

**BRUCE LLOYD**  
**RZ#001-20, CL2#008-20 & SEPA#003-20**

**City Council**  
**Closed Record Public Hearing**  
**September 15, 2020**

**EXHIBIT LIST**

Applicant: Digital Design & Development c/o Leanne Liddicoat  
File Numbers: RZ#001-20, CL2#008-20 & SEPA#003-20  
Site Address: 702 S 48<sup>th</sup> Ave  
Staff Contact: Trevor Martin, Associate Planner

**Table of Contents**

CHAPTER AA	Hearing Examiner's Recommendation
CHAPTER A	Staff Report
CHAPTER B	Maps
CHAPTER C	Site Plan
CHAPTER D	DST Review & Agency Comments
CHAPTER E	SEPA Checklist
CHAPTER F	Applications
CHAPTER G	Public Notices

**BRUCE LLOYD**  
**RZ#001-20, CL2#008-20 & SEPA#003-20**

**EXHIBIT LIST**

**CHAPTER AA**  
**Hearing Examiner's Recommendation**

<b>DOC INDEX #</b>	<b>DOCUMENT</b>	<b>DATE</b>
<b>AA-1</b>	<b>Hearing Examiner's Recommendation</b>	<b>08/06/2020</b>

**City of Yakima, Washington  
Hearing Examiner's Recommendations**

August 6, 2020

RECEIVED  
AUG 06 2020  
CITY OF YAKIMA  
PLANNING DIV.

<b>In the Matter of an Application</b>	)	
<b>Submitted on Behalf of:</b>	)	<b>RZ#001-20</b>
	)	<b>CL2#008-20</b>
<b>Bruce Lloyd</b>	)	<b>SEPA#003-20</b>
	)	
<b>For a Project Rezone from the</b>	)	
<b>R-1 Zone to the B-2 Zone and a</b>	)	
<b>Class (2) Multifamily Residential</b>	)	
<b>Use at 702 South 48<sup>th</sup> Avenue</b>	)	

**A. Introduction.** The findings relative to the hearing process for this application may be summarized as follows:

(1) The Hearing Examiner conducted an open record public hearing relative to this application remotely by way of a Zoom hearing on July 23, 2020.

(2) The thorough staff report that was presented by Associate Planner Trevor Martin recommended approval of this application for a project Rezone from the Single-Family Residential (R-1) zoning district to the Local Business (B-2) zoning district and approval of a Class (2) five-plex use in an existing two-story shop building with a common laundry room and with three indoor parking spaces and seven outdoor parking spaces. The Rezone application is referred to as a project Rezone because a specific use is proposed for the site if the Rezone is approved.

Bruce Lloyd  
Project Rezone from R-1 to B-2  
And Class (2) Multifamily 5-Plex  
At 702 South 48<sup>th</sup> Avenue  
RZ#001-20; CL2#008-20; SEPA#003-20

**DOC.  
INDEX  
# AA-1**

(3) The representative of applicant Bruce Lloyd for this application, Leanne Liddicoat of Digital Design and Development, requested approval for five units within the existing two-story shop building even though the fifth apartment will be built on the ground floor at a later time after four units are initially constructed on the second floor.

(4) No one else wished to testify at the hearing.

(5) No written public comments were submitted at or before the open record public hearing.

(6) These recommendations are issued within ten business days of the public hearing pursuant to Section 15.11.100 of the Yakima Municipal Code which provides that uses that are usually decided administratively such as Class (2) uses shall also require a recommendation to the City Council if any of the requests in the application such as a request for a Rezone require a recommendation to the City Council.

**B. Summary of Recommendations.** The Hearing Examiner recommends that the Yakima City Council approve the requested project Rezone from the Single-Family Residential (R-1) zoning district to the Local Business (B-2) zoning district and approve the requested Class (2) five unit apartment use with associated parking, subject to several conditions.

**C. Basis for Recommendations.** Based upon a view of the site on February 20, 2020, with no one else present; the application, staff report, exhibits and testimony presented at the open record public hearing conducted remotely by way of Zoom software on July 23, 2020; and a review of both the 2040 Yakima Urban Area Comprehensive Plan and the Yakima Urban Area Zoning Ordinance, Title 15 of the Yakima Municipal Code (YMC); the Hearing Examiner makes and issues the following:

Bruce Lloyd  
Project Rezone from R-1 to B-2  
And Class (2) Multifamily 5-Plex  
At 702 South 48<sup>th</sup> Avenue  
RZ#001-20; CL2#008-20; SEPA#003-20

2

RECEIVED

AUG 06 2020

CITY OF YAKIMA  
PLANNING DIV.

**FINDINGS**

**I. Property Owner/Applicant/Representative.** The property owner and applicant is Bruce Lloyd, 702 South 48<sup>th</sup> Avenue, Yakima, Washington 98908. The representative of the property owner/applicant is Leanne Liddicoat of Digital Design & Development, 3611 River Road, Suite 100, Yakima, Washington 98902.

**II. Location.** The location of the 0.38-acre parcel proposed for the Rezone and apartment building is 702 South 48<sup>th</sup> Avenue on the west side of the street. The Assessor's Parcel Number is 181328-11006.

**III. Application.** The main aspects of this master application for approval of both a Rezone and a Class (2) five unit apartment use may be summarized as follows:

(1) Applications for a Rezone and Environmental Review were received on January 22, 2020. They were deemed complete for processing on February 19, 2020.

(2) On February 24, 2020, an application for a Class (2) apartment use in an existing two-story shop building was received and later modified on June 17, 2020.

(3) These applications are being processed under YMC Chapter 15.23 for Rezone Review, YMC Chapter 15.14 for Type 2 Review and YMC Chapter 6.88 for Environmental Review. Pursuant to YMC Chapter 1.43 and YMC §15.23.030, the Hearing Examiner has the authority to hold a public hearing and provide a recommendation to the City Council regarding a Rezone request. Therefore, pursuant to YMC §15.11.100, all aspects of these applications are decided by the City Council with the aid of these recommendations from the Hearing Examiner.

Bruce Lloyd  
Project Rezone from R-1 to B-2  
And Class (2) Multifamily 5-Plex  
At 702 South 48<sup>th</sup> Avenue  
RZ#001-20; CL2#008-20; SEPA#003-20

3

RECEIVED  
AUG 06 2020  
CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX  
# AA-1

**IV. Notices.** Notices for the July 23, 2020, open record public hearing conducted remotely via Zoom were provided in accordance with YMC Table 11-1 in YMC §15.11.020, YMC §15.11.080 and YMC §16.05.010 as follows:

(1) The subject property was posted with a land use action sign on March 6, 2020.

(2) 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 March 6, 2020.

(3) A Notice of a SEPA Determination of Nonsignificance (DNS) and Cancellation of Public Hearing was issued on March 25, 2020, and no appeals of the DNS were filed.

(4) On June 30, 2020, a Notice of a Rescheduled Public Hearing to be held on July 23, 2020, was issued which described the manner for interested parties to participate remotely in the Zoom public hearing.

(5) No written public comments were received at or prior to the open record public hearing.

**V. 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 March 6, 2020. No comments were received during the comment period. A SEPA Determination of Nonsignificance (DNS) was issued on March 25, 2020, which was not appealed.

**VI. Zoning and Land Uses.** The 0.38-acre Parcel No. 181328-11006 is proposed for a Rezone from the Single-Family Residential (R-1) zoning district to the Local Business (B-2) zoning district and for the conversion of an existing two-story shop building into a Class (2) five unit apartment building use with

Bruce Lloyd  
Project Rezone from R-1 to B-2  
And Class (2) Multifamily 5-Plex  
At 702 South 48<sup>th</sup> Avenue  
RZ#001-20; CL2#008-20; SEPA#003-20

4

RECEIVED  
AUG 06 2020  
CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX

# AA-1

associated parking. There is also an existing single-family residence on the parcel. Nearby properties currently have zoning and land use characteristics that can be described as follows:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use</u>
North	Local Business (B-2)	Retail
South	Single-Family Residential (R-1)	Detached Single-Family Dwelling/Duplex
East	Two-Family Residential (R-2)	Multifamily Dwelling
West	Two-Family Residential (R-2)	Multifamily Dwelling

**VII. Applicant’s Written Description of the Grounds for Approval of**

**These Applications.** The applicant’s description of the grounds for approval of the proposed Class (2) apartment building use and the requested Rezone are set forth as follows in italics following the City’s requests for detailed information:

(1) Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related to the business.

*On the second floor of the existing shop building two 1 bedroom and two studio apartments will be constructed. There is a main door designated for apartment access that leads into an area separated from the four indoor parking bays by a wall. A common laundry room will also be added on the first floor. In addition to the 4 parking stalls in the shop building 7 additional parking stalls will be provided for a total of 11. Added Narrative on 6/17/20: A future apartment will be placed in the shop bay on the north end of the building reducing the indoor parking to 3. At that time an additional outdoor parking space will be striped on site.*

(2) How is the proposal compatible to neighboring properties?

*A duplex is located to the west, single family to the south, Glenmoor Green apartment complex to the east, and the Findery floral business to the north.*

Bruce Lloyd  
 Project Rezone from R-1 to B-2  
 And Class (2) Multifamily 5-Plex  
 At 702 South 48<sup>th</sup> Avenue  
 RZ#001-20; CL2#008-20; SEPA#003-20

RECEIVED

AUG 06 2020

CITY OF YANBURY  
 PLANNING DIV

DOC.  
 INDEX

# AA-1

*Adding a multifamily dwelling on this property is consistent with the neighboring uses.*

(3) What mitigation measures are proposed to promote compatibility?

*The shop building is to the rear of the property and has fencing and site screening for neighbors, with parking on-site. As needed, new outside lighting will be shielded to prevent glare.*

(4) How is your proposal consistent with current zoning of your property?

*A Type 2 Review in the B-2 zone allows for Multi-family Residential units. This use also fits with the Community Mixed Use classification of the property.*

(5) How is your proposal consistent with uses and zoning of neighboring properties?

*The neighbor to the north is B-2, east is R-2, south is R-1, and west is R-2. The additional apartments in the proposal are consistent with neighboring uses.*

(6) How is your proposal in the best interest of the community?

*More residential options are needed in Yakima and this change will provide 4 apartments. Added Narrative on 6/17/20: ...in the short term, with a 5<sup>th</sup> future apartment.*

(7) How is the subject property suitable for uses permitted under the proposed zoning?

*The property is currently zoned R-1 with a single-family residence and a 4 bay, 2 story shop building. It is next to a B-2 property to the north and located in the future land use designation of Community Mixed Use. Neighboring parcels are zoned R-2 to the east and west, and R-1 to the south. The owner wants to remodel the existing shop building into residential apartments, so it is a good mix between the surrounding uses of business, apartments, duplex and single family.*

(8) What is the status of existing land use?

*The property is zoned R-1 and has a single family residence with a two story shop building.*

Bruce Lloyd  
Project Rezone from R-1 to B-2  
And Class (2) Multifamily 5-Plex  
At 702 South 48<sup>th</sup> Avenue  
RZ#001-20; CL2#008-20; SEPA#003-20

6

RECEIVED

AUG 06 2020

CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX

# AA-1



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

*The rezone request complies with the Yakima Urban Area Comprehensive Plan and the property already has a future land use designation of Community Mixed Use.*

(10) 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?

*The property is on 48th Avenue and connected to all needed utilities and infrastructure.*

(11) 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?

*Existing public facilities would be able to handle any B-2 zoning use. The neighboring commercial properties to the north have made the changes required through the planning and building permit process.*

(12) How is the proposed zone change compatible with the existing neighboring uses?

*The neighborhood is close to the 48th Avenue and Nob Hill intersection. All neighbors to the north are B-2 properties and include retail, professional and medical offices, a bank, convenience store and restaurants. The Glenmoor Green apartment complex is to the east, duplexes are to the west, and a single family residence is to the south. Farther south towards the 48th Avenue and Nob Hill intersection are neighborhood service businesses and residential.*

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

*The surrounding properties are all developed, so site screening is in place. A fence at least 6' high is on the west and north property line with landscaping.*

Bruce Lloyd  
Project Rezone from R-1 to B-2  
And Class (2) Multifamily 5-Plex  
At 702 South 48<sup>th</sup> Avenue  
RZ#001-20; CL2#008-20; SEPA#003-20

7

RECEIVED

AUG 06 2020

CITY OF YAKIMA  
PLANNING DIV

DOC.  
INDEX

# AA-1

Tall arborvitae plants provide a screen on the southwest side of the driveway access, with a 5' fence next to the residence, and additional landscaping at the corner of the driveway access and 48<sup>th</sup> Avenue. There are retaining walls on the north and east sides of the property. A 25' driveway on the south side of the property provides access to the R-1 and R-2 parcels to the west and south. On site there is parking between the existing residence and shop building as well as covered parking in the shop. Any exterior site lighting will be shielded to prevent glare for the neighbors.

(14) What is the public need for the proposed change?

More residential options are needed in Yakima and this change will provide 4 apartments, and it fits within the Community Mixed Use classification.

**VIII. Applicable City Ordinance Provisions.** City Ordinance provisions applicable to these applications include the following:

(1) Class (2) Land Use Defined: Pursuant to YMC §15.04.020(B), “Class (2) uses are generally permitted in the district. However, the compatibility between a Class (2) use and the surrounding environment cannot be determined in advance, and occasionally a Class (2) use may be incompatible at a particular location. Therefore, a Type (2) review by the administrative official is required in order to promote compatibility with the intent and character of the district and the policies and development criteria of the Yakima Urban Area Comprehensive Plan. The procedures in YMC Ch. 15.14 shall be used to review and evaluate Class (1) uses that require a Type (2) review process.”

(2) Type (2) Review: Pursuant to YMC §15.14.020, Type (2) Review is required for any proposed use shown on Table 4-1 as a Class (2) use, for Class (1) uses requiring Type (2) review in YMC §15.13.020, and for other specific reviews established by this title.

(3) R-1 Zoning District Defined: Pursuant to YMC §15.03.20(B), the single-family residential district is intended to:

(a) Establish new residential neighborhoods for detached single-family dwellings free from other uses except those which are compatible

Bruce Lloyd  
Project Rezone from R-1 to B-2  
And Class (2) Multifamily 5-Plex  
At 702 South 48<sup>th</sup> Avenue  
RZ#001-20; CL2#008-20; SEPA#003-20

8

RECEIVED  
AUG 06 2020  
CITY OF YAKIMA  
PLANNING DIV

DOC.  
INDEX

# AA-1

with, and serve the residents of, this district, which may include duplexes and zero lot lines if established during the subdivision process;

(b) Preserve existing residential neighborhoods for detached single-family dwellings free from other uses to ensure the preservation of the existing residential character, and serve the residents of this district; and

(c) Locate moderate-density residential development, up to seven dwelling units per net residential acre, in areas served by public water and sewer system.

(d) Detached single-family dwellings are the primary use in this district. The district is characterized by up to sixty percent lot coverage; access to individual lots by local access streets; required front, rear and side yard setbacks; and one- and two-story structures. The density in the district is generally seven dwelling units per net residential acre or less.

(e) This zone is intended to afford single-family neighborhoods the highest level of protection from encroachment by potentially incompatible nonresidential land uses or impacts. Nonresidential uses within these zones are not allowed except for public or quasi-public uses, which will be required to undergo extensive public review and will have all necessary performance or design standards assigned to them as necessary to mitigate potential impacts to adjacent residences.

(f) Duplex and multifamily development up to seven dwelling units per net residential acre may be allowed in accordance with Table 4-1.

(4) Local Business District (B-2): The stated purposes set forth for the Local Business (B-2) zoning district are to:

(a) Provide areas for commercial activities that meet the small retail shopping and service needs of the community; and

(b) Accommodate small-scale commercial uses that need a higher level of visibility and easy access to major arterials.

(c) Uses characteristic of this district include small retail sales and service establishments.

Bruce Lloyd  
Project Rezone from R-1 to B-2  
And Class (2) Multifamily 5-Plex  
At 702 South 48<sup>th</sup> Avenue  
RZ#001-20; CL2#008-20; SEPA#003-20

9

RECEIVED

AUG 6 2020

CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX

# AA-1

(5) Compatibility Defined: Pursuant to YMC §15.02.020, “Compatibility” means the characteristics of different uses or developments that permit them to be located near each other in harmony with or without special mitigation measures.

(6) Development, multifamily Defined: Pursuant to YMC §15.02.020 “development, multifamily” means a structure or structures, or portion thereof, designed for occupancy by three or more families living independently of each other and containing three or more attached or detached dwelling units on a lot. Any combination of three-plus, duplex and detached single-family dwellings that have a common driveway access on a single lot of record is considered multifamily development.

(7) Parking: YMC Table 6-1 in YMC §15.06.040 provides that a multi-family development consisting of 10 units or less requires two spaces per dwelling. YMC §15.06.110(A) requires parking spaces and parking aisles to be paved with two-inch thick asphaltic surfacing on an aggregate base.

(8) Rezone: Pursuant to YMC §15.02.020, “Rezone” means to change the zoning district classification of particular lot(s) or parcel(s) of land.

(9) Sitescreening: Pursuant to YMC 7-1 in YMC §15.07.050, Sitescreening Standard B is required along the west and south property lines. Standard B is a three-foot-wide planting strip that will create a living evergreen screen that is at least six feet in height within three years.

(10) Setbacks: Pursuant to Table 5-1 in YMC Chapter 15.05, the required structure setbacks for the B-2 zoning district include the following:

Front:	30 feet from centerline of right-of-way
Rear:	0 feet from the property line
Side, Property:	0 feet from the property line

(11) Frontage Improvements: The subject site is located along the Eisenhower and Wilson *safe routes to school* route. Additionally, sidewalk is located along the same frontage within 200 feet. Therefore, frontage improvements, including curb, gutter, and sidewalk, are required along the property frontage on South 48<sup>th</sup> Avenue in accordance with YMC §15.05.020(J).

Bruce Lloyd  
Project Rezone from R-1 to B-2  
And Class (2) Multifamily 5-Plex  
At 702 South 48<sup>th</sup> Avenue  
RZ#001-20; CL2#008-20; SEPA#003-20

10

RECEIVED  
AUG 06 2020  
CITY OF YAKIMA  
PLANNING DIV

DOC.  
INDEX

# AA-1

**IX. Written Comments of the Development Services Team (DST) and**

**Others.** The Development Services Team meeting was held for this project during the week of February 10, 2020. The following comments were received:

(1) **Code Administration:** Depending on the design of the proposed apartment structure change of occupancy from a “shop,” a fire sprinkler system may be required in accordance with applicable codes. The recommended addressing for this proposal is 702 South 48<sup>th</sup> Avenue with the existing single-family residence being #1 and the five apartments being #2 through #6. If the parcel is to be served by City sewer, payment of applicable Wastewater connection fees must be paid pursuant to YMC 7.58. If the site is to be served by a septic system, the applicant must provide proof that necessary approval from the Yakima Health District has been obtained, prior to the issuance of permits. Any work to be performed in City right-of-way requires an Excavation Permit from City Engineering prior to commencing work (YMC 8.72). These findings are not intended to be an exhaustive review of this proposal.

(2) **Engineering:** This project requires Title 8 and 12 improvements, including but not limited to the following:

(a) YMC 8.67 and 12.05 – Where existing driveways are not utilized, they shall be removed, and new curb, gutter and sidewalk shall be installed. Any existing curb, gutter or sidewalk along frontage that is unfit or unsafe shall also be repaired/replaced.

(b) YMC 8.64 – A residential driveway approach is required which meets the requirements of this chapter and standard detail R4.

(c) YMC 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way.

(d) All improvements shall be completed prior to issuance of a Certificate of Occupancy.

(3) **Sewer:** All separate buildings using plumbing are required to have a separate side sewer connection to a City sewer main line.

(4) **Nob Hill Water Association:** The Nob Hill Water Association already serves the existing residence and shop. The applicant will need to obtain an estimate for the proposed apartment building.

Bruce Lloyd  
Project Rezone from R-1 to B-2  
And Class (2) Multifamily 5-Plex  
At 702 South 48<sup>th</sup> Avenue  
RZ#001-20; CL2#008-20; SEPA#003-20

11

RECEIVED

AUG 06 2020

CITY OF YAKIMA  
FLAMING DIV.

DOC.  
INDEX

# AA-1

**X. Rezone Review Criteria.** The Hearing Examiner's recommendations regarding Rezone applications within the Yakima Urban Area must be based upon the following criteria specified in YMC §15.23.030(D):

(1) **The testimony at the public hearing.** Notice of the public hearing was given by posting on the property, mailing to SEPA agencies and all property owners within 300 feet of the subject property, and publishing in the newspaper wherein the public was invited to submit written and/or oral comments at the public hearing on this proposed Rezone. No written public comments were received. All of the testimony presented at the hearing by Associate Planner Trevor Martin and by Leanne Liddicoat favored approval of the Rezone.

(2) **The suitability of the property in question for uses permitted under the proposed zoning.** The subject parcel is suitable for uses permitted in the Local Business (B-2) zoning district, particularly in view of the fact that this is a request for approval of a project Rezone to allow conversion of an existing shop building into a Class (2) five unit apartment building with associated parking in a mixed use area that was not opposed by any of the neighboring property owners.

(3) **The recommendation from interested agencies and departments.** The Planning Division recommends approval of the proposed project rezone. No agencies or departments opposed this requested project rezone.

(4) **The extent to which the requested zoning amendment is in compliance with and/or deviates from the goals and policies as adopted in the Yakima Urban Area Comprehensive Plan and the intent of the zoning ordinance.** The Local Business (B-2) zoning district implements the current Community Mixed-Use designation of the 0.38-acre parcel which is intended to allow a mixture of neighborhood scaled retail, commercial, service, office and high density residential uses. It would also be in compliance with the following Goals and Policies in the 2040 Comprehensive Plan:

(a) Goal 2.3: Preserve and enhance the quality, character and function of Yakima's residential neighborhoods.

Bruce Lloyd  
Project Rezone from R-1 to B-2  
And Class (2) Multifamily 5-Plex  
At 702 South 48<sup>th</sup> Avenue  
RZ#001-20; CL2#008-20; SEPA#003-20

12

RECEIVED

AUG 06 2020

CITY OF YAKIMA  
PLANNING DIV

DOC.  
INDEX

# AA-1

(b) Policy 2.3.1: Provide for a wide variety of housing types within the city to meet the full range of housing needs for Yakima's evolving population.

(c) Policy 2.3.2(A): Ensure that new development is compatible in scale, style, density, and aesthetic quality to an established neighborhood.

(d) Goal 5.1: Encourage diverse and affordable housing choices.

(e) Goal 5.2: Preserve and improve existing residential neighborhoods.

(5) **The adequacy of public facilities, such as roads, sewer, water and other required public services.** There are various utilities which are available to serve the property along South 48<sup>th</sup> Avenue, including City of Yakima sewer, Nob Hill Water Association 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.

(6) **The compatibility of the proposed zone change and associated uses with neighboring land uses.** The requested project Rezone to the B-2 zoning district will allow commercial uses similar to the adjacent use to the north, as well as the proposed apartment use that is similar to uses located to the east and west.

(7) **The public need for the proposed change.** The public need for this proposed change will bring the property into conformance with its Comprehensive Plan 2040 future land use designation of Community Mixed-Use while also allowing it to be developed in a way that is similar to other nearby properties.

## **XI. Class (2) Review Criteria for the Proposed Five Unit Apartment**

**Building.** Since a Multifamily Development of 0-7 Units is listed as a Class (2) use in the B-2 zoning district by YMC Table 4-1 in YMC §15.04.030, the Hearing Examiner's findings and conclusions relative to the proposed five unit apartment building are required to include specific reasons and ordinance provisions

Bruce Lloyd  
Project Rezone from R-1 to B-2  
And Class (2) Multifamily 5-Plex  
At 702 South 48<sup>th</sup> Avenue  
RZ#001-20; CL2#008-20; SEPA#003-20

13

RECEIVED

AUG 06 2020

CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX

# AA-1

demonstrating that the proposal satisfies the following requirements that are set forth in YMC §15.04.020(C) and YMC §15.15.040(E):

(1) **Compliance and Compatibility with the Objectives and Development Standards of the Comprehensive Plan.** The proposed apartment building is compliant and compatible with the Community Mixed-Use designation of the property which includes high density residential uses. It is also compliant and compatible with Goal 2.3, Policy 2.3.1, Policy 2.3.2(A), Goal 5.1 and Goal 5.2 as previously detailed in Subsection X(4).

(2) **Compliance and Compatibility with the Intent and Character of the (B-2) Zoning District.** The proposed five unit apartment building on a 0.38-acre parcel would be compliant and compatible with the intent and character of the Local Business (B-2) zoning district which includes multifamily developments up to seven dwelling units as Class (2) uses that are generally permitted in that zone.

(3) **Compliance with the Provisions and Standards Established in the Zoning Ordinance.** The applicable provisions and standards in the zoning ordinance include some of the requirements detailed above in the comments of the City's Development Services Team. Some of the additional development standards which apply within the existing R-3 zoning district where the new building would be located include the following:

(a) Number of Parking Spaces Required: YMC Table 6-1 in YMC §15.06.040 requires two parking spaces for each unit which means that ten parking spaces are required for five units. The applicant intends to have three covered parking spaces in the building and seven parking spaces outside the building.

(b) Landscaping of Parking Lots Required: YMC §15.06.090(A) requires that landscaping of parking lots with five or more spaces shall be ten percent of the total parking area. The landscaping area may be included to satisfy the lot coverage (impermeable surface) requirements of Table 5-1. In this situation, landscaping must be shown on the site plan to satisfy this requirement.

(c) Lighting of Parking Lots Required: YMC §15.06.100 provides that lighting shall be provided to illuminate any off-street parking or

Bruce Lloyd  
Project Rezone from R-1 to B-2  
And Class (2) Multifamily 5-Plex  
At 702 South 48<sup>th</sup> Avenue  
RZ#001-20; CL2#008-20; SEPA#003-20

14

RECEIVED  
AUG 06 2020  
CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX

# AA-1



loading space used at night. When provided, lighting shall be directed to reflect away from adjacent and abutting properties. Parking lots adjacent to residential districts or uses shall be designed with down-shielding and luminaries creating no lighting pollution upon those properties. A photometric lighting plan may be required if the parking lot is located adjacent to or abutting residential properties.

(d) Paving of Parking Lots Required: YMC §15.06.110(A) provides that all off-street parking lots, driveways, travel ways and parking aisles having a capacity of three or more vehicles shall be paved with two-inch-thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the administrative official, so as to eliminate dust or mud. Pervious asphalt or concrete materials are encouraged.

(e) Sitescreening: YMC Table 7-1 in YMC §15.07.050 specifies the type of sitescreening that is required. Adequate sitescreening exists where it is required on the west and south sides of the subject parcel.

(f) Setbacks: Table 5-1 in YMC Chapter 15.05 specifies the required structure setbacks for the proposed apartment building which are all met for the proposed B-2 zoning district.

(g) Frontage Improvements: Curb, gutter and sidewalk improvements are required along the frontage of the subject parcel.

(h) Public Facilities: City of Yakima sewer and Nob Hill Water Association water are available. The property is accessed from South 48<sup>th</sup> Avenue which is a collector arterial street. The applicant is required to install the requisite curb, gutter and sidewalk along the frontage of the subject parcel on South 48<sup>th</sup> Avenue.

(i) Lot Coverage: The estimated lot coverage of 66 percent will comply with the maximum lot coverage of 80 percent permitted in the B-2 zoning district.

## **XII. The Consistency of a Proposed Apartment Building Use with Development Regulations and the Comprehensive Plan under the**

Bruce Lloyd  
Project Rezone from R-1 to B-2  
And Class (2) Multifamily 5-Plex  
At 702 South 48<sup>th</sup> Avenue  
RZ#001-20; CL2#008-20; SEPA#003-20

15

RECEIVED  
AUG 06 2020  
CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX

# AA-1

Criteria Required by YMC §16.06.020(B) is determined by consideration of the following factors:

(1) **The types of land uses permitted at the site** include the proposed five unit apartment use which is allowed as a Class (2) use in the proposed B-2 zoning district if, as here, the criteria for approval of the requested Rezone and for approval of the Class (2) multifamily development use are satisfied.

(2) **The density of residential development** of six dwelling units on a 0.38-acre parcel would be more than the seven units per net residential acre intended for the existing R-1 zoning district, but would not exceed the maximum density of 80 percent lot coverage allowed in the B-2 zoning district where 0-7 dwelling units are allowed as a Class (2) use.

(3) **The availability and adequacy of infrastructure and public facilities** is not an issue here since there are adequate public and private utility services available for the building and since there is adequate access to the site by way of South 48<sup>th</sup> Avenue which will have frontage improvements installed by the applicant.

(4) **The characteristics of the development** will be consistent with the development regulations and Comprehensive Plan considerations as discussed in detail above, and no administrative adjustments or variances of development standards have been requested.

## CONCLUSIONS

Based upon the foregoing Findings, the Hearing Examiner reaches the following Conclusions:

(1) Pursuant to YMC Chapter 1.43, the Hearing Examiner has jurisdiction to recommend approval by the Yakima City Council of the requested project Rezone of the 0.38-acre Parcel No. 181328-11006 from the Single-Family Residential (R-1) zoning district to the Local Business (B-2) zoning district and to recommend approval of the proposed Class (2) five unit apartment building.

Bruce Lloyd  
Project Rezone from R-1 to B-2  
And Class (2) Multifamily 5-Plex  
At 702 South 48<sup>th</sup> Avenue  
RZ#001-20; CL2#008-20; SEPA#003-20

16

RECEIVED

AUG 06 2020

CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX

# AA-1

(2) Public notice for the July 23, 2020, open record public hearing was provided in accordance with zoning ordinance requirements.

(3) A SEPA Determination of Nonsignificance (DNS) for this requested Rezone and Class (2) use was issued on March 25, 2020, and became final without any appeals.

(4) The requested Rezone and proposed apartment building are compliant and compatible with the Goals and Policies of the 2040 Yakima Urban Area Comprehensive Plan.

(5) B-2 zoning is permitted for the 0.38-acre parcel no. 181328-11006 located within the Community Mixed-Use designation of the City's 2040 Comprehensive Plan in locations where, as here, it will be compatible with neighboring land uses.

(6) The requested Rezone and Class (2) use satisfy all of the requisite criteria for their approval.

(7) This request for a Rezone and for approval of the proposed Class (2) apartment building complies with the YMC §16.06.020(B) criteria for making a Determination of Consistency.

## RECOMMENDATIONS

Pursuant to YMC §15.23.030 which requires the Class (2) use request to constitute a recommendation because it is consolidated with the Rezone request, the Hearing Examiner recommends to the Yakima City Council that this application for a project Rezone of the 0.38-acre Parcel No. 181328-11006 at 702 South 48<sup>th</sup> Avenue from the Single-Family Residential (R-1) zoning district to the Local Business (B-2) zoning district to be used for a five unit apartment building with associated parking in accordance with the documentation submitted for City

Bruce Lloyd  
Project Rezone from R-1 to B-2  
And Class (2) Multifamily 5-Plex  
At 702 South 48<sup>th</sup> Avenue  
RZ#001-20; CL2#008-20; SEPA#003-20

17

RECEIVED

AUG 06 2020

CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX

# AA-1

File Nos. RZ#001-20, CL2#008-20 and SEPA#003-20 be **APPROVED**, subject to the following conditions:

(A) Frontage improvements including curb, gutter, and sidewalk shall be installed along South 48<sup>th</sup> Avenue.

(B) The multifamily building shall be connected to City of Yakima sewer.

(C) The multifamily building shall be connected to Nob Hill Water Association water.

(D) Any work performed in the right-of-way requires an Excavation Permit from the City Engineering Division prior to starting work.

(E) A residential driveway approach shall be installed that meets the requirements of the Yakima Municipal Code and standard detail R4.

(F) The drive aisle and parking area shall be paved, ten percent of the parking area shall be landscaped and the parking area shall be otherwise improved in the manner required by City ordinance provisions.

(G) A final site plan shall be submitted showing the parking lot landscaping.

(H) The multifamily use shall comply with all other City requirements.

**DATED** this 6<sup>th</sup> day of August, 2020.

  
\_\_\_\_\_  
Gary M. Cuillier, Hearing Examiner

Bruce Lloyd  
Project Rezone from R-1 to B-2  
And Class (2) Multifamily 5-Plex  
At 702 South 48<sup>th</sup> Avenue  
RZ#001-20; CL2#008-20; SEPA#003-20

18

RECEIVED

AUG 06 2020

CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX

# AA-1

**BRUCE LLOYD**  
**RZ#001-20, CL2#008-20 & SEPA#003-20**

**EXHIBIT LIST**

**CHAPTER A**  
**Staff Report**

<b>DOC INDEX #</b>	<b>DOCUMENT</b>	<b>DATE</b>
A-1	Staff Report	07/23/2020



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

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

**CITY OF YAKIMA**  
**FINDINGS of FACT, CONCLUSIONS, & RECOMMENDATION**  
**for**  
**REQUEST FOR REZONE, TYPE 2 REVIEW, AND ENVIRONMENTAL REVIEW**  
**File Numbers: RZ#001-20, CL2#008-20, & SEPA#003-20**

**APPLICANT:** Leanne Liddicoat of Digital Design & Development, on behalf of Bruce Lloyd  
**APPLICANT ADDRESS:** 3611 River Rd. Ste. 100  
**PROJECT LOCATION:** 702 S. 48<sup>th</sup> Ave.  
**TAX PARCEL NUMBER:** 181328-11006  
**DATE OF REQUEST:** January 22, 2020  
**DATE OF COMPLETE:** February 19, 2020  
**DATE OF RECOMMENDATION:** July 23, 2020  
**STAFF CONTACT:** Trevor Martin, Associate Planner

**I. DESCRIPTION OF REQUEST:**

On January 22, 2020, the City of Yakima Planning Division received an application from Leanne Liddicoat, on behalf of Bruce Lloyd, Proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert an existing two-story building into a four-unit apartment building with four indoor parking bays and a common laundry room.

**II. SUMMARY OF DECISION:**

The Administrative Official recommends **approval** of the Rezone and Class 2 Land Use, subject to conditions.

**III. FACTS:**

**A. Processing**

1. The applications for a Rezone and Environmental Review were received on January 22, 2020.
2. The applications were deemed complete for processing on February 19, 2020.
3. The application for a Type 2 Review was received on February 24, 2020, and modified on June 17, 2020.
4. The applications are being processed under YMC Ch. 15.23 for Rezone Review, YMC Ch. 15.14 for Type 2 Review, and YMC Ch. 6.88 for Environmental Review.

DOC.  
INDEX

# A-1



5. Pursuant to YMC Ch. 1.43 and YMC § 15.23.030, the Hearing Examiner has the authority to hold a public hearing and provide a recommendation to the City Council on a Rezone request.
6. **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 March 6, 2020.
  - 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 March 6, 2020, and DNS was issued on March 25, 2020, No appeals were filed.
  - c. A Notice of SEPA Determination of Nonsignificance and Cancellation of Public Hearing was issued on March 25, 2020.
  - d. A Notice of Rescheduled Public Hearing was issued on June 30, 2020 for a public hearing on July 23, 2020.
  - e. No public comments have been received.
7. **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 March 6, 2020. No comments were received during the comment period that ended March 26, 2020. A SEPA Determination of Nonsignificance (DNS) was issued on March 25, 2020. No appeals have been filed with the City of Yakima Planning Division.

**B. Current Zoning and Land Use:**

1. The subject property is approximately 0.38 acres, and is zoned Single-Family Residential (R-1).
2. The surrounding properties contain uses and zoning as follows:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	Local Business (B-2)	Retail
South	Single-Family Residential (R-1) Two-Family Residential (R-2)	Detached Single-Family Dwelling / Duplex
East	Two-Family Residential (R-2)	Multifamily Dwelling
West	Two-Family Dwelling (R-2)	Multifamily Dwelling

**C. Written Narrative:**

Pursuant to YMC § 15.14.030, the applicant has requested this Type (2) Review in order to convert the existing shop to a 4-unit apartment building and has provided in the application (dated June 17, 2020) the following statements explaining the applicants' reasons for the Class (2) Use:

1. Type (2) Review Narrative:

- a. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related to the business.

*On the second floor of the existing shop building two 1 bedroom and two studio apartments will be constructed. There is a man door designated for apartment access that leads into an area separated from the four indoor parking bays by a wall. A common laundry room will also be added on the first floor. In addition to the 4 parking stall in the shop building 7 additional parking stalls will be provided for a total of 11.*

*Added Narrative on 6/17/20: A future apartment will be placed in the shop bay on the north end of the building reducing the indoor parking to 3. At that time an additional outdoor parking space will be striped on site.*

- b. How is the proposal compatible to neighboring properties?

*A duplex is located to the west, single family to the south, Glenmore Green apartment complex to the east, and the Findery Floral business to the north. Adding a multifamily dwelling on the property is consistent with the neighboring uses.*

- c. What mitigation measures are proposed to promote compatibility?

*The shop building is to the rear of the property and has fencing and site screening for neighbors, with parking on-site. As needed, new outside lighting will be shielded to prevent glare.*

- d. How is your proposal consistent with current zoning of your property?

*A Type 2 Review in the B-2 zone allow for Multi-family Residential units. This use also fits with the Community mixed Use classification of the property.*

- e. How is you proposal consistent with uses and zoning of neighboring properties?

*The neighbor to the north is B-2, east is R-2, south is R-1, and west is R-2. The additional apartments in the proposal are consistent with neighboring uses.*



f. How is your proposal in the best interest of the community?

*More residential options are needed in Yakima and this change will provide 4 apartments.*

*Added Narrative on 6/17/20: ...in the short term, with a 5<sup>th</sup> future apartment.*

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

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

*The property is currently zoned R-1 with a single-family residence and a 4 bay, 2 story shop building, it is next to a B-2 property to the north and located in the future land use designation of Community Mixed Use. Neighboring parcels are zoned R-2 to the east and west, and R-1 to the south. The owner want to remodel the existing ship building into residential apartments, so it is a good mix between the surrounding uses of business, apartments, duplex, and single family.*

What is the status of the existing land use?

*The property is zoned R-1 and has a single family residence with a two story shop building.*

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

*The rezone request complies with the Yakima Urban Area Comprehensive Plan and the property has a future land use designation of Community mixed Use.*

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?

*The property is on 48th Avenue and connected to all needed utilities and infrastructure.*

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?

*Existing public facilities would be able to handle any B2 zoning use. The neighboring commercial properties to the north have made the changes required through the planning and building permit process.*

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

*The neighborhood is close to the 48th Avenue and Nob Hill intersection. All neighbors to the north are B2 properties and include retail, professional and medical offices, a bank, convenience store and restaurants. The Glenmoor Green apartment complex is to the east, duplexes are to the west, and a single family residence is to the south. Farther south towards the 48th Avenue and Nob Hill intersection are neighborhood service businesses and residential.*

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

*The surrounding properties are all developed, so site screening is in place. A fence at least 6' high is on the west and north property line with landscaping. Tall arborvitae plants provide a screen on the southwest side of the driveway access, with a 5' fence next to the residence, and additional landscaping at the corner of the driveway access and 48th Avenue. There are retaining walls on the north and east sides of the property. A 25' driveway on the south side of the property provides access to the R-1 and R-2 parcels to the west and south.*

*On site there is parking between the existing residence and shop building as well as covered parking in the shop. Any exterior site lighting will be shielded to prevent glare for the neighbors.*

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

*More residential options are needed in Yakima and this change will provide 4 apartments, and it fits within the Community Mixed Use classification.*

**D. Yakima Comprehensive Plan 2040:**

1. Defined: Community mixed Use – The purpose of this designation is intended to allow for a mixture of neighborhood scaled retail, commercial service, office, and high density residential uses.
2. The following goals and policies apply to this proposal:
  - Goal 2.3: Preserve and enhance the quality, character, and function of Yakima's residential neighborhoods

- Policy 2.3.1. Provide for a wide variety of housing types within the city to meet the full range of housing needs for Yakima's evolving population.
- Policy 2.3.2 (A): Ensure that new development is compatible in scale, style, density, and aesthetic quality to an established neighborhood.
- Goal 2.5. Arterial corridors and other mixed-use centers. Enhance the character, function, and economic vitality of Yakima's arterial corridors and mixed use Centers.
  - Policy Allow for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential and office uses with retail and service commercial uses. Provide zoning and design standards to maintain compatibility between different uses and zones.
- Goal 5.1. Encourage diverse and affordable housing choices.
- Goal 5.2. Preserve and improve existing residential neighborhoods.

**E. Applicable Law:**

1. Yakima Urban Area Zoning Ordinance:
  - a. Class (2) Land Use Defined: Pursuant to YMC § 15.04.020 (B), "Class (2) uses are generally permitted in the district. However, the compatibility between a Class (2) use and the surrounding environment cannot be determined in advance, and occasionally a Class (2) use may be incompatible at a particular location. Therefore, a Type (2) review by the administrative official is required in order to promote compatibility with the intent and character of the district and the policies and development criteria of the Yakima Urban Area Comprehensive Plan. The procedures in YMC Ch. 15.14 shall be used to review and evaluate Class (1) uses that require a Type (2) review process."
  - b. Type (2) Review: Pursuant to YMC § 15.14.020, Type (2) Review is required for any proposed use shown on Table 4-1 as a Class (2) use, for Class (1) uses requiring Type (2) review in YMC 15.13.020; and for other specific reviews established by this title.
  - c. R-1 Zoning District Defined: Pursuant to YMC § 15.03.20 (B), the single-family residential district is intended to:
    - i. Establish new residential neighborhoods for detached single-family dwellings free from other uses except those which are compatible with, and serve the residents of, this district, which may include duplexes and zero lot lines if established during the subdivision process;
    - ii. Preserve existing residential neighborhoods for detached single-family dwellings free from other uses to ensure the preservation of the existing residential character, and serve the residents of this district; and
    - iii. Locate moderate-density residential development, up to seven dwelling units per net residential acre, in areas served by public water and sewer system.

Detached single-family dwellings are the primary use in this district. The district is characterized by up to sixty percent lot coverage; access to individual lots by local access streets; required front, rear and side yard setbacks; and one- and two-story structures. The density in the district is generally seven dwelling units per net residential acre or less.

This zone is intended to afford single-family neighborhoods the highest level of protection from encroachment by potentially incompatible nonresidential land uses or impacts. Nonresidential uses within these zones are not allowed; except for public or quasi-public uses, which will be required to undergo extensive public review and will have all necessary performance or design standards assigned to them as necessary to mitigate potential impacts to adjacent residences.

Duplex and multifamily development up to seven dwelling units per net residential acre may be allowed in accordance with Table 4-1.

- d. Local Business District (B-2). The purpose of the local business district is to:
- 1) Provide areas for commercial activities that meet the small retail shopping and service needs of the community; and
  - 2) Accommodate small-scale commercial uses that need a higher level of visibility and easy access to major arterials.

Uses characteristic of this district include small retail sales and service establishments.

- e. Compatibility Defined: Pursuant to YMC § 15.02.020, "Compatibility" means the characteristics of different uses or developments that permit them to be located near each other in harmony with or without special mitigation measures.
- f. Development, multifamily Defined: Pursuant to YMC § 15.02.020 "development multifamily" means a structure or structures, or portion thereof, designed for occupancy by three or more families living independently of each other and containing three or more attached or detached dwelling units on a lot. Any combination of three-plus, duplex and detached single-family dwellings that have a common driveway access on a single lot of record is considered multifamily development.
- g. Parking: Pursuant to YMC § 15.06.040, Table 6-1, a multifamily development of 10 units or less required two spaces per dwelling.
- h. Add section for parking lot and driveway paving
- i. Rezone: Pursuant to YMC § 15.02.020, "Rezone" means to change the zoning district classification of particular lot(s) or parcel(s) of land.

- j. Sitescreening: Pursuant to YMC § 15.07.050, Table 7-1, Sitescreening Standard 'B' is required along the west and south property lines. STANDARD B—A three-foot-wide planting strip that will create a living evergreen screen that is at least six feet in height within three years.
- k. Setbacks: Pursuant to YMC Ch. 15.05, Table 5-1, the required structure setbacks include (B-2 Zoning District):
  - Front: 30 feet from centerline of right-of-way
  - Rear: 0 feet from the property line
  - Side, Property: 0 feet from the property line
- l. Frontage Improvements: the subject site is located along the Eisenhower and Wilson safe routes to school route. Additionally, sidewalk is located along the same frontage within 200-feet. Therefore, frontage improvements, including curb, gutter, and sidewalk, are required along the property frontage along S 48<sup>th</sup> Ave in accordance with YMC 15.05.020(J).

**F. Development Services Team Review:** A Development Services Team (DST) Review was conducted the week of February 10, 2020, for this Rezone (RZ#001-20) & Type (2) Review, CL2#008-20. The following comments were received:

- 1. Code Administration:
  - a. Depending on the design of the proposed 4 unit residential structure change of occupancy from a "shop", a fire sprinkler system may be required in accordance with applicable codes.
  - b. These findings are not intended to be an exhaustive review of this proposal.
  - c. The recommended addressing for this proposal is as follows:
 

702 S 48th Ave. #1	(Existing Single Family Residence)
702 S 48th Ave. #2	New Dwelling Unit
702 S 48th Ave. #3	New Dwelling Unit
702 S 48th Ave. #4	New Dwelling Unit
702 S 48th Ave. #5	New Dwelling Unit.
  - d. If the parcel is to be served by City sewer, payment of applicable Wastewater connection fees must be paid pursuant to YMC 7.58. If the site is to be served by a septic system, the applicant must provide proof that necessary approval from the Yakima Health District has been obtained, prior to the issuance of permits.
  - e. Any work to be performed in City right-of-way requires an Excavation permit from City Engineering prior to commence work YMC 8.72.

2. Engineering

This project requires Title 8 and 12 improvements, including but not limited to the following:

- a. YMC 8.67 and 12.05 – Where existing driveways are not utilized, they shall be removed, and new curb, gutter and sidewalk shall be installed. Any

existing curb, gutter or sidewalk along frontage that is unfit or unsafe shall also be repaired/replaced.

- b. YMC 8.64 – A residential driveway approach is required which meets the requirements of this chapter and standard detail R4.
- c. YMC 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way.
- d. All improvements and shall be completed prior to Certificate of Occupancy.

3. Sewer

- a. All separate buildings using plumbing are required to have a separate side sewer connection to City sewer main line.

4. Nob Hill Water

- a. Nob hill water already serves existing residence and shop. Customer will need to obtain estimate for new 4-plex building.

**G. Public Comments:** No comments were received during the 20-day public comment period.

**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 March 6, 2020, and again on June 30, 2020, wherein the public was invited to submit written and/or oral comments at the public hearing on this proposed rezone. No comments were received. Any testimony at the hearing can be considered by the Hearing Examiner.

**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 B-2 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 B-2 zoning district is an implementing zone of the Comprehensive Plan 2040 designation of Community Mixed-Use and is compatible with the surrounding neighborhood per the goals and policies listed in section D above.

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

Along S. 48<sup>th</sup> Ave. there are various utilities which are available to serve the property, including City of Yakima sewer, Nob Hill 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.

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

The rezone proposal to B-2 will allow the subject property to be redeveloped to allow for residential uses similar to those located to east and west.

**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. Site Design and Improvement Standards:**

YMC Ch. 15.05 – 15.07 establish basic development requirements as minimum criteria, which must be met to assure land use compatibility and promote the public health, safety, and welfare. The following is an overview of the proposal's compliance with the aforementioned development standards:

1. Parking: Two parking spaces for each unit, this means that 8 parking spaces are required. The applicant has illustrated there will be 11 parking spaces available for the tenant, 7 outdoor parking spaces, and 4 garaged parking spaces.
2. Landscaping: 10% of the area adjacent the parking lot shall be landscaped.
3. Lot Coverage: Lot coverage is 66 percent, complying with the standard of 80 percent allowed in the B-2 zoning district.
4. Setbacks: The existing building meets all of the setback standards for the proposed B-2 zoning district.
5. Sitescreening: Adequate sitescreening exists on the west and south property lines.
6. Public Facilities: City of Yakima sewer and water are available. The property is accessed from 48<sup>th</sup> Ave. which is a collector arterial street.

**V. CONCLUSIONS:**

- A. The Hearing Examiner 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 March 25, 2020. The appeal period for this determination ended on April 8, 2020. 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.
- F. As a Class (2) use, multifamily development land use is compliant with the purpose and intent of the B-2 zoning district, and is compatible with surrounding land uses. The use should not conflict with the surrounding uses in the area.

**VI. RECOMMENDATION:**

The Community Development Department recommends approval of this project based Rezone request from Single-Family Residential (R-1) to Local Business (B-2) based on the following conditions:

- A. Frontage improvements including curb, gutter, and sidewalk shall be installed along S. 48<sup>th</sup> Ave.
- B. A residential driveway approach shall be install that meets the requirements of the YMC and standard detail R4.
- C. The multifamily building shall be connected to City of Yakima Sewer.
- D. The multifamily building shall be connected to Nob Hill Water.
- E. Any work performed in the right-of-way required ab Excavation permit from City Engineering prior to starting work.
- F. 10% of the parking lot area shall be landscaped.
- G. A final site plan with the following information shall be submitted showing the following:
  - a. Parking lot landscaping



**BRUCE LLOYD  
RZ#001-20, CL2#008-20 & SEPA#003-20**

**EXHIBIT LIST**

**CHAPTER B  
Maps**

<b>DOC INDEX #</b>	<b>DOCUMENT</b>	<b>DATE</b>
<b>B-1</b>	<b>Maps: Vicinity, Zoning, Future Land Use, and Aerial</b>	<b>02/24/2020</b>

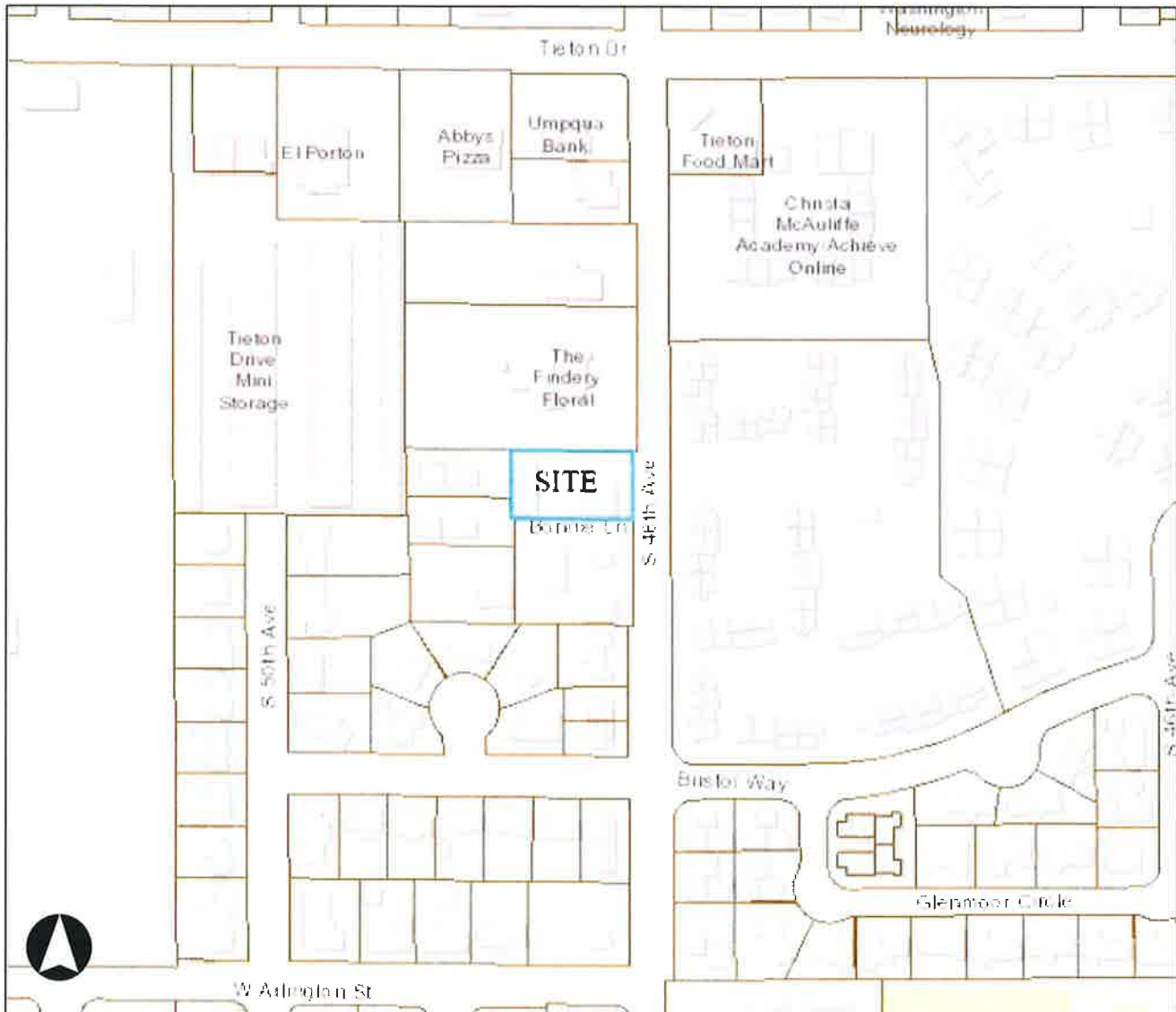
# VICINITY MAP



**File Number:** RZ#001-20, CL2#008-20 & SEPA#003-20

**Project Name:** BRUCE LLOYD

**Site Address:** 702 S 48<sup>TH</sup> AVE



**Proposal:** Proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert a two-story shop building that is on site of the existing single-family residence into a four-unit apartment building with four indoor parking bays and a common laundry room.  
Contact the City of Yakima Planning Division at (509) 575-6183

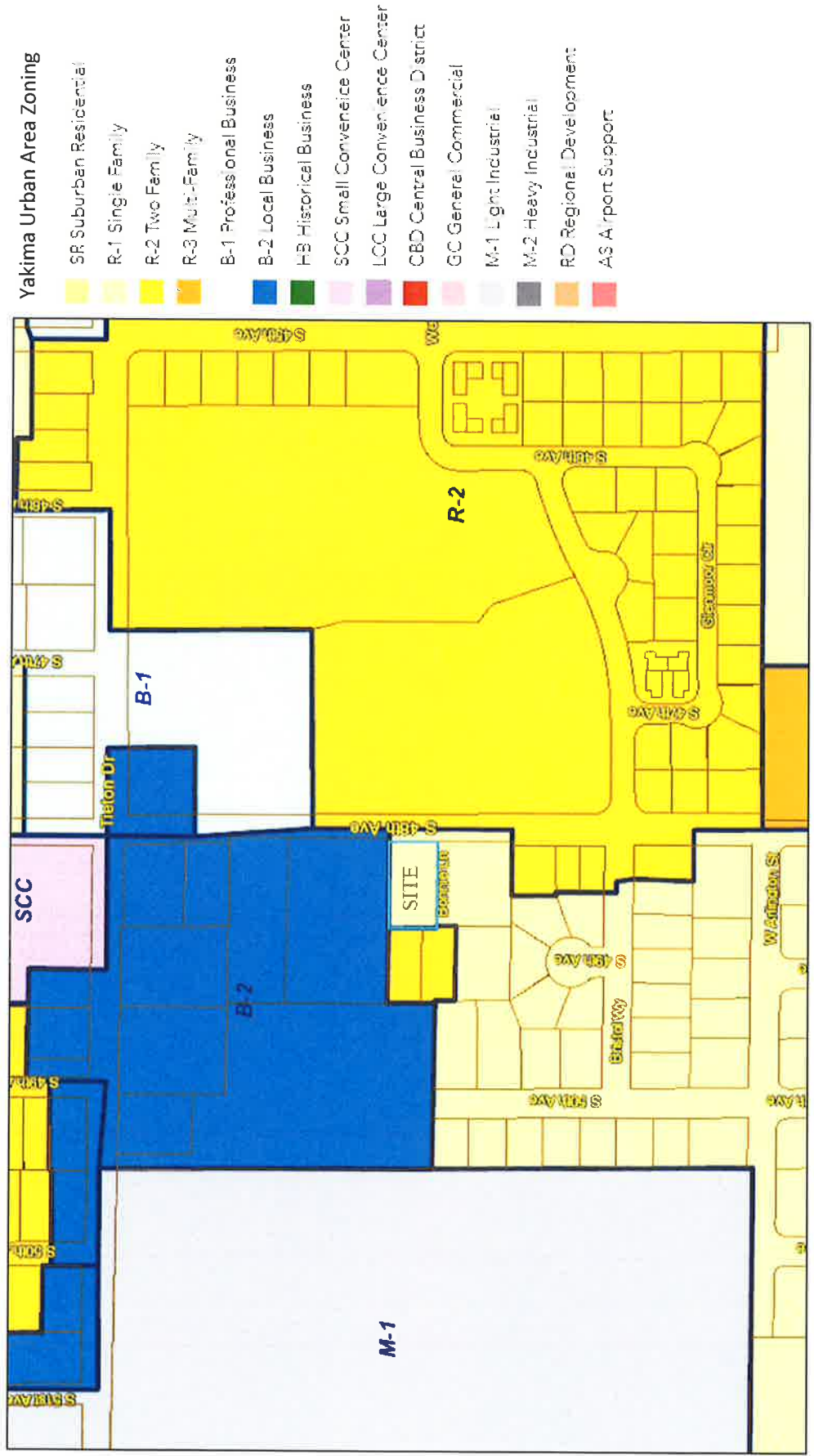
Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.  
Date Created: 2/24/2020





# ZONING MAP

File Number: RZ#001-20, CL2#008-20 & SEPA#003-20  
 Project Name: BRUCE LLOYD  
 Site Address: 702 S 48<sup>TH</sup> 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



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.

DOC.  
 INDEX  
 # B-1

# FUTURE LAND USE MAP



File Number: RZ#001-20, CL2#008-20 & SEPA#003-20

Project Name: BRUCE LLOYD

Site Address: 702 S 48<sup>TH</sup> AVE



## Yakima Future Land Use Designations

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



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: 2/24/2020

DOC. INDEX

# B-1



# AERIAL MAP

**File Number:** RZ#001-20, CL2#008-20 & SEPA#003-20  
**Project Name:** BRUCE LLOYD  
**Site Address:** 702 S 48<sup>TH</sup> AVE



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: 2/24/2020



**DOC.**  
**INDEX**  
**# B-1**

**BRUCE LLOYD**  
**RZ#001-20, CL2#008-20 & SEPA#003-20**

**EXHIBIT LIST**

**CHAPTER C**  
**Site Plan**

<b>DOC INDEX #</b>	<b>DOCUMENT</b>	<b>DATE</b>
<b>C-1</b>	<b>Site Plan</b>	<b>01/22/2020</b>



DIGITAL DESIGN & DEVELOPMENT, LLC.  
 P.O. BOX 242  
 1000 S. 48TH AVENUE  
 SUITE 100  
 YAKIMA, WA 98908

PROJECT: RENOVIATION APARTMENTS PROJECT

DESIGN DEVELOPMENT

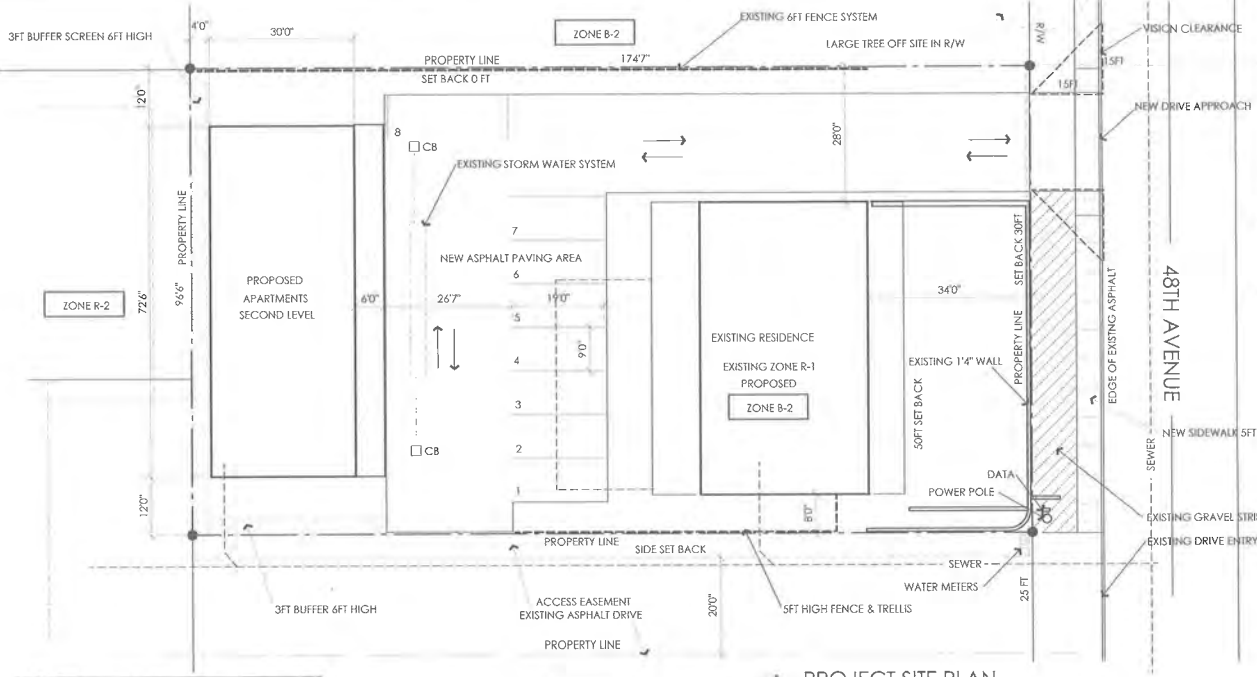
SITE PLAN

DRAWING DATA:  
 DRAWING DATE: JAN 20 20  
 FILE #  
 DRAWN BY: EL  
 ISSUED FOR:  
 REVIEW

VERSION NUMBER

V.1  
 SHEET: C.1.0

**RECEIVED**  
 JAN 22 2020  
 CITY OF YAKIMA  
 PLANNING DIV.



PROJECT SITE PLAN  
 1"=200"

LOT COVERAGE:	
RESIDENCE	1,750 SF
EXISTING SHOP	1,340 SF
SHOP PAD	280 SF
PARKING AREA / DRIVE	3,800 SF
TOTAL COVERAGE:	7,170 SF
TOTAL SITE AREA:	10,744 SF
SITE COVERAGE PERCENTAGE	66 %

PROPERTY OWNER  
 BRUCE WILLIAM & GUADALUPE MARI LLOYD  
 702 S 48TH AVE, YAKIMA, WA 98908

PARCEL NUMBER:  
 18132811006



AERIAL SITE PHOTO  
 SCALE 1/16"=1'0"

**BRUCE LLOYD**  
**RZ#001-20, CL2#008-20 & SEPA#003-20**

**EXHIBIT LIST**

**CHAPTER D**  
**DST Review & Agency Comments**

<b>DOC INDEX #</b>	<b>DOCUMENT</b>	<b>DATE</b>
<b>D-1</b>	<b>DST Request for Comments</b>	<b>02/06/2020</b>
<b>D-2</b>	<b>Comments from Carolyn Belles, Permit Project Coordinator</b>	<b>02/07/2020</b>
<b>D-3</b>	<b>Comments from Kirsten McPherson, Nob Hill Water</b>	<b>02/12/2020</b>
<b>D-4</b>	<b>Comments from Dana Kallevig, Utility Project Manager</b>	<b>02/14/2020</b>
<b>D-5</b>	<b>Comments from Glenn Denman, Building Official</b>	<b>02/14/2020</b>
<b>D-6</b>	<b>Comments from Mike Shane, Development Engineer</b>	<b>07/16/2020</b>



**DATE:** July 16, 2020  
**TO:** Trevor Martin, Associate Planner  
**FROM:** Mike Shane, Development Engineer

**RE:** RZ#001-20— 702 S. 48<sup>th</sup> Ave. – Bruce Lloyd

**Proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert an existing two-story building into a four-unit apartment building with four indoor parking bays and a common laundry room.**

**This project requires Title 8 and 12 improvements, including but not limited to the following:**

**YMC 8.67 and 12.05 – Where existing driveways are not utilized, they shall be removed, and new curb, gutter and sidewalk shall be installed. Any existing curb, gutter or sidewalk along frontage that is unfit or unsafe shall also be repaired/replaced.**

**YMC 8.64 – A residential driveway approach is required which meets the requirements of this chapter and standard detail R4.**

**YMC 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way.**

**All improvements and shall be completed prior to Certificate of Occupancy.**

Mike Shane – Development Engineer  
Mike.shane@yakimawa.gov  
(509) 576-6480

**DOC.**  
**INDEX**  
# D-6



**COMMUNITY DEVELOPMENT DEPARTMENT**  
*Code Administration Division*  
129 North Second Street, 2nd Floor Yakima, Washington 98901  
Phone (509) 575-6126 • Fax (509) 576-6576  
*codes@yakimawa.gov • www.buildingyakima.com*

February 14, 2020

Trevor Martin  
City of Yakima Planning Division  
129 N 2<sup>nd</sup> St  
Yakima, WA 98901

From: Glenn Denman, Building Official

Re: DST Comments: RZ#001-20, 702 S 48<sup>th</sup> Ave

Depending on the design of the proposed 4 unit residential structure change of occupancy from a "shop", a fire sprinkler system may be required in accordance with applicable codes.

These findings are not intended to be an exhaustive review of this proposal.



# CITY OF YAKIMA PLANNING DIVISION

## DST COMMENTS

**Project Name: Bruce Lloyd**

**File Number: RZ#001-20, CL2#008-20 & SEPA#003-20**

<b>Note Type</b>	<b>Note Code</b>	<b>Text</b>	<b>Created By</b>	<b>Begin Date</b>
DST COMMENTS		All separate buildings using plumbing are required to have a separate side sewer connection to City Sewer main line.	dana.kallevig@ya kimawa.gov	02/14/20



# CITY OF YAKIMA PLANNING DIVISION

## DST COMMENTS

**Project Name: Bruce Lloyd**

**File Number: RZ#001-20, CL2#008-20 & SEPA#003-20**

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		NOB HILL WATER ALREADY SERVES EXISTING RESIDENCE AND SHOP. CUSTOMER WILL NEED TO OBTAIN ESTIMATE FOR NEW 4-PLEX BUILDING.	kirsten.mcpherson@yakimawa.gov	02/12/20



COMMUNITY DEVELOPMENT DEPARTMENT  
Office of Code Administration  
129 North Second Street, 2<sup>nd</sup> Floor Yakima, Washington 98901  
(509) 575-6126 Fax (509) 576-6576  
codes@yakimawa.gov www.buildingyakima.com

February 7, 2020

To: Trevor Martin, Associate Planner  
From: Carolyn Belles, Permit Project Coordinator  
Re: RZ#001-20 & SEPA #003-20

**The recommended addressing for this proposal is as follows:**

702 S 48 <sup>th</sup> Ave. #1	(Existing Single Family Residence)
702 S 48 <sup>th</sup> Ave. #2	New Dwelling Unit
702 S 48 <sup>th</sup> Ave. #3	New Dwelling Unit
702 S 48 <sup>th</sup> Ave. #4	New Dwelling Unit
702 S 48 <sup>th</sup> Ave. #5	New Dwelling Unit.

If the parcel is to be served by City sewer, payment of applicable Wastewater connection fees must be paid pursuant to YMC 7.58. If the site is to be served by a septic system, the applicant must provide proof that necessary approval from the Yakima Health District has been obtained, prior to the issuance of permits.

Any work to be performed in City right-of-way requires an Excavation permit from City Engineering prior to commence work YMC 8.72.



**City of Yakima Development Services Team  
Request For Comments  
February 6, 2020**

<b>To:</b>	City of Yakima Development Services Team
<b>From:</b>	Trevor Martin, Associate Planner
<b>Subject:</b>	Request for Comments
<b>Applicant:</b>	Bruce Lloyd
<b>File Number:</b>	RZ#001-20 & SEPA#003-20
<b>Location:</b>	702 S 48th Ave
<b>Parcel Number(s):</b>	181328-11006
<b>DST MEETING DATE:</b>	2/11/2020

Proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) in anticipation of converting the two-story shop building that is on site of an existing single-family residence into a 4-unit apartment building.

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 **February 11, 2020 at 2:00 p.m.** As always, should you have comments, but find you are unable to attend, please submit your comments prior to the meeting. My email address is [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov) and the Planning Department's fax number is (509) 575-6105. Should you have any questions, or require additional information, please call me at (509) 575-6162.


\_\_\_\_\_  
Contact Person

\_\_\_\_\_  
Department/Agency

**DOC.  
INDEX**

# D-1

**BRUCE LLOYD  
RZ#001-20, CL2#008-20 & SEPA#003-20**

**EXHIBIT LIST**

**CHAPTER E  
SEPA Checklist**

DOC INDEX #	DOCUMENT	DATE
E-1	SEPA Checklist	01/22/2020



# ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

## PURPOSE OF CHECKLIST

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

## INSTRUCTIONS FOR APPLICANTS

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

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

## USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

### 1. Name Of Proposed Project (If Applicable):

Property Rezone to B2

### 2. Applicant's Name & Phone:

Digital Design and Development 509-833-8552

### 3. Applicant's Address:

3611 River Rd., Ste 100, Yakima, WA 98902

### 4. Contact Person & Phone:

Leanne Liddicoat 509-833-8552

### 5. Agency Requesting Checklist: City of Yakima

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

Tenant improvements to existing building Summer 2020

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

No additions planned

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

None known

RECEIVED  
JAN 22 2020  
CITY OF YAKIMA  
PLANNING DIV.



**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 other applications pending

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

Property rezone to B2  
Building permit

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

The .38 acre R-1 parcel has an existing single family residence and a 2-story 4 bay shop building in a mixed use neighborhood of commercial, apartments, duplexes, and single family homes. With a B2 rezone the owner will add 4 studio or 1 bedroom apartments on the second floor of the shop building.

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

The project site is at 702 S. 48th Avenue between Tieton Drive and Nob Hill Blvd across the street from Glenmoor Green apartments and south of The Findery floral shop. Bonnie Ln, a private road, is on the south property line as access to the parcels to the west.

RECEIVED

JAN 22 2020

CITY OF YAKIMA  
PLANNING DIV.

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**

**EARTH**

1. **General description of the site (✓ one):**

flat  rolling  hilly  steep slopes  mountainous  other: \_\_\_\_\_

2. **What is the steepest slope on the site (approximate percent slope)?**

Less than 1%

3. **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.**

As a developed site there is grass and gravel over soil that is likely to be Kittitas Silt Loam with areas of Umapine Silt Loam, Track Loam, and Toppenish Silt Loam

4. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No indication

5. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

No excavation is needed for this project

6. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

Earthwork is not a part of this project. The driveway and parking areas are gravel.

7. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

70%

8. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

The site will not be disturbed so additional measures are not needed

**AIR**

1. **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.**

No emissions beyond typical residential car traffic

2. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

None known

3. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

No additional measures planned for the existing site and residential use

RECEIVED

JAN 22 2020

CITY OF YAKIMA  
PLANNING DIV.

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**

**SURFACE WATER**

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None - project does not require earthwork

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

**GROUND WATER**

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Not applicable - public utilities provide water

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.

Not applicable - connected to public sewer system

RECEIVED  
JAN 22 2020  
CITY OF YAKIMA  
PLANNING DIV.

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**

**WATER RUNOFF (INCLUDING STORM WATER)**

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.

The driveway and parking areas are gravel with a catch basin system in front of the shop

2. Could waste materials enter ground or surface waters? If so, generally describe.

No

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No change

4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

There is an existing catch basin system

**PLANTS**

1. Check (✓) types of vegetation found on the site:

- |                                           |                                |                                        |                                     |                                                                        |
|-------------------------------------------|--------------------------------|----------------------------------------|-------------------------------------|------------------------------------------------------------------------|
| Deciduous Trees:                          | Evergreen Trees:               | Wet Soil Plants:                       | Water Plants:                       | Other:                                                                 |
| <input type="checkbox"/> Alder            | <input type="checkbox"/> Fir   | <input type="checkbox"/> Cattail       | <input type="checkbox"/> Milfoil    | <input checked="" type="checkbox"/> Shrubs                             |
| <input type="checkbox"/> Maple            | <input type="checkbox"/> Cedar | <input type="checkbox"/> Buttercup     | <input type="checkbox"/> Eelgrass   | <input checked="" type="checkbox"/> Grass                              |
| <input type="checkbox"/> Aspen            | <input type="checkbox"/> Pine  | <input type="checkbox"/> Bullrush      | <input type="checkbox"/> Water Lily | <input type="checkbox"/> Pasture                                       |
| <input checked="" type="checkbox"/> Other | <input type="checkbox"/> Other | <input type="checkbox"/> Skunk Cabbage | <input type="checkbox"/> Other      | <input type="checkbox"/> Crop Or Grain                                 |
|                                           |                                | <input type="checkbox"/> Other         |                                     | <input type="checkbox"/> Orchards, vineyards, or other permanent crops |
|                                           |                                |                                        |                                     | <input checked="" type="checkbox"/> Other types of vegetation          |

2. What kind and amount of vegetation will be removed or altered?

The existing landscaping will remain

3. List threatened or endangered species known to be on or near the site.

None known

4. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No additional landscaping is planned

5. List all noxious weeds and invasive species known to be on or near the site.

None known

RECEIVED

JAN 22 2020

CITY OF YAKIMA  
PLANNING DIV.

Doc.  
Page 10  
INDEX

# E-1

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**

**ANIMALS**

1. List any birds or other animals which have been observed on or near the site or are known to be on or near the site.

*Examples include:*

*birds: hawk, heron, eagle, songbirds, other:*

*mammals: deer, bear, elk, beaver, other:*

*fish: bass, salmon, trout, herring, shellfish, other:*

Songbirds

2. List any threatened or endangered species known to be on or near the site.

None known

3. Is the site part of a migration route? If so, explain.

The site is in the North America Fly Way

4. Proposed measures to preserve or enhance wildlife, if any:

None needed

5. List any invasive animal species known to be on or near the site.

None known

**ENERGY AND NATURAL RESOURCES**

1. 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.

Electricity for heating and lighting

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No - this is an existing building

3. 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:

Updated LED lighting and HVAC units will be installed

RECEIVED

JAN 22 2020

CITY OF YAKIMA  
PLANNING DIV.

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**

**ENVIRONMENTAL HEALTH**

1. 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.

None known

2. Describe any known or possible contamination at the site from present or past uses.

None known

3. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

4. 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.

Not applicable

5. Describe special emergency services that might be required.

No special services for residential use

6. Proposed measures to reduce or control environmental health hazards, if any:

No measures proposed

**NOISE**

1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?

Typical street traffic

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.

Construction is within an existing building so minimal noise impact. Long-term use is residential with no unusual noise.

3. Proposed measures to reduce or control noise impacts, if any:

None needed

RECEIVED

JAN 22 2020

CITY OF YAKIMA  
PLANNING DIV.

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**

**LAND AND SHORELINE USE**

**1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The site is currently a single family residence and shop building. The rezone to B2 is within the future land use classification of Community Mixed Use. Neighboring properties are B2, R2, or R1.

**2. 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?**

The established neighborhood is not agriculture, so no conversion of farmlands or forest.

**3. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

Not applicable

**4. Describe any structures on the site.**

A single family residence of approximately 1,750sf and a two-story wood frame shop building of 1,340sf per floor

**5. Will any structures be demolished? If so, what?**

No structures will be demolished

**6. What is the current zoning classification of the site?**

R-1

**7. What is the current comprehensive plan designation of the site?**

Community Mixed Use

**8. If applicable, what is the current shoreline master program designation of the site?**

Not applicable

**9. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

No

**10. Approximately how many people would reside or work in the completed project?**

6 people will reside on site

**11. Approximately how many people would the completed project displace?**

None

RECEIVED  
JAN 22 2020  
CITY OF YAKIMA  
PLANNING DIV.

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**

**LAND AND SHORELINE USE**

12. **Proposed measures to avoid or reduce displacement impacts, if any.**

Not applicable

13. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

The proposed use as apartments meets the intent of a Community Mixed Use designation, and is compatible with neighboring commercial, apartments, duplexes, and single family uses.

14. **Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:**

No neighboring agriculture

**HOUSING**

1. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

4 middle income units

2. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

None

3. **Proposed measures to reduce or control housing impacts, if any:**

This is a small addition of apartments in a neighborhood with large apartment complexes, so no additional measures to control housing are planned.

**AESTHETICS**

1. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The existing building is approximately 20' tall

2. **What views in the immediate vicinity would be altered or obstructed?**

No change as the building is existing

3. **Proposed measures to reduce or control aesthetic impacts, if any:**

Improvements are all on site in an existing structure

RECEIVED  
JAN 22 2020  
CITY OF YAKIMA  
PLANNING DIV.



**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**

**LIGHT AND GLARE**

1. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Exterior lighting is on a sensor and would come on at dusk

2. **Could light or glare from the finished project be a safety hazard or interfere with views?**

Lighting is already in place. Any future lighting additions will be shielded to prevent glare.

3. **What existing off-site sources of light or glare may affect your proposal?**

None

4. **Proposed measures to reduce or control light and glare impacts, if any:**

No changes to existing, but future exterior lighting changes will be shielded to prevent glare

**RECREATION**

1. **What designated and informal recreational opportunities are in the immediate vicinity?**

Randall Park is about 1 mile south

2. **Would the proposed project displace any existing recreational uses? If so, describe.**

No

3. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

Not applicable

**HISTORIC AND CULTURAL PRESERVATION**

1. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**

None known

RECEIVED

JAN 22 2020

CITY OF YAKIMA  
PLANNING DIV.

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**

**HISTORIC AND CULTURAL PRESERVATION**

2. 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.

None known

3. 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.

Not applicable

**TRANSPORTATION**

1. 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.

Access is primarily to 48th Avenue with secondary access to Bonnie Lane.

2. 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?

Public transit is available on Nob Hill Blvd and Tieton Drive. The closest bus stop is at Tieton and 48th Avenue.

3. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The existing shop has 4 bays for parking and 7 additional parking spaces will be provided on site.

4. 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).

There are no frontage improvements for curbs, gutters, and sidewalks on 48th Avenue. Sidewalks are in place on the east side of 48th Avenue and on the west side closer to the intersection of Tieton Drive. For future B2 uses we will work with the city of Yakima to determine the extent of the improvements and timing.

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable

6. 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?

Daily vehicle trips are estimated at 7, with no truck traffic. 3 of these trips may be at peak times.

RECEIVED

JAN 22 2020

CITY OF YAKIMA  
PLANNING DIV.

**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**

**TRANSPORTATION**

7. 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:

No impact

8. Proposed measures to reduce or control transportation impacts, if any:

Not applicable

**PUBLIC SERVICES**

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:

The project will not increase the need for public services.

2. Proposed measures to reduce or control direct impacts on public services, if any.

Not applicable

**UTILITIES**

1. Check (✓) utilities currently available at the site:

electricity  natural gas  water  refuse service  telephone

sanitary sewer  septic system  other \_\_\_\_\_

2. 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.

Pacific Power, city of Yakima water, sewer, and garbage utilities for typical residential use

RECEIVED

JAN 22 2020

CITY OF YAKIMA  
PLANNING DIV.

**C. SIGNATURE (To be completed by the applicant.)**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

*Leanne Liddicoat*  
Property Owner or Agent Signature

1/17/20  
Date Submitted

*Leanne Liddicoat*  
Name of Signee

*Digital Design & Dev.*  
Position and Agency/Organization

**PLEASE COMPLETE SECTION "D" ON THE NEXT PAGES  
IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW**

**BRUCE LLOYD  
RZ#001-20, CL2#008-20 & SEPA#003-20**

**EXHIBIT LIST**

**CHAPTER F  
Applications**

<b>DOC INDEX #</b>	<b>DOCUMENT</b>	<b>DATE</b>
<b>F-1</b>	<b>Application for Rezone</b>	<b>01/22/2020</b>
<b>F-2</b>	<b>Application for Type 2 Review</b>	<b>06/17/2020</b>

RECEIVED

JAN 22 2020

CITY OF YAKIMA  
PLANNING DIV



**LAND USE APPLICATION**  
CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT  
129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901  
PHONE: (509) 575-6183 EMAIL: ask.planning@yakimawa.gov

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

**PART I - GENERAL INFORMATION**

1. Applicant's Information:	Name:	Leanne Liddicoat						
	Mailing Address:	3611 River Road, Ste 100						
	City:	Yakima	St:	WA	Zip:	98902	Phone:	( ) 833-8552
	E-Mail:	Leanne@3dyakima.com						

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

3. Property Owner's Information (If other than Applicant):	Name:	Bruce William Lloyd						
	Mailing Address:	702 S. 48th Avenue						
	City:	Yakima	St:	WA	Zip:	98908	Phone:	( )
	E-Mail:							

4. Subject Property's Assessor's Parcel Number(s): 18132811006

5. Legal Description of Property. (if lengthy, please attach it on a separate document)  
S 96.5 FT of E 194 FT of NE1/4 NE1/4 NE1/4 EX E 30 FT Road

6. Property Address: 702 S 48th Avenue

7. Property's Existing Zoning:

SR  R-1  R-2  R-3  B-1  B-2  HB  SCC  LCC  CBD  GC  AS  RD  M-1  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 checked="" type="checkbox"/> Environmental Checklist (SEPA Review)
<input type="checkbox"/> Transportation Concurrency	<input type="checkbox"/> Master Application (select if submitting two or more applications under Title 15)	<input type="checkbox"/> Other: _____

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

SEE ATTACHED SHEETS

**PART V - CERTIFICATION**

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

	Date	1/16/20
Property Owner's Signature		
	Date	1/16/20
Applicant's Signature		

FILE/APPLICATION(S)# RZ#001-20 sepa#003-20 CL2#008-20

DATE FEE PAID: 01-22-2020	RECEIVED BY: collinger	AMOUNT PAID: \$11610.00 \$265.00	RECEIPT NO: CR-20-001959
------------------------------	---------------------------	----------------------------------------	-----------------------------



Supplemental Application For:  
**TYPE (2) REVIEW**  
 YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.14

**PART II – LAND USE DESIGNATION AS LISTED ON TABLE 4-1 PERMITTED LAND USES**

**RECEIVED**

1. PROPOSED LAND USE TYPE: (See YMC § 15.04.030)

Multifamily Dwelling (\*): 0—7 DU/NRA

**JUN 17 2020**

**PART III - ATTACHMENTS INFORMATION**

**CITY OF YAKIMA  
 PLANNING DIV.**

2. SITE PLAN REQUIRED (Please use the City of Yakima Site Plan Checklist, attached)

3. TRAFFIC CONCURRENCY (if required, see YMC Ch. 12.08, Traffic Capacity Test)

4. ENVIRONMENTAL CHECKLIST (if required by the Washington State Environmental Policy Act)

**PART IV - WRITTEN NARRATIVE: (Please submit a written response to the following questions)**

A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.

On the second floor of the existing shop building two 1 bedroom and two studio apartments will be constructed. There is a man door designated for apartment access that leads into an area separated from the four indoor parking bays by a wall. A common laundry room will also be added on the first floor. In addition to the 4 parking stalls in the shop building 7 additional parking stalls will be provided, for a total of 11. A future apartment will be placed in the shop bay on the north end of the building reducing the indoor parking to 3. At that time an additional outdoor parking space will be striped on site.

B. How is the proposal compatible to neighboring properties?

A duplex is located to the west, single family to the south, the Glenmoor Green apartment complex to the east, and the Findery floral business to the north. Adding a multifamily dwelling on this property is consistent with neighboring uses.

C. What mitigation measures are proposed to promote compatibility?

The shop building is to the rear of the property and has fencing and site screening for neighbors, with parking on-site. As needed, new outside lighting will be shielded to prevent glare.

D. How is your proposal consistent with current zoning of your property?

A Type 2 Review in a B2 zone allows for Multi-family Residential units. This use also fits with the Community Mixed Use classification of the property.

E. How is your proposal consistent with uses and zoning of neighboring properties?

The neighbor to the north is B2, east is R2, south is R1, and west is R2. The additional apartments in this proposal are consistent with neighboring uses.

F. How is your proposal in the best interest of the community?

More residential options are needed in Yakima and this change will provide 4 apartments in the short term, with a 5th future apartment.



Supplemental Application For:  
**REZONES**  
 YAKIMA MUNICIPAL CODE CHAPTER 15.23

**PART II - APPLICATION INFORMATION**

1. EXISTING ZONING OF SUBJECT PROPERTY:

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

2. DESIRED ZONING OF SUBJECT PROPERTY:

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

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

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

4. EXISTING FUTURE LAND USE DESIGNATION:

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

5. PROPOSED FUTURE LAND USE DESIGNATION:

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

If so what is the proposed future land use designation?

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

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

**PART III - REQUIRED ATTACHMENTS**

1. WRITTEN NARRATIVE (see attached form)

2. ENVIRONMENTAL CHECKLIST (attached)

3. TRAFFIC CONCURRENCY (may be required)

4. SITE PLAN OR CONCEPTUAL SITE PLAN

A site plan is required if a land use development is proposed. If no land use development is proposed, a non-binding conceptual site plan is required and shall show potential future use of the property per YMC § 15.23.030 (B).

5. AUTHORIZATION:

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

  
 \_\_\_\_\_  
 Property Owner Signature (required)

1/16/20  
 \_\_\_\_\_  
 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

RECEIVED

JAN 22 2020

CITY OF YAKIMA  
 PLANNING DIV.



Supplemental Application For:  
**REZONES**  
YAKIMA MUNICIPAL CODE CHAPTER 15.23

**PART IV – NARRATIVE (SUBMIT ANSWERS ON SEPARATE SHEET OF PAPER IF NEEDED)**

A. How is the subject property suitable for uses permitted under the proposed zoning?  
See Attached Narrative

What is the status of existing land use?

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

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?

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?

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

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

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

**RECEIVED**

JAN 22 2020  
CITY OF YAKIMA  
PLANNING DIV.



**Rezone Application Narrative – 702 S. 48<sup>th</sup> Avenue**

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

The property is currently zoned R-1 with a single-family residence and a 4 bay, 2 story shop building. It is next to a B2 property to the north and located in the future land use designation of Community Mixed Use. Neighboring parcels are zoned R2 to the east and west and R1 to the south. The owner wants to remodel the existing shop building into residential apartments, so it is a good mix between the surrounding uses of business, apartments, duplex and single family.

**What is the status of existing land use?**

The property is zoned R-1 and has a single family residence with a two story shop building

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

The rezone request complies with the Yakima Urban Area Comprehensive Plan and the property already has a future land use designation of Community Mixed Use.

**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?**

The property is on 48<sup>th</sup> Avenue and connected to all needed utilities and infrastructure.

**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?**

Existing public facilities would be able to handle any B2 zoning use. The neighboring commercial properties to the north have made the changes required through the planning and building permit process.

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

The neighborhood is close to the 48<sup>th</sup> Avenue and Nob Hill intersection. All neighbors to the north are B2 properties and include retail, professional and medical offices, a bank, convenience store and restaurants. The Glenmoor Green apartment complex is to the east, duplexes are to the west, and a single family residence is to the south. Farther south towards the 48<sup>th</sup> Avenue and Nob Hill intersection are neighborhood service businesses and residential.

**RECEIVED**

JAN 22 2020

CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX

# F-1

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

The surrounding properties are all developed, so site screening is in place. A fence at least 6' high is on the west and north property line with landscaping. Tall arborvitae plants provide a screen on the southwest side of the driveway access, with a 5' fence next to the residence, and additional landscaping at the corner of the driveway access and 48<sup>th</sup> Avenue. There are retaining walls on the north and east sides of the property. A 25' driveway on the south side of the property provides access to the R-1 and R-2 parcels to the west and south.

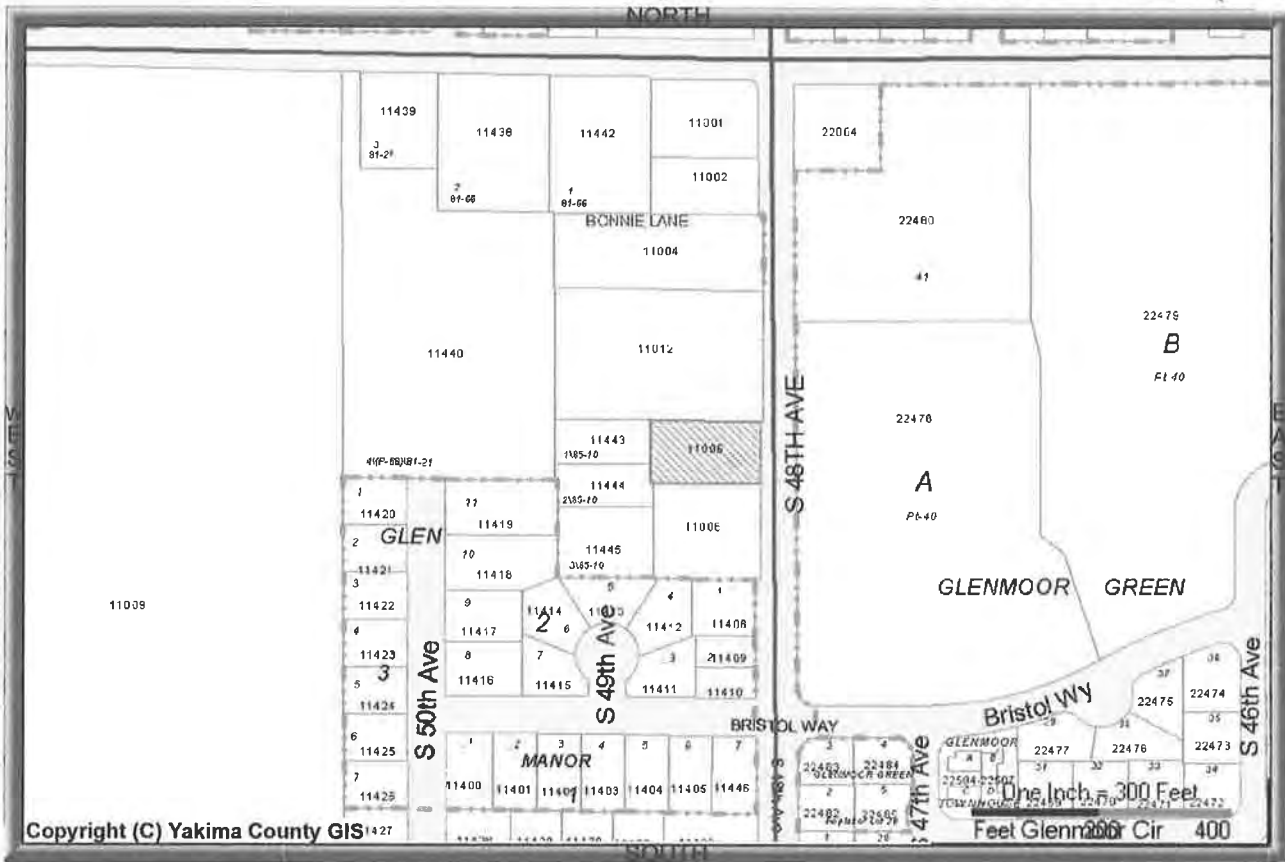
On site there is parking between the existing residence and shop building as well as covered parking in the shop. Any exterior site lighting will be shielded to prevent glare for the neighbors.

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


More residential options are needed in Yakima and this change will provide 4 apartments, and it fits within the Community Mixed Use classification.

RECEIVED  
JAN 22 2020  
CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX  
# F-1



Copyright (C) Yakima County GIS 1/27

PROPERTY PHOTO	PROPERTY INFORMATION
 <p>181328-11006 5/6/03</p>	<p>Parcel Address: <b>702 S 48TH AVE, YAKIMA ,WA 98908</b>                      Parcel Owner(s): <b>BRUCE WILLIAM &amp; GUADALUPE MARI LLOYD</b>                      Parcel Number: <b>18132811006</b> Parcel Size: <b>0.38 Acre(s)</b>                      Property Use: <b>11 Single Unit</b></p>
<b>TAX AND ASSESSMENT INFORMATION</b>	
<p>Tax Code Area (TCA): <b>333</b> Tax Year: <b>2020</b>                      Improvement Value: <b>\$300900</b> Land Value: <b>\$48400</b>                      Current Use Value: <b>\$0</b> Current Use Improvement: <b>\$0</b>                      New Construction: <b>\$0</b> Total Assessed Value: <b>\$349300</b></p>	
<b>OVERLAY INFORMATION</b>	
<p>Zoning: <b>R-1</b> Jurisdiction: <b>Yakima (Urban Area Zoning Ordinance)</b>                      Urban Growth Area: <b>Yakima</b> Future Landuse Designation: <b>(NC) Neighborhood Commercial (Yakima Urban Area Plan)</b>                      FEMA: FIRM Panel Number: <b>53077C1029F</b>  <b>FEMA Map</b></p>	
<b>LOCATION INFORMATION</b>	
<p>+ Latitude: <b>46° 35' 27.446"</b> + Longitude: <b>-120° 34' 21.976"</b> Range: <b>18</b> Township: <b>13</b> Section: <b>28</b>                      Narrative Description: <b>S 96.5 FT OF E 194 FT OF NE1/4 NE1/4 EX E 30 FT ROAD</b></p>	
<b>DISCLAIMER</b>	
<p>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</p>	

RECEIVED

JAN 22 2020

CITY OF YAKIMA  
PLANNING DIV.

DOC.  
INDEX

# F-1

Zoning

702 S. 48th Avenue

currently R1

Rezone B2

RECEIVED

JAN 22 2020

CITY OF YAKIMA  
PLANNING DIV.

Yakimap.com

[Print Map]  
[Close Map]

Yakima County GIS - Washington  
Land Information Portal



DOC.  
INDEX  
# F-1



Future Land Use

702 S. 48th Avenue

Future Designation  
Neighborhood  
Commercial

RECEIVED

JAN 2 2 2020

CITY OF YAKIMA  
PLANNING DIV.

Overhead View


Legend

702 S 48th Ave



**View from NE corner**

**Legend**

 702 S 48th Ave



RECEIVED  
JAN 22 2020  
CITY OF YAKIMA  
PLANNING DIV.

6.74 ft

Google Earth

© 2020 Google

View from SE corner

Legend

702 S 48th Ave






# 702 S. 48th

Driveway easement to west side duplex properties. Also used by neighbors to the south.

## Legend

 702 S 48th Ave



**BRUCE LLOYD**  
**RZ#001-20, CL2#008-20 & SEPA#003-20**

**EXHIBIT LIST**

**CHAPTER G**  
**Public Notices**

DOC INDEX #	DOCUMENT	DATE
<b>G-1</b>	<b>Determination of Complete Application</b>	<b>02/19/2020</b>
<b>G-2</b>	<b>Land Use Action Installation Certificate</b>	<b>03/06/2020</b>
<b>G-3</b>	<b>Notice of Application, SEPA &amp; Public Hearing</b> <b>G-3a:</b> Legal Ad <b>G-3b:</b> Press Release and Distribution Email <b>G-3c:</b> Parties and Agencies Notified <b>G-3d:</b> Affidavit of Mailing	<b>03/06/2020</b>
<b>G-4</b>	<b>Notice of Determination of Nonsignificance &amp; Cancelled Public Hearing</b> <b>G-4a:</b> Legal Ad <b>G-4b:</b> Press Release and Distribution Email <b>G-4c:</b> Parties and Agencies Notified <b>G-4d:</b> Affidavit of Mailing	<b>03/25/2020</b>
<b>G-5</b>	<b>Notice of Rescheduled Public Hearing</b> <b>G-5a:</b> Legal Ad <b>G-5b:</b> Press Release and Distribution Email <b>G-5c:</b> Parties and Agencies Notified <b>G-5d:</b> Affidavit of Mailing	<b>06/30/2020</b>
<b>G-6</b>	<b>HE Agenda &amp; Packet Distribution List</b>	<b>07/16/2020</b>
<b>G-7</b>	<b>HE Agenda &amp; Sign-In Sheet</b>	<b>07/23/2020</b>
<b>G-8</b>	<b>Notice of Hearing Examiner's Recommendation</b> (See DOC INDEX#AA-1 for H.E. Recommendation) <b>G-8a:</b> Parties and Agencies Notified <b>G-8b:</b> Affidavit of Mailing	<b>08/07/2020</b>
<b>G-9</b>	<b>Letter of Transmittal to City Clerk: City Council Hearing</b> (mailing labels, site plan, and vicinity map)	<b>08/19/2020</b>

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 BRUCE LLOYD (RZ#001-20 & CL2#008-20) including all labels for parties of record and property owners within a radius of 300 feet of the subject property
2. Site Plan
3. Vicinity Map

Signed this 19<sup>th</sup> day of August, 2020.

*Lisa Maxey*

\_\_\_\_\_  
Lisa Maxey  
Planning Technician

Received By: *Sonya Claar*

Date: *8/19/20*

18132722480 DBH PARTNERSHIP II PO BOX 340 SELAH, WA 98942	18132811004 FIRST CHURCH OF CHRIST 610 S 48TH AVE YAKIMA, WA 98908	18132722478 GLENMOOR GREEN II LTD 2960 CAMINO DIABLO STE 300 WALNUT CREEK, CA 94596
18132811440 JOHN BODGER & SONS INC PO BOX 2709 LOMPOC, CA 93438	18132811443 JONAGOLD PROPERTIES LLC 9203 JONAGOLD CT YAKIMA, WA 98903	18132811444 JONAGOLD PROPERTIES LLC 9203 JONAGOLD CT YAKIMA, WA 98903
18132811411 AARON WELLER 4805 BRISTOL WAY YAKIMA, WA 98908	18132811409 BERTHA KOSMATKA 810 S 48TH AVE #A YAKIMA, WA 98908	18132811410 BERTHA KOSMATKA 810 S 48TH AVE #B YAKIMA, WA 98908
18132811445 BOB CLAYTON 704 1/2 S 48TH AVE YAKIMA, WA 98908	18132811006 BRUCE WILLIAM & GUADALUPE MARI LLOYD 702 S 48TH AVE YAKIMA, WA 98908	18132811414 DAVID & LEANNE M MYERS 4811 BRISTOL WAY YAKIMA, WA 98908
18132811418 GARY F & PATRICIA E REDICK 805 S 50TH AVE YAKIMA, WA 98908	18132811415 GARY J & BARBARA L DELLINGER 4901 BRISTOL WAY YAKIMA, WA 98908	18132811408 HELEN M. URVINA 708 S 48TH AVE YAKIMA, WA 98908
18132811413 KAREN MAUCH 4809 BRISTOL WAY YAKIMA, WA 98908	18132811008 KERRY & GINA MARTIN PO BOX 8093 YAKIMA, WA 98908	18132811012 LEONARD J & JUDITH A RUSSELL 620 S 48TH AVE YAKIMA, WA 98908
18132811412 LUIS & VERONICA LEDESMA 4807 BRISTOL WAY YAKIMA, WA 98908	18132811419 MARIVY DEL ROSARIO VASQUEZ 801 S 50TH AVE YAKIMA, WA 98908	18132811417 STEVEN & ERIKA E VILLA 1304 GARRETT ST YAKIMA, WA 98902
21 Total Parcels - Bruce Lloyd - RZ#001-20 & SEPA#003-20 <i>CL2#008-20</i>	Digital Design & Development Attn: Leanne Liddicoat 3611 River Rd #100 Yakima, WA 98902	
	<i>Ntc of City Council Hearing RZ#001 / CL2#008-20 Hearing: 9/15/20</i>	

DOC.  
INDEX

# G-9

### In-House Distribution E-mail List

Revised 04/2020

Name	Division	E-mail Address
Silvia Corona	Clerk's Office	<a href="mailto:Silvia.Corona@yakimawa.gov">Silvia.Corona@yakimawa.gov</a>
Carolyn Belles	Code Administration	<a href="mailto:Carolyn.Belles@yakimawa.gov">Carolyn.Belles@yakimawa.gov</a>
Glenn Denman	Code Administration	<a href="mailto:Glenn.Denman@yakimawa.gov">Glenn.Denman@yakimawa.gov</a>
John Zabell	Code Administration	<a href="mailto:John.Zabell@yakimawa.gov">John.Zabell@yakimawa.gov</a>
Kelli Horton	Code Administration	<a href="mailto:Kelli.Horton@yakimawa.gov">Kelli.Horton@yakimawa.gov</a>
Linda Rossignol	Code Administration	<a href="mailto:Linda.Rossignol@yakimawa.gov">Linda.Rossignol@yakimawa.gov</a>
Pedro Contreras	Code Administration	<a href="mailto:Pedro.Contreras@yakimawa.gov">Pedro.Contreras@yakimawa.gov</a>
Suzanne DeBusschere	Code Administration	<a href="mailto:Suzanne.DeBusschere@yakimawa.gov">Suzanne.DeBusschere@yakimawa.gov</a>
Tony Doan	Code Administration	<a href="mailto:Tony.Doan@yakimawa.gov">Tony.Doan@yakimawa.gov</a>
Joan Davenport	Community Development	<a href="mailto:Joan.Davenport@yakimawa.gov">Joan.Davenport@yakimawa.gov</a>
Rosalinda Ibarra	Community Development	<a href="mailto:Rosalinda.Ibarra@yakimawa.gov">Rosalinda.Ibarra@yakimawa.gov</a>
Bob Desgrosellier	Engineering	<a href="mailto:Bob.Desgrosellier@yakimawa.gov">Bob.Desgrosellier@yakimawa.gov</a>
Dan Riddle	Engineering	<a href="mailto:Dan.Riddle@yakimawa.gov">Dan.Riddle@yakimawa.gov</a>
Aaron Markham	Fire	<a href="mailto:Aaron.markham@yakimawa.gov">Aaron.markham@yakimawa.gov</a>
Pat Reid	Fire	<a href="mailto:Pat.Reid@yakimawa.gov">Pat.Reid@yakimawa.gov</a>
Jeff Cutter	Legal	<a href="mailto:Jeff.Cutter@yakimawa.gov">Jeff.Cutter@yakimawa.gov</a>
Sara Watkins	Legal	<a href="mailto:Sara.Watkins@yakimawa.gov">Sara.Watkins@yakimawa.gov</a>
Archie Matthews	ONDS	<a href="mailto:Archie.Matthews@yakimawa.gov">Archie.Matthews@yakimawa.gov</a>
Joseph Calhoun	Planning	<a href="mailto:Joseph.Calhoun@yakimawa.gov">Joseph.Calhoun@yakimawa.gov</a>
Lisa Maxey	Planning	<a href="mailto:Lisa.Maxey@yakimawa.gov">Lisa.Maxey@yakimawa.gov</a>
Matt Murray	Police	<a href="mailto:Matthew.murray@yakimawa.gov">Matthew.murray@yakimawa.gov</a>
Scott Schafer	Public Works	<a href="mailto:Scott.Schafer@yakimawa.gov">Scott.Schafer@yakimawa.gov</a>
Loretta Zammarchi	Refuse	<a href="mailto:Loretta.Zammarchi@yakimawa.gov">Loretta.Zammarchi@yakimawa.gov</a>
Randy Layman	Refuse	<a href="mailto:Randy.Layman@yakimawa.gov">Randy.Layman@yakimawa.gov</a>
Gregory Story	Transit	<a href="mailto:Gregory.Story@yakimawa.gov">Gregory.Story@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.Dean@yakimawa.gov">James.Dean@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:Dana.Kallevig@yakimawa.gov">Dana.Kallevig@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:Randy.Meloy@yakimawa.gov">Randy.Meloy@yakimawa.gov</a>
Dave Brown	Water/Irrigation	<a href="mailto:David.Brown@yakimawa.gov">David.Brown@yakimawa.gov</a>
Mike Shane	Water/Irrigation	<a href="mailto:Mike.Shane@yakimawa.gov">Mike.Shane@yakimawa.gov</a>

### Outside Distribution

Name	Address	Included In Mailing?
Pacific Power Attn: Estimating Department <i>(Subdivision notices ONLY)</i>	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(s): RZ #001 / CL2 #008-20

Date of Mailing: 9/15/20  
Hearing

**DOC.  
INDEX**

# G-9

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Wednesday, August 19, 2020 8:41 AM  
**To:** Claar Tee, Sonya  
**Subject:** Mailing for City Council Hearing - Bruce Lloyd Rezone  
**Attachments:** In-House Distribution E-mail List\_ updated 04.20.2020; Local Media List\_07.16.2020

Good morning Sonya,

When you email the notice, please send it to these distribution groups (attached): In-House Distribution E-mail List updated 04.20.2020 & Local Media List 07.16.2020.

Please also email it to these parties:

[leanne@3dyakima.com](mailto:leanne@3dyakima.com)  
[yakimarentals@hotmail.com](mailto:yakimarentals@hotmail.com)

Mailing labels will be brought to you shortly.

Thank you!



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



DIGITAL DESIGN & DEVELOPMENT, LLC.

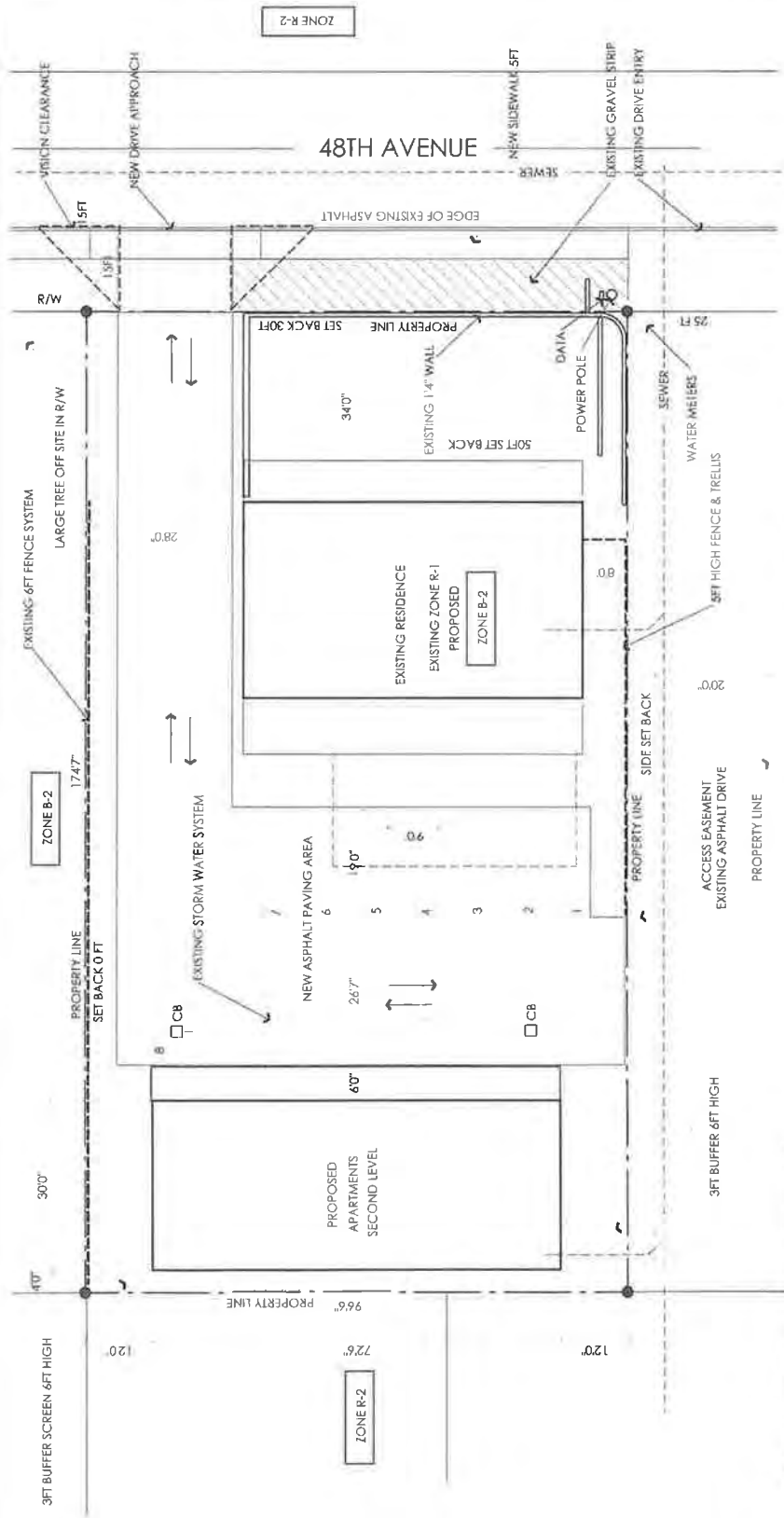
# RENOVATION APARTMENTS PROJECT

## DESIGN DEVELOPMENT SITE PLAN

DRAWING DATA:  
DRAWING DATE: 01/20/20  
FILE #  
DRAWN BY: JG  
CHECKED BY:  
DATE PLOTTED:  
REVIEW

VERSION NUMBER  
**V.1**

**C:1.0**



### PROJECT SITE PLAN

#### LOT COVERAGE:

RESIDENCE	1,750 SF
EXISTING SHOP	1,340 SF
SHOP PAD:	280 SF
PARKING AREA / DRIVE	3,800 SF
TOTAL COVERAGE:	7,170 SF
TOTAL SITE AREA:	10,744 SF
SITE COVERAGE PERCENTAGE	66 %

#### PROPERTY OWNER:

BRUCE WILLIAM B. GUADALUPE MARI LLOYD  
702 S 48TH AVE, YAKIMA, WA 98908

#### PARCEL NUMBER:

18132811006

**RECEIVED**

JAN 22 2020

CITY OF YAKIMA  
PLANNING DEPT.



AERIAL SITE PHOTO  
SCALE 1/16"=1'0"

**DOC. INDEX**

# G-9

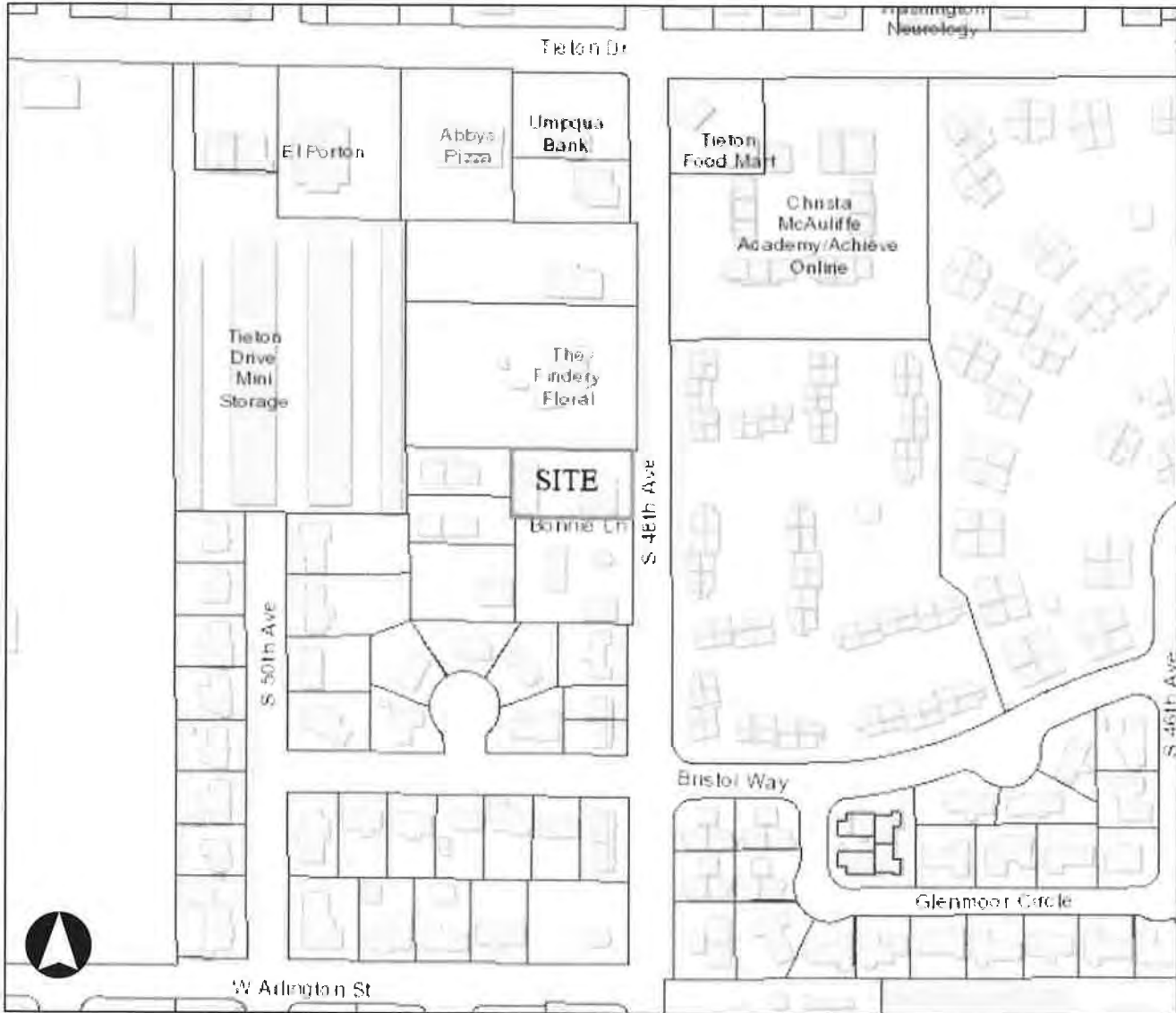
# VICINITY MAP



**File Number:** RZ#001-20, CL2#008-20 & SEPA#003-20

**Project Name:** BRUCE LLOYD

**Site Address:** 702 S 48<sup>TH</sup> AVE



**Proposal:** Proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert a two-story shop building that is on site of the existing single-family residence into a four-unit apartment building with four indoor parking bays and a common laundry room.  
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: 2/24/2020





**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

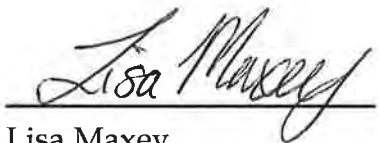
**RE: RZ#001-20, CL2#008-20 & SEPA#003-20**

**Bruce Lloyd**

**702 S 48<sup>th</sup> Ave**

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Hearing Examiner's Recommendation**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, 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 this **7<sup>th</sup>** day of **August, 2020**.

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

18132722480 DBH PARTNERSHIP II PO BOX 340 SELAH, WA 98942	18132811004 FIRST CHURCH OF CHRIST 610 S 48TH AVE YAKIMA, WA 98908	18132722478 GLENMOOR GREEN II LTD 2960 CAMINO DIABLO STE 300 WALNUT CREEK, CA 94596
18132811440 JOHN BODGER & SONS INC PO BOX 2709 LOMPOC, CA 93438	18132811443 JONAGOLD PROPERTIES LLC 9203 JONAGOLD CT YAKIMA, WA 98903	18132811444 JONAGOLD PROPERTIES LLC 9203 JONAGOLD CT YAKIMA, WA 98903
18132811411 AARON WELLER 4805 BRISTOL WAY YAKIMA, WA 98908	18132811409 BERTHA KOSMATKA 810 S 48TH AVE #A YAKIMA, WA 98908	18132811410 BERTHA KOSMATKA 810 S 48TH AVE #B YAKIMA, WA 98908
18132811445 BOB CLAYTON 704 1/2 S 48TH AVE YAKIMA, WA 98908	18132811006 BRUCE WILLIAM & GUADALUPE MARI LLOYD 702 S 48TH AVE YAKIMA, WA 98908	18132811414 DAVID & LEANNE M MYERS 4811 BRISTOL WAY YAKIMA, WA 98908
18132811418 GARY F & PATRICIA E REDICK 805 S 50TH AVE YAKIMA, WA 98908	18132811415 GARY J & BARBARA L DELLINGER 4901 BRISTOL WAY YAKIMA, WA 98908	18132811408 HELEN M. URVINA 708 S 48TH AVE YAKIMA, WA 98908
18132811413 KAREN MAUCH 4809 BRISTOL WAY YAKIMA, WA 98908	18132811008 KERRY & GINA MARTIN PO BOX 8093 YAKIMA, WA 98908	18132811012 LEONARD J & JUDITH A RUSSELL 620 S 48TH AVE YAKIMA, WA 98908
18132811412 LUIS & VERONICA LEDESMA 4807 BRISTOL WAY YAKIMA, WA 98908	18132811419 MARIVY DEL ROSARIO VASQUEZ 801 S 50TH AVE YAKIMA, WA 98908	18132811417 STEVEN & ERIKA E VILLA 1304 GARRETT ST YAKIMA, WA 98902
21 Total Parcels - Bruce Lloyd - RZ#001-20 & SEPA#003-20 <i>CL2 #008-20</i>	Digital Design & Development Attn: Leanne Liddicoat <del>3611 River Rd #100</del> <i>1909 W Lincoln Ave</i> Yakima, WA 98902	
	<i>NTC of HE Recommendation RZ#001/CL2#008/SEPA#003-20 Sent 8/7/20</i>	

DOC.  
INDEX

# G-8a

### In-House Distribution E-mail List

Revised 04/2020

Name	Division	E-mail Address
Silvia Corona	Clerk's Office	<a href="mailto:Silvia.Corona@yakimawa.gov">Silvia.Corona@yakimawa.gov</a>
Carolyn Belles	Code Administration	<a href="mailto:Carolyn.Belles@yakimawa.gov">Carolyn.Belles@yakimawa.gov</a>
Glenn Denman	Code Administration	<a href="mailto:Glenn.Denman@yakimawa.gov">Glenn.Denman@yakimawa.gov</a>
John Zabell	Code Administration	<a href="mailto:John.Zabell@yakimawa.gov">John.Zabell@yakimawa.gov</a>
Kelli Horton	Code Administration	<a href="mailto:Kelli.Horton@yakimawa.gov">Kelli.Horton@yakimawa.gov</a>
Linda Rossignol	Code Administration	<a href="mailto:Linda.Rossignol@yakimawa.gov">Linda.Rossignol@yakimawa.gov</a>
Pedro Contreras	Code Administration	<a href="mailto:Pedro.Contreras@yakimawa.gov">Pedro.Contreras@yakimawa.gov</a>
Suzanne DeBusschere	Code Administration	<a href="mailto:Suzanne.DeBusschere@yakimawa.gov">Suzanne.DeBusschere@yakimawa.gov</a>
Tony Doan	Code Administration	<a href="mailto:Tony.Doan@yakimawa.gov">Tony.Doan@yakimawa.gov</a>
Joan Davenport	Community Development	<a href="mailto:Joan.Davenport@yakimawa.gov">Joan.Davenport@yakimawa.gov</a>
Rosalinda Ibarra	Community Development	<a href="mailto:Rosalinda.Ibarra@yakimawa.gov">Rosalinda.Ibarra@yakimawa.gov</a>
Bob Desgrosellier	Engineering	<a href="mailto:Bob.Desgrosellier@yakimawa.gov">Bob.Desgrosellier@yakimawa.gov</a>
Dan Riddle	Engineering	<a href="mailto:Dan.Riddle@yakimawa.gov">Dan.Riddle@yakimawa.gov</a>
Aaron Markham	Fire	<a href="mailto:Aaron.markham@yakimawa.gov">Aaron.markham@yakimawa.gov</a>
Pat Reid	Fire	<a href="mailto:Pat.Reid@yakimawa.gov">Pat.Reid@yakimawa.gov</a>
Jeff Cutter	Legal	<a href="mailto:Jeff.Cutter@yakimawa.gov">Jeff.Cutter@yakimawa.gov</a>
Sara Watkins	Legal	<a href="mailto:Sara.Watkins@yakimawa.gov">Sara.Watkins@yakimawa.gov</a>
Archie Matthews	ONDS	<a href="mailto:Archie.Matthews@yakimawa.gov">Archie.Matthews@yakimawa.gov</a>
Joseph Calhoun	Planning	<a href="mailto:Joseph.Calhoun@yakimawa.gov">Joseph.Calhoun@yakimawa.gov</a>
Lisa Maxey	Planning	<a href="mailto:Lisa.Maxey@yakimawa.gov">Lisa.Maxey@yakimawa.gov</a>
Matt Murray	Police	<a href="mailto:Matthew.murray@yakimawa.gov">Matthew.murray@yakimawa.gov</a>
Scott Schafer	Public Works	<a href="mailto:Scott.Schafer@yakimawa.gov">Scott.Schafer@yakimawa.gov</a>
Loretta Zammarchi	Refuse	<a href="mailto:Loretta.Zammarchi@yakimawa.gov">Loretta.Zammarchi@yakimawa.gov</a>
Randy Layman	Refuse	<a href="mailto:Randy.Layman@yakimawa.gov">Randy.Layman@yakimawa.gov</a>
Gregory Story	Transit	<a href="mailto:Gregory.Story@yakimawa.gov">Gregory.Story@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.Dean@yakimawa.gov">James.Dean@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:Dana.Kallevig@yakimawa.gov">Dana.Kallevig@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:Randy.Meloy@yakimawa.gov">Randy.Meloy@yakimawa.gov</a>
Dave Brown	Water/Irrigation	<a href="mailto:David.Brown@yakimawa.gov">David.Brown@yakimawa.gov</a>
Mike Shane	Water/Irrigation	<a href="mailto:Mike.Shane@yakimawa.gov">Mike.Shane@yakimawa.gov</a>

### Outside Distribution

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

Type of Notice: NTC of HE Recommendation

File Number(s): RZ #001 / CL2 #008 / SEPA #003-20

Date of Mailing: 8/7/20

**DOC.  
INDEX**  
# G-8a

**Maxey, Lisa**

---

**From:** Maxey, Lisa  
**Sent:** Friday, August 07, 2020 10:12 AM  
**To:** Belles, Carolyn; Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Desgrosellier, Bob; Doan, Tony; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Zammarchi, Loretta  
**Cc:** Martin, Trevor  
**Subject:** Notice of Hearing Examiner's Recommendation - Bruce Lloyd - RZ#001-20, CL2#008-20 & SEPA#003-20  
**Attachments:** NOTICE OF HE RECOMMENDATION\_Bruce Lloyd - RZ CL2 SEPA.PDF

Attached is a Notice of the Hearing Examiner's Recommendation to City Council regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov). Thank you!



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

DOC.  
INDEX  
# G-8a



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

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

**NOTIFICATION OF HEARING EXAMINER'S  
RECOMMENDATION TO THE YAKIMA CITY COUNCIL**

**DATE:** August 7, 2020  
**TO:** Applicant, Adjoining Property Owners and Parties of Record  
**SUBJECT:** Notice of the Hearing Examiner's Recommendation  
**FILE #(S):** RZ#001-20, CL2#008-20 & SEPA#003-20  
**APPLICANT:** Digital Design & Development c/o Leanne Liddicoat, on behalf of  
Bruce Lloyd  
**PROJECT LOCATION:** 702 S 48<sup>th</sup> Ave

On August 6, 2020, the City of Yakima Hearing Examiner rendered their recommendation on **RZ#001-20 and CL2#008-20**, a proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert a two-story shop building that is on site of the existing single-family residence into a four-unit apartment building with four indoor parking bays and a common laundry room. The applications were reviewed at a virtual open record public hearing held on July 23, 2020.

Enclosed is a copy of the Hearing Examiner's Recommendation. The Hearing Examiner'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 Trevor Martin at (509) 575-6162 or email to: [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

Trevor Martin  
Associate Planner

Date of Mailing: **August 7, 2020**  
Enclosures: Hearing Examiner's Recommendation

DOC.  
INDEX

# G-8



# Registrants for 'City of Yakima Hearing Examiner Public Hearings on July 23rd'

Search by name or email

Search

Approved (2)

Denied/Blocked (0)

<input type="checkbox"/>	Registrants	Email Address	Registration Date	
<input type="checkbox"/>	Bruce Lloyd	yakimarentals@hotmail.com	Jul 9, 2020 11:00 AM	Copy
<input type="checkbox"/>	Jeff Rauth	jeff.ers@live.com	Jun 30, 2020 10:01 PM	Copy

Cancel Registration

Resend Confirmation Email

< 1 >



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

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

**CITY OF YAKIMA  
HEARING EXAMINER  
AGENDA**

**Thursday July 23, 2020  
ZOOM VIRTUAL MEETING  
Beginning at 9:00 a.m.**

**I. CALL TO ORDER**

**II. INTRODUCTION**

**III. PUBLIC HEARINGS**

**A. BRUCE LLOYD (01/22/2020) RZ#001-20, CL2#008-20 & SEPA#003-20**

Planner: Trevor Martin

Address: 702 S 48<sup>th</sup> Ave

Request: Proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert a two-story shop building that is on site of the existing single-family residence into a four-unit apartment building with four indoor parking bays and a common laundry room.

**B. RACQUET LANE LUXURY TOWNHOMES (04/22/2020) PD#002-20, PLP#001-20 & SEPA#012-20**

Planner: Eric Crowell

Address: 2600 Racquet Ln

Request: Master Planned Development to subdivide approximately 5.32 acres into 73 lots for 73 townhomes in the R-3 zoning district with a tract for common areas. The proposal to develop 73 townhomes was previously approved under file no. CL2#012-17 but did not include a request to subdivide the property into individual lots.

**IV. ADJOURNMENT**

**To attend this virtual meeting to listen and/or testify, please register with your name and email address here:**

[https://cityofyakima.zoom.us/webinar/register/WN\\_syHYKh0tRCyGso7bXeD4IA](https://cityofyakima.zoom.us/webinar/register/WN_syHYKh0tRCyGso7bXeD4IA)

After registering, you will receive emailed instructions for joining the meeting online with your device or by calling in.

**View the Hearing Online by Zoom:** To join the meeting, click the link in the confirmation email that you received after registering. If you wish to speak during the public hearing, use the "raise your hand" feature.

**Listen to the Hearing by Phone:** You may call any of the phone numbers listed in the confirmation email that you received after registering. You will need to enter the meeting ID and password when prompted. If you wish to speak during the public hearing, press \*9 on your phone to "raise your hand."

This Zoom public hearing will be live streamed at [www.yakimawa.gov](http://www.yakimawa.gov) (go to the "City Council" drop-down menu and select "Stream Meetings Live") and telecast live on Y-PAC, Spectrum Cable Channel 194.



<b>Hearing Examiner AGENDA ONLY</b> <b>Distribution List - 1/2/2020</b>	Phil Lamb 311 North 3 <sup>rd</sup> Street Yakima, WA 98901	KIT-KATS Radio 4010 Summitview, Suite 200 Yakima, WA 98908
All YPAC <a href="mailto:randy.bechler@yakimawa.gov">randy.bechler@yakimawa.gov</a> <a href="mailto:mike.brown@yakimawa.gov">mike.brown@yakimawa.gov</a> <a href="mailto:sean.davido@yakimawa.gov">sean.davido@yakimawa.gov</a> <a href="mailto:bonnie.lozano@yakimawa.gov">bonnie.lozano@yakimawa.gov</a> <a href="mailto:john.fannin@yakimawa.gov">john.fannin@yakimawa.gov</a>	Yakima Assoc. of Realtors Gov. Affairs Committee 2707 River Road Yakima, WA 98902-1165	KARY Radio 17 N 3 <sup>rd</sup> St Ste 103 Yakima, WA 98901
Matthew Murray Police Chief <a href="mailto:Matthew.murray@yakimawa.gov">Matthew.murray@yakimawa.gov</a>	KCYU-FOX 68 David Okowski 1205 West Lincoln Ave. Yakima, WA 98902	KIMA TV 2801 Terrace Heights Drive Yakima, WA 98901
Aaron Markham Fire Chief <a href="mailto:Aaron.markham@yakimawa.gov">Aaron.markham@yakimawa.gov</a>	Pacific Power Mike Paulson 500 N. Keys Rd. Yakima, WA 98901	KNDO TV 216 West Yakima Avenue Yakima, WA 98902
Sonya Claar-Tee City Clerk <a href="mailto:sonya.claartec@yakimwa.gov">sonya.claartec@yakimwa.gov</a>	Office of Rural FWH Marty Miller 1400 Summitview #203 Yakima, WA 98902	Yakima Herald-Republic P.O. Box 9668 Yakima, WA 98909
Alex Meyerhoff Interim City Manager <a href="mailto:alex.meyerhoff@yakimawa.gov">alex.meyerhoff@yakimawa.gov</a> <a href="mailto:cally.price@yakimawa.gov">cally.price@yakimawa.gov</a>	Yakima School Dist. #7 Superintendent 104 North 4 <sup>th</sup> Street Yakima, WA 98902	Jeff Cutter City Attorney <a href="mailto:Jeff.cutter@yakimawa.gov">Jeff.cutter@yakimawa.gov</a>
Radio KDNA P.O. Box 800 Granger, WA 98932	Business Times Bruce Smith P.O. Box 2052 Yakima, WA 98907	Patrick D. Spurgin 411 N. 2 <sup>nd</sup> St. Yakima, WA 98901
KAPP TV Attn: Newsroom PO Box 1749 Yakima, WA 98907-1749	Yakima Valley C.O.G. 311 N. 4 <sup>th</sup> Street #204 Yakima, WA 98901	Gary Cuillier 314 N. 2 <sup>nd</sup> Street Yakima, WA 98901
Reed C. Pell 31 Chicago Avenue #4 Yakima, WA 98902 <a href="mailto:reed@reedcpell.net">reed@reedcpell.net</a>	Maud Scott 309 Union Street Yakima, WA 98901	Matt Murray Police Chief <a href="mailto:matthew.murray@yakimawa.gov">matthew.murray@yakimawa.gov</a>

DOC.  
INDEX  
# G-6



<p>Hearing Examiner Packet AGENDA, STAFF REPORT, SITE PLAN AND MAPS..... Updated 06/25/2020</p>	<p>Sara Watkins City Legal Department <a href="mailto:Sara.watkins@yakimawa.gov">Sara.watkins@yakimawa.gov</a></p>	<p>Archie Matthews ONDS <a href="mailto:Archie.matthews@yakimawa.gov">Archie.matthews@yakimawa.gov</a></p>
<p>Dana Kallevig Wastewater Division <a href="mailto:Dana.kallevig@yakimawa.gov">Dana.kallevig@yakimawa.gov</a></p>	<p>Joan Davenport Community Development <a href="mailto:Joan.davenport@yakimawa.gov">Joan.davenport@yakimawa.gov</a></p>	<p>Bob Desgrosellier Engineering Division <a href="mailto:Bob.desgrosellier@yakimawa.gov">Bob.desgrosellier@yakimawa.gov</a></p>
<p>Rosalinda Ibarra Community Development <a href="mailto:Rosalinda.ibarra@yakimawa.gov">Rosalinda.ibarra@yakimawa.gov</a></p>	<p>Joseph Calhoun Planning Manager <a href="mailto:Joseph.calhoun@yakimawa.gov">Joseph.calhoun@yakimawa.gov</a></p>	<p>Yakima County Planning Manager Thomas Carroll <a href="mailto:Thomas.Carroll@yakimawa.gov">Thomas.Carroll@yakimawa.gov</a></p>
<p>Yakima County Public Services Lisa Freund <a href="mailto:Lisa.Freund@co.yakima.wa.us">Lisa.Freund@co.yakima.wa.us</a></p>	<p>Yakima County Commissioners <a href="mailto:Commissioners.web@co.yakima.wa.us">Commissioners.web@co.yakima.wa.us</a></p>	
<p><b>DON'T FORGET TO SEND ONE TO THE APPLICANT &amp; PROPERTY OWNER.....</b></p>	<p>Binder Copy  For the Record/File</p>	

Digital Design & Development  
Attn: Leanne Liddicoat  
3611 River Rd #100  
Yakima, WA 98902  
[leanne@3dyakima.com](mailto:leanne@3dyakima.com)

Bruce Lloyd  
702 S. 48th Ave  
Yakima, WA 98908

DOC.  
INDEX  
# G-6

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

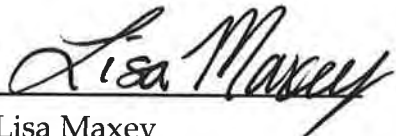
RE: RZ#001-20, CL2#008-20 & SEPA#003-20

Bruce Lloyd

702 S 48<sup>th</sup> Ave

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Rescheduled Public Hearing**; 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 30<sup>th</sup> day of June, 2020.

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

18132722480 DBH PARTNERSHIP II PO BOX 340 SELAH, WA 98942	18132811004 FIRST CHURCH OF CHRIST 610 S 48TH AVE YAKIMA, WA 98908	18132722478 GLENMOOR GREEN II LTD 2960 CAMINO DIABLO STE 300 WALNUT CREEK, CA 94596
18132811440 JOHN BODGER & SONS INC PO BOX 2709 LOMPOC, CA 93438	18132811443 JONAGOLD PROPERTIES LLC 9203 JONAGOLD CT YAKIMA, WA 98903	18132811444 JONAGOLD PROPERTIES LLC 9203 JONAGOLD CT YAKIMA, WA 98903
18132811411 AARON WELLER 4805 BRISTOL WAY YAKIMA, WA 98908	18132811409 BERTHA KOSMATKA 810 S 48TH AVE #A YAKIMA, WA 98908	18132811410 BERTHA KOSMATKA 810 S 48TH AVE #B YAKIMA, WA 98908
18132811445 BOB CLAYTON 704 1/2 S 48TH AVE YAKIMA, WA 98908	18132811006 BRUCE WILLIAM & GUADALUPE MARI LLOYD 702 S 48TH AVE YAKIMA, WA 98908	18132811414 DAVID & LEANNE M MYERS 4811 BRISTOL WAY YAKIMA, WA 98908
18132811418 GARY F & PATRICIA E REDICK 805 S 50TH AVE YAKIMA, WA 98908	18132811415 GARY J & BARBARA L DELLINGER 4901 BRISTOL WAY YAKIMA, WA 98908	18132811408 HELEN M. URVINA 708 S 48TH AVE YAKIMA, WA 98908
18132811413 KAREN MAUCH 4809 BRISTOL WAY YAKIMA, WA 98908	18132811008 KERRY & GINA MARTIN PO BOX 8093 YAKIMA, WA 98908	18132811012 LEONARD J & JUDITH A RUSSELL 620 S 48TH AVE YAKIMA, WA 98908
18132811412 LUIS & VERONICA LEDESMA 4807 BRISTOL WAY YAKIMA, WA 98908	18132811419 MARIVY DEL ROSARIO VASQUEZ 801 S 50TH AVE YAKIMA, WA 98908	18132811417 STEVEN & ERIKA E VILLA 1304 GARRETT ST YAKIMA, WA 98902
21 Total Parcels - Bruce Lloyd - RZ#001-20 & SEPA#003-20 <i>CL2#008-20</i>	Digital Design & Development Attn: Leanne Liddicoat 3611 River Rd #100 Yakima, WA 98902	
	<i>Ntc of Rescheduled Hearing RZ#001 / CL2#008 / SEPA#003-20 Sent 6/30/20</i>	

DOC.  
INDEX  
# G-5c

<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 <a href="mailto:bethb@ahtanum.net">bethb@ahtanum.net</a></p>	<p>Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336</p>	<p>Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902</p>
<p>Charter Communications Manager 1005 North 16th Ave Yakima, WA 98902</p>	<p>City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903 <a href="mailto:Dennis.henne@uniongapwa.gov">Dennis.henne@uniongapwa.gov</a></p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 <a href="mailto:chamber@yakima.org">chamber@yakima.org</a></p>
<p>Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 <a href="mailto:kmclain@agr.wa.gov">kmclain@agr.wa.gov</a></p>	<p>Dept of Archaeology &amp; Historic Preservation 1063 S Capitol Way, Ste 106 Olympia, WA 98504-8343 <a href="mailto:Sepa@dahp.wa.gov">Sepa@dahp.wa.gov</a></p>	<p>Department of Commerce Review Team 1011 Plum St SE Olympia, WA 98504-3172 <a href="mailto:reviewteam@commerce.wa.gov">reviewteam@commerce.wa.gov</a></p>
<p>Department of Ecology Annie Szvetecz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 <a href="mailto:separegister@ecy.wa.gov">separegister@ecy.wa.gov</a> <a href="mailto:sepaunit@ecy.wa.gov">sepaunit@ecy.wa.gov</a> <a href="mailto:lori.white@ecy.wa.gov">lori.white@ecy.wa.gov</a></p>	<p>Department of Ecology Gwen Clear, Central Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 <a href="mailto:crosepacoordinator@ecy.wa.gov">crosepacoordinator@ecy.wa.gov</a></p>	<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 <a href="mailto:Eric.Bartrand@dfw.wa.gov">Eric.Bartrand@dfw.wa.gov</a> <a href="mailto:Scott.Downes@dfw.wa.gov">Scott.Downes@dfw.wa.gov</a> <a href="mailto:TeamYakima@dfw.wa.gov">TeamYakima@dfw.wa.gov</a></p>
<p>Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 <a href="mailto:SEPAdesk@dfw.wa.gov">SEPAdesk@dfw.wa.gov</a></p>	<p>Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 <a href="mailto:Kelly.cooper@doh.wa.gov">Kelly.cooper@doh.wa.gov</a></p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 <a href="mailto:sepacenter@dnr.wa.gov">sepacenter@dnr.wa.gov</a></p>
<p>Department of Social &amp; Health Services Robert Hubenthal Office of Capital Programs P.O. Box 45848 Olympia, WA 98504 <a href="mailto:Robert.Hubenthal@dshs.wa.gov">Robert.Hubenthal@dshs.wa.gov</a></p>	<p>Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155, 14 D-12 Seattle, WA 98101</p>	<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 <a href="mailto:sposner@utc.wa.gov">sposner@utc.wa.gov</a></p>
<p>Engineering Division Bob Desgrossellier, Senior Engineer 129 N 2nd Street Yakima, WA 98901 <a href="mailto:bob.desgrossellier@yakimawa.gov">bob.desgrossellier@yakimawa.gov</a></p>	<p>Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903</p>	<p>Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504</p>
<p>Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 <a href="mailto:bob@nobhillwater.org">bob@nobhillwater.org</a></p>	<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 <a href="mailto:Martym2@orfh.org">Martym2@orfh.org</a></p>	<p>Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901</p>
<p>Parks &amp; Recreation Commission Jessica Logan PO Box 42650 Olympia, WA 98504 <a href="mailto:Jessica.logan@parks.wa.gov">Jessica.logan@parks.wa.gov</a></p>	<p>North Yakima Conservation District Manager 1606 Perry Street, Ste. C Yakima, WA 98902</p>	<p>Yakima Valley Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901</p>
<p>Yakima Valley Trolleys PO Box 796 Yakima, WA 98907 <a href="mailto:info@yakimavalleytrolleys.org">info@yakimavalleytrolleys.org</a></p>	<p>United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903</p>	<p>US Army Corps of Engineers Seattle District, Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 <a href="mailto:david.j.moore@usace.army.mil">david.j.moore@usace.army.mil</a></p>

DOC.  
INDEX  
# G-5c

<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 <a href="mailto:SEPA.reviewteam@doh.wa.gov">SEPA.reviewteam@doh.wa.gov</a> <a href="mailto:Jamie.gardipe@doh.wa.gov">Jamie.gardipe@doh.wa.gov</a></p>	<p>Wastewater Division Marc Cawley and Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 <a href="mailto:marc.cawley@yakimawa.gov">marc.cawley@yakimawa.gov</a> <a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a></p>
<p>West Valley School District Angela Von Essen, Asst. Supt. Of Business &amp; Finance 8902 Zier Road Yakima, WA 98908-9299 <a href="mailto:vonessena@wvwd208.org">vonessena@wvwd208.org</a></p>	<p>West Valley School District Mike Brophy, Superintendent 8902 Zier Road Yakima, WA 98908-9299 <a href="mailto:brophym@wvwd208.org">brophym@wvwd208.org</a></p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 <a href="mailto:gonsetp@wsdot.gov">gonsetp@wsdot.gov</a></p>
<p>WSDOT South Central Regional Planning Office <a href="mailto:SCplanning@wsdot.wa.gov">SCplanning@wsdot.wa.gov</a></p>	<p>WSDOT, Aviation Division Max Platts, Aviation Planner 7702 Terminal St SW Tumwater, WA 98501 <a href="mailto:plattst@wsdot.wa.gov">plattst@wsdot.wa.gov</a></p>	<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 <a href="mailto:Rocco.clark@bia.gov">Rocco.clark@bia.gov</a></p>
<p>Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 <a href="mailto:esanchez@yakama.com">esanchez@yakama.com</a></p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 <a href="mailto:jmarvin@yakama.com">jmarvin@yakama.com</a></p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 <a href="mailto:robert.peterson@yakimawa.gov">robert.peterson@yakimawa.gov</a></p>
<p>Yakima County Building Department Harold Maclean 128 North 2<sup>nd</sup> Street, 4<sup>th</sup> Floor Yakima, WA 98901 <a href="mailto:Harold.Maclean@co.yakima.wa.us">Harold.Maclean@co.yakima.wa.us</a></p>	<p>Yakima County Commissioners <a href="mailto:Commissioners.web@co.yakima.wa.us">Commissioners.web@co.yakima.wa.us</a></p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 <a href="mailto:yhd@co.yakima.wa.us">yhd@co.yakima.wa.us</a> <a href="mailto:ryan.ibach@co.yakima.wa.us">ryan.ibach@co.yakima.wa.us</a></p>
<p>Yakima County Flood Control District Terry Keenhan &amp; Dianna Woods 128 North 2<sup>nd</sup> Street, 4<sup>th</sup> Floor Yakima, WA 98901 <a href="mailto:Terry.Keenhan@co.yakima.wa.us">Terry.Keenhan@co.yakima.wa.us</a> <a href="mailto:Dianna.Woods@co.yakima.wa.us">Dianna.Woods@co.yakima.wa.us</a></p>	<p>Yakima County Planning Tommy Carroll &amp; Jason Earles 128 North 2<sup>nd</sup> Street, 4<sup>th</sup> Floor Yakima, WA 98901 <a href="mailto:Thomas.Carroll@co.yakima.wa.us">Thomas.Carroll@co.yakima.wa.us</a> <a href="mailto:Jason.Earles@co.yakima.wa.us">Jason.Earles@co.yakima.wa.us</a></p>	<p>Yakima County Public Services Lisa Freund, Public Services Director 128 North 2<sup>nd</sup> Street, 4<sup>th</sup> Floor Yakima, WA 98901 <a href="mailto:lisa.freund@co.yakima.wa.us">lisa.freund@co.yakima.wa.us</a></p>
<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18<sup>th</sup> Street Yakima, WA 98901 <a href="mailto:kellie@yakimagreenway.org">kellie@yakimagreenway.org</a></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 &amp; Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 <a href="mailto:hasan@yrcaa.org">hasan@yrcaa.org</a></p>	<p>Yakima School District Trevor Greene, Superintendent 104 North 4<sup>th</sup> Ave Yakima, WA 98902 <a href="mailto:greenetrevor@yakimaschools.org">greenetrevor@yakimaschools.org</a></p>	<p>Yakima School District Scott Izutsu, Associate Superintendent 104 N 4<sup>th</sup> Ave Yakima, WA 98902 <a href="mailto:izutsu.scott@yakimaschools.org">izutsu.scott@yakimaschools.org</a></p>
<p>Yakima School District Jay Baucom, Asst. Director of Maintenance &amp; Operations 104 N 4<sup>th</sup> Ave Yakima, WA 98902 <a href="mailto:baucom.jay@yakimaschools.org">baucom.jay@yakimaschools.org</a></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 Lynn Deitrick, Senior Planner 311 North 4<sup>th</sup> Street, Ste# 202 Yakima, WA 98901 <a href="mailto:Lynn.Deitrick@yvcog.org">Lynn.Deitrick@yvcog.org</a></p>	<p>Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 <a href="mailto:peter@yvmuseum.org">peter@yvmuseum.org</a></p>	<p>Yakima Waste Systems Keith Kovalenko, District Manager PO Box 2830 Yakima, WA 98907 <a href="mailto:keithk@wasteconnections.com">keithk@wasteconnections.com</a></p>

DOC.  
INDEX  
# G-Sc

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 Manager 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 #155, 14 D-12 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	North Yakima Conservation District Manager 1606 Perry Street, Ste. C Yakima, WA 98902	Yakima Valley Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
Yakima Valley Trolleys PO Box 796 Yakima, WA 98907	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	Yakima School District Trevor Greene, 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 06.18.20 - Form List.docx

Type of Notice: Ntc of Rescheduled Hearing

File Number: AZ # 001-20, CL2 # 008-20 & SEPA # 003-20

Date of Mailing: 6/30/20

DOC.  
INDEX  
# G-5c

### In-House Distribution E-mail List

Revised 04/2020

Name	Division	E-mail Address
Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov
Carolyn Belles	Code Administration	Carolyn.Belles@yakimawa.gov
Glenn Denman	Code Administration	Glenn.Denman@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
Tony Doan	Code Administration	Tony.Doan@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
Aaron Markham	Fire	Aaron.markham@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
Matt Murray	Police	Matthew.murray@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

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

Type of Notice: NTC of Rescheduled Hearing

File Number(s): RZ #001 / U2 #008 / SEPA # 003-20

Date of Mailing: 6/30/20

**DOC,  
INDEX  
# G-5c**

**Maxey, Lisa**

---

**From:** Maxey, Lisa  
**Sent:** Tuesday, June 30, 2020 10:50 AM  
**To:** 'tcbgc@aol.com'; Belles, Carolyn; Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Desgrosellier, Bob; Doan, Tony; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Zammarchi, Loretta; 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; West Valley School District - Angela Watts; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima School District - Scott Izutsu; Yakima Valley Business Times; YPAC - Randy Beehler; 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; 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; Trevor Greene - 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; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Max Platts; WVSD - Angela Watts, Asst Supt of Bus/Fin; WVSD - Mike Brophy, Supt.; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchez; 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 - Manager - Tommy Carroll; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Public Svcs Director, Lisa Freund; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima School District - Jay Baucom; Yakima Valley Museum - Peter Arnold, Exec Director; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko; YVCOG - Lynn Deitrick  
**Cc:** Martin, Trevor  
**Subject:** Notice of Rescheduled Public Hearing - Bruce Lloyd - RZ#001-20, CL2#008-20 & SEPA# 003-20  
**Attachments:** NOTICE OF RESCHEDULED PUBLIC HEARING\_Bruce Lloyd - RZ CL2 SEPA.PDF

Attached is a Notice of Rescheduled Public Hearing regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

BOC.  
INDEX  
# G-56



Thank you!



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

**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**

<b>Date:</b>	06/29/20
<b>Account #:</b>	110358
<b>Company Name:</b>	CITY OF YAKIMA PLANNING
<b>Contact:</b>	ROSALINDA IBARRA,AP
<b>Address:</b>	129 N 2ND STREET YAKIMA, WA 98901-2720
<b>Telephone:</b>	(509) 575-6164
<b>Fax:</b>	

<b>Account Rep:</b>	Simon Sizer
<b>Phone #</b>	(509) 577-7740
<b>Email:</b>	ssizer@yakimaherald.com
<b>Ad ID:</b>	949780
<b>Start:</b>	06/30/20
<b>Stop:</b>	06/30/20
<b>Total Cost:</b>	\$219.00
<b>Lines:</b>	120.0
<b># of Inserts:</b>	1
<b>Ad Class:</b>	6021

<b>Run Dates:</b>	
Yakima Herald-Republic	06/30/20

**CITY OF YAKIMA**

**NOTICE OF RESCHEDULED PUBLIC HEARING**

**DATE:** 6/30/2020; **FROM:** Joan Davenport, AICP, Community Development Director; **FILE NO.:** RZ#001-20, CL2#008-20 & SEPA#003-20; **SITE ADDRESS:** 702 S. 48th Ave.; **APPLICANT:** Digital Design and Development c/o Leanne Liddicoat (3611 River Rd #100, Yakima, WA 98902) on behalf of Bruce Lloyd; **PROPOSAL:** Proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert an existing two-story building into a four-unit apartment building with four indoor parking bays and a common laundry room. **NOTICE OF RESCHEDULED PUBLIC HEARING:** Notice is hereby given by the Department of Community Development, Planning Division that the public hearing originally scheduled for April 23, 2020, has been **rescheduled** to be held on **Thursday, July 23, 2020**, beginning at **9:00 a.m.** or soon thereafter. **Due to the COVID-19 pandemic, the hearing will not be held in the City Hall Council Chambers, but will be held virtually via Zoom. All written comments received by 5:00 p.m. on July 13, 2020, will be considered prior to issuing the staff recommendation to the Hearing Examiner, and will be made part of the official record.** This Zoom public hearing will be live streamed at [www.yakimawa.gov](http://www.yakimawa.gov) (go to the "City Council" drop-down menu and select "Stream Meetings Live") and telecast live on Y-PAC, Spectrum Cable Channel 194. **IF YOU WOULD LIKE TO ATTEND THIS VIRTUAL MEETING TO LISTEN AND/OR TESTIFY, PLEASE REGISTER WITH YOUR NAME AND EMAIL ADDRESS IN ADVANCE HERE:** [https://cityofyakima.zoom.us/webinar/register/WN\\_syHYKh0tRCyGso7bXeD4IA](https://cityofyakima.zoom.us/webinar/register/WN_syHYKh0tRCyGso7bXeD4IA)

After registering, you will receive emailed instructions for joining the meeting online with your device or by calling in. **View the Hearing Online by Zoom:** To join the meeting, click the link in the confirmation email that you received after registering. All attendees will be muted upon entry. If you wish to speak during the public hearing, use the "raise your hand" feature. When it is your turn to speak, the host will unmute you. A message will appear on your screen, and you will need to select "unmute." You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you. **Listen to the Hearing by Phone:** You may call any of the phone numbers listed in the confirmation email that you received after registering. You will need to enter the meeting ID and password when prompted. All attendees will be muted upon entry. If you wish to speak during the public hearing, press \*9 on your phone to "raise your hand." When it is your turn to speak, you will hear an automated announcement indicating your phone has been unmuted and you can now be heard by all participating in the meeting. You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you and you will hear an automated announcement indicating your phone has been muted. If you have any questions regarding this proposal, please contact Trevor Martin, Associate Planner at (509) 575-6162 or email to: [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

(949780) June 30, 2020

Courtesy of Yakima Herald-Republic

DOC.

INDEX

# G-5a

**CITY OF YAKIMA**

**NOTICE OF RESCHEDULED PUBLIC HEARING**

**DATE:** 6/30/2020; **FROM:** Joan Davenport, AICP, Community Development Director; **FILE NO.:** RZ#001-20, CL2#008-20 & SEPA#003-20; **SITE ADDRESS:** 702 S. 48th Ave.;

**APPLICANT:** Digital Design and Development c/o Leanne Liddicoat (3611 River Rd #100, Yakima, WA 98902) on behalf of Bruce Lloyd; **PROPOSAL:** Proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert an existing two-story building into a four-unit apartment building with four indoor parking bays and a common laundry room. **NOTICE OF RESCHEDULED PUBLIC HEARING:**

Notice is hereby given by the Department of Community Development, Planning Division that the public hearing originally scheduled for April 23, 2020, has been **rescheduled** to be held on **Thursday, July 23, 2020**, beginning at **9:00 a.m.** or soon thereafter. **Due to the COVID-19 pandemic, the hearing will not be held in the City Hall Council Chambers, but will be held virtually via Zoom.**

**All written comments received by 5:00 p.m. on July 13, 2020, will be considered prior to issuing the staff recommendation to the Hearing Examiner, and will be made part of the official record.** This Zoom public hearing will be live streamed at [www.yakimawa.gov](http://www.yakimawa.gov) (go to the "City Council" drop-down menu and select "Stream Meetings Live") and telecast live on Y-PAC, Spectrum Cable Channel 194. **IF YOU WOULD LIKE TO ATTEND THIS VIRTUAL MEETING TO LISTEN AND/OR TESTIFY, PLEASE REGISTER WITH YOUR NAME AND EMAIL ADDRESS IN ADVANCE HERE:** [https://cityofyakima.zoom.us/webinar/register/WN\\_syHYKh0tRCyGso7bXeD4IA](https://cityofyakima.zoom.us/webinar/register/WN_syHYKh0tRCyGso7bXeD4IA)

After registering, you will receive emailed instructions for joining the meeting online with your device or by calling in.

**View the Hearing Online by Zoom:** To join the meeting, click the link in the confirmation email that you received after registering. All attendees will be muted upon entry. If you wish to speak during the public hearing, use the "raise your hand" feature. When it is your turn to speak, the host will unmute you. A message will appear on your screen, and you will need to select "unmute." You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you. **Listen to the Hearing by Phone:** You may call any of the phone numbers listed in the confirmation email that you received after registering. You will need to enter the meeting ID and password when prompted. All attendees will be muted upon entry. If you wish to speak during the public hearing, press \*9 on your phone to "raise your hand." When it is your turn to speak, you will hear an automated announcement indicating your phone has been unmuted and you can now be heard by all participating in the meeting. You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you and you will hear an automated announcement indicating your phone has been muted. If you have any questions regarding this proposal, please contact Trevor Martin, Associate Planner at (509) 575-6162 or email to: [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).



**NOTICE OF RESCHEDULED PUBLIC HEARING**

**DATE:** June 30, 2020  
**TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director  
**FILE NO.:** RZ#001-20, CL2#008-20 & SEPA#003-20  
**SITE ADDRESS:** 702 S. 48th Ave.  
**APPLICANT:** Digital Design and Development c/o Leanne Liddicoat (3611 River Rd #100, Yakima, WA 98902) on behalf of Bruce Lloyd

**PROPOSAL:** Proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert an existing two-story building into a four-unit apartment building with four indoor parking bays and a common laundry room.

**NOTICE OF RESCHEDULED PUBLIC HEARING:** Notice is hereby given by the Department of Community Development, Planning Division that the public hearing originally scheduled for April 23, 2020, has been **rescheduled** to be held on **Thursday, July 23, 2020**, beginning at **9:00 a.m.** or soon thereafter. **Due to the COVID-19 pandemic, the hearing will not be held in the City Hall Council Chambers, but will be held virtually via Zoom.**

**All written comments received by 5:00 p.m. on July 13, 2020, will be considered prior to issuing the staff recommendation to the Hearing Examiner, and will be made part of the official record.**

This Zoom public hearing will be live streamed at [www.yakimawa.gov](http://www.yakimawa.gov) (go to the "City Council" drop-down menu and select "Stream Meetings Live") and telecast live on Y-PAC, Spectrum Cable Channel 194.

**IF YOU WOULD LIKE TO ATTEND THIS VIRTUAL MEETING TO LISTEN AND/OR TESTIFY, PLEASE REGISTER WITH YOUR NAME AND EMAIL ADDRESS IN ADVANCE HERE:**

[https://cityofyakima.zoom.us/webinar/register/WN\\_syHYKh0tRCyGso7bXeD4IA](https://cityofyakima.zoom.us/webinar/register/WN_syHYKh0tRCyGso7bXeD4IA)

After registering, you will receive emailed instructions for joining the meeting online with your device or by calling in.

**View the Hearing Online by Zoom:** To join the meeting, click the link in the confirmation email that you received after registering. All attendees will be muted upon entry. If you wish to speak during the public hearing, use the "raise your hand" feature. When it is your turn to speak, the host will unmute you. A message will appear on your screen, and you will need to select "unmute." You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you.

**Listen to the Hearing by Phone:** You may call any of the phone numbers listed in the confirmation email that you received after registering. You will need to enter the meeting ID and password when prompted. All attendees will be muted upon entry. If you wish to speak during the public hearing, press \*9 on your phone to "raise your hand." When it is your turn to speak, you will hear an automated announcement indicating your phone has been unmuted and you can now be heard by all participating in the meeting. You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you and you will hear an automated announcement indicating your phone has been muted.

If you have any questions regarding this proposal, please contact Trevor Martin, Associate Planner at (509) 575-6162 or email to: [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

DOC.  
INDEX  
# G-5





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 REPROGRAMACIÓN DE AUDIENCIA PÚBLICA

**FECHA DE AVISO:** 30 de junio, 2020  
**PARA:** Agencias de Revisión Ambiental, Solicitante, y Propietarios Adyacentes  
**DE:** Joan Davenport, AICP, Directora de Desarrollo Comunitario  
**No. DE ARCHIVO:** RZ#001-20, CL2#008-20 & SEPA#003-20  
**UBICACIÓN:** 702 S. 48th Ave.  
**SOLICITANTE:** Digital Design and Development c/o Leanne Liddicoat (3611 River Rd #100, Yakima, WA 98902) por parte de Bruce Lloyd

**DESCRIPCIÓN DEL PROYECTO:** Propuesta para rezonificar una parcela de 0.38 acres de zona residencial R-1 a zona comercial B-2 y convertir un edificio existente de dos pisos en un edificio de apartamentos de cuatro unidades con cuatro estacionamientos bajo techo y una lavandería común.

**AVISO DE REPROGRAMACIÓN DE AUDIENCIA PÚBLICA:** Este aviso es otorgado por el Departamento de Desarrollo Comunitario, Division de Planificación, para avisarle que la audiencia pública originalmente programada para el 23 de abril, 2020 ha sido **reprogramada** para el **jueves 23 de julio, 2020, a partir de las 9 a.m.**, o poco después. **Debido a la pandemia de COVID-19, la audiencia no se llevará a cabo en la Sala del Concejo Municipal, sino que será programada virtualmente usando la plataforma Zoom.**

**Todos los comentarios escritos recibidos antes de las 5:00 p.m. el 13 de julio 2020 serán considerados antes de emitir la recomendación al Examinador de Audiencias, y serán parte del archivo oficial.**

Esta audiencia pública de Zoom se transmitirá en vivo por internet en [www.yakimawa.gov](http://www.yakimawa.gov) (vaya al menú de "City Council" y seleccione "Stream Meetings Live"). También se transmitirá en vivo por YPAC, canal de cable Spectrum 194.

**SI DESEA ASISTIR A ESTA REUNIÓN VIRTUAL PARA ESCUCHAR Y/O TESTIFICAR, REGÍSTRESE POR ADELANTADO CON SU NOMBRE Y CORREO ELECTRÓNICO AQUÍ:**

[https://cityofyakima.zoom.us/webinar/register/WN\\_syHYKh0tRCyGso7bXeD4IA](https://cityofyakima.zoom.us/webinar/register/WN_syHYKh0tRCyGso7bXeD4IA)

Después de registrarse, recibirá instrucciones por correo electrónico para ingresar en línea con su dispositivo o llamando por teléfono.

**Ver la audiencia pública en línea por Zoom:** Para ingresar a la reunión, haga clic en el enlace ubicado en el correo electrónico de confirmación que recibió al registrarse. Todos los participantes serán silenciados al ingresar. Si desea hablar durante la audiencia pública, use la función para "levantar la mano". Cuando sea su turno de hablar, el anfitrión desactivará el silenciador. Un mensaje aparecerá en su pantalla y seleccione la opción "unmute". Debe anunciar su nombre y dirección postal para el registro antes de hacer sus comentarios. Una vez haya terminado sus comentarios, el anfitrión lo silenciará.

**Escuche la audiencia pública por teléfono:** Puede llamar a cualquiera de los números telefónicos ubicados en el correo electrónico de confirmación que recibió al registrarse. Deberá ingresar el ID y la contraseña de la reunión cuando se lo solicite. Todos los participantes serán silenciados al ingresar. Si desea hablar durante la audiencia pública, presione \*9 en su teléfono para "levantar la mano". Cuando sea su turno de hablar, escuchará un anuncio automatizado indicando que el audio de su teléfono ha sido activado y todos los participantes pueden escucharlo. Debe anunciar su nombre y dirección postal para el registro antes de hacer sus comentarios. Una vez haya terminado sus comentarios, el anfitrión lo silenciará y escuchará un anuncio automatizado indicando que su teléfono ha sido silenciado.

Si tiene preguntas sobre esta propuesta o este aviso, por favor de contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov).



**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

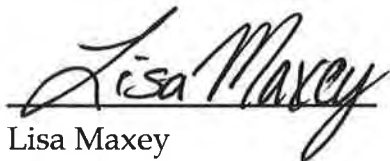
RE: RZ#001-20, CL2#008-20 & SEPA#003-20

Bruce Lloyd

702 S 48<sup>th</sup> Ave

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Cancelled Public Hearing and 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 25<sup>th</sup> day of March, 2020.

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

18132722480 DBH PARTNERSHIP II PO BOX 340 SELAH, WA 98942	18132811004 FIRST CHURCH OF CHRIST 610 S 48TH AVE YAKIMA, WA 98908	18132722478 GLENMOOR GREEN II LTD 2960 CAMINO DIABLO STE 300 WALNUT CREEK, CA 94596
18132811440 JOHN BODGER & SONS INC PO BOX 2709 LOMPOC, CA 93438	18132811443 JONAGOLD PROPERTIES LLC 9203 JONAGOLD CT YAKIMA, WA 98903	<del>18132811444 JONAGOLD PROPERTIES LLC 9203 JONAGOLD CT YAKIMA, WA 98903</del>
18132811411 AARON WELLER 4805 BRISTOL WAY YAKIMA, WA 98908	18132811409 BERTHA KOSMATKA 810 S 48TH AVE #A YAKIMA, WA 98908	18132811410 BERTHA KOSMATKA 810 S 48TH AVE #B YAKIMA, WA 98908
18132811445 BOB CLAYTON 704 1/2 S 48TH AVE YAKIMA, WA 98908	18132811006 BRUCE WILLIAM & GUADALUPE MARI LLOYD 702 S 48TH AVE YAKIMA, WA 98908	18132811414 DAVID & LEANNE M MYERS 4811 BRISTOL WAY YAKIMA, WA 98908
18132811418 GARY F & PATRICIA E REDICK 805 S 50TH AVE YAKIMA, WA 98908	18132811415 GARY J & BARBARA L DELLINGER 4901 BRISTOL WAY YAKIMA, WA 98908	18132811408 HELEN M. URVINA 708 S 48TH AVE YAKIMA, WA 98908
18132811413 KAREN MAUCH 4809 BRISTOL WAY YAKIMA, WA 98908	18132811008 KERRY & GINA MARTIN PO BOX 8093 YAKIMA, WA 98908	18132811012 LEONARD J & JUDITH A RUSSELL 620 S 48TH AVE YAKIMA, WA 98908
18132811412 LUIS & VERONICA LEDESMA 4807 BRISTOL WAY YAKIMA, WA 98908	18132811419 MARIVY DEL ROSARIO VASQUEZ 801 S 50TH AVE YAKIMA, WA 98908	18132811417 STEVEN & ERIKA E VILLA 1304 GARRETT ST YAKIMA, WA 98902
21 Total Parcels - Bruce Lloyd - RZ#001-20 & SEPA#003-20 ↪ CL2#008-20	Digital Design & Development Attn: Leanne Liddicoat 3611 River Rd #100 Yakima, WA 98902	
	Ntc of DNS & Cancelled Hearing RZ#001 / CL2#008 / SEPA #003-20 Sent 3/25/20	

DOC.  
INDEX  
# G-4c



<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 <a href="mailto:bethb@ahtanum.net">bethb@ahtanum.net</a></p>	<p>Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336</p>	<p>Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902</p>
<p>Charter Communications Manager 1005 North 16th Ave Yakima, WA 98902</p>	<p>City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903 <a href="mailto:Dennis.henne@uniongapwa.gov">Dennis.henne@uniongapwa.gov</a></p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 <a href="mailto:chamber@yakima.org">chamber@yakima.org</a></p>
<p>Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 <a href="mailto:kmclain@agr.wa.gov">kmclain@agr.wa.gov</a></p>	<p>Dept of Archaeology &amp; Historic Preservation 1063 S Capitol Way, Ste 106 Olympia, WA 98504-8343 <a href="mailto:Sepa@dahp.wa.gov">Sepa@dahp.wa.gov</a></p>	<p>Department of Commerce Review Team 1011 Plum St SE Olympia, WA 98504-3172 <a href="mailto:reviewteam@commerce.wa.gov">reviewteam@commerce.wa.gov</a></p>
<p>Department of Ecology Annie Szvetecz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 <a href="mailto:separegister@ecy.wa.gov">separegister@ecy.wa.gov</a> <a href="mailto:sepaunit@ecy.wa.gov">sepaunit@ecy.wa.gov</a> <a href="mailto:lori.white@ecy.wa.gov">lori.white@ecy.wa.gov</a></p>	<p>Department of Ecology Gwen Clear, Central Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 <a href="mailto:crosepacoordinator@ecy.wa.gov">crosepacoordinator@ecy.wa.gov</a></p>	<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 <a href="mailto:Eric.Bartrand@dfw.wa.gov">Eric.Bartrand@dfw.wa.gov</a> <a href="mailto:Scott.Downes@dfw.wa.gov">Scott.Downes@dfw.wa.gov</a> <a href="mailto:TeamYakima@dfw.wa.gov">TeamYakima@dfw.wa.gov</a></p>
<p>Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 <a href="mailto:SEPAdesk@dfw.wa.gov">SEPAdesk@dfw.wa.gov</a></p>	<p>Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 <a href="mailto:Kelly.cooper@doh.wa.gov">Kelly.cooper@doh.wa.gov</a></p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 <a href="mailto:sepacenter@dnr.wa.gov">sepacenter@dnr.wa.gov</a></p>
<p>Department of Social &amp; Health Services Robert Hubenthal Office of Capital Programs P.O. Box 45848 Olympia, WA 98504 <a href="mailto:Robert.Hubenthal@dshs.wa.gov">Robert.Hubenthal@dshs.wa.gov</a></p>	<p>Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155, 14 D-12 Seattle, WA 98101</p>	<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 <a href="mailto:sposner@utc.wa.gov">sposner@utc.wa.gov</a></p>
<p>Engineering Division Bob Desgrossellier, Senior Engineer 129 N 2nd Street Yakima, WA 98901 <a href="mailto:bob.desgrossellier@yakimawa.gov">bob.desgrossellier@yakimawa.gov</a></p>	<p>Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903</p>	<p>Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504</p>
<p>Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 <a href="mailto:bob@nobhillwater.org">bob@nobhillwater.org</a></p>	<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 <a href="mailto:Martym2@orfh.org">Martym2@orfh.org</a></p>	<p>Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901</p>
<p>Parks &amp; Recreation Commission Jessica Logan PO Box 42650 Olympia, WA 98504 <a href="mailto:Jessica.logan@parks.wa.gov">Jessica.logan@parks.wa.gov</a></p>	<p>North Yakima Conservation District Manager 1606 Perry Street, Ste. C Yakima, WA 98902</p>	<p>Yakima Valley Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901</p>
<p>Yakima Valley Trolleys PO Box 796 Yakima, WA 98907 <a href="mailto:info@yakimavalleytrolleys.org">info@yakimavalleytrolleys.org</a></p>	<p>United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903</p>	<p>US Army Corps of Engineers Seattle District, Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 <a href="mailto:david.j.moore@usace.army.mil">david.j.moore@usace.army.mil</a></p>

DOC.  
INDEX  
# G-4C

<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 <a href="mailto:SEPA.reviewteam@doh.wa.gov">SEPA.reviewteam@doh.wa.gov</a> <a href="mailto:Jamie.gardipe@doh.wa.gov">Jamie.gardipe@doh.wa.gov</a></p>	<p>Wastewater Division Marc Cawley and Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 <a href="mailto:marc.cawley@yakimawa.gov">marc.cawley@yakimawa.gov</a> <a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a></p>
<p>West Valley School District Angela Von Essen, Asst. Supt. Of Business &amp; Finance 8902 Zier Road Yakima, WA 98908-9299 <a href="mailto:vonessena@wvwd208.org">vonessena@wvwd208.org</a></p>	<p>West Valley School District Mike Brophy, Superintendent 8902 Zier Road Yakima, WA 98908-9299 <a href="mailto:brophym@wvwd208.org">brophym@wvwd208.org</a></p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 <a href="mailto:gonsetp@wsdot.gov">gonsetp@wsdot.gov</a></p>
<p>WSDOT South Central Regional Planning Office <a href="mailto:SCplanning@wsdot.wa.gov">SCplanning@wsdot.wa.gov</a></p>	<p>WSDOT, Aviation Division Max Platts, Aviation Planner 7702 Terminal St SW Tumwater, WA 98501 <a href="mailto:plattst@wsdot.wa.gov">plattst@wsdot.wa.gov</a></p>	<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 <a href="mailto:Rocco.clark@bia.gov">Rocco.clark@bia.gov</a></p>
<p>Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 <a href="mailto:esanchez@yakama.com">esanchez@yakama.com</a></p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 <a href="mailto:jmarvin@yakama.com">jmarvin@yakama.com</a></p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 <a href="mailto:robert.peterson@yakimawa.gov">robert.peterson@yakimawa.gov</a></p>
<p>Yakima County Building Department Harold Maclean 128 North 2<sup>nd</sup> Street, 4<sup>th</sup> Floor Yakima, WA 98901 <a href="mailto:Harold.Maclean@co.yakima.wa.us">Harold.Maclean@co.yakima.wa.us</a></p>	<p>Yakima County Commissioners <a href="mailto:Commissioners.web@co.yakima.wa.us">Commissioners.web@co.yakima.wa.us</a></p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 <a href="mailto:yhd@co.yakima.wa.us">yhd@co.yakima.wa.us</a> <a href="mailto:ryan.ibach@co.yakima.wa.us">ryan.ibach@co.yakima.wa.us</a></p>
<p>Yakima County Flood Control District Terry Keenhan &amp; Dianna Woods 128 North 2<sup>nd</sup> Street, 4<sup>th</sup> Floor Yakima, WA 98901 <a href="mailto:Terry.Keenhan@co.yakima.wa.us">Terry.Keenhan@co.yakima.wa.us</a> <a href="mailto:Dianna.Woods@co.yakima.wa.us">Dianna.Woods@co.yakima.wa.us</a></p>	<p>Yakima County Planning <del>Lynn Deitrick</del> &amp; Jason Earles 128 North 2<sup>nd</sup> Street, 4<sup>th</sup> Floor Yakima, WA 98901 <del><a href="mailto:Lynn.Deitrick@co.yakima.wa.us">Lynn.Deitrick@co.yakima.wa.us</a></del> <a href="mailto:Jason.Earles@co.yakima.wa.us">Jason.Earles@co.yakima.wa.us</a></p>	<p>Yakima County Public Services Lisa Freund, Public Services Director 128 North 2<sup>nd</sup> Street, 4<sup>th</sup> Floor Yakima, WA 98901 <a href="mailto:lisa.freund@co.yakima.wa.us">lisa.freund@co.yakima.wa.us</a></p>
<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 <a href="mailto:kellie@yakimagreenway.org">kellie@yakimagreenway.org</a></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 &amp; Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 <a href="mailto:hasan@yrcaa.org">hasan@yrcaa.org</a></p>	<p>Yakima School District Trevor Greene, Superintendent 104 North 4<sup>th</sup> Ave Yakima, WA 98902 <a href="mailto:greenetrevor@yakimaschools.org">greenetrevor@yakimaschools.org</a></p>	<p>Yakima School District Scott Izutsu, Associate Superintendent 104 N 4<sup>th</sup> Ave Yakima, WA 98902 <a href="mailto:izutsu.scott@yakimaschools.org">izutsu.scott@yakimaschools.org</a></p>
<p>Yakima School District Chuck Doan, Director of Maintenance &amp; Operations 104 N 4<sup>th</sup> Ave Yakima, WA 98902 <a href="mailto:doan.chuck@yakimaschools.org">doan.chuck@yakimaschools.org</a></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 4<sup>th</sup> Street, Ste# 202 Yakima, WA 98901 <a href="mailto:Mike.shuttleworth@yvcog.org">Mike.shuttleworth@yvcog.org</a></p>	<p>Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 <a href="mailto:peter@yvmuseum.org">peter@yvmuseum.org</a></p>	<p>Yakima Waste Systems Keith Kovalenko, District Manager PO Box 2830 Yakima, WA 98907 <a href="mailto:keithk@wasteconnections.com">keithk@wasteconnections.com</a></p>

DOC.  
INDEX  
# G-4c

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 Manager 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 #155, 14 D-12 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	North Yakima Conservation District Manager 1606 Perry Street, Ste. C Yakima, WA 98902	Yakima Valley Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
Yakima Valley Trolleys PO Box 796 Yakima, WA 98907	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	Yakima School District Trevor Greene, 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		

3.5.20

\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES\_updated-01-27-20 - Form List.docx

Type of Notice: Intc of DNS & Cancelled Hearing

File Number: RZ #001 / CL2 #008 / SEPA #003-20

Date of Mailing: 3/25/20

DOC.  
INDEX  
# G-4c

### In-House Distribution E-mail List

Revised 03/2020

Name	Division	E-mail Address
Carolyn Belles	Code Administration	<a href="mailto:Carolyn.Belles@yakimawa.gov">Carolyn.Belles@yakimawa.gov</a>
Glenn Denman	Code Administration	<a href="mailto:Glenn.Denman@yakimawa.gov">Glenn.Denman@yakimawa.gov</a>
John Zabell	Code Administration	<a href="mailto:John.Zabell@yakimawa.gov">John.Zabell@yakimawa.gov</a>
Kelli Horton	Code Administration	<a href="mailto:Kelli.Horton@yakimawa.gov">Kelli.Horton@yakimawa.gov</a>
Linda Rossignol	Code Administration	<a href="mailto:Linda.Rossignol@yakimawa.gov">Linda.Rossignol@yakimawa.gov</a>
Pedro Contreras	Code Administration	<a href="mailto:Pedro.Contreras@yakimawa.gov">Pedro.Contreras@yakimawa.gov</a>
Suzanne DeBusschere	Code Administration	<a href="mailto:Suzanne.DeBusschere@yakimawa.gov">Suzanne.DeBusschere@yakimawa.gov</a>
Tony Doan	Code Administration	<a href="mailto:Tony.Doan@yakimawa.gov">Tony.Doan@yakimawa.gov</a>
Joan Davenport	Community Development	<a href="mailto:Joan.Davenport@yakimawa.gov">Joan.Davenport@yakimawa.gov</a>
Rosalinda Ibarra	Community Development	<a href="mailto:Rosalinda.Ibarra@yakimawa.gov">Rosalinda.Ibarra@yakimawa.gov</a>
Bob Desgrosellier	Engineering	<a href="mailto:Bob.Desgrosellier@yakimawa.gov">Bob.Desgrosellier@yakimawa.gov</a>
Dan Riddle	Engineering	<a href="mailto:Dan.Riddle@yakimawa.gov">Dan.Riddle@yakimawa.gov</a>
Aaron Markham	Fire	<a href="mailto:Aaron.markham@yakimawa.gov">Aaron.markham@yakimawa.gov</a>
Pat Reid	Fire	<a href="mailto:Pat.Reid@yakimawa.gov">Pat.Reid@yakimawa.gov</a>
Jeff Cutter	Legal	<a href="mailto:Jeff.Cutter@yakimawa.gov">Jeff.Cutter@yakimawa.gov</a>
Sara Watkins	Legal	<a href="mailto:Sara.Watkins@yakimawa.gov">Sara.Watkins@yakimawa.gov</a>
Archie Matthews	ONDS	<a href="mailto:Archie.Matthews@yakimawa.gov">Archie.Matthews@yakimawa.gov</a>
Joseph Calhoun	Planning	<a href="mailto:Joseph.Calhoun@yakimawa.gov">Joseph.Calhoun@yakimawa.gov</a>
Lisa Maxey	Planning	<a href="mailto:Lisa.Maxey@yakimawa.gov">Lisa.Maxey@yakimawa.gov</a>
Matt Murray	Police	<a href="mailto:Matthew.murray@yakimawa.gov">Matthew.murray@yakimawa.gov</a>
Scott Schafer	Public Works	<a href="mailto:Scott.Schafer@yakimawa.gov">Scott.Schafer@yakimawa.gov</a>
Loretta Zammarchi	Refuse	<a href="mailto:Loretta.Zammarchi@yakimawa.gov">Loretta.Zammarchi@yakimawa.gov</a>
Randy Layman	Refuse	<a href="mailto:Randy.Layman@yakimawa.gov">Randy.Layman@yakimawa.gov</a>
Gregory Story	Transit	<a href="mailto:Gregory.Story@yakimawa.gov">Gregory.Story@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.Dean@yakimawa.gov">James.Dean@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:Dana.Kallevig@yakimawa.gov">Dana.Kallevig@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:Randy.Meloy@yakimawa.gov">Randy.Meloy@yakimawa.gov</a>
Dave Brown	Water/Irrigation	<a href="mailto:David.Brown@yakimawa.gov">David.Brown@yakimawa.gov</a>
Mike Shane	Water/Irrigation	<a href="mailto:Mike.Shane@yakimawa.gov">Mike.Shane@yakimawa.gov</a>

### Outside Distribution

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

Type of Notice: Ntc of DNS & Cancelled Hearing

File Number(s): AZ#001 / CL2#008 / SEPA#003-20

Date of Mailing: 3/25/20

DOC.  
INDEX  
# G-4c

**Maxey, Lisa**

---

**From:** Maxey, Lisa  
**Sent:** Wednesday, March 25, 2020 8:56 AM  
**To:** 'Gary'; 'tcbgc@aol.com'; 'Kevin Richardson - Legal Secretary for Gary Cullier'; Belles, Carolyn; Brown, David; Calhoun, Joseph; Contreras, Pedro; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Desgrosellier, Bob; Doan, Tony; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Chuck Doan - Yakima School District; 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; Department of Fish and Wildlife - Eric Bertrand; 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; Trevor Greene - 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; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Max Platts; WVSD - Angela Watts, Asst Supt of Bus/Fin; WVSD - Mike Brophy, Supt.; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchez; 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 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, Exec Director; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko; 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; West Valley School District - Angela Watts; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima Valley Business Times; YPAC - Randy Beehler  
**Cc:** Martin, Trevor  
**Subject:** Notice of DNS & Notice of Cancelled Public Hearing - Bruce Lloyd - RZ#001-20, CL2# 008-20 & SEPA#003-20  
**Attachments:** NOTICE OF DNS & CANCELLATION OF HEARING\_Bruce Lloyd - RZ SEPA.PDF

Attached is a Notice of Determination of Non-Significance (DNS) regarding the above-entitled project, and cancellation of the public hearing that was scheduled for April 23, 2020 (to be rescheduled). If you have any

questions about this proposal, please contact assigned planner Trevor Martin at [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).  
Thank you!



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

**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 confirm placement prior to deadline, by contacting your account rep at (509) 577-7740.

Date: 03/23/20

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:

Ad ID: 938789

Start: 03/25/20  
Stop: 03/25/20

Total Cost: \$76.65  
# of Inserts: 2  
Lines: 42.0  
Ad Class: 6021  
Ad Class Name: Public Legal Notices  
Account Rep: Simon Sizer  
Phone #: (509) 577-7740  
Email: ssizer@yakimaherald.com

Run Dates:  
Yakima Herald-Republic 03/25/20  
YakimaHerald.com 03/25/20

**CITY OF YAKIMA  
NOTICE OF  
CANCELLATION OF  
PUBLIC HEARING**

**DATE: 3/25/2020; TO:** Applicant, Adjoining Property Owners and Parties of Record; **FROM:** Joan Davenport, AICP, Community Development Director; **SUBJECT:** File No. RZ#001-20, CL2#008-20 & SEPA#003-20 - Proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert an existing two-story building into a four-unit apartment building with four indoor parking bays and a common laundry room. **PUBLIC HEARING CANCELLATION** Notice is hereby given by the Department of Community Development, Planning Division that the public hearing scheduled for April 23, 2020, has been **cancelled**. The hearing will be rescheduled to a future date, and a notice of public hearing will be reissued prior to that determined meeting date. If you have any questions, please contact Trevor Martin, Associate Planner at (509) 575-6162 or email to: [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

(938789) March 25, 2020

Ad Proof

CITY OF YAKIMA  
NOTICE OF  
CANCELLATION OF  
PUBLIC HEARING

**DATE: 3/25/2020; TO:** Applicant, Adjoining Property Owners and Parties of Record; **FROM:** Joan Davenport, AICP, Community Development Director; **SUBJECT:** File No. RZ#001-20, CL2#008-20 & SEPA#003-20 - Proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert an existing two-story building into a four-unit apartment building with four indoor parking bays and a common laundry room. **PUBLIC HEARING CANCELLATION** Notice is hereby given by the Department of Community Development, Planning Division that the public hearing scheduled for April 23, 2020, has been **cancelled**. The hearing will be rescheduled to a future date, and a notice of public hearing will be reissued prior to that determined meeting date. If you have any questions, please contact Trevor Martin, Associate Planner at (509) 575-6162 or email to: [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

(938789) March 25, 2020

DOC.

INDEX

# G-4a



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

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

### NOTICE OF CANCELLATION OF PUBLIC HEARING

**DATE:** March 25, 2020  
**TO:** Applicant, Adjoining Property Owners and Parties of Record  
**FROM:** Joan Davenport, AICP, Community Development Director  
**SUBJECT:** File No. RZ#001-20, CL2#008-20 & SEPA#003-20 - Proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert an existing two-story building into a four-unit apartment building with four indoor parking bays and a common laundry room.

#### **PUBLIC HEARING CANCELLATION**

Notice is hereby given by the Department of Community Development, Planning Division that the public hearing scheduled for April 23, 2020, has been **cancelled**. The hearing will be rescheduled to a future date, and a notice of public hearing will be reissued prior to that determined meeting date.

If you have any questions, please contact Trevor Martin, Associate Planner at (509) 575-6162 or email to: [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).





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  
March 25, 2020**

**PROJECT DESCRIPTION:** Proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert an existing two-story building into a four-unit apartment building with four indoor parking bays and a common laundry room.

**LOCATION:** 702 S. 48th Ave.  
**PARCEL NUMBER:** 181328-11006  
**PROPONENT:** Digital Design & Development c/o Leanne Liddicoat  
**PROPERTY OWNER:** Bruce William Lloyd & Guadalupe Mari Lloyd  
**LEAD AGENCY:** City of Yakima

**FILE NUMBERS:** SEPA#003-20, RZ#001-20

**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:** March 25, 2020

**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: **April 8, 2020.**

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.

DOC.  
INDEX  
# G-4

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

**RE: RZ#001-20, CL2#008-20 & SEPA#003-20**

**Bruce Lloyd**

**702 S 48<sup>th</sup> Ave**

I, Lisa Maxey, 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 applicant, all property owners of record within a radius of 300 feet of subject property, and SEPA reviewing agencies; that said parties are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 6<sup>th</sup> day of March, 2020.

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

18132722480 DBH PARTNERSHIP II PO BOX 340 SELAH, WA 98942	18132811004 FIRST CHURCH OF CHRIST 610 S 48TH AVE YAKIMA, WA 98908	18132722478 GLENMOOR GREEN II LTD 2960 CAMINO DIABLO STE 300 WALNUT CREEK, CA 94596
18132811440 JOHN BODGER & SONS INC PO BOX 2709 LOMPOC, CA 93438	18132811443 JONAGOLD PROPERTIES LLC 9203 JONAGOLD CT YAKIMA, WA 98903	18132811444 JONAGOLD PROPERTIES LLC 9203 JONAGOLD CT YAKIMA, WA 98903
18132811411 AARON WELLER 4805 BRISTOL WAY YAKIMA, WA 98908	18132811409 BERTHA KOSMATKA 810 S 48TH AVE #A YAKIMA, WA 98908	18132811410 BERTHA KOSMATKA 810 S 48TH AVE #B YAKIMA, WA 98908
18132811445 BOB CLAYTON 704 1/2 S 48TH AVE YAKIMA, WA 98908	18132811006 BRUCE WILLIAM & GUADALUPE MARI LLOYD 702 S 48TH AVE YAKIMA, WA 98908	18132811414 DAVID & LEANNE M MYERS 4811 BRISTOL WAY YAKIMA, WA 98908
18132811418 GARY F & PATRICIA E REDICK 805 S 50TH AVE YAKIMA, WA 98908	18132811415 GARY J & BARBARA L DELLINGER 4901 BRISTOL WAY YAKIMA, WA 98908	18132811408 HELEN M. URVINA 708 S 48TH AVE YAKIMA, WA 98908
18132811413 KAREN MAUCH 4809 BRISTOL WAY YAKIMA, WA 98908	18132811008 KERRY & GINA MARTIN PO BOX 8093 YAKIMA, WA 98908	18132811012 LEONARD J & JUDITH A RUSSELL 620 S 48TH AVE YAKIMA, WA 98908
18132811412 LUIS & VERONICA LEDESMA 4807 BRISTOL WAY YAKIMA, WA 98908	18132811419 MARIVY DEL ROSARIO VASQUEZ 801 S 50TH AVE YAKIMA, WA 98908	18132811417 STEVEN & ERIKA E VILLA 1304 GARRETT ST YAKIMA, WA 98902
21 Total Parcels - Bruce Lloyd - RZ#001-20 & SEPA#003-20 & CL2#008-20	Digital Design & Development Attn: Leanne Liddicoat 3611 River Rd #100 Yakima, WA 98902	
	Ntc of App, SEPA & Hearing RZ #001 / CL2 #008 / SEPA # 003-20 Sent 3/6/20	

DOC.  
INDEX  
# G-3c

<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 <a href="mailto:bethb@ahtanum.net">bethb@ahtanum.net</a></p>	<p>Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336</p>	<p>Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902</p>
<p>Charter Communications Manager 1005 North 16th Ave Yakima, WA 98902</p>	<p>City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903 <a href="mailto:Dennis.henne@uniongapwa.gov">Dennis.henne@uniongapwa.gov</a></p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 <a href="mailto:chamber@yakima.org">chamber@yakima.org</a></p>
<p>Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 <a href="mailto:kmclain@agr.wa.gov">kmclain@agr.wa.gov</a></p>	<p>Dept of Archaeology &amp; Historic Preservation 1063 S Capitol Way, Ste 106 Olympia, WA 98504-8343 <a href="mailto:Sepa@dahp.wa.gov">Sepa@dahp.wa.gov</a></p>	<p>Department of Commerce Review Team 1011 Plum St SE Olympia, WA 98504-3172 <a href="mailto:reviewteam@commerce.wa.gov">reviewteam@commerce.wa.gov</a></p>
<p>Department of Ecology Annie Szvetecz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 <a href="mailto:separegister@ecy.wa.gov">separegister@ecy.wa.gov</a> <a href="mailto:sepaunit@ecy.wa.gov">sepaunit@ecy.wa.gov</a> <a href="mailto:lori.white@ecy.wa.gov">lori.white@ecy.wa.gov</a></p>	<p>Department of Ecology Gwen Clear, Central Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 <a href="mailto:crosepacordinator@ecy.wa.gov">crosepacordinator@ecy.wa.gov</a></p>	<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 <a href="mailto:Eric.Bartrand@dfw.wa.gov">Eric.Bartrand@dfw.wa.gov</a> <a href="mailto:Scott.Downes@dfw.wa.gov">Scott.Downes@dfw.wa.gov</a> <a href="mailto:TeamYakima@dfw.wa.gov">TeamYakima@dfw.wa.gov</a></p>
<p>Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 <a href="mailto:SEPAdesk@dfw.wa.gov">SEPAdesk@dfw.wa.gov</a></p>	<p>Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 <a href="mailto:Kelly.cooper@doh.wa.gov">Kelly.cooper@doh.wa.gov</a></p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 <a href="mailto:sepacenter@dnr.wa.gov">sepacenter@dnr.wa.gov</a></p>
<p>Department of Social &amp; Health Services Robert Hubenthal Office of Capital Programs P.O. Box 45848 Olympia, WA 98504 <a href="mailto:Robert.Hubenthal@dshs.wa.gov">Robert.Hubenthal@dshs.wa.gov</a></p>	<p>Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155, 14 D-12 Seattle, WA 98101</p>	<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 <a href="mailto:sposner@utc.wa.gov">sposner@utc.wa.gov</a></p>
<p>Engineering Division Bob Desgrossellier, Senior Engineer 129 N 2nd Street Yakima, WA 98901 <a href="mailto:bob.desgrossellier@yakimawa.gov">bob.desgrossellier@yakimawa.gov</a></p>	<p>Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903</p>	<p>Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504</p>
<p>Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 <a href="mailto:bob@nobhillwater.org">bob@nobhillwater.org</a></p>	<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 <a href="mailto:Martym2@orfh.org">Martym2@orfh.org</a></p>	<p>Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901</p>
<p>Parks &amp; Recreation Commission Jessica Logan PO Box 42650 Olympia, WA 98504 <a href="mailto:Jessica.logan@parks.wa.gov">Jessica.logan@parks.wa.gov</a></p>	<p>North Yakima Conservation District Manager 1606 Perry Street, Ste. C Yakima, WA 98902</p>	<p>Yakima Valley Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901</p>
<p>Yakima Valley Trolleys PO Box 796 Yakima, WA 98907 <a href="mailto:info@yakimavalleytrolleys.org">info@yakimavalleytrolleys.org</a></p>	<p>United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903</p>	<p>US Army Corps of Engineers Seattle District, Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 <a href="mailto:david.j.moore@usace.army.mil">david.j.moore@usace.army.mil</a></p>

DOC.  
INDEX  
# 63c

<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 <a href="mailto:SEPA.reviewteam@doh.wa.gov">SEPA.reviewteam@doh.wa.gov</a> <a href="mailto:Jamie.gardipe@doh.wa.gov">Jamie.gardipe@doh.wa.gov</a></p>	<p>Wastewater Division Marc Cawley and Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 <a href="mailto:marc.cawley@yakimawa.gov">marc.cawley@yakimawa.gov</a> <a href="mailto:dana.kallevig@yakimawa.gov">dana.kallevig@yakimawa.gov</a></p>
<p>West Valley School District Angela Von Essen, Asst. Supt. Of Business &amp; Finance 8902 Zier Road Yakima, WA 98908-9299 <a href="mailto:vonessena@wvwd208.org">vonessena@wvwd208.org</a></p>	<p>West Valley School District Mike Brophy, Superintendent 8902 Zier Road Yakima, WA 98908-9299 <a href="mailto:brophym@wvwd208.org">brophym@wvwd208.org</a></p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 <a href="mailto:gonsetp@wsdot.gov">gonsetp@wsdot.gov</a></p>
<p>WSDOT South Central Regionl Planning Office <a href="mailto:SCplanning@wsdot.wa.gov">SCplanning@wsdot.wa.gov</a></p>	<p>WSDOT, Aviation Division Max Platts, Aviation Planner 7702 Terminal St SW Tumwater, WA 98501 <a href="mailto:plattst@wsdot.wa.gov">plattst@wsdot.wa.gov</a></p>	<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 <a href="mailto:Rocco.clark@bia.gov">Rocco.clark@bia.gov</a></p>
<p>Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 <a href="mailto:esanchez@yakama.com">esanchez@yakama.com</a></p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 <a href="mailto:jmarvin@yakama.com">jmarvin@yakama.com</a></p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 <a href="mailto:robert.peterson@yakimawa.gov">robert.peterson@yakimawa.gov</a></p>
<p>Yakima County Building Department Harold Maclean 128 North 2<sup>nd</sup> Street, 4<sup>th</sup> Floor Yakima, WA 98901 <a href="mailto:Harold.Maclean@co.yakima.wa.us">Harold.Maclean@co.yakima.wa.us</a></p>	<p>Yakima County Commissioners <a href="mailto:Commissioners.web@co.yakima.wa.us">Commissioners.web@co.yakima.wa.us</a></p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 <a href="mailto:yhd@co.yakima.wa.us">yhd@co.yakima.wa.us</a> <a href="mailto:ryan.ibach@co.yakima.wa.us">ryan.ibach@co.yakima.wa.us</a></p>
<p>Yakima County Flood Control District Terry Keenhan &amp; Dianna Woods 128 North 2<sup>nd</sup> Street, 4<sup>th</sup> Floor Yakima, WA 98901 <a href="mailto:Terry.Keenhan@co.yakima.wa.us">Terry.Keenhan@co.yakima.wa.us</a> <a href="mailto:Dianna.Woods@co.yakima.wa.us">Dianna.Woods@co.yakima.wa.us</a></p>	<p>Yakima County Planning <del>Lynn Deitrick</del> &amp; Jason Earles 128 North 2<sup>nd</sup> Street, 4<sup>th</sup> Floor Yakima, WA 98901 <del><a href="mailto:Lynn.Deitrick@co.yakima.wa.us">Lynn.Deitrick@co.yakima.wa.us</a></del> <a href="mailto:Jason.Earles@co.yakima.wa.us">Jason.Earles@co.yakima.wa.us</a></p>	<p>Yakima County Public Services Lisa Freund, Public Services Director 128 North 2<sup>nd</sup> Street, 4<sup>th</sup> Floor Yakima, WA 98901 <a href="mailto:lisa.freund@co.yakima.wa.us">lisa.freund@co.yakima.wa.us</a></p>
<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18<sup>th</sup> Street Yakima, WA 98901 <a href="mailto:kellie@yakimagreenway.org">kellie@yakimagreenway.org</a></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 &amp; Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 <a href="mailto:hasan@yrcaa.org">hasan@yrcaa.org</a></p>	<p>Yakima School District Trevor Greene, Superintendent 104 North 4<sup>th</sup> Ave Yakima, WA 98902 <a href="mailto:greenetrevor@yakimaschools.org">greenetrevor@yakimaschools.org</a></p>	<p>Yakima School District Scott Izutsu , Associate Superintendent 104 N 4<sup>th</sup> Ave Yakima, WA 98902 <a href="mailto:izutsu.scott@yakimaschools.org">izutsu.scott@yakimaschools.org</a></p>
<p>Yakima School District Chuck Doan, Director of Maintenance &amp; Operations 104 N 4<sup>th</sup> Ave Yakima, WA 98902 <a href="mailto:doan.chuck@yakimaschools.org">doan.chuck@yakimaschools.org</a></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 4<sup>th</sup> Street, Ste# 202 Yakima, WA 98901 <a href="mailto:Mike.shuttleworth@yvcog.org">Mike.shuttleworth@yvcog.org</a></p>	<p>Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 <a href="mailto:peter@yvmuseum.org">peter@yvmuseum.org</a></p>	<p>Yakima Waste Systems Keith Kovalenko, District Manager PO Box 2830 Yakima, WA 98907 <a href="mailto:keithk@wasteconnections.com">keithk@wasteconnections.com</a></p>

DOC.  
INDEX  
# G-3C

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 Manager 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 #155, 14 D-12 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	North Yakima Conservation District Manager 1606 Perry Street, Ste. C Yakima, WA 98902	Yakima Valley Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
Yakima Valley Trolleys PO Box 796 Yakima, WA 98907	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	Yakima School District Trevor Greene, 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		

3.5.20

\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES\_updated 01-23-20 - Form List.docx

Type of Notice: Ntc of App, SEPA & Hearing

File Number: RZ#001-20, CL2# 005-20 & SEPA# 003-20

Date of Mailing: 3/16/20

DOC.  
INDEX  
# G-3c

### In-House Distribution E-mail List

Revised 03/2020

Name	Division	E-mail Address
Carolyn Belles	Code Administration	<a href="mailto:Carolyn.Belles@yakimawa.gov">Carolyn.Belles@yakimawa.gov</a>
Glenn Denman	Code Administration	<a href="mailto:Glenn.Denman@yakimawa.gov">Glenn.Denman@yakimawa.gov</a>
John Zabell	Code Administration	<a href="mailto:John.Zabell@yakimawa.gov">John.Zabell@yakimawa.gov</a>
Kelli Horton	Code Administration	<a href="mailto:Kelli.Horton@yakimawa.gov">Kelli.Horton@yakimawa.gov</a>
Linda Rossignol	Code Administration	<a href="mailto:Linda.Rossignol@yakimawa.gov">Linda.Rossignol@yakimawa.gov</a>
Pedro Contreras	Code Administration	<a href="mailto:Pedro.Contreras@yakimawa.gov">Pedro.Contreras@yakimawa.gov</a>
Suzanne DeBusschere	Code Administration	<a href="mailto:Suzanne.DeBusschere@yakimawa.gov">Suzanne.DeBusschere@yakimawa.gov</a>
Tony Doan	Code Administration	<a href="mailto:Tony.Doan@yakimawa.gov">Tony.Doan@yakimawa.gov</a>
Joan Davenport	Community Development	<a href="mailto:Joan.Davenport@yakimawa.gov">Joan.Davenport@yakimawa.gov</a>
Rosalinda Ibarra	Community Development	<a href="mailto:Rosalinda.Ibarra@yakimawa.gov">Rosalinda.Ibarra@yakimawa.gov</a>
Bob Desgrosellier	Engineering	<a href="mailto:Bob.Desgrosellier@yakimawa.gov">Bob.Desgrosellier@yakimawa.gov</a>
Dan Riddle	Engineering	<a href="mailto:Dan.Riddle@yakimawa.gov">Dan.Riddle@yakimawa.gov</a>
Tyler Witthuhn	Engineering	<a href="mailto:Tyler.Witthuhn@yakimawa.gov">Tyler.Witthuhn@yakimawa.gov</a>
Aaron Markham	Fire	<a href="mailto:Aaron.markham@yakimawa.gov">Aaron.markham@yakimawa.gov</a>
Pat Reid	Fire	<a href="mailto:Pat.Reid@yakimawa.gov">Pat.Reid@yakimawa.gov</a>
Jeff Cutter	Legal	<a href="mailto:Jeff.Cutter@yakimawa.gov">Jeff.Cutter@yakimawa.gov</a>
Sara Watkins	Legal	<a href="mailto:Sara.Watkins@yakimawa.gov">Sara.Watkins@yakimawa.gov</a>
Archie Matthews	ONDS	<a href="mailto:Archie.Matthews@yakimawa.gov">Archie.Matthews@yakimawa.gov</a>
Joseph Calhoun	Planning	<a href="mailto:Joseph.Calhoun@yakimawa.gov">Joseph.Calhoun@yakimawa.gov</a>
Lisa Maxey	Planning	<a href="mailto:Lisa.Maxey@yakimawa.gov">Lisa.Maxey@yakimawa.gov</a>
Matt Murray	Police	<a href="mailto:Matthew.murray@yakimawa.gov">Matthew.murray@yakimawa.gov</a>
Scott Schafer	Public Works	<a href="mailto:Scott.Schafer@yakimawa.gov">Scott.Schafer@yakimawa.gov</a>
Loretta Zammarchi	Refuse	<a href="mailto:Loretta.Zammarchi@yakimawa.gov">Loretta.Zammarchi@yakimawa.gov</a>
Randy Layman	Refuse	<a href="mailto:Randy.Layman@yakimawa.gov">Randy.Layman@yakimawa.gov</a>
Gregory Story	Transit	<a href="mailto:Gregory.Story@yakimawa.gov">Gregory.Story@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.Dean@yakimawa.gov">James.Dean@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:Dana.Kallevig@yakimawa.gov">Dana.Kallevig@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:Randy.Meloy@yakimawa.gov">Randy.Meloy@yakimawa.gov</a>
Dave Brown	Water/Irrigation	<a href="mailto:David.Brown@yakimawa.gov">David.Brown@yakimawa.gov</a>
Mike Shane	Water/Irrigation	<a href="mailto:Mike.Shane@yakimawa.gov">Mike.Shane@yakimawa.gov</a>

### Outside Distribution

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

Type of Notice: Ntc of App, SEPA & Hearing

File Number(s): RZ #001 / CL2 #008 / SEPA # 003-20

Date of Mailing: 3/6/20

DOC.  
INDEX  
# G-3c

## Maxey, Lisa

---

**From:** Maxey, Lisa  
**Sent:** Friday, March 06, 2020 9:48 AM  
**To:** 'Gary'; 'tcbgc@aol.com'; 'Kevin Richardson - Legal Secretary for Gary Cullier'; Belles, Carolyn; Brown, David; Calhoun, Joseph; Contreras, Pedro; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Desgrosellier, Bob; Doan, Tony; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; 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; Chuck Doan - Yakima School District; 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; 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; Trevor Greene - 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; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Max Platts; WVSD - Angela Watts, Asst Supt of Bus/Fin; WVSD - Mike Brophy, Supt.; 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 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, Exec Director; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko; 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; West Valley School District - Angela Watts; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima Valley Business Times; YPAC - Randy Beehler  
**Cc:** Martin, Trevor  
**Subject:** Notice of Application, SEPA & Hearing - Bruce Lloyd - RZ#001, CL2#008 & SEPA# 003-20  
**Attachments:** NOTICE OF APPLICATION, SEPA & HEARING\_Bruce Lloyd - RZ#001-20 & SEPA# 003....pdf



Attached is a Notice of Application, CEPA Environmental Review and Public Hearing regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at (509) 575-6162 or email to: [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov). Thank you!



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

**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:** 03/02/20  
**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:** 936133  
**Start:** 03/06/20  
**Stop:** 03/06/20  
**Total Cost:** \$313.90  
**Lines:** 172.0  
**# of Inserts:** 1  
**Ad Class:** 6021

**Run Dates:**  
Yakima Herald-Republic 03/06/20

**DOC.**  
**INDEX**  
# G-3a

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

**DATE:** 3/6/2020; **FROM:** Joan Davenport, AICP, Community Development Director; **APPLICANT:** Digital Design and Development c/o Leanne Liddicoat (3611 River Rd #100, Yakima, WA 98902) on behalf of Bruce Lloyd; **FILE NUMBER:** RZ#001-20, CL2#008-20 & SEPA#003-20; **LOCATION:** 702 S. 48th Ave.; **TAX PARCEL NUMBER(S):** 181328-11006; **DATE OF APPLICATION:** 1/22/2020  
**DATE OF COMPLETENESS:** 2/19/2020; **PROJECT DESCRIPTION** Proposal to rezone a 0.36-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert an existing two-story building into a four-unit apartment building with four indoor parking bays and a common laundry room. **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: Multifamily Development and Rezone; (2) Level of Development: Multifamily Development 13 dwelling units / net residential acre; (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: Multifamily Development and Rezone; (2) Density of Development: 13 dwelling units / net residential acre; 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: Building Permit, Class 2 Land Use Review, SEPA Environmental Review. **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 **March 26, 2020**, will be considered prior to issuing the final SEPA determination. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **April 23, 2020, at 9:00 a.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#001-20, CL2#008-20, & SEPA#003-20) and applicant's name (Bruce Lloyd) 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 Hearing Examiner will issue his 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 Trevor Martin, Associate Planner, at (509) 575-6162, or email to [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

(936133) March 6, 2020

Courtesy of Yakima Herald-Republic

DOC  
INDEX  
# G-3a

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

**DATE:** 3/6/2020; **FROM:** Joan Davenport, AICP, Community Development Director; **APPLICANT:** Digital Design and Development c/o Leanne Liddicoat (3611 River Rd #100, Yakima, WA 98902) on behalf of Bruce Lloyd; **FILE NUMBER:** RZ#001-20, CL2#008-20 & SEPA#003-20; **LOCATION:** 702 S. 48th Ave.; **TAX PARCEL NUMBER(S):** 181328-11006; **DATE OF APPLICATION:** 1/22/2020  
**DATE OF COMPLETENESS:** 2/19/2020; **PROJECT DESCRIPTION** Proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert an existing two-story building into a four-unit apartment building with four indoor parking bays and a common laundry room. **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: Multifamily Development and Rezone; (2) Level of Development: Multifamily Development 13 dwelling units / net residential acre; (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: Multifamily Development and Rezone; (2) Density of Development: 13 dwelling units / net residential acre; 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: Building Permit, Class 2 Land Use Review, SEPA Environmental Review. **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 Com-

prehensive 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 **March 26, 2020**, will be considered prior to issuing the final SEPA determination. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **April 23, 2020, at 9:00 a.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#001-20, CL2#008-20, & SEPA#003-20) and applicant's name (Bruce Lloyd) 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 Hearing Examiner will issue his 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 Trevor Martin, Associate Planner, at (509) 575-6162, or email to [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

(936133) March 6, 2020



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

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING

DATE: March 6, 2020
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Digital Design and Development c/o Leanne Liddicoat (3611 River Rd #100, Yakima, WA 98902) on behalf of Bruce Lloyd
FILE NUMBER: RZ#001-20, CL2#008-20 & SEPA#003-20
LOCATION: 702 S. 48th Ave.
TAX PARCEL NUMBER(S): 181328-11006
DATE OF APPLICATION: January 22, 2020
DATE OF COMPLETENESS: February 19, 2020

PROJECT DESCRIPTION Proposal to rezone a 0.38-acre parcel from Single-Family Residential (R-1) to Local Business (B-2) and convert an existing two-story building into a four-unit apartment building with four indoor parking bays and a common laundry room.

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: Multifamily Development and Rezone
2. Level of Development: Multifamily Development 13 dwelling units / net residential acre
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: Multifamily Development and Rezone
2. Density of Development: 13 dwelling units / net residential acre
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: Building Permit, Class 2 Land Use Review, SEPA Environmental Review

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.

DOC. INDEX

# G-3



**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 **March 26, 2020**, will be considered prior to issuing the final SEPA determination. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **April 23, 2020, at 9:00 a.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#001-20, CL2#008-20, & SEPA#003-20) and applicant's name (Bruce Lloyd) 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 Hearing Examiner will issue his 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 Trevor Martin, Associate Planner, at (509) 575-6162, or email to [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov).

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



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](http://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:** 6 de marzo, 2020  
**PARA:** Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes  
**DE:** Joan Davenport, AICP, Directora de Desarrollo Comunitario  
**SOLICITANTE:** Digital Design and Development c/o Leanne Liddicoat (3611 River Rd #100, Yakima, WA 98902) por parte de Bruce Lloyd  
**No. DE ARCHIVO:** RZ#001-20, CL2#008-20 & SEPA#003-20  
**UBICACIÓN:** 702 S. 48<sup>th</sup> Ave.  
**No. DE PARCELA(S):** 181328-11006  
**FECHA DE APLICACIÓN:** 22 de enero, 2020  
**FECHA DE APLICACIÓN COMPLETA:** 19 de febrero, 2020

**DESCRIPCIÓN DEL PROYECTO:** Propuesta para rezonificar una parcela de 0.38 acres de zona residencial R-1 a zona comercial B-2 y convertir un edificio existente de dos pisos en un edificio de apartamentos de cuatro unidades con cuatro estacionamientos bajo techo y una lavandería común.

**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: Desarrollo multifamiliar y rezonificación
2. Nivel de desarrollo: Desarrollo multifamiliar de 13 unidades de vivienda por acre residencial
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 las normas de desarrollo del Título 12 y 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: Desarrollo multifamiliar y rezonificación
2. Densidad del desarrollo: 13 unidades de vivienda por acre residencial
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: Permiso de Construcción, Reviso Tipo 2, Revisión Ambiental SEPA

**Estudios Requeridos:** N/A

**Documentos Ambientales Existentes:** Ninguno.

DOC.  
INDEX

# G-3



**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 el 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 **26 de marzo, 2020** serán considerados antes de emitir la decisión final sobre esta solicitud. Esta propuesta requiere una audiencia pública con registro abierto con el Examinador de Audiencias. Por lo tanto, una audiencia pública se llevara a cabo el **jueves, 23 de abril, 2020** comenzando a las 9:00 a.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#001-20, CL2#008-20, & SEPA#003-20) o al nombre del solicitante (Bruce Lloyd) 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:** Después de la audiencia pública, el Examinador de Audiencias emitirá su recomendación dentro de diez (10) días hábiles. Cuando la decisión final sea emitida, 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](mailto:ask.planning@yakimawa.gov)

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





CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE

RECEIVED
MAR 06 2020
CITY OF YAKIMA
PLANNING DIV.

File Number: RZ# 001-LD SEPA# 003-20 CLZ# 009-20
Applicant/Project Name: Digital Design and Development CO
Site Address: 702 S 48th Ave
Date of Posting: 3/6/20
Land Use Sign ID#(s): 29

Location of Installation (Check One):

[X] 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.

Leanne Liddicoat
Applicant's Signature

3/6/20
Date

Leanne Liddicoat
Applicant's Name (Please Print)

833-8552
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.

DOC.
EX-2



## REQUIREMENTS FOR POSTING OF PRIVATE PROPERTY FOR LAND USE ACTION

City of Yakima Community Development Department, Planning Division  
129 N 2<sup>nd</sup> St, Yakima, WA 98901  
(509) 575-6183 – [ask.planning@yakimawa.gov](mailto: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.



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

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

February 19, 2020

**FILE NUMBER(S)** RZ#001-20 & SEPA#003-20  
**APPLICANT:** Digital Design & Development LLC.  
**APPLICANT ADDRESS:** 3611 River Rd. #100, Yakima, WA 98902  
**PROJECT LOCATION:** 702 S. 48<sup>th</sup> Ave.  
**TAX PARCEL NO:** 181328-11006  
**DATE OF REQUEST:** January 22, 2020  
**SUBJECT:** Notice of Complete Application

To Whom It May Concern:

The application for your Rezone at 702 S. 48<sup>th</sup> Ave. was received on January 22, 2020. As of February 19, 2020, your application is considered **complete** as required by the City of Yakima's Municipal Code (YMC) and site plan checklist, as referenced in YMC § 15.14.030.

Continued processing of your request will include, but is not limited to the following actions:

1. A Notice of Application, SEPA, and Public Hearing 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 around February 25, 2020, and the comment period will end around March 16, 2020.
2. A Public Hearing has been tentatively scheduled for April 23, 2020, with the City of Yakima Hearing Examiner.

If you have any questions regarding this matter please call me at (509) 575-6162.

Sincerely,

Trevor Martin  
Associate Planner



DOC.  
INDEX

# G-1