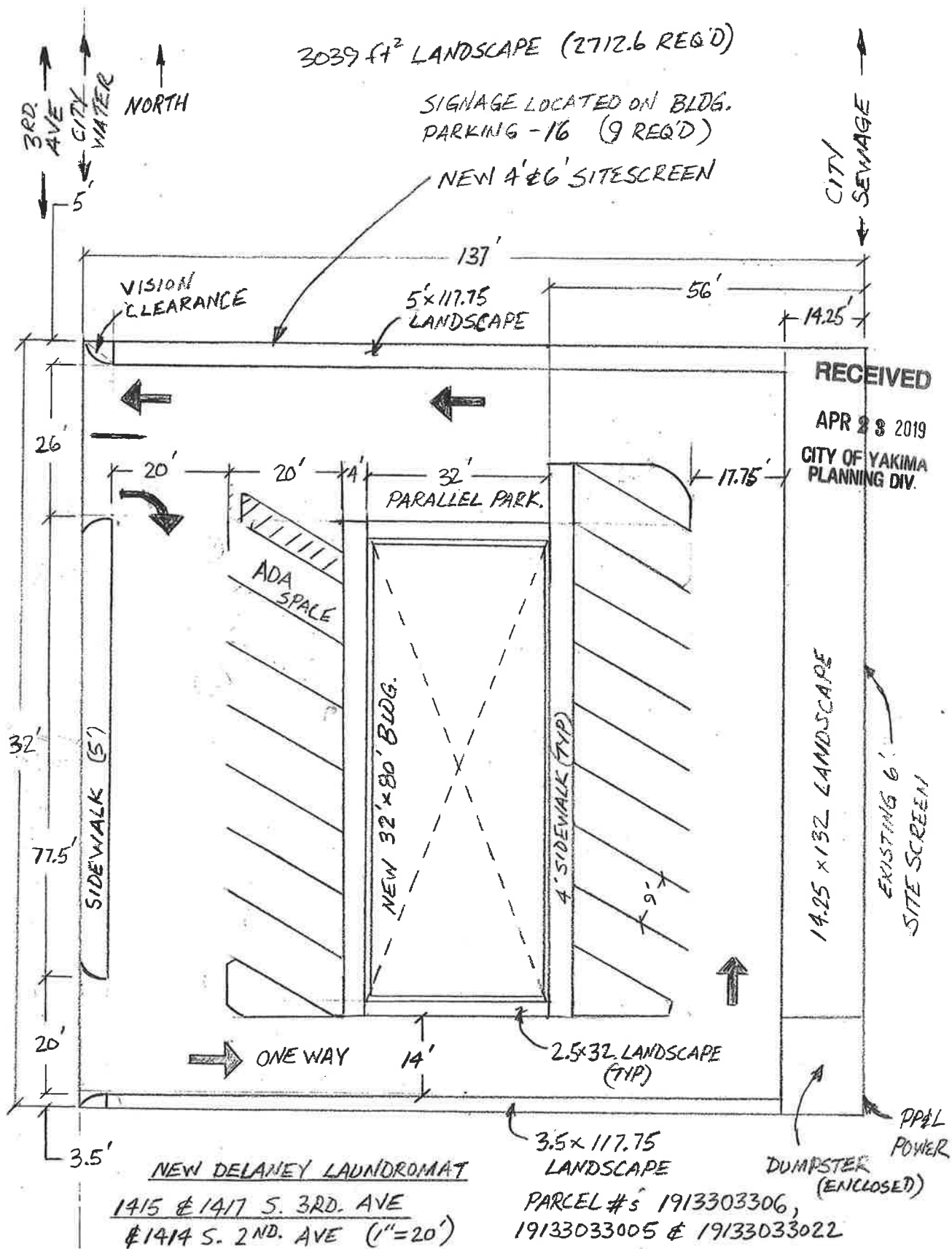
GARY DELANEY
RZ#005-19 & SEPA#018-19

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CHAPTER C

Conceptual Site Plan

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GARY DELANEY
RZ#005-19 & SEPA#018-19

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CHAPTER D

DST Review & Agency Comments

[illegible]



**City of Yakima Development Services Team
Request For Comments
May 3, 2019**

To:	City of Yakima Development Services Team
From:	Eric Crowell, Associate Planner
Subject:	Request for Comments
Applicant:	Gary Delaney
File Numbers:	RZ#005-19, SEPA#018-19
Location:	1414 S. 2nd Ave.
Parcel Number(s):	191330-33022
DST MEETING DATE:	5/7/2019

Proposal

Proposal to rezone a 0.11-acre parcel from Two-Family Residential (R-2) to Small Convenience Center (SCC).

Please review the attached application and site plan 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 **May 7, 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 eric.crowell@yakimawa.gov and the Planning Division's fax number is (509) 575-6105. Should you have any questions, or require additional information, please call me at (509) 576-6736.

Comments:

Contact Person

Department/Agency

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GARY DELANEY
RZ#005-19 & SEPA#018-19

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

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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):

DELANEY R-Z 35.7 FOOT LANDLOCKED STRIP REZONE

2. Applicant's Name & Phone:

GARY DELANEY (509) 961-0710

3. Applicant's Address:

404 N. 1ST ST. YAKIMA WA 98901

4. Contact Person & Phone:

SAME

5. Agency Requesting Checklist: City of Yakima

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

ASAP

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

RETAIL SPACE DEVELOPMENT

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

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:

CITY OF YAKIMA TYPE I REVIEW AND
SHORT PLAT EXEMPTION

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.):

DEVELOPMENT OF 2500 FT² - 4000 FT² OF RETAIL SPACE
TO INCLUDE A LAUNDROMAT

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:

SEE EXHIBIT "A" AND ATTACH PRELIMINARY
SITE PLAN

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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 checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. What is the steepest slope on the site (approximate percent slope)? 0	
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. GRAVEL	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. NO	
e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. EXCAVATION OF 32' x 80' x 6" FOUNDATION	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. LAND IS ALREADY CLEAR	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 80%	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: LANDSCAPING ON PERIMETER	
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. TYPICAL LANDROMAT ROOFTOP VENTING	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. NO	
c. Proposed measures to reduce or control emissions or other impacts to air, if any: LAUDROMAT DRYER LINT SCREENING	
3. Water	
a. Surface Water	

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CITY OF YAKIMA
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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><i>NO</i></p>	<p>RECEIVED</p> <p>APR 23 2019</p> <p>CITY OF YAKIMA PLANNING DIV.</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><i>NO</i></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><i>0</i></p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p><i>NO</i></p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p><i>NO</i></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><i>NO</i></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><i>NO</i></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><i>NONE</i></p>	
<p>c. Water Runoff (including stormwater)</p>	

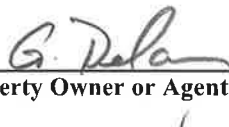
B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. <i>STORM WATER WILL FLOW INTO A FRENCH DRAIN</i>	<div style="text-align: center;"> RECEIVED APR 23 2019 CITY OF YAKIMA PLANNING DIV. </div>	
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>PARKING LOT FRENCH DRAIN SYSTEM</i>		
4. Plants		
a. Check (✓) types of vegetation found on the site:		
Deciduous Tree:	<input type="checkbox"/> Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <i>NONE</i> <input type="checkbox"/> Other	
Evergreen Green:	<input type="checkbox"/> Fir <input type="checkbox"/> Cedar <input type="checkbox"/> Pine <i>NONE</i> <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 checked="" type="checkbox"/> Other types of vegetation <i>WEEDS</i>		
b. What kind and amount of vegetation will be removed or altered? <i>WEEDS</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>LANDSCAPING TO INCLUDE NATIVE SHRUBS</i>		
e. List all noxious weeds and invasive species known to be on or near the site. <i>NONE</i>		
5. 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. <i>Examples include:</i> <i>birds: hawk, heron, eagle, songbirds, other:</i> <i>mammals: deer, bear, elk, beaver, other:</i> <i>fish: bass, salmon, trout, herring, shellfish, other: _____</i> <i>NONE</i>		
b. List any threatened or endangered species known to be on or near the site. <i>NONE</i>		

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>	RECEIVED APR 23 2019 CITY OF YAKIMA PLANNING DIV.
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>	
6. 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>ELECTRICITY, NATURAL GAS USED FOR LIGHTS, HEATING, ETC.</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>HIGH BUILDING INSULATION FACTORS</i>	
7. 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>NO</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>TYPICAL LAUNDROMAT CLEANERS</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>TRAFFIC</i>	

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. TYPICAL CONSTRUCTION NOISES	RECEIVED APR 23 2018 CITY OF YAKIMA PLANNING DIV.	
3. Proposed measures to reduce or control noise impacts, if any: LIMITED HOURS OF CONSTRUCTION		
8. 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. CURRENT USE IS VACANT LAND. ADJACENT IS RETAIL AND RESIDENCIAL. WILL AFFECT SLL LOTS		
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? NO 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: NO		
c. Describe any structures on the site. NONE		
d. Will any structures be demolished? If so, what? NONE		
e. What is the current zoning classification of the site? R-2		
f. What is the current comprehensive plan designation of the site? Community Mixed Use		
g. If applicable, what is the current shoreline master program designation of the site?		
h. Has any part of the site been classified as a critical area by the city or county? If so, specify. NO		
i. Approximately how many people would reside or work in the completed project? WORK = 6		
j. Approximately how many people would the completed project displace? NONE		

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. NO DISPLACEMENT	RECEIVED APR 23 2019 CITY OF YAKIMA PLANNING DIV.
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: PROPOSAL IS COMPATIBLE WITH DEVELOPMENT OF ADJOINING SCC LOTS.	
m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: N/A	
9. Housing	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 0	
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. 0	
c. Proposed measures to reduce or control housing impacts, if any: N/A	
10. Aesthetics	
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 18.5 FEET	
b. What views in the immediate vicinity would be altered or obstructed? NONE	
c. Proposed measures to reduce or control aesthetic impacts, if any: MODERN BUILDING WITH LANDSCAPING	
11. Light and Glare	
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? TYPICAL RETAIL/LAUNDROMAT 7-10 P.M.	
b. Could light or glare from the finished project be a safety hazard or interfere with views? NONE	
c. What existing off-site sources of light or glare may affect your proposal? NONE	
d. Proposed measures to reduce or control light and glare impacts, if any: DIRECTIONAL LIGHTING	
12. Recreation	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
a. What designated and informal recreational opportunities are in the immediate vicinity? <i>NONE</i>	<p>RECEIVED</p> <p>APR 23 2019</p> <p>CITY OF YAKIMA PLANNING DIV.</p>	
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>N/A</i>		
13. 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>NONE</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>NO</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>N/A</i>		
14. 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>S. 3RD AVE.</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>YES, TRANSIT STOP IN FRONT CORNER</i>		
c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? <i>16 CREATED 0 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>PUBLIC SIDEWALKS ON 3RD AVE.</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>		

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?</p> <p>UNKNOWN</p>	<p>RECEIVED</p> <p>APR 23 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>NO</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any:</p> <p>N/A</p>	
<p>15. Public Services</p>	
<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:</p> <p>NO</p>	
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>N/A</p>	
<p>16. Utilities</p>	
<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.</p> <p>CITY WATER/SEWER, PDEL POWER, CASCADE NATURAL GAS</p>	
<p>C. SIGNATURE (To be completed by the applicant.)</p>	
<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</p>	<p>4-23-19 Date Submitted</p>
<p>GARY DELANEY Name of Signee</p>	<p>PROPERTY OWNER Position and Agency/Organization</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>RECEIVED</p> <p>APR 23 2019</p> <p>CITY OF YAKIMA PLANNING DIV.</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>INCREASE SEWAGE</p>	
<p>Proposed measures to avoid or reduce such increases are:</p> <p>NEW EQUIPMENT DECREASE USAGE</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</p> <p>NONE BEYOND CURRENT USAGE</p>	
<p>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</p> <p>N/A</p>	
<p>3. How would the proposal be likely to deplete energy or natural resources?</p> <p>ELECTRICITY & NATURAL GAS USED</p>	
<p>Proposed measures to protect or conserve energy and natural resources are:</p> <p>FUTURE SOLAR POWER</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>NO AFFECT</p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are:</p> <p>N/A</p>	
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?</p> <p>NO AFFECT</p>	
<p>Proposed measures to avoid or reduce shoreline and land use impacts are:</p> <p>N/A</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</p> <p>NO INCREASE</p>	
<p>Proposed measures to reduce or respond to such demand(s) are:</p> <p>N/A</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>NONE</p>	

GARY DELANEY
RZ#005-19 & SEPA#018-19

EXHIBIT LIST

CHAPTER F

Application

[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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APR 23 2019

CITY OF YAKIMA
PLANNING DIV.

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

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

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

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	GARY DELANEY						
	Mailing Address:	404 N. 1ST ST.						
	City:	YAKIMA	St:	WA	Zip:	98901	Phone:	(509) 961-0110
	E-Mail:	DELANEYINVESTMENTS@HOTMAIL.COM						

2. Applicant's Interest in Property:	Check One:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other
--------------------------------------	------------	---	--------------------------------	------------------------------------	--------------------------------

3. Property Owner's Information (If other than Applicant):	Name:							
	Mailing Address:							
	City:		St:		Zip:		Phone:	()
	E-Mail:							

4. Subject Property's Assessor's Parcel Number(s):	19133033022
--	-------------

5. Legal Description of Property. (if lengthy, please attach it on a separate document)	SEE ATTACHED
---	--------------

6. Property Address:	1414 S. 2ND AVE
----------------------	-----------------

7. Property's Existing Zoning:	<input type="checkbox"/> SR <input type="checkbox"/> R-1 <input checked="" 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 type="checkbox"/> M-1 <input type="checkbox"/> M-2
--------------------------------	--

8. Type Of Application: (Check All That Apply)		
<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Comprehensive Plan Text or Map Amendment	<input type="checkbox"/> Environmental Checklist (SEPA Review)
<input type="checkbox"/> Transportation Concurrency Master Application	<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> (select if submitting two or more applications under Title 15)		

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.

<u>G. Delaney</u> Property Owner's Signature	<u>4-23-19</u> Date
---	------------------------

Applicant's Signature	Date
-----------------------	------

FILE/APPLICATION(S)#	SEPA #018-19, RZ #005-19
----------------------	--------------------------

DATE FEE PAID: <u>4-23-19</u>	RECEIVED BY: <u>CB</u>	AMOUNT PAID: <u>1610.00</u>	RECEIPT NO: <u>CR-19-4009</u>
----------------------------------	---------------------------	--------------------------------	----------------------------------

<u>4-24-19</u> Revised 08/2017	<u>A. Nuñez</u>	<u>\$265.00</u>	<u>CR-19-004018</u>
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Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

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PLANNING DIV.

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.

G. Delaney
Property Owner Signature (required)

4-23-19
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:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

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PLANNING DIV.

PART IV - NARRATIVE

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

SUBJECT PROPERTY IS LANDLOCKED 35.7 FOOT STRIP
THAT LIMITS THE DEVELOPMENT OF ADJOINING SCC
LOTS.

What is the status of existing land use?

VACANT LOT

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

AIDS IN THE DEVELOPMENT OF ADJOINING SCC
LOTS CREATING RETAIL SPACE FOR THE NEIGHBORHOOD.

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

YES

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

YES

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

RETAIL EXISTS ON ONE SIDE AND ACROSS 3RD AVE

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

6 FOOT SITESCREENING INSTALLED BETWEEN ADJOINING
R-2 LOTS AND NEW CONSTRUCTION BUFFERED.

- E. What is the public need for the proposed change?

ADDITIONAL RETAIL (LAUNDROMAT) SERVICES CREATED.

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

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 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 type="checkbox"/>	All site plans shall be drawn to a standard engineering scale and indicated on the site plan. The scale selected shall best fit the paper. Planning staff recommends 1"=20'.
<input type="checkbox"/>	Site address, parcel number(s) and zoning designation of subject property.
<input type="checkbox"/>	Property boundaries and dimensions.
<input type="checkbox"/>	Names and dimensions of all existing streets bounding the site.
<input type="checkbox"/>	Dimensions, location, and use of existing structures including loading docks.
<input type="checkbox"/>	North Arrow.
<input type="checkbox"/>	Lot coverage with calculations shown on site plan.
<input type="checkbox"/>	Location and size of existing and proposed side sewer and water service lines.
<input type="checkbox"/>	Adjacent land uses and zoning designations.
<input type="checkbox"/>	Location and dimensions of proposed or existing driveway approaches.
<input type="checkbox"/>	Location and size of existing or proposed public sidewalks that are within 200-feet of the subject property.
<input 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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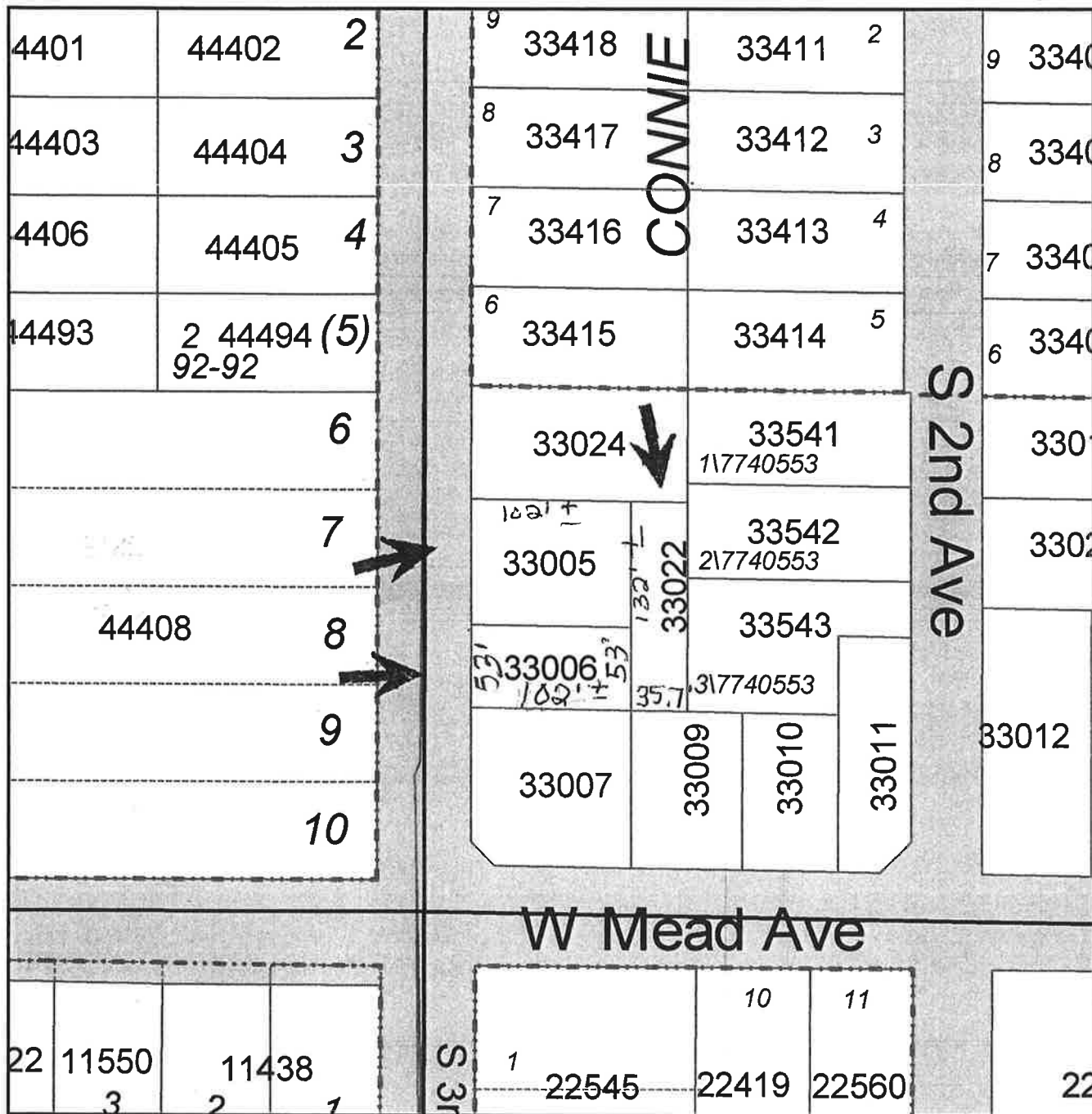
APR 23 2019

CITY OF YAKIMA
PLANNING DIV.

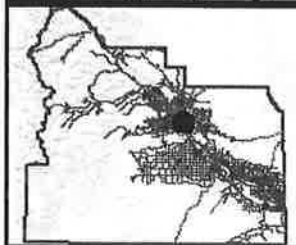
Yakima County GIS - Washington
Land Information Portal

[Print Map]
[Close Map]

Yakimap.com



This information is furnished without a title examination.
Revision thereof may be required by such an examination.



Map Center: Range:19 Township:13 Section:30

City Limits
Sections

RECEIVED WWW.YAKIMAP.COM

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CITY OF YAKIMA
PLANNING DIV.

Yakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-2992



One Inch = 100 Feet

Feet 50 100 150

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

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CITY OF YAKIMA
PLANNING DIV.

EXHIBIT "A"

Legal Description:

The North 2/3 of the West 132 feet of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 30, Township 13 North, Range 19, E.W.M., EXCEPT the North 72 feet;

AND EXCEPT the South 70 feet;

AND EXCEPT the West 30 feet for road;

AND EXCEPT the Southwest corner of the South 1/2 of the Southwest 1/4 of the Southwest

AND beginning at the Southwest corner of the South 1/2 of the Southwest 1/4 of the Southwest

1/4 of the Southwest 1/4 of Section 30, Township 13 North, Range 29, E.W.M., to the true point of beginning;

thence North 0° 01' East along the West line thereof 127.00 feet to the true point of beginning;

thence North 0° 01' East 53.00 feet;

thence South 89° 01' East being parallel with the South line of said subdivision, 132.00 feet;

thence South 89° 01' East 53 feet;

thence South 0° 01' West 132.00 feet to the point of beginning,

thence North 89° 09' West 132.00 feet to the point of beginning,

EXCEPT the West 30 feet for road;

AND the West 35.70 feet of the East 132 feet of the West 264 feet of the South 1/2 of the

Southwest 1/4 of the Southwest 1/4 of Section 30, Township 13 North,

Range 19, E.W.M.,

EXCEPT the South 130 feet;

AND EXCEPT the North 72 feet thereof.

Situate in Yakima County, Washington.

END OF EXHIBIT A

DOC.
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1414 S
12th St.

GARY DELANEY
RZ#005-19 & SEPA#018-19

EXHIBIT LIST

CHAPTER G

Public Comments

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JUN 17 2019
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

June 12, 2019

In reference to proposal:

Gary Delaney RZ#005-19 SEPA#018-19

Joan Davenport

Community Development Director, City of Yakima

Director Davenport,

We have received the notice of application, environmental review & public hearing papers and are taking this opportunity to respond. As a resident of the area and property owner for over 3 decades I have a strong interest and concern for the area. I own the property at 1404 so. 2nd ave. As I am familiar with many of the local property owners I am puzzled at how the addition of a laundromat to the area benefits the neighborhood. I know of no homes which lack laundry facilities and witnessed very limited activity at the laundromat located across from the proposed site consequently most of the traffic would be from outside the neighborhood. Yakima does not need another laundromat and certainly not in this area. As well as being unneeded it would increase traffic in an area with many children, possibly become a site for loitering and drug transactions, negatively affect the residential makeup and overall be more of a detriment than an asset to the area. For these reasons we object to this proposal and request it be denied.

Sincerely yours,

Mr and Mrs Thomas L. Prather

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[illegible]

CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

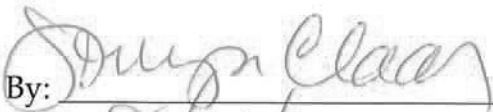
I, Lisa Maxey, as an employee of the City of Yakima, Planning Division, have transmitted to: Sonya Claar-Tee, City Clerk, by hand delivery, the following documents:

1. Mailing labels for GARY DELANEY (RZ#005-19 & SEPA#018-19) including all labels for parties of record, property owners within a radius of 300 feet of the subject properties, and SEPA agencies
2. Conceptual Site Plan
3. Vicinity Map

Signed this 21st day of August, 2019.



Lisa Maxey
Planning Technician

Received By: 

Date: 8/21/19

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

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<p>WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216 SEPA.reviewteam@doh.wa.gov Jamie.gardipe@doh.wa.gov</p>	<p>Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov</p>	<p>West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 wattsa@wvwd208.org</p>
<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov</p>	<p>WSDOT South Central Regionl Planning Office SCplanning@wsdot.wa.gov</p>	<p>WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov</p>
<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov</p>	<p>Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchez@yakama.com</p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com</p>
<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov</p>	<p>Yakima County Building Department Harold Maclean 128 North 2nd Street, 4th Floor Yakima, WA 98901 Harold.Maclean@co.yakima.wa.us</p>	<p>Yakima County Commissioners Commissioners.web@co.yakima.wa.us</p>
<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us</p>	<p>Yakima County Flood Control District Terry Keenhan & Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 Terry.Keenhan@co.yakima.wa.us Dianna.Woods@co.yakima.wa.us</p>	<p>Yakima County Planning Lynn Deitrick & Jason Earles 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn.Deitrick@co.yakima.wa.us Jason.Earles@co.yakima.wa.us</p>
<p>Yakima County Public Services Lisa Freund, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 lisa.freund@co.yakima.wa.us</p>	<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org</p>	<p>Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948 Yakama Indian</p>
<p>Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948</p>	<p>Yakima Regional Clean Air Agency Hasan Tahat, Compliance, Engineering & Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 hasan@yrcaa.org</p>	<p>Yakima School District Trevor Greene, Superintendent 104 North 4th Ave Yakima, WA 98902</p>
<p>Yakima School District Scott Izutsu , Associate Superintendent 104 N 4th Ave Yakima, WA 98902 izutsu.scott@yakimaschools.org</p>	<p>Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908</p>	<p>Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908</p>
<p>Yakima Valley Conference of Governments Mike Shuttleworth, Planning Manager 311 North 4th Street, Ste# 202 Yakima, WA 98901 Mike.shuttleworth@yvcog.org</p>	<p>Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 peter@yakimavalleymuseum.org</p>	<p>Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 keithk@wasteconnections.com</p>
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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
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Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155 Seattle, WA 98101	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902	Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755	WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902
Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948
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\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES _updated 07.03.19 - Form List.docx

Type of Notice: Ntc of City Council Hearing

File Number: RZ#005/SEPA#018-19

Date of Mailing: 9/17/19
Hearing

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Parties of Record – Gary Delaney – RZ#005-19 & SEPA#018-19

Gary Delaney 404 N 1 st St Yakima, WA 98901 delaneyinvestments@hotmail.com	Delaney's Lost Sock Laundromat LLC 404 N 1 st St Yakima, WA 98901	Thomas Prather 7520 Yahley Mill Rd Henrico, VA 23231
--	--	--

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

Outside Distribution			Revised 02/2019
Name	Address	Included In Mailing?	
Pacific Power Attn: Estimating Department (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Type of Notice: Ntc of City Council Hearing

File Number: RZ#005/SEPA#018-19

Date of Mailing: 9/17/19
Hearing

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Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, August 21, 2019 8:57 AM
To: Claar Tee, Sonya
Subject: City Council Hearing Notice for Gary Delaney RZ#005-19
Attachments: In-House Distribution E-mail List_ updated 08.15.2019; Local Media List _06.19.2019; SEPA Agencies E-mail Distribution List _updated 07.03.19

Hi Sonya,

When you send the public hearing notice, please email it to these distribution lists: In-House Distribution E-mail List updated 08.15.2019, Local Media List 06.19.2019, and SEPA Agencies E-mail Distribution List updated 07.03.19.

Please also email it to these parties of record and Planning Commission members:

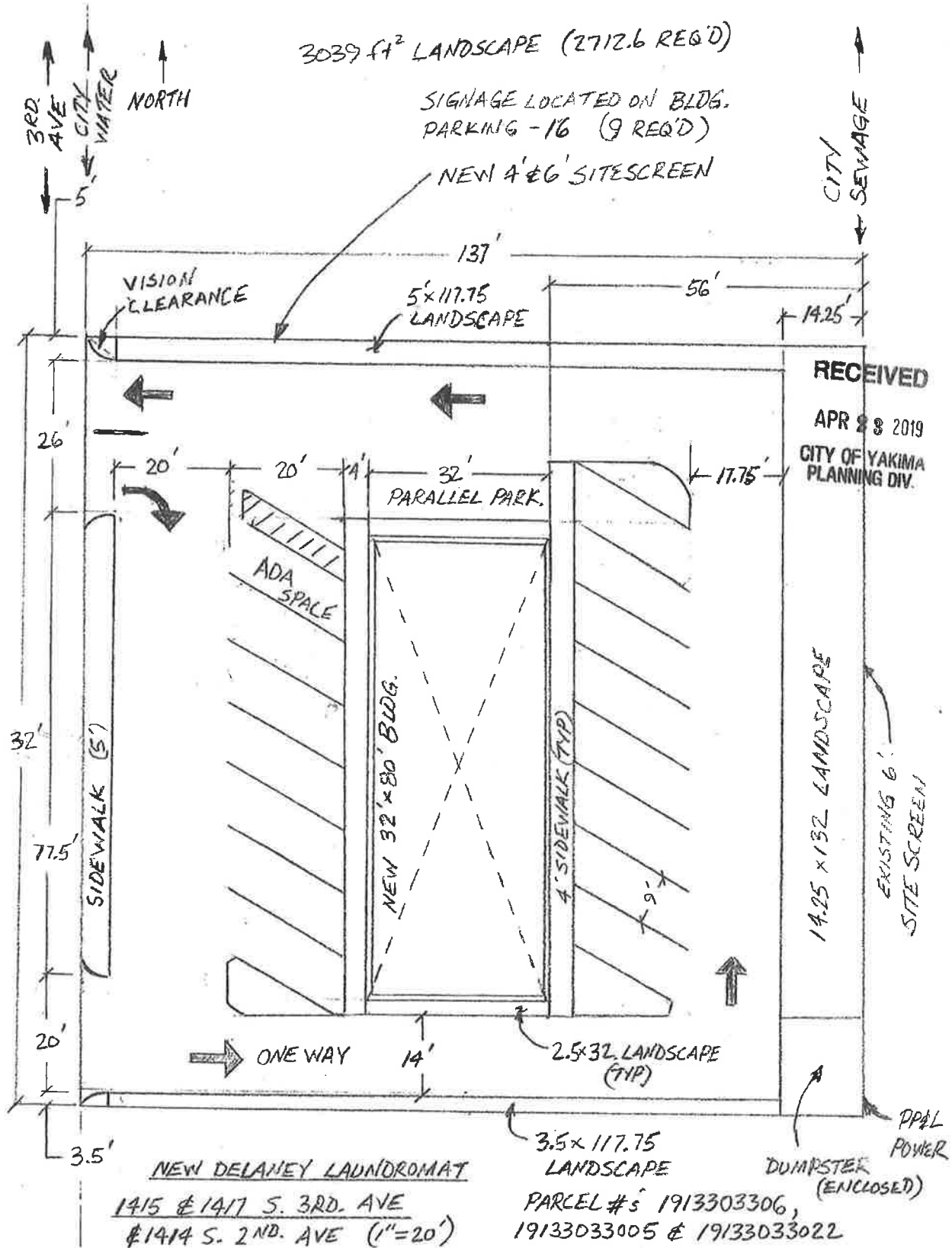
delaneyinvestments@hotmail.com
aar7040@gmail.com
silvrfx40@bmi.net
jake@3dyakima.com
leanne.mickel@me.com
patbyers907@msn.com
Philipostriem@gmail.com
rob@mccormickaircenter.com
cook.w@charter.net

I'll bring the mailing labels to you shortly.

Thanks!



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



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VICINITY MAP



File Number: RZ#005-19 & SEPA#018-19

Project Name: GARY DELANEY

Site Address: 1414 S 2ND AVE



Proposal: Proposal to rezone a 0.11-acre parcel from Two-Family Residential (R-2) to Small Convenience Center (SCC).

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: 4/24/2019



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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: **RZ#005-19 & SEPA#018-19**

Gary Delaney

1414 S 2nd Ave

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Yakima Planning Commission's Recommendation to City Council**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, all parties of record, and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 6th day of August, 2019.

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



Lisa Maxey

Planning Technician

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Parties of Record – Gary Delaney – RZ#005-19 & SEPA#018-19

Gary Delaney 404 N 1 st St Yakima, WA 98901 delaneyinvestments@hotmail.com	Delaney's Lost Sock Laundromat LLC 404 N 1 st St Yakima, WA 98901	Thomas Prather 7520 Yahley Mill Rd Henrico, VA 23231
--	--	--

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

Outside Distribution			Revised 02/2019
Name	Address	Included In Mailing?	
Pacific Power Attn: Estimating Department (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Type of Notice: Ntc of YPC Recommendation

File Number: RZ #005-19 & SEPA #018-19

Date of Mailing: 8/6/19

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Maxey, Lisa

From: Maxey, Lisa
Sent: Tuesday, August 06, 2019 10:47 AM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Contreras, Pedro; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Witthuhn, Tyler; Zabell, John; Zammarchi, Loretta
Cc: Crowell, Eric; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); Gutierrez, Dulce; Jacob Liddicoat; Leanne Hughes-Mickel; Patricia Byers; Philip Ostriem; Rob McCormick; William Cook (cook.w@charter.net)
Subject: Notice of YPC Recommendation to City Council - Gary Delaney - RZ#005-19 & SEPA# 018-19
Attachments: NOTICE OF YPC RECOMMENDATION_Gary Delaney - RZ SEPA.PDF

Attached is a Notice of the Yakima Planning Commission's Recommendation to City Council regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Eric Crowell at (509) 576-6736 or email to: eric.crowell@yakimawa.gov. Thank you!



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



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

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

DATE: August 6, 2019
TO: Applicant, Adjoining Property Owners and Parties of Record
SUBJECT: Notice of Yakima Planning Commission's Recommendation to
The Yakima City Council
FILE #(S): RZ#005-19 & SEPA#018-19
APPLICANT: Gary Delaney
PROJECT LOCATION: 1414 S 2nd Ave

On August 5, 2019, the City of Yakima Planning Commission rendered their recommendation on **RZ#005-19**, a proposal to rezone a 0.11-acre parcel from Two-Family Residential (R-2) to Small Convenience Center (SCC). The application was reviewed at an open record public hearing on July 24, 2019.

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

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

For further information or assistance you may contact Associate Planner Eric Crowell at (509) 576-6736 or email to: eric.crowell@yakimawa.gov.

Eric M. Crowell

Eric Crowell
Associate Planner

Date of Mailing: **August 6, 2019**

Enclosures: Planning Commission's Recommendation

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SIGN-IN SHEET

City of Yakima Planning Commission
City Hall Council Chambers
Wednesday July 24, 2019
Beginning at 3:00 p.m.
Public Hearing



PLEASE WRITE LEGIBLY

Indicate agenda item of interest	NAME	MAILING ADDRESS or E-MAIL	ZIP CODE
VII	Greggory Busch	gregg.busch@wirelesspolicy.com	98027
VII	Jason Vardulico	jason.vardulico@vartzon.wirelesspolicy.com	99205
VI	Gary DeLaney	404 N. 1st St. Yakima	98901
VII	Bridget Deutel	128 N. 2nd St. 4th Floor	98901
VII	Tommy Carrou	"	"
	Courcy Torry	Po Box 10282	
	ASHLEY FERRERA	aferrera@cumbd.org	98902
VIII	Robert Schroeter	CUMBA rschroeter@cumbd.org	98902



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

City of Yakima Planning Commission

PUBLIC HEARING

City Hall Council Chambers

Wednesday July 24, 2019

3:00 p.m. – 5:00 p.m.

YPC Members:

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

Council Liaison: Dulce Gutiérrez (District 1)

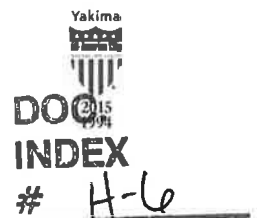
City Planning Staff:

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

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Staff Announcements**
- IV. Audience Participation (*for items not listed on the agenda*)**
- V. Approval of Meeting Minutes of July 10, 2019**
- VI. Public Hearing - Rezone**
 - Applicant: Gary Delaney
 - File Numbers: RZ#005-19 & SEPA#018-19
 - Site Address: 1414 S 2nd Ave
 - Request: Proposal to rezone a 0.11-acre parcel from Two-Family Residential (R-2) to Small Convenience Center (SCC).
- VII. Public Hearing - Text Amendments**
 - Applicant: City of Yakima Planning Division
 - File Numbers: TXT#002-19 & SEPA#026-19
 - Request: Amendments to the City of Yakima's Municipal Code Title 15 Chapter 15.29 Wireless Communications Facilities to update definitions for consistency with FCC regulations, include process and procedure for small wireless facilities, and remove outdated and non-existing processes.
(packet available online: <https://www.yakimawa.gov/services/planning/2019-cell-tower-amendments/>)
- VIII. Discussion on Potential Text Amendments**
 - **Affordable Housing**
- IX. Other Business**
- X. Adjourn**

Next Meeting: July 24, 2019



YPC Staff Report & Packet Distribution List

Gary Delaney

RZ#005-19 & SEPA#018-19

YPC PACKET:

Patricia Byers
Patbyers907@msn.com

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

Bill Cook
Cook.w@charter.net

Rob McCormick
rob@mccormickaircenter.com

Jake Liddicoat
jake@3dyakima.com

Leanne Hughes-Mickel
leanne.mickel@me.com

Philip Ostriem
Philipostriem@gmail.com

Delaney's Lost Sock Laundromat LLC
Attn: Gary Delaney
404 N 1st St
Yakima, WA 98901
delaneyinvestments@hotmail.com

AGENDA & STAFF REPORT ONLY:

Date Distributed: 7/17/19

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

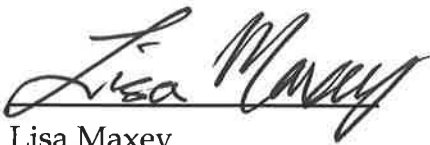
RE: **RZ#005-19 & SEPA#018-19**

Gary Delaney

1414 S 2nd Ave

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Determination of Non-Significance (DNS)**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, parties of record, listed SEPA agencies and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division; and that said notices were mailed by me on this 2nd day of July, 2019.

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



Lisa Maxey

Planning Technician

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19133033005 DELANEYS LOST SOCK LAUNDROMAT LLC 404 N 1ST ST YAKIMA, WA 98901	19133033006 DELANEYS LOST SOCK LAUNDROMAT LLC 404 N 1ST ST YAKIMA, WA 98901	19133033022 DELANEYS LOST SOCK LAUNDROMAT LLC 404 N 1ST ST YAKIMA, WA 98901
19133033007 HJSR LLC 1419 S 3RD AVE YAKIMA, WA 98902	19133122560 IGLESIA DE LOS HERMANOS DE YAKIMA PO BOX 209 YAKIMA, WA 98901	18132544408 MEAD PLAZA LLC 1210 S 33RD AVE YAKIMA, WA 98902
18133611438 R H SMITH DISTRIBUTING COMPANY INC PO BOX 6 GRANDVIEW, WA 98930	19133033416 VICKI L CORBIN SOLE BENEFIT TRUST 1307 S 42ND AVE YAKIMA, WA 98908	19133033415 WILSON REAL ESTATE VIII LLC 222 S 1ST ST YAKIMA, WA 98901
19133033013 ALMA D PADILLA FLORES 109 W MEAD AVE YAKIMA, WA 98902	19133033009 ANN I LERVOLD 8804 MIDVALE RD YAKIMA, WA 98908	18132544404 ARTURO & ANGELICA URIBE AVILA 908 ROSE PLACE YAKIMA, WA 98902
18132544405 BRANDON & TARA TRUHLER 110 LUPINE DR YAKIMA, WA 98901	19133122419 EMMA SANCHEZ 1616 S 13TH AVE YAKIMA, WA 98902	19133033414 FRANK R. ALLEN 1410 S 2ND AVE YAKIMA, WA 98902
19133122547 FRED & LYNN MEARS 108 W MEAD AVE YAKIMA, WA 98902	19133033543 GABRIEL CAMACHO VARGAS 1416 S 2ND AVE YAKIMA, WA 98902	19133033020 GUADALUPE & VERONICA GOMEZ 1415 S 2ND AVE YAKIMA, WA 98902
19133033412 JACK ODELL 1406 S 2ND AVE YAKIMA, WA 98902	19133033413 JEANNETTE S MARTIN 61 HIEBERT DR MOXEE, WA 98936	19133033010 JUAN VALENCIA 3306 S 3RD ST UNION GAP, WA 98903
19133033406 KORINA R PEREZ 1407 S 2ND AVE YAKIMA, WA 98902	19133033011 LARRY L & DIXIE L NORWOOD PO BOX 10953 YAKIMA, WA 98909	19133033542 MARIA & RAMONE ABUNDIZ 1414 S 2ND AVE YAKIMA, WA 98902
19133033541 MARTHA DUARTE GONZALEZ 1412 S 2ND AVE YAKIMA, WA 98902	19133033407 MARY J & GILBERTO M SANCHEZ 1405 S 2ND AVE YAKIMA, WA 98902	18132544494 MATTHEW PHIPPS 1304 S 33RD AVE YAKIMA, WA 98902
19133033417 NICOLAS JERONIMO TELLEZ 1405 S 3RD AVE YAKIMA, WA 98902	19133033019 REGINA M TRUDEAU 1413 S 2ND AVE YAKIMA, WA 98902	19133033405 REYNALDO & OLIVIA PEREZ 1409 S 2ND AVE YAKIMA, WA 98902

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19133033418
SANDRA CONTRERAS
1403 S 3RD AVE
YAKIMA, WA 98902

35
Total Parcels - Gary Delaney - RZ#005-
19 & SEPA#018-19

Ntc of DNS
AZ#005/SEPA#018-19
Sent 7/2/19

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903 Dennis.henne@uniongapwa.gov	Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org
Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov	Dept of Archaeology & Historic Preservation 1063 S Capitol Way, Ste 106 Olympia, WA 98504-8343 Sepa@dahp.wa.gov	Department of Commerce Review Team 1011 Plum St SE Olympia, WA 98504-3172 reviewteam@commerce.wa.gov
Department of Ecology Annie Szvetcz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov sepaunit@ecy.wa.gov lori.white@ecy.wa.gov	Department of Ecology Gwen Clear, Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov	Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov
Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov	Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov	Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov
Department of Social & Health Services Robert Hubenthal Office of Capital Programs P.O. Box 45848 Olympia, WA 98504 Robert.Hubenthal@dshs.wa.gov	Environmental Protection Agency NEPA Review Unit 1200 6th Ave #900155 Seattle, WA 98101	Energy Facility Site Evaluation Council - EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov
Engineering Division Bob Desgrossellier 129 N 2nd Street Yakima, WA 98901 bob.desgrossellier@yakimawa.gov	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Environmental Specialist 2200 S 216th St Des Moines, WA 98198
Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504	Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 bob@nobhillwater.org	Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org
Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Parks & Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 Jessica.logan@parks.wa.gov	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902
Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901	United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District, Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 david.j.moore@usace.army.mil

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<p>WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902</p>	<p>WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216 SEPA.reviewteam@doh.wa.gov</p> <p><i>jamie.gardipe@doh.wa.gov</i></p>	<p>Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov</p>
<p>West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 watts@wvwd208.org</p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov</p>	<p>WSDOT South Central Regionl Planning Office SCplanning@wsdot.wa.gov</p>
<p>WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov</p>	<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov</p>	<p>Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchez@yakama.com</p>
<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com</p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov</p>	<p>Yakima County Building Department Harold Maclean 128 North 2nd Street, 4th Floor Yakima, WA 98901 Harold.Maclean@co.yakima.wa.us</p>
<p>Yakima County Commissioners Commissioners.web@co.yakima.wa.us</p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us</p>	<p>Yakima County Flood Control District Terry Keenhan & Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 Terry.Keenhan@co.yakima.wa.us Dianna.Woods@co.yakima.wa.us</p>
<p>Yakima County Planning Lynn Deitrick & Jason Earles 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn.Deitrick@co.yakima.wa.us Jason.Earles@co.yakima.wa.us</p>	<p>Yakima County Public Services Lisa Freund, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 lisa.freund@co.yakima.wa.us</p>	<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org</p>
<p>Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948 Yakama Indian</p>	<p>Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948</p>	<p>Yakima Regional Clean Air Agency Hasan Tahat, Compliance, Engineering & Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 hasan@yrcaa.org</p>
<p>Yakima School District Dr. Jack Irion, Superintendent 104 North 4th Ave Yakima, WA 98902</p>	<p>Yakima School District Scott Izutsu , Associate Superintendent 104 N 4th Ave Yakima, WA 98902 izutsu.scott@yakimaschools.org</p>	<p>Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908</p>
<p>Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908</p>	<p>Yakima Valley Conference of Governments Mike Shuttleworth, Planning Manager 311 North 4th Street, Ste# 202 Yakima, WA 98901 Mike.shuttleworth@yvcog.org</p>	<p>Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 peter@yakimavalleymuseum.org</p>
<p>Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 keithk@wasteconnections.com</p>		

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903	Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504
Environmental Protection Agency NEPA Review Unit 1200 6th Ave #900-155 Seattle, WA 98101	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Airport Planner 1601 Lind Ave SW Renton, WA 98055-4056
Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504	Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902
Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901	United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755
WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216	Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948
Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948	Yakima School District Dr. Jack Irion, Superintendent 104 North 4th Ave Yakima, WA 98902
Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908	

\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES_updated 04-25-19 - Form List.docx

Type of Notice: Ntc of DNS

File Number: R2 #005/SEPA # 018-19

Date of Mailing: 7/2/19

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Parties C. Record – Gary Delaney – RZ#005-19 & SEP.#018-19

Gary Delaney 404 N 1 st St Yakima, WA 98901 delaneyinvestments@hotmail.com	Delaney's Lost Sock Laundromat LLC 404 N 1 st St Yakima, WA 98901	Thomas Prather 7520 Yahley Mill Rd Henrico, VA 23231
--	--	--

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

Outside Distribution			Revised 02/2019
Name	Address	Included In Mailing?	
Pacific Power Attn: Estimating Department (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Type of Notice: Ntc of DNS

File Number: RZ#005/SEPA # 018-19

Date of Mailing: 7/2/19

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Maxey, Lisa

From: Maxey, Lisa
Sent: Tuesday, July 02, 2019 11:02 AM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Contreras, Pedro; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Witthuhn, Tyler; Zabell, John; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Dept of Social & Health Svcs - Robert Hubenthal; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Henne, Dennis; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Scott Izutsu - Yakima School District; US Army Corps of Engineers - David Moore; WA State Dept of Health, Office of Drinking Water; WA State Dept of Health, Office of Drinking Water; WA State Parks & Recreation Commission; West Valley School District - Angela Watts; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Patrick Wright; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Terry Keenhan; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Svcs Director, Lisa Freund; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - Peter Arnold; Yakima Waste Systems - Keith Kovalenko
Cc: Crowell, Eric
Subject: Notice of DNS - Gary Delaney - RZ#005 & SEPA#018-19
Attachments: NOTICE OF DNS_Gary Delaney - RZ#005-19 & SEPA#018-19.pdf

Attached is a Notice of Determination of Non-Significance (DNS) regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Eric Crowell at (509) 576-6736 or email to: eric.crowell@yakimawa.gov. Thank you!



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



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
July 2, 2019**

PROJECT DESCRIPTION: Proposal to rezone a 0.11-acre parcel from Two-Family Residential (R-2) to Small Convenience Center (SCC).

LOCATION: 1414 S. 2nd Ave.

PARCEL NUMBER: 191330-33022

PROPONENT: Gary Delaney

PROPERTY OWNER: Gary Delaney

LEAD AGENCY: City of Yakima

FILE NUMBERS: RZ#005-19, SEPA #018-19

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

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355.
There is no further comment period on the DNS.

Responsible Official: Joan Davenport
Position/Title: SEPA Responsible Official
Phone: (509) 575-6183
Address: 129 N. 2nd Street, Yakima, WA 98901

Date: July 2, 2019

Signature 

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

No later than: **July 16, 2019.**

By method: Complete appeal application form and payment of \$580.00 appeal fee.

You should be prepared to make specific factual objections. Contact the City of Yakima Planning Division to read or ask about the procedures for SEPA appeals.

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA


RE: RZ#005-19, SEPA#018-19

Gary Delaney

1414 South 2nd Avenue

I, Rosalinda Ibarra, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Application, Environmental Review, and Public Hearing**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the property owner and applicant, SEPA reviewing agencies, and all property owners of record within a radius of 300 feet of the subject property; that said are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 7th day of June, 2019.

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



Rosalinda Ibarra
Administrative Assistant

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19133033005 DELANEYS LOST SOCK LAUNDROMAT LLC 404 N 1ST ST YAKIMA, WA 98901	19133033006 DELANEYS LOST SOCK LAUNDROMAT LLC 404 N 1ST ST YAKIMA, WA 98901	19133033022 DELANEYS LOST SOCK LAUNDROMAT LLC 404 N 1ST ST YAKIMA, WA 98901
19133033007 HJSR LLC 1419 S 3RD AVE YAKIMA, WA 98902	19133122560 IGLESIA DE LOS HERMANOS DE YAKIMA PO BOX 209 YAKIMA, WA 98901	18132544408 MEAD PLAZA LLC 1210 S 33RD AVE YAKIMA, WA 98902
18133611438 R H SMITH DISTRIBUTING COMPANY INC PO BOX 6 GRANDVIEW, WA 98930	19133033416 VICKI L CORBIN SOLE BENEFIT TRUST 1307 S 42ND AVE YAKIMA, WA 98908	19133033415 WILSON REAL ESTATE VIII LLC 222 S 1ST ST YAKIMA, WA 98901
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19133033412 JACK ODELL 1406 S 2ND AVE YAKIMA, WA 98902	19133033413 JEANNETTE S MARTIN 61 HIEBERT DR MOXEE, WA 98936	19133033010 JUAN VALENCIA 3306 S 3RD ST UNION GAP, WA 98903
19133033406 KORINA R PEREZ 1407 S 2ND AVE YAKIMA, WA 98902	19133033011 LARRY L & DIXIE L NORWOOD PO BOX 10953 YAKIMA, WA 98909	19133033542 MARIA & RAMONE ABUNDIZ 1414 S 2ND AVE YAKIMA, WA 98902
19133033541 MARTHA DUARTE GONZALEZ 1412 S 2ND AVE YAKIMA, WA 98902	19133033407 MARY J & GILBERTO M SANCHEZ 1405 S 2ND AVE YAKIMA, WA 98902	18132544494 MATTHEW PHIPPS 1304 S 33RD AVE YAKIMA, WA 98902
19133033417 NICOLAS JERONIMO TELLEZ 1405 S 3RD AVE YAKIMA, WA 98902	19133033019 REGINA M TRUDEAU 1413 S 2ND AVE YAKIMA, WA 98902	19133033405 REYNALDO & OLIVIA PEREZ 1409 S 2ND AVE YAKIMA, WA 98902

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

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

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
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United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755	WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902
WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216	Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948
Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948	Yakima School District Dr. Jack Irion, Superintendent 104 North 4th Ave Yakima, WA 98902	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908
Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908		

\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES_updated 06.03.19 - Form List.docx

Type of Notice: NTC App, SEPA, Hearing
File Number: R2#005-19, SEPA#018-19
Date of Mailing: 6/7/19

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

Outside Distribution			Revised 02/2019
Name	Address	Included In Mailing?	
Pacific Power Attn: Estimating Department (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Type of Notice: Ntc App, SEPA, Hearing

File Number(s): RZ#005-19, SEPA#018-19

Date of Mailing: 6/7/19

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H-3c

From: Ibarra, Rosalinda
Sent: Friday, June 07, 2019 12:19 PM
To: Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Dept of Social & Health Svcs - Robert Hubenthal; Dept. Archaeology & Historic Preservation - SEPA Review; Desgrosellier, Bob; Energy Facility Site Evaluation Council - Stephen Posner; Henne, Dennis; Ibarra, Rosalinda; Kallevig, Dana; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Riddle, Dan; Scott Izutsu - Yakima School District; US Army Corps of Engineers - David Moore; WA State Dept of Health, Office of Drinking Water; WA State Parks & Recreation Commission; West Valley School District - Angela Watts; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Patrick Wright; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Terry Keenhan; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Svcs Director, Lisa Freund; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - Peter Arnold; Yakima Waste Systems - Keith Kovalenko; Associated Press; Brown, Michael; Davido, Sean; El Mundo; El Sol de Yakima; Fannin, John; Hispanic Chamber of Commerce; KAPP TV News; KBBO-KRSE Radio - manager; KDNA Noticias; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KUNW-TV Univision; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; RCDR - Maria DJ Rodriguez; Reed C. Pell; Tu Decides; Tu Decides - Albert Torres; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima School District - Jack Irion; Yakima Valley Business Times; Beehler, Randy; Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Contreras, Pedro; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Horton, Kelli; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Witthuhn, Tyler; Zabell, John; Zammarchi, Loretta; Al Rose; Alfred A. Rose; Coffey, Kathy; Jacob Liddicoat; Leanne Hughes-Mickel; Patricia Byers; Philip Ostriem; Rob McCormick; William Cook
Cc: Crowell, Eric
Subject: Notice of Application, SEPA, & Public Hearing - Gary Delaney - RZ#005-19, SEPA#018-19
Attachments: NTC OF APP, SEPA, HEARING_GaryDelaney_RZ#005-19 SEPA#018-19.pdf

Attached is a Notice of Application, Environmental Review, and Public Hearing regarding the above-entitled project. If you have any questions regarding this proposal, please contact assigned planner Eric Crowell at (509) 576-6736 or by e-mail at:

eric.crowell@yakimawa.gov.

Thank you.

Rosalinda Ibarra

Community Development Administrative Assistant

City of Yakima | Planning Division

129 North 2nd Street, Yakima WA 98901

p: (509) 575-6183 ♦ f: (509) 575-6105



This email is a public record of the City of Yakima and is subject to public disclosure unless exempt under the Washington Public Records Act. This email is subject to the State Retention Schedule.

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

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

Date:	06/05/19
Account #:	110358
Company Name:	CITY OF YAKIMA PLANNING
Contact:	ROSALINDA IBARRA,AP
Address:	129 N 2ND STREET YAKIMA, WA 98901-2720
Telephone:	(509) 575-6164
Fax:	

Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@yakimaherald.com
Ad ID:	889969
Start:	06/07/19
Stop:	06/07/19
Total Cost:	\$299.30
Lines:	164.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	06/07/19

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**CITY OF YAKIMA
NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW,
& PUBLIC HEARING**

DATE: 6/7/2019; **FROM:** Joan Davenport, AICP, Community Development Director; **APPLICANT:** Gary Delaney (404 N. 1st St., Yakima, WA 98901); **FILE NUMBER:** RZ#005-19, SEPA#018-19; **LOCATION:** 1414 S. 2nd Ave; **TAX PARCEL NUMBER(S):** 191330-33022; **DATE OF APPLICATION:** 4/23/2019; **DATE OF COMPLETENESS:** 5/31/2019. **PROJECT DESCRIPTION:** Proposal to rezone a 0.11-acre parcel from Two-Family Residential (R-2) to Small Convenience Center (SCC). **DETERMINATION OF CONSISTENCY:** Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows: 1) The type of land use: Non-project Rezone and SEPA Environmental Review; 2) Level of Development: No development proposed as part of the rezone; 3) Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.; and 4) Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards. Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows: 1) The type of land use: Non-project Rezone and SEPA Environmental Review; 2) Density of Development: No development proposed as part of the rezone; and 3) Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities. **NOTICE OF ENVIRONMENTAL REVIEW:** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, under WAC § 197-11-928 for this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination will be mailed to parties of record and entities who were provided this notice and may be appealed pursuant to YMC § 6.88.170. **Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: None; **Required Studies:** N/A; **Existing Environmental Documents:** None; **Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan. **REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **June 27, 2019**, will be considered prior to issuing the final SEPA determination. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **July 24, 2019 at 3:00 p.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (RZ#005-19, SEPA#018-19) and applicant's name (Delaney) in any correspondence you submit. You can mail your comments to: **Joan Davenport, AICP, Community Development Director, City of Yakima, Department of Community Development, 129 N. 2nd St., Yakima, WA 98901.** **NOTICE OF RECOMMENDATION:** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record once it is rendered. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Eric Crowell, Associate Planner, at (509) 576-6736, or e-mail to eric.crowell@yakimawa.gov.

(889969) June 7, 2019

Courtesy of Yakima Herald-Republic

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**CITY OF YAKIMA
NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW,
& PUBLIC HEARING**

DATE: 6/7/2019; **FROM:** Joan Davenport, AICP, Community Development Director; **APPLICANT:** Gary Delaney (404 N. 1st St., Yakima, WA 98901); **FILE NUMBER:** RZ#005-19, SEPA#018-19; **LOCATION:** 1414 S. 2nd Ave; **TAX PARCEL NUMBER(S):** 191330-33022; **DATE OF APPLICATION:** 4/23/2019; **DATE OF COMPLETENESS:** 5/31/2019. **PROJECT DESCRIPTION:** Proposal to rezone a 0.11-acre parcel from Two-Family Residential (R-2) to Small Convenience Center (SCC). **DETERMINATION OF CONSISTENCY:** Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows: 1) The type of land use: Non-project Rezone and SEPA Environmental Review; 2) Level of Development: No development proposed as part of the rezone; 3) Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.; and 4) Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards. Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows: 1) The type of land use: Non-project Rezone and SEPA Environmental Review; 2) Density of Development: No development proposed as part of the rezone; and 3) Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities. **NOTICE OF ENVIRONMENTAL REVIEW:** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, under WAC § 197-11-928 for this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination will be mailed to parties of record and entities who were provided this notice and may be appealed pursuant to YMC § 6.88.170. **Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: None; **Required Studies:** N/A; **Existing Environmental Documents:** None; **Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan. **REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **June 27, 2019**, will be considered prior to issuing the final SEPA determination. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **July 24, 2019 at 3:00 p.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (RZ#005-19, SEPA#018-19) and applicant's name (Delaney) in any correspondence you submit. You can mail your comments to: **Joan Davenport, AICP, Community Development Director, City of Yakima, Department of Community Development, 129 N. 2nd St., Yakima, WA 98901.** **NOTICE OF RECOMMENDATION:** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record once it is rendered. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Eric Crowell, Associate Planner, at (509) 576-6736, or e-mail to eric.crowell@yakimawa.gov.

(889969) June 7, 2019

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Lavenport, 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

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING

DATE: June 7, 2019
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Lavenport, AICP, Community Development Director
APPLICANT: Gary Delaney (404 N. 1st St., Yakima, WA 98901)
FILE NUMBER: RZ#005-19, SEPA#018-19
LOCATION: 1414 S. 2nd Ave.
TAX PARCEL NUMBER(S): 191330-33022
DATE OF APPLICATION: April 23, 2019
DATE OF COMPLETENESS: May 31, 2019

PROJECT DESCRIPTION Proposal to rezone a 0.11-acre parcel from Two-Family Residential (R-2) to Small Convenience Center (SCC).

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

1. The type of land use: Non-project Rezone and SEPA Environmental Review
2. Level of Development: No development proposed as part of the rezone
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.
4. Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards.

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

1. The type of land use: Non-project Rezone and SEPA Environmental Review
2. Density of Development: No development proposed as part of the rezone
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities.

NOTICE OF ENVIRONMENTAL REVIEW This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, under WAC § 197-11-928 for this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination will be mailed to parties of record and entities who were provided this notice and may be appealed pursuant to YMC § 6.88.170.

Required Permits: The following local, state, and federal permits/approvals may or will be needed for this project: None

Required Studies: N/A

Existing Environmental Documents: None

Development Regulations for Project Mitigation and Consistency Include: the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan.

REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment.

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All written comments received by 5:00 p.m. on **June 27, 2019**, will be considered prior to issuing the final SEPA determination. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **July 24, 2019 at 3:00 p.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (RZ#005-19, SEPA#018-19) and applicant's name (Delaney) in any correspondence you submit. You can mail your comments to:

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

NOTICE OF RECOMMENDATION Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered.

The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Eric Crowell, Associate Planner, at (509) 576-6736, or e-mail to eric.crowell@yakimawa.gov.

Enclosed: Narratives, Project Descriptions, SEPA Checklist, Site Plan, and Vicinity Map

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DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

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

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

AVISO DE APLICACIÓN, REVISION AMBIENTAL, Y AUDIENCIA PÚBLICA

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

FECHA OTORGADA: 7 de junio, 2019
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Gary Delaney (404 N. 1st St., Yakima, WA 98901)
No. DE ARCHIVO: RZ#005-19, SEPA#018-19
UBICACIÓN: 1414 S. 2nd Ave.
No. DE PARCELA(S): 191330-33022
FECHA DE APLICACIÓN: 23 de abril, 2019
FECHA DE APLICACIÓN COMPLETA: 31 de mayo, 2019

DESCRIPCIÓN DEL PROYECTO: Propuesta para cambiar la zonificación de una parcela de 0.11 acres de Residencial Dúplex (R-2) a Centro de Comercio Pequeño (SCC).

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

1. El tipo de uso terrenal: Cambio a la Zonificación sin Proyecto Relacionado y Revisión Ambiental
2. Nivel de desarrollo: Ningún desarrollo esta propuesto como parte del cambio de zonificación.
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a todas las normas de desarrollo del título 12 y del título 15.

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

1. El tipo del uso terrenal: Cambio a la Zonificación sin Proyecto Relacionado y Revisión Ambiental
2. Densidad del desarrollo: Ningún desarrollo esta propuesto como parte del cambio de zonificación.
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

AVISO DE REVISIÓN AMBIENTAL: Esto es para notificar a las agencias con jurisdicción y experiencia ambiental y al público que la Ciudad de Yakima, Division de Planificación, se establece como la agencia principal, de acuerdo con la Ley Estatal de Política Ambiental de Washington (SEPA) bajo WAC §197-11-928 para la revisión de este proyecto. La Ciudad de Yakima ha revisado el proyecto propuesto para posibles impactos ambientales adversos y espera emitir una Determinación de No-Significancia (DNS) para este proyecto conforme al proceso DNS opcional en WAC § 197-11-355. La propuesta puede incluir medidas de mitigación bajo los códigos aplicables y el proceso de revisión del proyecto puede incorporar o requerir medidas de mitigación independientemente de si se prepara un EIS (Declaración de Impacto Ambiental). Una copia de la determinación de umbral posterior se enviara a las personas y agencias que comentaron y que recibieron este aviso, y se puede apelar de acuerdo con el Código Municipal de Yakima YMC § 6.88.170.

Permisos Requeridos: Los siguientes permisos/aprobaciones locales, estatales, y federales pueden o serán necesarios para este proyecto: ninguno

Estudios Requeridos: N/A

Documentos Ambientales Existentes: Ninguno

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Los Reglamentos de Desarrollo para la Mitigación y Consistencia de Proyectos Incluyen: La Ley Estatal de Política Ambiental de Washington, La Ordenanza de Zonificación del Área Urbana de Yakima, Los Estándares de Desarrollo del Título 12, y el Plan Integral del Área Urbana de Yakima.

SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA: Se anima a las agencias, tribus, y al público a revisar y comentar sobre el proyecto y sobre sus probables impactos ambientales. Habrá un periodo de veinte días para hacer sus comentarios. Este podría ser su única oportunidad para comentar. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el **27 de junio, 2019** serán considerados antes de emitir la decisión final de SEPA sobre esta solicitud. Esta propuesta requiere una audiencia pública con registro abierto con la Comisión de Planificación. Por lo tanto, una audiencia pública se llevara a cabo el **miércoles, 24 de julio, 2019** comenzando a las 3:00 p.m. en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública o a presentar comentarios por escrito. Por favor de hacer referencia al número de archivo (RZ#005-19, SEPA#018-19) o al nombre del solicitante (Delaney) en cualquier correspondencia que envíe. Por favor de enviar sus comentarios sobre esta propuesta a:

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

AVISO DE LA RECOMENDACIÓN FINAL: Después de la audiencia pública, la Comisión de Planificación emitirá su recomendación dentro de diez (10) días hábiles. Cuando la recomendación este disponible, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso.

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA.
Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov

Adjuntos: Narrativo, Descripción del Proyecto, Lista de SEPA, Plan de Sitio, Mapa

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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

May 31, 2019

FILE NUMBERS: RZ#005-19, SEPA#018-19
APPLICANT: Gary Delaney
APPLICANT ADDRESS: 404 N. 1st St., Yakima, WA 98901
PROJECT LOCATION: 1414 S. 2nd Ave.
TAX PARCEL NO: 191330-33022
DATE OF REQUEST: April 23, 2019
SUBJECT: Notice of Complete Application

Mr. Delaney:

The application for your Rezone and Environmental Review for 1414 S. 2nd St. was received on April 23, 2019. As of May 31, 2019, your application is considered **complete** as required by the City of Yakima's Municipal Code (YMC) and site plan checklist, as referenced in YMC § 15.23.030.

Your application is now considered to be complete. The Development Services Team (DST) held a meeting on May 7, 2019 to review your project. Continued processing of your request will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all property owners within a 300-foot radius of your site. This notice will include a request for public comments during a 20-day comment period as is required by the City of Yakima. Notice of Application is scheduled to be issued on June 4, 2019 and the comment period will end on June 24, 2019.
2. A public hearing for your project is scheduled with the City of Yakima Hearing Examiner to take place in the City of Yakima Council Chambers on August 8, 2019.
3. The Hearing Examiner's recommendation is tentatively scheduled for final consideration by the City Council at its October 1, 2019 business meeting.

If you have any questions regarding this matter please call me at (509) 576-6736.

Sincerely,

A handwritten signature in dark ink that reads "Eric M. Crowell". The signature is fluid and cursive, with the first letters of the first and last names being capitalized.

Eric Crowell
Associate Planner



CITY OF YAKIMA
**LAND USE ACTION INSTALLATION
CERTIFICATE**

File Number:	RZ# 005-19
Applicant/Project Name:	Delaney Leondromat
Site Address:	1415 S. 3RD Ave
Date of Posting:	5-21-19
Land Use Sign ID#(s):	20

Location of Installation (Check One):

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

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

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

The alternative location is:

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

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

G. Delaney
Applicant's Signature

5-21-19
Date

Gary Delaney
Applicant's Name (Please Print)

509-961-0710
Applicant's Phone Number

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

RECEIVED



REQUIREMENTS FOR POSTING OF PRIOR NOTICE TO THE PROPERTY FOR LAND USE ACTION

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

GENERAL INFORMATION

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

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

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

SIGNAGE INSTALLATION

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

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