

**LES HEIMGARTNER
CPA#001-20, RZ#002-20 & SEPA#011-20**

**City Council
Open Record Public Hearing
November 2, 2020**

EXHIBIT LIST

Applicant: Hordan Planning Services on behalf of Les Heimgartner
File Numbers: CPA#001-20, RZ#002-20 & SEPA#011-20
Site Address: 8014 Occidental Rd
Staff Contact: Trevor Martin, Associate Planner

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**LES HEIMGARTNER
CPA#001-20, RZ#002-20 & SEPA#011-20**

EXHIBIT LIST

**CHAPTER AA
Yakima Planning Commission's Recommendation**

DOC INDEX #	DOCUMENT	DATE
AA-1	Yakima Planning Commission's Recommendation	10/07/2020



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

YAKIMA PLANNING COMMISSION

**RECOMMENDATION TO THE YAKIMA CITY COUNCIL
FOR
COMPREHENSIVE PLAN AMENDMENT AND REZONE
CPA#001-20, RZ#002-20**

Issued October 7, 2020

Revised October 9, 2020

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

WHEREAS, The Washington Growth Management Act and local ordinances provide a process for the annual review of amendments to the Plan as requested by citizens, property owners and/or local government; and

WHEREAS, Under the provisions of YMC Ch. 1.42 the Yakima Planning Commission (YPC) is responsible for the review of these applications and for recommending the approval, modification or denial of each request; and

WHEREAS, On April 28, 2020 applications for Comprehensive Plan Amendment and Rezone were submitted by Hordan Planning Services, on behalf of Les Heimgartner to amend the Comprehensive Plan Future Land Use Map Designation from Low Density Residential to Mixed Residential, and concurrently Rezone from Single Family Residential (R-1) to Multifamily Residential (R-3), parcel 181206-12454 (City File CPA#001-20, RZ#002-20); and

WHEREAS, The applications were considered complete for processing on April 28, 2020, and public notice was provided, in accordance with the provisions of YMC Ch. 16.10, on July 21, 2020; and

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on August 24, 2020, which was not appealed (City File SEPA#011-20); and

WHEREAS, The YPC held a study session to review this Comprehensive Plan Amendment and Rezone on August 6, 2020 and September 9, 2020; and

WHEREAS, The Yakima Planning Commission held an online open record public hearing over Zoom on September 23, 2020 to hear testimony from the public, consider the Amendment and Rezone, and provide a recommendation to the Yakima City Council;

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

APPLICATION # CPA#001-20, RZ#002-20
APPLICANT: Hordan Planning Services, on behalf of Les Heimgartner
APPLICANT ADDRESS: 410 N 2nd St., Yakima, WA 98902
PROJECT LOCATION: 8014 Occidental Rd
PARCEL(S): 181206-12454

FINDINGS OF FACT

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Low Density Residential to Mixed Residential with a concurrent Rezone from Single Family Residential (R-1) to Multifamily Residential (R-3).
2. The subject parcel is approximately 2.88 acres in size and is surrounded by mini storage, residential development, and vacant land.
3. The City of Yakima Planning Division provided a detailed staff report to the Planning Commission for review during their September 23, 2020 public hearing, with the recommendation of APPROVAL of the proposed amendment and rezone.
4. The proposed Comprehensive Plan Amendment is consistent with the applicable approval criteria in YMC § 16.10.040, as follows:
 - a. This change is being proposed to allow greater flexibility in the development of this vacant land. The site has topographical constraints, and this proposal will allow for the consideration of additional uses on the site, such as multifamily residential and residential mini storage.
 - b. The Mixed Residential designation implements several goals and policies of the 2040 plan.
 - c. The amendment does not correct an obvious mapping error, does not address a deficiency of the 2040 plan, and is consistent with the Growth Management Act and County-wide Planning Policies.
 - d. The impact should be minimal because the property under consideration could still be used for residential housing, as well as other uses. The site is also adjacent existing Mixed Residential property to the west. The total acreage of this proposal will remove 2.88 acres of Low Density Residential land.
5. The proposed Rezone from Single Family Residential (R-1) to Multifamily Residential (R-3) is consistent with the applicable approval criteria in YMC § 15.23.030, as follows:
 - a. Testimony at the public hearing was considered.
 - b. The property is suitable for uses within the R-3 zoning district. Mixed Use future development will allow for additional development considerations on a lot that has topographical constraints.
 - c. The R-3 zoning district is an implementing zone of the Mixed Residential Future Land Use Designation.
 - d. The property is currently capable of being served by all necessary public utilities and can be accessed by public streets.
 - e. The proposed Rezone is considered compatible with the surrounding neighborhood and no mitigation is proposed at this time. Mitigation measures will be considered during a project action on the site.
 - f. The public need for this Rezone is to create more land for multifamily development.

CONCLUSIONS

1. The Amendment and Rezone are minor in nature;

2. No adverse impacts have been identified;
3. Five (5) written comments and five (5) verbal comments were received during public testimony in opposition to the request;
4. This proposal underwent Environmental Review;
5. The proposed Comprehensive Plan Future Land Use Map Amendment from Low Density Residential to Mixed Residential with a concurrent Rezone from Single Family Residential (R-1) to Multifamily (R-3) is consistent with the Yakima Urban Area Zoning Ordinance and Yakima Comprehensive Plan 2040.

MOTION

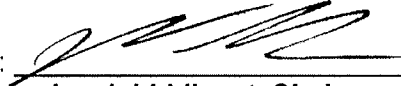
Based on the testimony and evidence presented during the public hearing, it was moved and seconded that the City of Yakima Planning Commission draft findings of fact and forward a recommendation of approval to the Yakima City Council. The motion carried 4-1.

RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed Comprehensive Plan Amendment from Low Density Residential to Mixed Residential and Rezone from Single Family Residential (R-1) to Multifamily Residential (R-3) for files CPA#001-20 and RZ#002-20.

RECOMMENDED this 9th day of October, 2020.

By: _____


**Jacob Liddicoat, Chair
Yakima Planning Commission**

LES HEIMGARTNER
CPA#001-20, RZ#002-20 & SEPA#011-20

EXHIBIT LIST

CHAPTER A
Staff Report

DOC INDEX #	DOCUMENT	DATE
A-1	Staff Report	09/23/2020



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

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

Application # CPA#001-20 & RZ#002-20

APPLICANT: Hordan Planning Services on behalf of Les Heimgartner
APPLICANT ADDRESS: 410 N 2nd St., Yakima, WA 98902
PROJECT LOCATION: 8014 Occidental
PARCEL(S): 181206-12454 & -12455
DATE OF REQUEST: April 28, 2020
DATE OF RECOMMENDATION: September 23, 2020
STAFF CONTACT: Trevor Martin, Associate Planner

I. DESCRIPTION OF REQUEST:

Comprehensive Plan Map Amendment (CPA), Rezone, and Environmental Review requesting to change the Future Land Use Map designation from Low Density Residential to Mixed Residential and to concurrently rezone from Single Family Residential (R-1) to Multifamily Residential (R-3).

II. CURRENT ZONING AND LAND USE:

The subject property is approximately 2.82 acres in size and zoned Single Family Residential (R-1). Adjacent properties to this site have the following zoning and land use characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	R-1	Storage
South	R-1	Residential (County)
East	R-1	Residential / Vacant
West	R-1 / R-3	Vacant

III. PUBLIC NOTICE:

Posting of Property	June 24, 2020
Mailing of Notice of Application	July 31, 2020
Public Hearing Notice Published	August 24, 2020

IV. FINDINGS OF FACT:

A. Environmental Review.

Environmental Review (SEPA#011-20) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on August 24, 2020. No appeals were filed.

**DOC.
 INDEX
 # A-1**



B. Comments Received

Five public Comments were received and are summarized below (full comments can be found in the file CPA#001-20):

- The first comment letter was from Tracy Sawyer, who expressed the following concerns:
 - Increase traffic coming through the neighborhood, and using Hope Lane as access to any proposed storage unit development;
 - Impacts to the surrounding environment and wildlife;
 - The need for a possible storage unit in the area as opposed to additional housing.
- The Second letter was received from Andrew Sawyer, who expressed the following concerns:
 - A future site for mini storage would be incompatible with the surrounding residential neighborhood due to lighting, time of access, and access to the site;
 - Impacts to the surrounding environment, specifically drainage from the site;
 - Requirement of an critical area and wetland delineation report;
 - Onus is primarily on the purchaser of a property, and it is part of their due diligence to understand how they can use the property;
 - Continued need for housing in Yakima.
- The next letter is from John Bresnahan, who has concerns with the following:
 - Traffic using a commercial site adjacent to a residential neighborhood, and the disruption to residential streets;
 - There are many other areas within the City, including infill lots, that need redevelopment which would be more conducive for a storage unit;
 - The traffic report submitted by the applicant does not describe a storage unit use for the site, which would have much higher traffic flows during weekends and holidays;
 - Hope Lane has been designed in a way that is more conducive for residential traffic.
- The fourth letter is from Gary and Janet Johnson, which states:
 - The road is not wide enough for commercial storage traffic.
- The last comment was received from James Perkins on behalf of 21 residents who live along Hope Lane. A summary of this letter is as follows:
 - The application materials do not support a substantial change in circumstances since the last zoning sufficient to justify a rezone "for the public health, safety, morals, or general welfare" as is required under state law in order to amend a comprehensive plan.
 - Multi-family Residential zoning being requested is intended to "establish and preserve high-density residential districts by excluding activities not compatible with residential uses." YMC 15.03.020(D)(1). We also do not believe it meets the consistency tests of YMC 16.06.020. The Hope Lane Community is not a "high density" residential development. It is a long existing single-family home community. There is also no demonstrated public need to change the zoning.
 - There are eight existing storage unit facilities within just five miles of the proposed development site, one of which is located as close as 8008 Occidental Road (West Valley Storage).
 - Hope lane is not designed for 24 hour storage access or commercial through

- traffic;
- Lighting associate with any commercial business would not be consistent adjacent a residential neighborhood;
- Rezone of this particular property located in the middle of a substantially developed single-family home area, based on the application materials presented, would amount to illegal spot zoning.
- The proposed development site is situated in a basin which appears to qualify as a "wetland" because surface water at times appears and there are strips of year-round green vegetation. The site should accordingly be inspected as part of a critical area determination, before any rezone is permitted.

C. Comprehensive Plan Amendment (CPA) Approval Criteria.

The Yakima Comprehensive Plan 2040, Future Land Use Map designates this area as Low Density Residential. In accordance with the provisions of the Yakima Municipal Code, the following criteria must be considered in the review of any proposed amendment to the Yakima Comprehensive Plan.

YMC § 16.10.040 (1): To alter the Future Land Use Map or other plan policy map, or effect a Comprehensive Plan Text Amendment, the proposed amendment must do one or more of the following:

(a) Address circumstances that have changed since the last time the relevant Comprehensive Plan or text was considered:

Staff Response: This application is specifically for a non-project action comprehensive plan amendment to change the future land use from low density residential to mixed residential, and rezone from Single Family Residential (R-1) to Multifamily Residential (R-3). The need for additional housing, including multifamily, is at crisis levels within Yakima, and Washington State. Vacancy rates for rental housing in the City of Yakima fluctuates around the 1% mark, well below the 5% threshold for a tight rental market. The creation of more R-3 land would allow for more residential housing units to be constructed in Yakima.

The applicant identifies a potential future project for storage units on the subject property. Storage units are an allowed use in the R-3 zoning district with heightened review and notice provisions. Such a use would require a Type (3) Review and is defined as being normally not compatible with the zoning district. Storage units do not address the circumstances that have changed since the last time the Comprehensive Plan or text was considered. However, this is a non-project rezone and plan amendment. The proposed site plan is required to be submitted with the non-project rezone under YMC 15.23.030(B) which states: "Nonproject rezone applications shall also include a nonbinding conceptual site plan to show potential future use of the property." The Planning Division did not review the potential future land use of a storage unit, as provided by the applicant, as part of this recommendation. Such use would be reviewed by the City as part of the development permit process upon subsequent application.

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

Staff Response: The purpose of the Mixed Residential future land use designation is to provide for areas with a mixture of housing types and densities. This proposal implements the following goals and policies:

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

Goal 2.3. Residential uses. 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 2.1.3.: Review proposed Future Land Use designation changes for consistency with YMC Ch. 16.10 and the following criteria:

- Does the proposal conform to locational criteria set forth for the desired designation? Yes, the site is in between multifamily zoned and single family zoned residential properties. This zoning provides a reasonable buffer between uses. Additionally the site has access to Occidental Rd. via easement, which is classified as Collector and Minor Arterial streets. Overall the proposal is consistent with Policy 2.2.2.B. of the 2040 Comprehensive Plan.*
- Is the site physically suited for the proposed designation? Yes, the site would need to be prepared to extend utilities, which are available in the adjacent right-of-way and general vicinity.*
- Is the desired zone one of the implementing zones of the land use designation? Yes, the request is to rezone to R-3, which is a land use designation of the Mixed Residential Future Land Use designation.*
- Is the proposal a spot zone or a similar change that may create instability with the surrounding neighborhood? No, the proposal is consistent with other uses in the general vicinity. R-3 zoning is directly adjacent the subject site to the west.*

Policy 2.1.7.: Allow new development only where adequate public services can be provided.

Policy 2.1.10.: Require properties to assume zoning consistent with the City's Future Land Use Plan, as adopted or amended where appropriate.

Policy 2.2.2.B.: Mixed Residential location criteria – Intended for areas now characterized by, and/or appropriate for, a mixture of housing types with a close proximity to commercial services, transit access, and/or parks and other public recreational amenities. This designation often creates a transition from commercial and mixed-use areas to low density residential areas.

Goal 5.1. Encourage diverse and affordable housing choices.

Policy 5.4.2. Use transitional densities, design and landscape standards to ensure housing is compatible with existing character and planned goals.

Policy 5.4.3. Encourage development of well-designed new housing in coordination with population growth, employment growth, and transportation goals.

(c) Correct an obvious mapping error:

Staff Response: Does not apply.

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

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

(e) Is the proposed CPA coordinated with, and take into consideration, the Comprehensive Plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100?

Staff Response: This proposal is consistent with RCW 36.70A.100. This application is part of the annual CPA cycle for the Yakima Comprehensive Plan which the City of Yakima coordinates with adjacent jurisdictions. No comments were submitted from affected jurisdictions.

(f) Proposed CPAs must be consistent with the Growth Management Act (GMA), Ch. 36.70A. RCW, and the Yakima County Wide Planning Policy (CWPP).

Staff Response: This proposal is consistent with the Growth Management Act and the Yakima Countywide Planning Policy because the proposal directs urban growth to an existing urban area (within City Limits first) and encourages infill in the area where all urban level services and facilities are currently provided. The proposal reduces sprawl and is served with an adequate transportation system. This proposal also encourages economic development in the urban area and provides goods and services for the surrounding neighborhood and general Yakima Area.

(g) Cumulative impacts of all CPAs, including those approved since the original adoption of the Comprehensive Plan, shall be considered in the evaluation of any proposed amendments.

Staff Response: This proposal will increase the amount of Mixed Residential property within the City limits. The cumulative impact since the 2017 Comprehensive Plan is as follows:

*R-1/Low Density Residential: -3.75 acres
R-3/Mixed Residential: +0.99 acres*

D. COMPREHENSIVE PLAN CONCLUSIONS:

1. The amendment is minor in nature.
2. No adverse impacts have been identified by approving this amendment request. Concerns raised during the comment period can be addressed during future project review for a specific proposed use of the property.
3. A DNS was issued for this proposal on August 24, 2020, and the 14-day appeal period ended on September 8, 2020. No appeals were received.

E. REZONE APPROVAL CRITERIA

In accordance with the provisions of the YMC § 15.23.030, recommendations to approve or deny proposed rezones shall include the following considerations:

(1) Testimony at public hearing.

After consideration of any public comments received during the course of the hearing it may be appropriate for the Planning Commission to modify the staff's

recommendation. Public comments received during the comment period are addressed above.

(2) The suitability of property in question for uses permitted under the proposed zoning.

The property is well suited for uses listed within Table 4-1 for the R-3 zoning district, with the corresponding review levels, and will facilitate new mixed-use development.

(3) The recommendations from interested agencies and departments.

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

(4) Compliance with the Comprehensive Plan.

The proposed Multifamily Residential zoning district is an implementing zone of the Mixed Residential land use designation, and is consistent with several goals and policies of the Comprehensive Plan, as indicated above in section IV.C of this report.

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

This property is currently capable of being served by all public utilities necessary for the support of residential land uses.

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

The proposed zone change is compatible with existing neighboring land uses. Permitted uses in the R-3 zone are generally more compatible with the adjacent single-family and multifamily homes.

(6a) What mitigating measures are planned to address incompatibility, such as sitescreening, buffering building design, open space, traffic flow alteration, etc.?

No mitigation is proposed as part of this non-project rezone request. Any needed mitigations would be required as part of regular site plan approval during the development permit and review process.

(7) The public need for the proposed change.

The public need for this change is to create more land for multifamily development.

F. REZONE CONCLUSIONS:

1. The rezone is appropriate for the area.
2. No adverse impacts have been identified by the approval of this rezone.
3. The requested rezone implements the Mixed Residential land use designation of the Yakima Comprehensive Plan 2040.
4. The property is currently served, or capable of being served, by all necessary public utilities capable of supporting allowed land uses in the proposed zone.

V. RECOMMENDATION

The Community Development Department recommends APPROVAL of this Comprehensive Plan amendment request from Low Density Residential to Mixed Residential to accommodate a concurrent rezone from R-1 (Single Family Residential) to R-3 (Multifamily Residential).

RECOMMENDATION made this 23rd day of September, 2020

CPA#001-20

LES HEIMGARTNER
CPA#001-20, RZ#002-20 & SEPA#011-20

EXHIBIT LIST

CHAPTER B
Maps

DOC INDEX #	DOCUMENT	DATE
B-1	Maps: Vicinity, Zoning, Future Land Use, and Aerial	08/06/2020

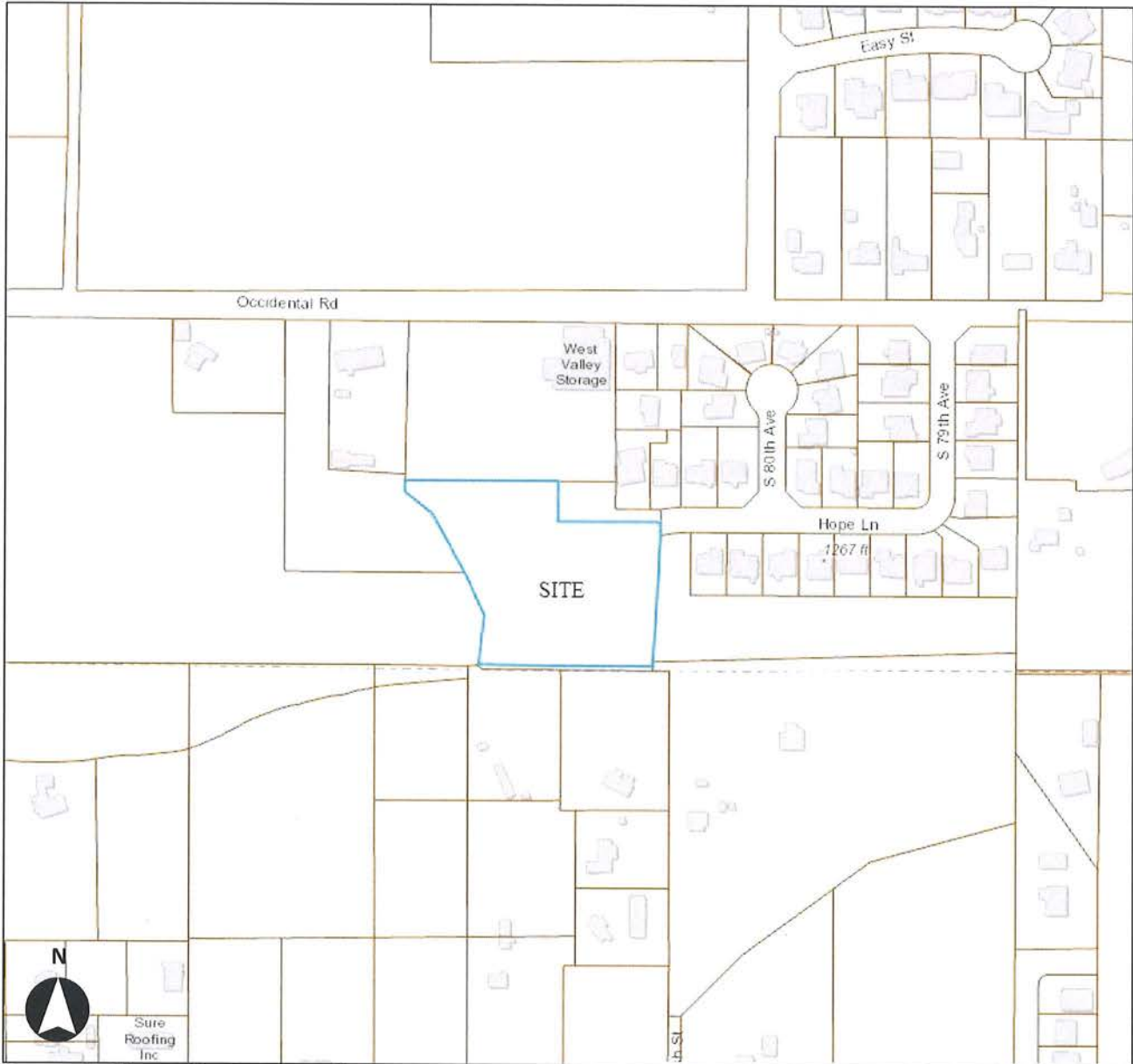
VICINITY MAP



File Number: CPA#001-20, RZ#002-20 & SEPA#011-20

Project Name: LES HEIMGARTNER

Site Address: 8014 OCCIDENTAL RD



Proposal: Change the Future Land Use map designation for one parcel from Low Density Residential to Mixed Residential, and concurrent rezone from Single-Family Residential (R-1) to Multifamily Residential (R-3). 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: 7/31/2020

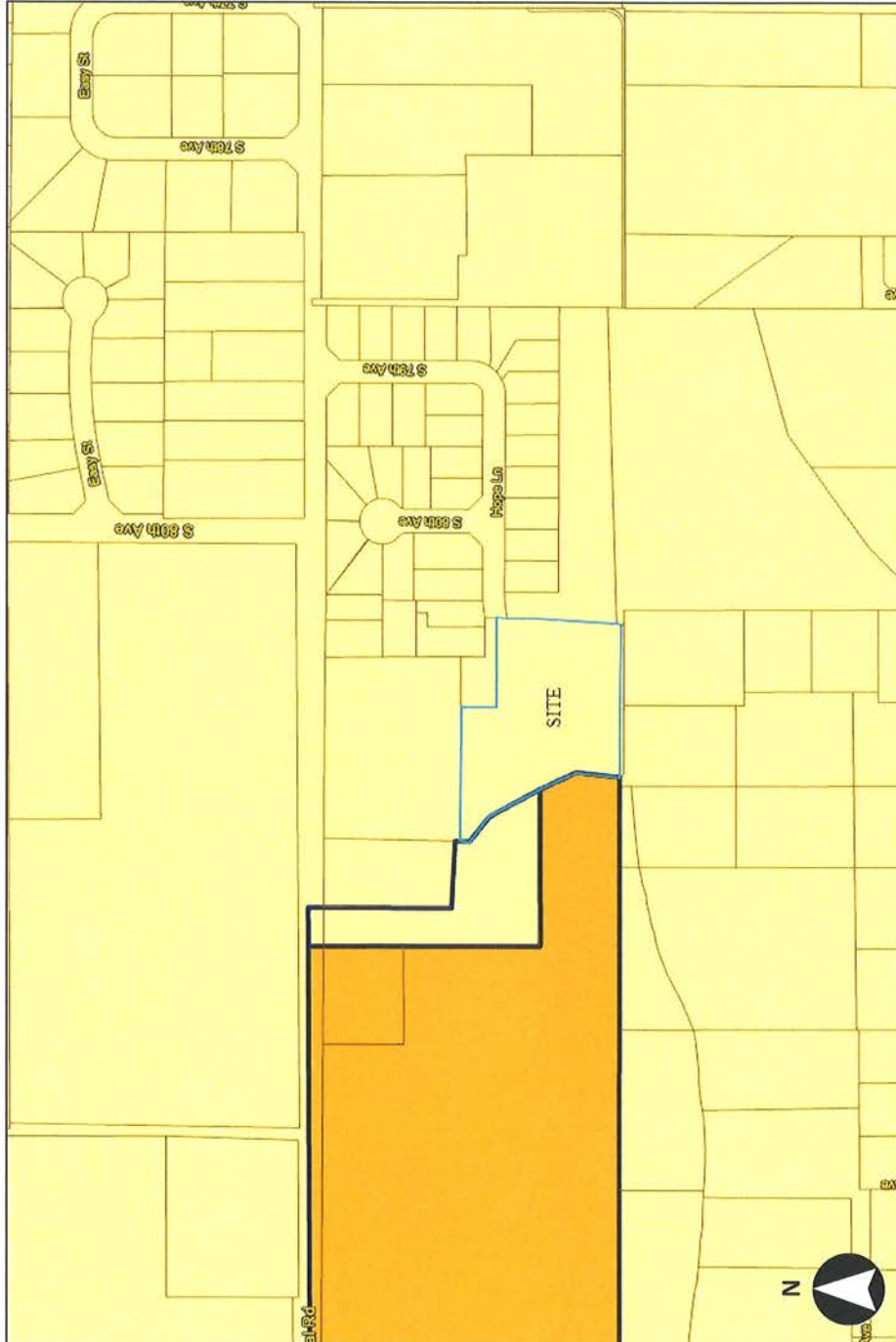


DOC.
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B-1



ZONING MAP

File Number: CPA#001-20, RZ#002-20 & SEPA#011-20
 Project Name: LES HEIMGARTNER
 Site Address: 8014 OCCIDENTAL RD



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



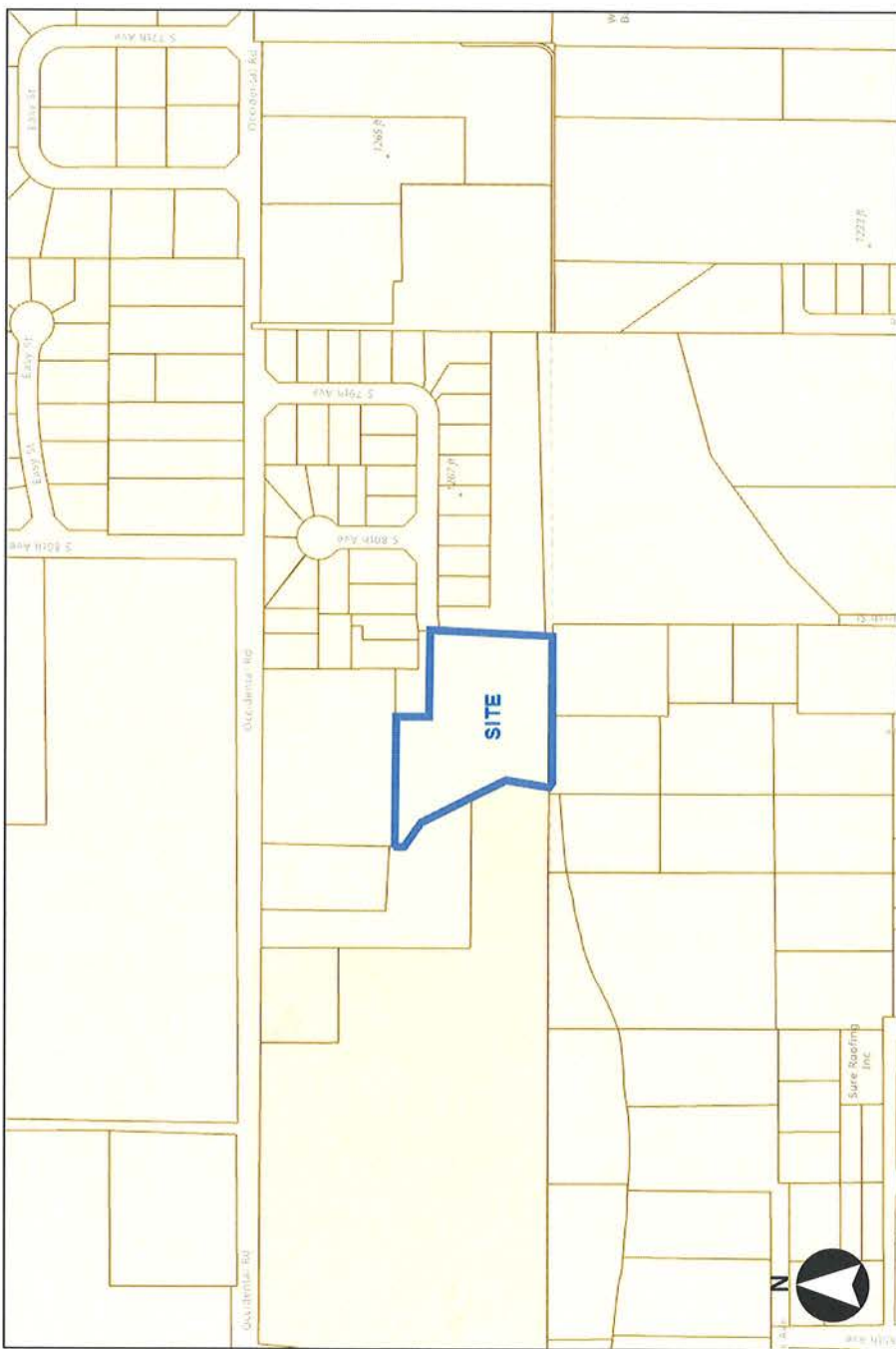
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DOC. INDEX # B-1

FUTURE LAND USE MAP



File Number: CPA#001-20, RZ#002-20 & SEPA#011-20
 Project Name: LES HEIMGARTNER
 Site Address: 8014 OCCIDENTAL RD



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

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 # B-1

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 Date Created: 8/6/2020





AERIAL MAP

File Number: CPA#001-20, RZ#002-20 & SEPA#011-20
Project Name: LES HEIMGARTNER
Site Address: 8014 OCCIDENTAL RD



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Date Created: 8/6/2020



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LES HEIMGARTNER
CPA#001-20, RZ#002-20 & SEPA#011-20

EXHIBIT LIST

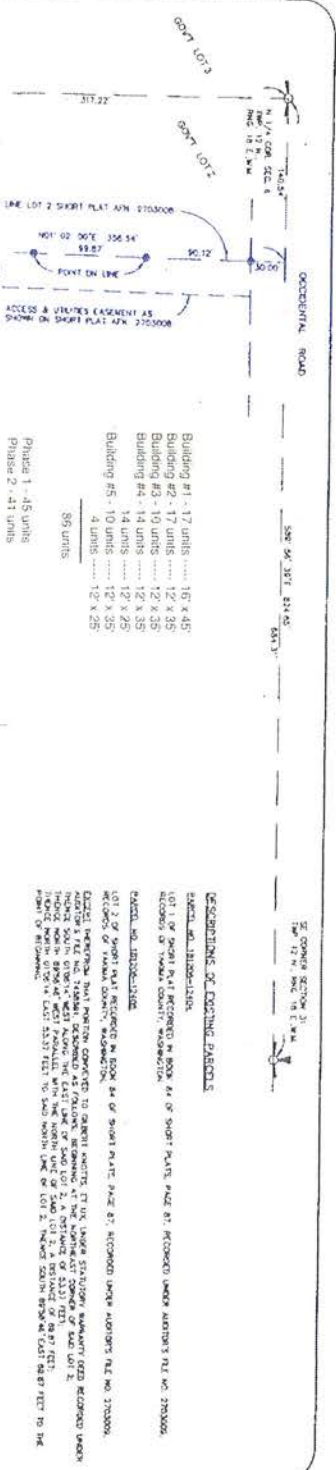
CHAPTER C
Conceptual Site Plan

DOC INDEX #	DOCUMENT	DATE
C-1	Conceptual Site Plan	04/28/2020

1 1 2 2 2 2 2 2 2 2 2 2

RECEIVED
APR 28 2020
CITY OF YAKIMA
PLANNING DIV.

DOC. INDEX # C-1



Building #1 - 17 units	16' x 45'
Building #2 - 17 units	12' x 35'
Building #3 - 19 units	12' x 35'
Building #4 - 14 units	12' x 35'
Building #5 - 10 units	12' x 35'
4 units	12' x 25'
86 units	
Phase 1 - 48 units	
Phase 2 - 41 units	

DESCRIPTIONS OF LOCATING PARCELS
 PARCEL NO. 1: AS SHOWN IN BOOK #4 OF SHORT PLAT, PHASE #1, RECORDED UNDER A.P.N. NO. 2305008.
 PARCEL NO. 2: AS SHOWN IN BOOK #4 OF SHORT PLAT, PHASE #1, RECORDED UNDER A.P.N. NO. 2305008.
 PARCEL NO. 3: AS SHOWN IN BOOK #4 OF SHORT PLAT, PHASE #1, RECORDED UNDER A.P.N. NO. 2305008.
 PARCEL NO. 4: AS SHOWN IN BOOK #4 OF SHORT PLAT, PHASE #1, RECORDED UNDER A.P.N. NO. 2305008.
 PARCEL NO. 5: AS SHOWN IN BOOK #4 OF SHORT PLAT, PHASE #1, RECORDED UNDER A.P.N. NO. 2305008.

CONDITIONS RECOMMENDED INCLUDE:
 - 60' RIGHTS OF WAY WITH THE (UN)IMPROVED SET-
 - BOUNDARIES 1/2" HIGH REBAR WITH CAP (UN)IMPROVED
 - REBARING SYSTEM IN THE BOUNDARY (UN)IMPROVED TO THE
 - AS BEING NORTH (UN)IMPROVED EAST AND AS SHOWN ON
 - SHORT PLAT A.P.N. NO. 2305008.

DESCRIPTION OF RECORDED PARCELS
 PARCEL NO. 1: AS SHOWN ON THE CERTAIN RECORD OF SURVEY FIELD FOR RECORD, DATED 10/20/08, UNDER A.P.N. NO. 2305008.
 PARCEL NO. 2: AS SHOWN ON THE CERTAIN RECORD OF SURVEY FIELD FOR RECORD, DATED 10/20/08, UNDER A.P.N. NO. 2305008.
 PARCEL NO. 3: AS SHOWN ON THE CERTAIN RECORD OF SURVEY FIELD FOR RECORD, DATED 10/20/08, UNDER A.P.N. NO. 2305008.
 PARCEL NO. 4: AS SHOWN ON THE CERTAIN RECORD OF SURVEY FIELD FOR RECORD, DATED 10/20/08, UNDER A.P.N. NO. 2305008.
 PARCEL NO. 5: AS SHOWN ON THE CERTAIN RECORD OF SURVEY FIELD FOR RECORD, DATED 10/20/08, UNDER A.P.N. NO. 2305008.

PLUMB CERTIFICATE
 MADE FOR RECORD THIS 10TH DAY OF September, 2018, AT LEWIS, WA.
 UNDER A.P.N. NO. 2305008, RECORDS OF YAKIMA COUNTY, WASHINGTON.



CHARLES ROSS
 YAKIMA COUNTY AUDITOR
 BY *[Signature]*
 DEPUTY



Thomas F. Upton Surveying
 Professional Land Surveyor
 90 801 214
 417 SOUTH 32ND AVE. YAKIMA, WA 98903
 (509) 451-0281
 LESLIE HEMGARDNER
 PROPOSED FOR
 DATE 10/20/18 SCALE 1" = 80'
 ACCOUNT NO. 1519

LES HEIMGARTNER
CPA#001-20, RZ#002-20 & SEPA#011-20

EXHIBIT LIST

CHAPTER D
SEPA Checklist

DOC INDEX #	DOCUMENT	DATE
D-1	SEPA Checklist	04/28/2020



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): Not applicable

2. Applicant's Name & Phone:

Hordan Planning Services – 509-249-1919

3. Applicant's Address:

410 North Second Street, Yakima, WA 98901

4. Contact Person & Phone:

Bill Hordan – 509-249-1919

5. Agency Requesting Checklist: City of Yakima

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

No project is proposed as part of this comp. plan amendment/rezone request. However, a conceptual site plan has been included with this application indicating the intended land use, upon successful rezoning of the property, for mini-storage.

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

Yes, if the property is rezoned, the property owner intends to apply for residential mini-storage land use permits.

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

A wetland study and traffic study have been prepared in anticipation of the project being approved for a residential mini-storage complex. The wetland study is attached and the traffic study (project related) is available upon request.

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 are known to be pending for governmental approvals that directly affect the property.

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

Comprehensive Plan Land Use Change to the Future Land Use Map and Rezone

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 proposal is a non-project request to change the Comprehensive Plan Future Land Use Map designation on 2.88 acres from Low-density Residential to Mixed Residential and the zoning from Single-Family Residential (R-1) to Multi-family Residential (R-3).

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 property lies at the west end of Hope Lane approximately 350 feet south of Occidental Road, within the City Limits of Yakima, Washington. The address of the property is about the 8000 block of either Occidental Road or Hope Lane. The Yakima County Assessor's Parcel Number of the property is 181206-12454.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
Earth	
a. General description of the site (✓ one):	
<input type="checkbox"/> flat <input checked="" type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. What is the steepest slope on the site (approximate percent slope)? Approximately 20-30 percent.	
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. According to the Soil Survey of Yakima County Area Washington, the general soil types on the property are Gorst loam 2 to 15 percent slopes, Gorst loam 15 to 30 percent slopes, Harwood loam 8 to 15 percent slopes. None of the soils are classified as prime farmland. No soil will be removed from the site as part of this application.	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No, however, properties to the north, west and east are generally higher in elevation than the subject site.	
e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. No fill or grading is required as part of this application.	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Not as part of this application.	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No impervious surface is proposed at this time. No project is proposed as part of this application.	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None needed, none proposed.	
Air	
a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. None as part of this land use change and rezone application.	

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<p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</p> <p>None known by property owner.</p>	
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>None needed, none proposed.</p>	
Water	
a. Surface Water	
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>The McGonagle Ditch abuts this property along its south property line. The ditch flows into other creeks and eventually to the Yakima River. The property also contains a non-jurisdictional wetland located near the middle of the property created by off-site irrigation drainage running through the property (see wetland study attached).</p>	
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>Not applicable, there is no project proposed on the property.</p>	
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>Not applicable, there is no project.</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>Not applicable, there is no project.</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No.</p>	
<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>No.</p>	
b. Ground Water	
<p>1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p>	<p style="text-align: right;">RECEIVED APR 28 2020 CITY OF YAKIMA PLANNING DIV.</p>

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable, this is a non-project land use change and rezone request.

c. Water Runoff (including stormwater)

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.

Not applicable, there is no project.

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

Not applicable.

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

Not applicable.

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

None needed, none proposed

Plants

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

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

Other types of vegetation – See Attached Wetland Study

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

No vegetation will be removed or altered as part of this application.

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

None known by the property owner.

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

None needed, none proposed.

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

No noxious or invasive species have been observed on or near the site.

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Animals	
a.	<p>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.</p> <p><i>Examples include:</i> <i>birds: hawk, heron, eagle, <u>songbirds</u>, other: QUAIL</i> <i>mammals: deer, bear, elk, beaver, other:</i> <i>fish: bass, salmon, trout, herring, shellfish, other _____</i></p>
b.	<p>List any threatened or endangered species known to be on or near the site.</p> <p>None known by property owner.</p>
c.	<p>Is the site part of a migration route? If so, explain</p> <p>No.</p>
d.	<p>Proposed measures to preserve or enhance wildlife, if any:</p> <p>None needed, none proposed.</p>
e.	<p>List any invasive animal species known to be on or near the site.</p> <p>The property owner has not observed any invasive animal species on or near the site.</p>
Energy and Natural Resources	
a.	<p>What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p> <p>No energy is needed as part of this application.</p>
b.	<p>Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>No.</p>
c.	<p>What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:</p> <p>None needed as there is no proposal.</p>
Environmental Health	
a.	<p>Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.</p> <p>No.</p>
1.	<p>Describe any known or possible contamination at the site from present or past uses.</p> <p>No known contamination from present or past uses is known to exist.</p>

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<p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</p> <p>No existing hazardous chemical/conditions are known to on the property.</p>	
<p>3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.</p> <p>No hazardous chemicals are proposed to be stored, used or produced as part of this application.</p>	
<p>4. Describe special emergency services that might be required.</p> <p>No special emergency services are required for this application.</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>None needed, none proposed.</p>	
b. Noise	
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>No known noise exists in the area which would affect this application.</p>	
<p>1. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>The land use change and rezone application will not create any noise.</p>	
<p>2. Proposed measures to reduce or control noise impacts, if any:</p> <p>None needed, none proposed.</p>	
Land and Shoreline Use	
<p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>The site is currently vacant. Property to the west is vacant land, orchard and residential. Property to the north is commercial (indoor/outdoor storage). Property to the east is residential. Property to the south is residential and agricultural in nature.</p>	
<p>b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?</p> <p>Historical aerial photographs indicate that the property has not been used as working farmlands (which would be typical of the area in the past). The property is located within the City Limits of Yakima, Washington, a designated urban area and is not designated a resource land of long-term commercial significance.</p>	<p style="text-align: right;">RECEIVED APR 28 2020 CITY OF YAKIMA PLANNING DIV.</p> <p style="text-align: right;">DOC Page INDEX # D-1</p>

<p>1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:</p> <p>No, the property lies within the Yakima City Limits which is a designated urban area..</p>	
<p>c. Describe any structures on the site.</p> <p>The site is vacant.</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>No structures will be demolished as part of this application.</p>	
<p>e. What is the current zoning classification of the site?</p> <p>Single-family Residential</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Low-density Residential</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable.</p>	
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify.</p> <p>No.</p>	
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Not applicable, there is no project.</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>Not applicable, there is no project.</p>	
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>None needed, none proposed.</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>Compliance with 2040 Comprehensive Plan and Zoning Ordinance, as applicable to this application.</p>	<p>RECEIVED APR 28 2020 CITY OF YAKIMA PLANNING DIV.</p>
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>Not applicable, there are no nearby designated resource lands.</p>	<p>DOC INDEX # D-1</p>

Housing	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.	
Not applicable, no housing is being provided.	
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.	
Not applicable, no housing is being eliminated.	
c. Proposed measures to reduce or control housing impacts, if any:	
Not applicable.	
Aesthetics	
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?	
Not applicable, no structures proposed as part of this application.	
b. What views in the immediate vicinity would be altered or obstructed?	
No known views in the immediate area will be altered or obstructed as part of this application	
c. Proposed measures to reduce or control aesthetic impacts, if any:	
None needed, none proposed.	
Light and Glare	
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?	
No light or glare will be produced as part of this application.	
b. Could light or glare from the finished project be a safety hazard or interfere with views?	
Not applicable.	
c. What existing off-site sources of light or glare may affect your proposal?	
There are no known sources of off-site light or glare which would affect this proposal.	
d. Proposed measures to reduce or control light and glare impacts, if any:	
None needed, none proposed.	
Recreation	
a. What designated and informal recreational opportunities are in the immediate vicinity?	
The project is located near Apple Tree Resort, a golf course, where known outdoor recreational activities occur.	

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<p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> <p>No recreational opportunities will be displaced by this application.</p>	
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>None needed, none proposed.</p>	
Historic and Cultural Preservation	
<p>a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.</p> <p>To the property owner's knowledge, there are no structures on or near site that are eligible for historical or cultural preservation.</p>	
<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p> <p>The property owner has no knowledge of landmarks, features or other evidence of Indian or historic use or occupation on this site. The property owner has not observed any material evidence, artifacts, or areas of cultural importance on or near the site.</p>	
<p>c. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</p> <p>None proposed, no disturbance to resources will occur as part of this application.</p>	
Transportation	
<p>a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The property is currently served by a private access easement from Occidental Road from the north and Hope Lane from the east.</p>	
<p>b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p>The nearest known transit stop is near the intersection of South 72nd Avenue and West Washington Avenue. The approximate distance is 1 mile north/northeast of the site.</p>	
<p>c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?</p> <p>No parking spaces are proposed nor eliminated as part of this comp plan amendment and rezone application.</p>	
<p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>Not applicable, there is no project.</p>	<p style="text-align: center;">RECEIVED APR 28 2020 CITY OF YAKIMA PLANNING DIV.</p>

<p>e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>No.</p>	
<p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?</p> <p>Not applicable, no project is proposed.</p>	
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:</p> <p>Not applicable, there is no project.</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any:</p> <p>Not applicable, there is no project.</p>	
Public Services	
<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:</p> <p>Not applicable, there is no project.</p>	
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>Not applicable, there is no project.</p>	
Utilities	
<p>a. Circle utilities currently available at the site: <u>electricity</u>, natural gas, <u>water</u>, <u>refuse service</u>, <u>telephone</u>, <u>sanitary sewer</u>, <u>septic system</u>, other _____</p>	
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>Not applicable, there is no project.</p>	<p style="text-align: right;">RECEIVED APR 28 2020 CITY OF YAKIMA PLANNING DIV.</p> <p style="text-align: right;">DOC. INDEX # D-1</p>

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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.

Les Heimgartner

4-23-20

Property Owner or Agent Signature

Date Submitted

LES HEIMGARTNER

Name of Signee

Position and Agency/Organization

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

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D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (IT IS NOT NECESSARY to use this sheet for project actions)	Space Reserved For Agency Comments
<p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities that would likely result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p>	
<p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? No increased discharge to water, emissions to air, or toxic/or hazardous substances are proposed. No increase in noise levels are anticipated by a change to the Comprehensive Plan or Rezone.</p>	
<p>Proposed measures to avoid or reduce such increases are: If applicable, complete an additional SEPA Checklist once a project has been proposed.</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life? This proposal has no effect to plants, animals, fish or marine life.</p>	
<p>Proposed measures to protect or conserve plants, animals, fish, or marine life are: Conservation of these issues would be reviewed through a SEPA review and implementation of rules and regulations of the Shoreline and/or Critical Areas Ordinances, if determined necessary.</p>	
<p>3. How would the proposal be likely to deplete energy or natural resources? Not applicable, no natural resources are being exploited through this application.</p>	
<p>Proposed measures to protect or conserve energy and natural resources are: None needed, none proposed.</p>	
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? The proposal does not affect environmentally sensitive areas.</p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are: Compliance with local, state, and federal environmental ordinances will ensure protection occurs.</p>	
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? The proposal will not affect shorelines, as there are non-affected. Future land use development of the property will be dictated by local, state and federal ordinances.</p>	
<p>Proposed measures to avoid or reduce shoreline and land use impacts are: Compliance with local, state, and federal environmental ordinances will ensure protection occurs.</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities? New development would likely increase traffic on local and state highways. A minor demand in public services and utilities would likely occur as the property developed.</p>	
<p>Proposed measures to reduce or respond to such demand(s) are: All new development would be required to meet transportation concurrency requirements prior to development occurring.</p>	

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D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (IT IS NOT NECESSARY to use this sheet for project actions)	Space Reserved For Agency Comments
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</p> <p>No conflicts are anticipated.</p>	

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LES HEIMGARTNER
CPA#001-20, RZ#002-20 & SEPA#011-20

EXHIBIT LIST

CHAPTER E
Applications

DOC INDEX #	DOCUMENT	DATE
E-1	Rezone Application	04/28/2020
E-2	Comprehensive Plan Amendment Application	04/28/2020

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CITY OF YAKIMA
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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:	Les Heimgartner						
	Mailing Address:	417 S 32nd Ave						
	City:	Yakima	St:	WA	Zip:	98902	Phone:	(509)388-4943
	E-Mail:							
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input checked="" type="checkbox"/> Other Planner			
3. Property Owner's Information (If other than Applicant):	Name:	Hordan Planning Services						
	Mailing Address:	410 N 2nd St						
	City:	Yakima	St:	WA	Zip:	98901	Phone:	(509)249-1919
	E-Mail:							
4. Subject Property's Assessor's Parcel Number(s): 181206-12454								
5. Legal Description of Property. (if lengthy, please attach it on a separate document) Parcel A shown on that certain record of survey recorded under AF# 8001031, records of Yakima County, Washington								
6. Property Address: 8014 Occidental Road Yakima, WA 98903								
7. Property's Existing Zoning: <input type="checkbox"/> SR <input checked="" type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2								
8. Type Of Application: (Check All That Apply) <input checked="" type="checkbox"/> Comprehensive Plan Amendment <input checked="" type="checkbox"/> Environmental Checklist (SEPA Review) <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Transportation Concurrency <input type="checkbox"/> Master Application (select if submitting two or more applications under Title 15) <input type="checkbox"/> Other: _____								

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

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.

[Signature] Property Owner's Signature Date 4-23-20

[Signature] Applicant's Signature Date 4-27-20

FILE/APPLICATION(S)#
SEPA# 011-20 / CPA# 001-20 / RZ# 002-20

DATE FEE PAID: <u>04-28-2020</u>	RECEIVED BY: <u>C. Mullinger</u>	AMOUNT PAID: <u>\$1610.00 + \$265.00</u>	RECEIPT NO: <u>CR-20-004380</u>
-------------------------------------	-------------------------------------	---	------------------------------------

CPA → 517/20
Revised 10/2018

A. Firth \$ 1,250.00

CA-20-004456

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SUMMARY OF REQUEST

The request is to change the Comprehensive Plan Future Use map designation on parcel 181206-12454 from Low Density Residential to Mixed Residential and rezone the property from Single-family Residential to Multi-family Residential.

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Supplemental Application For:
**COMPREHENSIVE PLAN
AMENDMENT**

YAKIMA MUNICIPAL CODE, CHAPTER 16.10
ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

PART II - APPLICATION INFORMATION

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

2. EXISTING ZONING OF SUBJECT PROPERTY:
 SR R-1 R-2 R-3 B-1 B-2 HB SCC LCC CBD GC AS RD M-1 M-2

3. DESIRED ZONING OF SUBJECT PROPERTY:
 SR R-1 R-2 R-3 B-1 B-2 HB SCC LCC CBD GC AS RD M-1 M-2

4. EXISTING FUTURE LAND USE DESIGNATION:
 Low Density Residential Mixed Residential Community Mixed-Use Commercial Mixed-Use
 CBD Commercial Core Regional Commercial Industrial

5. DESIRED FUTURE LAND USE DESIGNATION:
 Low Density Residential Mixed Residential Community Mixed-Use Commercial Mixed-Use
 CBD Commercial Core Regional Commercial Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:
 Transportation Rights-Of-Way Police And Fire Protection Parks And Trails Schools
 Water Sewer Storm Drainage Electricity Natural Gas Telephone Cable TV

PART III - REQUIRED ATTACHMENTS

1. **MAPS:** Maps of the subject property indicating roads, any area designated as critical areas, the future land use designation of adjacent properties, and current & proposed future land use designations. Maps are to be provided in both an 8-1/2" by 11" and 11" by 17" format and to a standard engineering scale (e.g. 1:20).

2. **SUBMITTAL FOR POLICY/REGULATORY AMENDMENTS:** Identification of the proposed amendment indicating the section and paragraph location for the current Comprehensive Plan provision sought to be changed, if any, and including, for text amendments, the specific text sought to be added or amended. (attach)

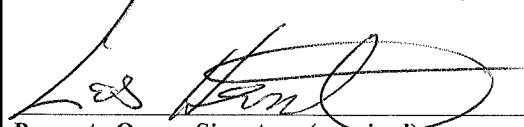
3. **WRITTEN NARRATIVE** (required. see attached): (stating the reasons for the request for the amendment and explaining how the proposed amendment meets the criteria in YMC § 16.10.040)

4. **TRAFFIC CONCURRENCY** (may be required)

5. **ENVIRONMENTAL CHECKLIST** (required)

6. **SITE PLAN**

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


Property Owner Signature (required)

4-23-20
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

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Supplemental Application For:
COMPREHENSIVE PLAN AMENDMENT
 YAKIMA MUNICIPAL CODE CHAPTER 16.10

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

1. Does your proposal address circumstances that have changed since the last time the relevant comprehensive plan map or text was considered? If so, how?

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

5. Is the proposed Comprehensive Plan Amendment coordinated with, and take into consideration, the comprehensive plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100? If so, how?

SEE ATTACHED WRITTEN NARRATIVE

6. Is the proposed Comprehensive Plan Amendment consistent with the Growth Management Act (GMA), RCW Ch. 36.70A, and the Yakima County-Wide Planning Policy (CWPP)? If so, how?

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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PART IV – COMPREHENSIVE PLAN NARRATIVE

1. **Does your proposal address circumstances that have changed since the last time a relevant comprehensive plan map change or text was considered? If so, how?**

Yes, this proposal addresses circumstances which have changed since the last relevant comprehensive plan map change was considered. Due to the substantial residential growth that has occurred and continues to occur within the West Valley Area, there continues to be a need for residential mini-storage. To provide such a service to the West Valley market, it is necessary to find either Multi-Family Residential property or Commercial property within which to locate such facilities. The further one goes west within the Yakima City Limits and Yakima Urban Growth Area, the more difficult it is to find multi-family and commercial properties, particularly near residential subdivisions. To that end, the proponent of this application desires to amend the comprehensive plan Future Land Use Map and request a zoning change on a 2.88 acre parcel of property. The property adjoins and existing mini-storage complex on the north and property designated Mixed Residential on the west for the purpose of constructing an indoor mini-storage complex to serve the needs of the immediate market area.

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

Yes, this proposal better implements the applicable comprehensive plan policies than the current relevant comprehensive plan because this proposal will provide additional property designated Mixed Residential which provides for the development of the intended use (residential mini-storage). This particular property is not similar to any other properties in the area. The property generally lies in a “hole” or “depression”. Properties to the north, west and east are substantially higher in elevation and readily “accept” the type of development with is intended with the current land use designations. In this situation, development of single-family residences in this “depression” is not likely to occur due to the different range in elevation and the difficulty in getting some utilities in the area to support residential development. Based on this, the use the property lends itself to a different land use designation that opens up an opportunity for development that is not residential but is compatible with surrounding residential land uses.

3. **Does your proposal correct an obvious mapping error? If so, how?**

No, it does not appear that an obvious mapping error occurred. However, it does appear that the property was designated and zoned using a general “blanket method” of designation and zoning which occurred in the area because the property has substantially different characteristics of surrounding properties. In essence, the topography of the

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property and its difficulty to urban services lends itself to land uses not associated with a low-density residential designation.

This is comprehensive land use change is a voluntary request on behalf of the property owner, which complies with the comprehensive plan, and recognizes the demonstrated need for additional high-density property within the Yakima Urban Area to accommodate an accessory type land use to support surrounding residential developments.

4. Does your proposal address or identified deficiency in the Comprehensive Plan? If so, what is the deficiency?

This proposal does involve an identified deficiency in the comprehensive plan. The deficiency is the lack of land designated Mixed Residential and/or commercial near the outskirts of the Yakima City Limits. In this case, a change of the land use designation to Mixed Residential, permits the implementation of the Multi-family Zoning District which permits non-residential land uses in residential areas where deemed compatible. Specifically, an additional Type 3 Review is necessary to establish a mini-storage complex to ensure compatibility between a non-residential use and surrounding land uses. Thus, the lack of designated Mixed Residential land nearly forbids necessary accessory development like mini-storage complexes from being developed in residential areas.

5. Does your proposal take into consideration, and is it in coordination with, the regional plans or policies adopted by Yakima County and/or other cities with which the City of Yakima has, in part, common borders or related issues as may be required by RCW 36.70A.100? If so, how?

Yes, this proposal is consistent with RCW 36.70A.100. This application is part of the required comprehensive plan update for the Yakima Urban Area Comprehensive Plan. The City of Yakima coordinates this update with Yakima County for consistency between the jurisdictions.

6. Is your proposal consistent with the Growth Management Act (GMA), RCW Ch. 36.70A, and the Yakima County-wide Planning Policy (CWPP)? If so, how?

Yes, this proposal is consistent with the Growth Management Act and the Yakima County-wide Planning Policy because the proposal directs urban growth to an existing urban area (within City Limits first) and encourages infill in an area where all urban level services and facilities are currently provided or could be extended with the proper zoning in place. The proposal reduces sprawl and is served with an adequate transportation system. This proposal also encourages economic development in the urban area and would provide construction jobs and a service for the surrounding area on a property with somewhat limited development potential.

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

The cumulative impacts of all comprehensive amendments over the years have been considered and culminated into the adoption of Yakima Comprehensive Plan 2040 by the City of Yakima and the Yakima County Comprehensive Plan – Horizon 2040 in 2017. Together, the two plans considered all impacts of previous comprehensive plans and their associated updates as both agencies have lands within the Yakima Urban Area. Since that time, the City of Yakima and Yakima County have worked cooperatively during annual comprehensive plan updates and review amendments after year 2017 to cumulatively assess their impacts.

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

The subject property is currently vacant, generally lies in a deep depression and slopes to the south. The property lies approximately 350 feet south of Occidental Road and is served by a 30-foot wide private easement to that road. Access to the property is also provided from the east by an urban residential street segment known as Hope Lane. Property to the east, via Hope Lane, contains a residential subdivision known as Hawkeye Addition of approximately 35 houses and which connects to Occidental Road to the north. Property to the west and south is generally rural in nature and contains single-family residences and agricultural land uses. The McGonagle Ditch generally runs along the south property line of the subject property. Property to the north contains and an existing indoor and outdoor mini-storage complex.


The site is served with domestic water and sanitary sewer from Hope Lane to the east and with domestic water from the north (Occidental Road). Other utilities such as electricity and telephone are also available from those locations. The property is provided with police and fire protection by the City of Yakima and lies within the West Valley School District. Thus, the property is well served and suited for the proposed land use designation.


Subject Property

Les Heimgartner
181206-12454

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 Subject Property

 Tax Lots

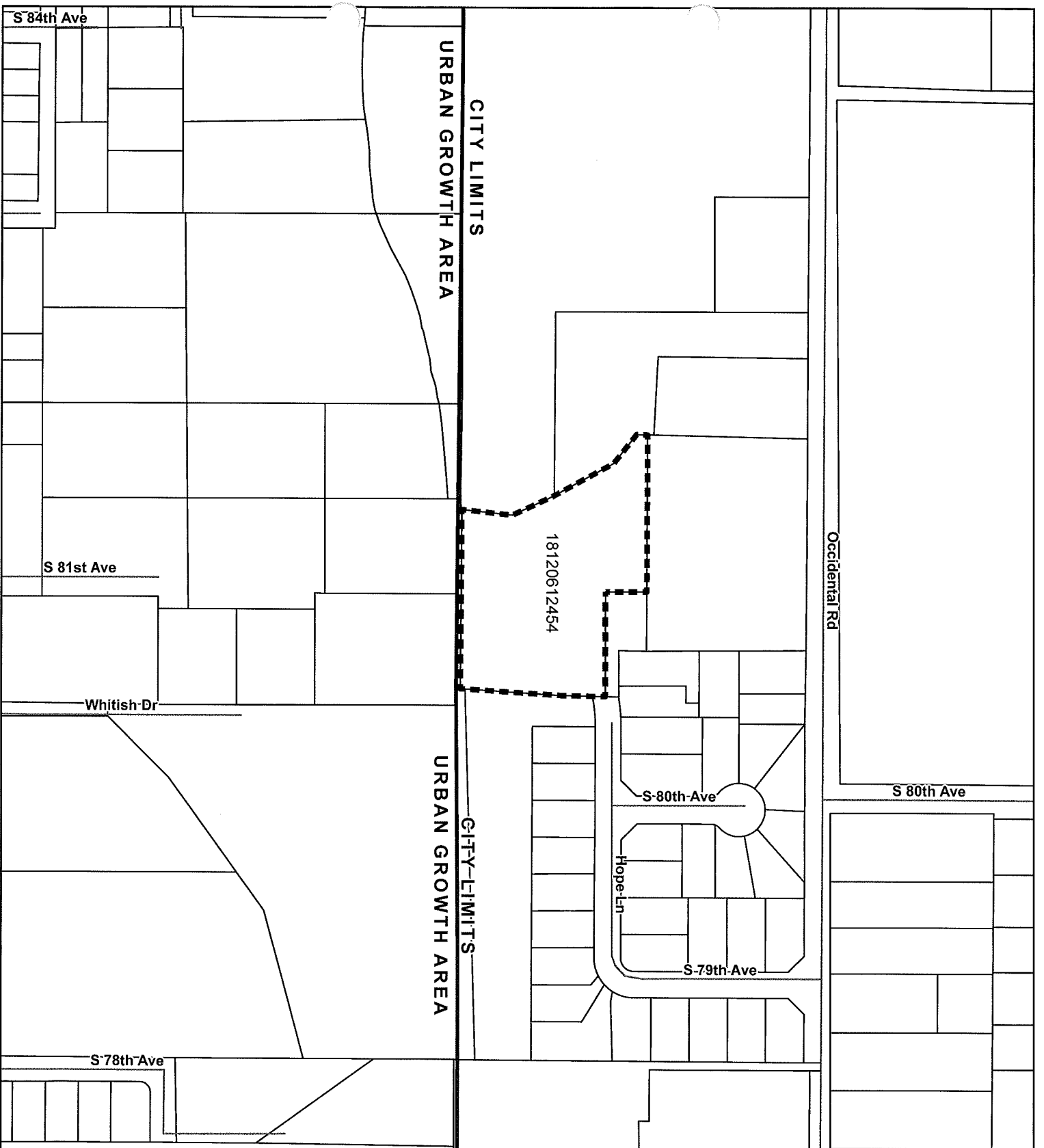
 All Roads

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0 37.575 150 225 300 Feet



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Les Heimgartner
181206-12454

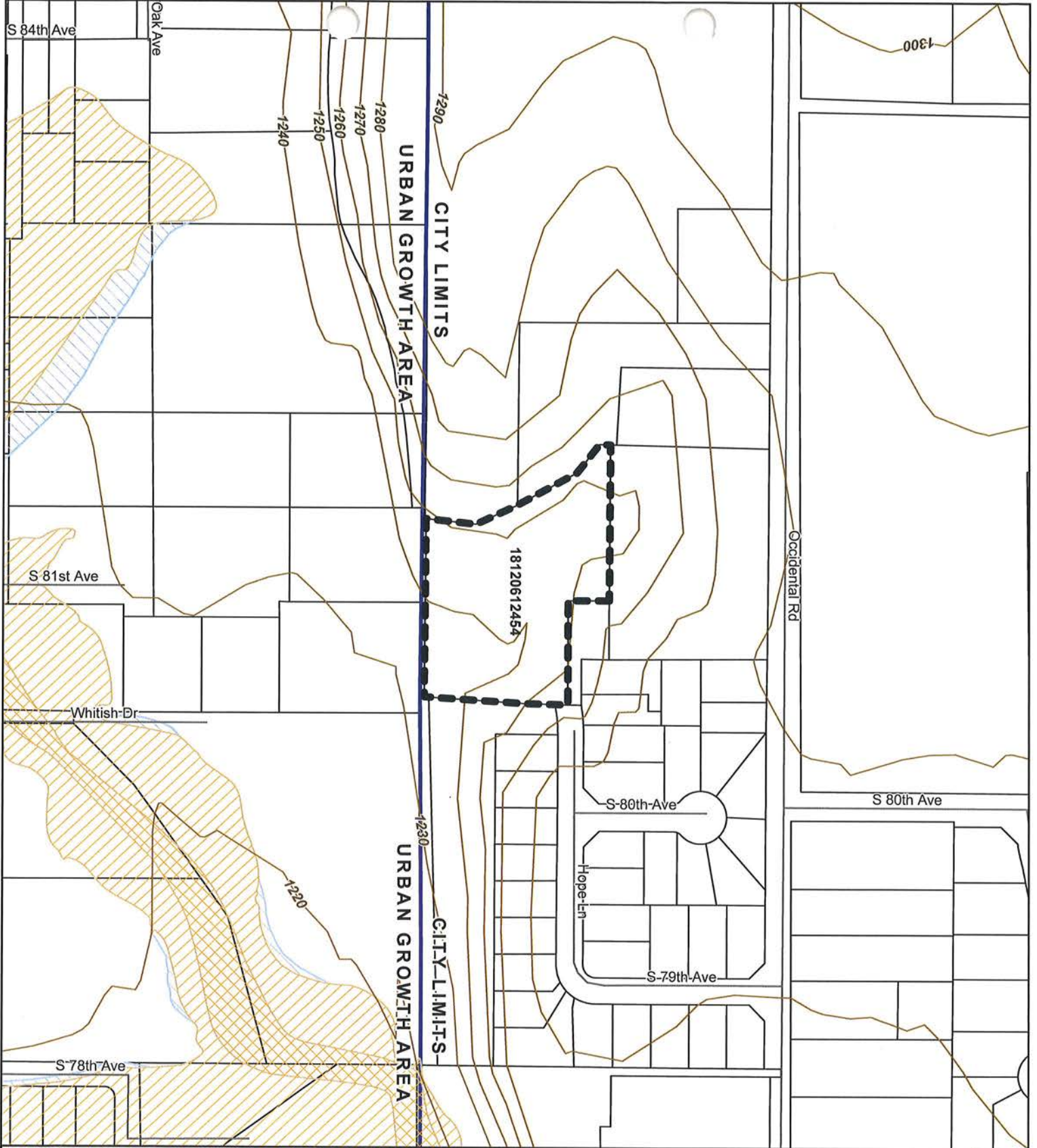
Critical Areas

- Subject Property
- Tax Lots
- 10' Contours
- All Roads
- FEMA 100 Year Floodway
- FEMA 100 Year Floodplain
- Zone A
- Zone AE
- Potential Wetlands
- Lakes/Ponds
- Stream Type - 2013 CAO
- 1
- 2
- 3
- 4
- 4 or 5
- Underpinning
- 5
- Man Made
- Lakes Environment
- Natural
- Conservancy
- Rural
- Urban
- Urban Conservancy
- Streams Environment
- Floodway/CMZ
- Urban Conservancy
- Natural
- Conservancy
- Rural
- Urban
- Urban Conservancy



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Les Heimgartner
181206-12454

Current Zoning

Subject Property
City of Yakima Zoning

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R-1 Single Family
R-3 Multi-Family

Yakima County Zoning

Single-Family Residential (R-1)

Tax Lots
All Roads

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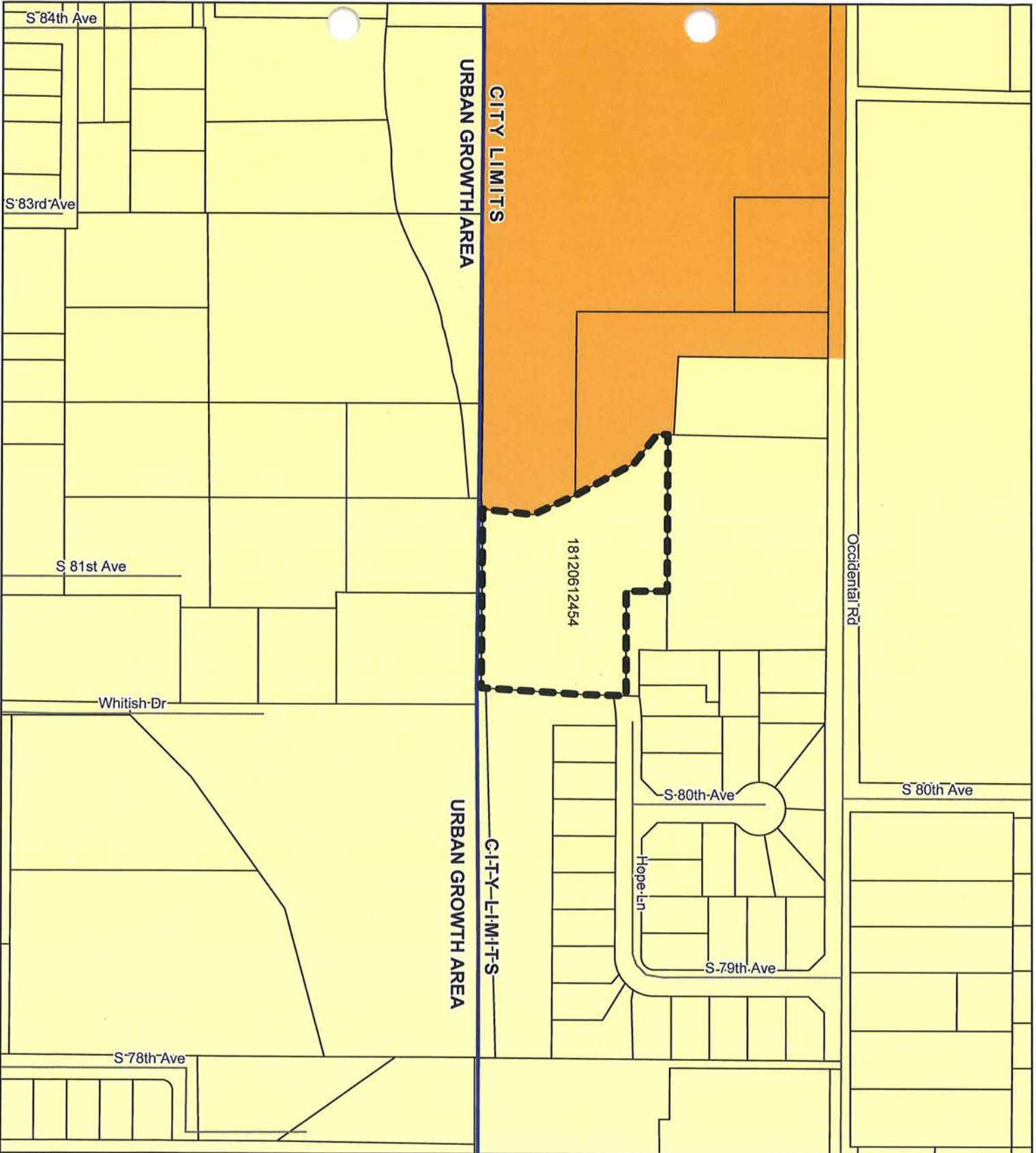
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Les Heimgartner
181206-12454

Proposed Zoning

Subject Property
City of Yakima Zoning
R-1 Single Family
R-3 Multi-Family
Yakima County Zoning
DOC # E-2

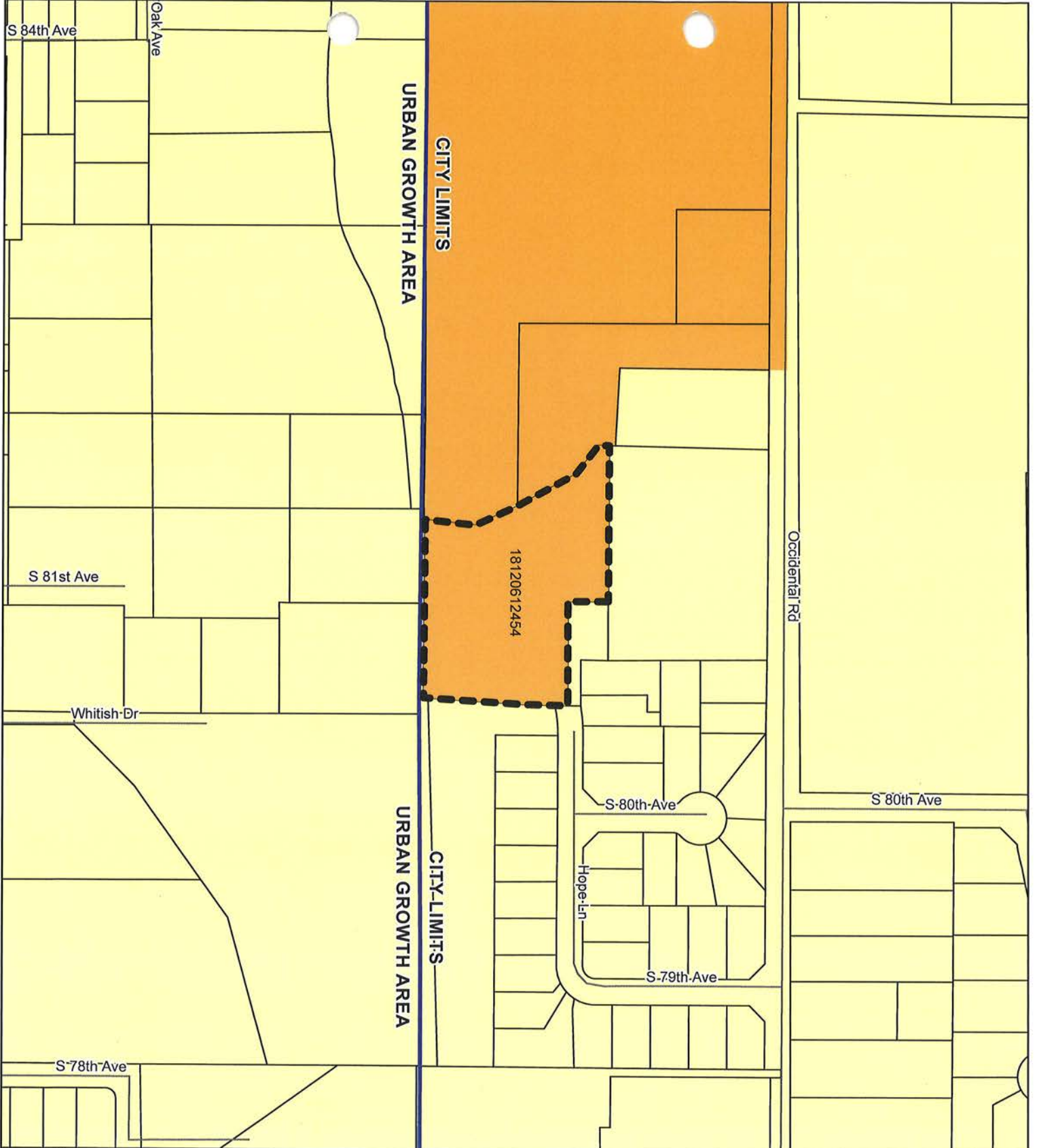
- Single-Family Residential (R-1)
- Tax Lots
- All Roads

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Les Heimgartner
181206-12454

Current Future
Land Use

Subject Property
City of Yakima Future Land Use

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- Low Density Residential
- Mixed Residential
- Tax Lots
- All Roads

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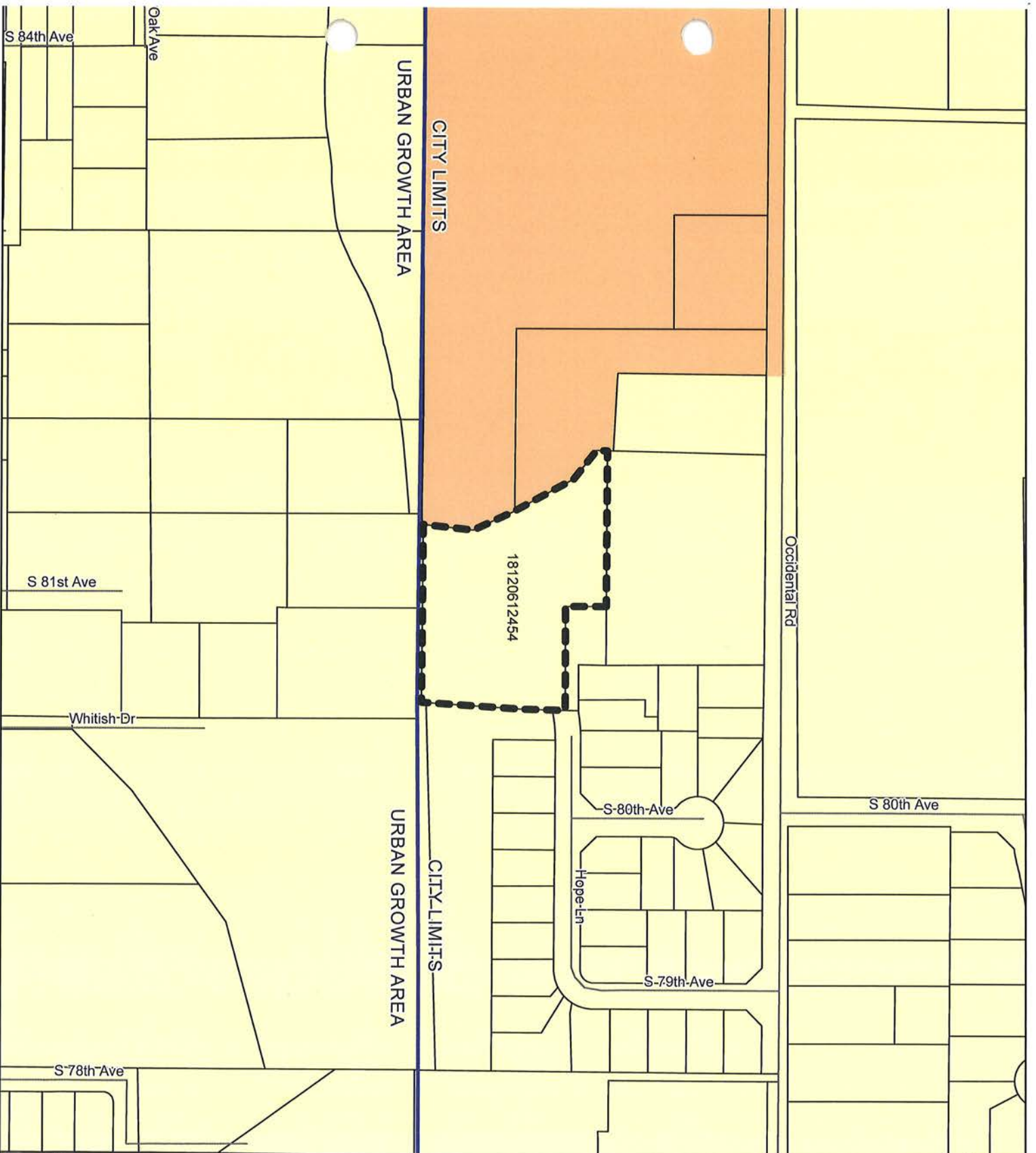
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181206-12454

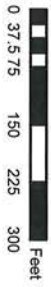
Proposed Future
Land Use

DOC. INDEX # E-2

- Subject Property
- City of Yakima Future Land Use
- Low Density Residential
- Mixed Residential
- Tax Lots
- All Roads

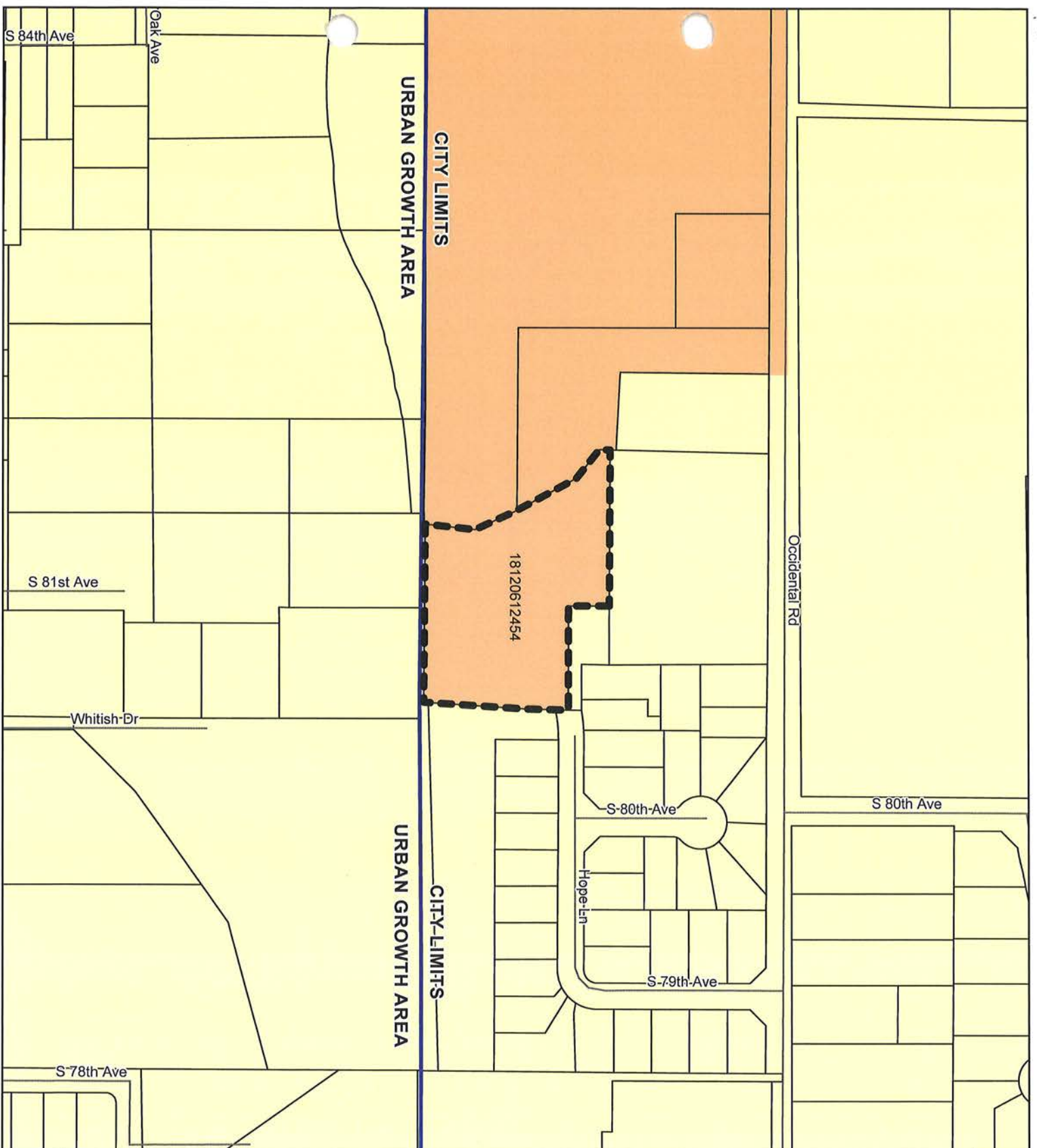
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Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

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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? Yes

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

2. ENVIRONMENTAL CHECKLIST (required)

3. TRAFFIC CONCURRENCY (may be required)

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

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)

Date 4-23-20

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PLANNING DIV.



Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

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

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

SEE ATTACHED WRITTEN NARRATIVE

What is the status of existing land use?
SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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PLANNING DIV.

PART IV – NARRATIVE -- REZONE

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

The subject property is suitable for many, but not all, uses permitted under the proposed zoning because the property has topographical constraints. Specifically, the property gently slopes to the south and lies within a depression with fairly high sides along the west, north and east property lines. The property is not encumbered by critical areas or floodplains. The property has two legal points of ingress and egress. One from Occidental Road, from the north, by way of a private 30 foot wide access easement. The other access point is from the east, by way of Hope Lane, a local access street that flows through the Plat of Hawkeye and connects to Occidental Road.

The property is 2.88 acres in size which can accommodate development and has access to all utilities and public services. One undesirable aspect of the property is that the sewer line located within Hope Lane (the only sewer line in the area) is higher in elevation than the subject property. This creates an undesirable situation for residential development because alternative sanitary waste measures must be taken to accommodate housing on the subject property. However, with the property owner's intended use of establishing residential mini-storage on the property, there is no need for sewer, thus making the property suitable under the proposed zoning district of Multi-family Residential (R-3).

What is the status of the existing land use?

The current status of the property is a vacant lot.

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

This rezone application is in conjunction with a proposed comprehensive land use change from Low-density Residential to Mixed Residential. The Mixed Residential land use is intended to promote a mixture of housing types and densities. The designation is usually intended for areas now characterized by, and/or appropriate for, a mixture of housing types with close proximity to commercial services, transit access, and/or parks and other public recreational amenities. The designation often creates a transition from commercial and mixed residential areas to low density residential areas. The implementing zoning districts for this comprehensive plan designation are Moderate Density Residential (R-2) and Multi-family Residential (R-3).

In this instance, no housing is proposed, so housing density is not an issue. This project proposes a commercial service to accommodate local residential storage needs. The land

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use is permitted by Type 3 Review in the zoning ordinance. This site is located in a mixed-use neighborhood consisting of single-family housing, commercial use (existing mini-storage complex) and agricultural land uses. The site is also served with vehicular indirect access from an arterial street (Occidental Road) and a local access street (Hope Lane) with access to public water. Since sanitary sewer is difficult to use from the site, this project will ultimately act as a buffer between properties to the east and west. Currently, abutting properties to the west are a combination of R-1 and R-3 and this proposal will place a non-residential accessory land use buffer between any R-3 development on the west and the single-family residences located within the Plat of Hawkeye. Thus, promoting compatibility between the uses as contemplated by the comprehensive plan.

For the reasons above, this project is in compliance with 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 the and around the subject property?

The site is served with all public facilities necessary to support the proposed project and other uses provided in the proposed zoning district. Specifically, the site is served by an arterial street (Occidental Road, via a private easement), a local access street (Hope Lane), public water, electricity, telephone and police and fire protection. The site is served with sanitary sewer but it is necessary to pump wastewater uphill to the only sewer main in the immediate area. The lack of sewer limits the development potential of the property. However, the proposed project, residential mini-storage, can be accommodated without the need for sanitary sewer.

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

The site is served by all necessary infrastructure to support the most intensive uses of the requested zoning district, except those uses that may require sewer. Due to the fact that the only sanitary sewer line in the area is located within Hope Lane and is substantially higher in elevation, there is a need to lift or pump sanitary waste to that sanitary sewer line. To mitigate this difficulty, the proponent is proposing a land use that does not need sanitary sewer. The proposed land use is a Type 3 Use in the zoning district and requires the highest level of review. This review will determine the mitigation necessary to place this project in this new zoning district.

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PLANNING DIV.

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

The proposed zone change is compatible with neighboring uses because it proposes a specific land use as part of the application which is residential mini-storage. The subject property abuts an existing indoor and outdoor mini-storage complex on the north which has been in existence before many of the residential uses in the area. The proposed project will buffer the existing single-family uses on the east from future multi-family development to the west on the abutting R-3 property. Substantial distance from existing land uses to the south help mitigate the projects impacts on those properties. The proposed mini-storage project proposes a series of buildings that will provide indoor storage which will also promote compatibility between the land uses.

A non-project rezone proposal at this site would have had a much larger impact on the existing neighboring uses because the residents would not know what to expect. In this instance, the project (residential mini-storage) is being disclosed along with the rezone request with the need for further Type 3 Review. This ensures compatibility between the uses in the neighborhood regardless of the zoning district.

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

Since the residential mini-storage project is subject to further zoning review before a Hearing Examiner, required development standards will be applied at that time. At this time, the property owner sees no reason to request adjustments or variances from those standards. Thus, appropriate mitigation will be implemented during residential mini-storage application review.

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

There is a public need for additional residential mini-storage in the West Valley Area. Specifically, as most new residential developments occur, private restrictive covenants are placed on the development that restrict recreational vehicles from being stored on the individual residential lots. With this in mind, the proponent has studied the residential storage facility business in West Valley and found that the most recently constructed facility along 88th Avenue between Summitview and Tieton Drive is currently 55 percent full with the expectation to be full by the end of 2020. The nearest mini-storage complex, which abuts this proposal on the north (West Valley Storage), is also at capacity. There are other mini-storage complexes that have recently been approved but have not been constructed in the West Valley Area. This activity demonstrates a public need for the storage service because a shortage of storage units exists. This project will help fulfill that need in the West Valley Area.

8/17/2020

Re: file numbers (CPA #001-20, RZ #002-20 &

SEPA # 011-20 Applicant: Les Heimgartner

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AUG 20 2020

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PLANNING DIV.

Comment letter

We live at 8002 Hope Lane. We protest
using Hope Lane for a road for this project.

It is not wide enough, children are playing.
We bought this house knowing it was a
quiet subdivision, with a no through-traffic.
The end of Hope Lane is one house from us.

This project would change our environment
for the worse.

Sincerely,

Mary & Janet Johnson

August 17, 2020

Joan Davenport, AICP, Director Department of Community Development
129 North Second Street, 2nd floor
Yakima, WA 98901

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AUG 19 2020
CITY OF YAKIMA
PLANNING DIV.

Re: CPA#001-20, RZ#002-20 & SEPA#011-20, Hordon Planning Services on behalf of Les Heimgartner

Dear Ms. Davenport:

As a resident of the Hawkeye subdivision located at 79th and Occidental, I am writing to express my objection to a rezone to the property located at 8014 Occidental road from R-1 single-family resident to R-3 multifamily residential.

In the application, Mr. Heimgartner states he intends to build a mini-storage on this property. It is my understanding that any commercial business requires two access points thus bringing increased traffic to our quiet neighborhood of approximately 35 single-family homes. This subdivision was developed in 2005 and is clearly residential as noted by signage at the entrance of the community. Also, the easement off of Hope Lane would likely disturb the hillside to the north if it were to be developed for the type of traffic Mr. Heimgartner's proposed business would bring. This hillside has had serious settling issues with the properties to the north and south of the easement undergoing extensive repairs as well as the hillside being refilled numerous times to abate further erosion.

Also, there will be a great environmental impact should such a business be allowed. This is an area of many birds, especially birds of prey and that is why this community is called Hawkeye. There are many songbirds as well as magpies that nest in the nearby trees. There are also many amphibians as the property in question appears to be situated on a wetland. As I am sure you are aware, due to climate change and rampant development it is becoming more important that we preserve these environments for wildlife. My home is situated east of 8014 Occidental Road and I am also concerned that this type of business would bring excess light pollution to a community that enjoys dark skies and stargazing.

I call into question the need for this type of business in the West Valley when there are approximately ten such businesses within a five-mile radius of the Hawkeye subdivision. Mr. Heimgartner contends that there is a need because of the recent increase in homes that are valued at approximately \$100,000 more than those located in Hawkeye. Why should a community of

modest but well-kept homes bare the burden of storing excess objects and recreational vehicles for our wealthier neighbors?

In closing, I would like to remind you that in an article last year published in the Yakima Herald-Republic, you are quoted stating that Yakima has a need for properties to develop single-family homes. It does not make sense to rezone this property in this manner and honestly smacks of spot-zoning where if it were to be allowed, one person would benefit over the needs of an established community of single-family residences.

Thank you for your consideration in this matter and I am hopeful the city will recognize the value in keeping the property zoned as is.

Be well,



Tracy Sawyer
8004 Hope Lane
Yakima, WA 98903
(509) 424-1899

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CITY OF YAKIMA
PLANNING DIV.

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LARSON BERG & PERKINS PLLC

LAW OFFICES

JAMES A. PERKINS
E-Mail: jim@lbplaw.com

Paul M. Larson
James S. Berg
James A. Perkins

D. R. (Rob) Case
Ryan D. Griffie
Stephan Yhann

Our File: 3497.002

August 12, 2020

VIA HAND DELIVERY

Ms. Joan Davenport, AICP, Community Development Director
CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT
129 North Second Street
Yakima, WA 98901

Re: File No. CPA#001-20, RZ#002-20 & SEPA#011-20
Applicant: Hordan Planning Services o/b/o Les Heimgartner
8014 Occidental Rd.

Dear Mrs. Davenport:

We represent Andrew Thomas and Tracy Marie Sawyer, the owners of real property located on Hope Lane in Yakima, and the other neighbor signers of this letter. This letter is submitted in opposition to Hordan Planning Services on behalf of Les Heimgartner's (Heimgartner) application for a comprehensive plan amendment to in substance still build a multi-unit ministorage facility at 8014 Occidental Rd. Andrew and Tracy and the other letter signers own real property and live in the residential neighborhood adjacent to the proposed rezone site (the "Hope Lane Community"). Enclosed are signatures from the other Hope Lane Community residents who also oppose the rezone and proposed development.

The Hope Lane Community is situated immediately south of Occidental Road and northeast of the proposed development site. Hope Lane Community residents access their homes via Hope Lane, which is a private, dead end street, connected to Occidental Road. The proposed rezone is not consistent or compatible with the uses and zoning of the Hope Lane Community or the surrounding properties and will negatively impact the Hope Lane Community.

Inconsistent and Incompatible Use

First, the application materials do not support a substantial change in circumstances since the last zoning sufficient to justify a rezone "for the public health, safety, morals, or general welfare" as is required under state law in order to amend a comprehensive plan. See *e.g., Phoenix Dev., Inc. v. City of Woodinville*, 171 Wn. 2d 820, 834, 256 P.3d 1150, 1156-57 (2011).

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Ms. Joan Davenport, AICr, Community Development Director
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Further, the proposed Multi-family Residential zoning being requested is intended to “establish and preserve high-density residential districts by excluding activities not compatible with residential uses.” YMC 15.03.020(D)(1). We also do not believe it meets the consistency tests of YMC 16.06.020. The Hope Lane Community is not a “high density” residential development. It is a long existing single-family home community. There is also no demonstrated public need to change the zoning. Although the application materials represent there is a need to “accommodate local residential off-street storage”, the Hope Lane Community is the nearest residential neighborhood and it does not require additional storage. There are in fact already eight **existing storage unit facilities** within just five miles of the proposed development site, one of which is located as close as 8008 Occidental Road (West Valley Storage). What is actually being requested is that a “spot zoning” for this intended commercial use be approved for this mature residential single-family home area. Such “spot zoning” is not consistent with the current zoning or comprehensive plan and should not be approved.

The proposed rezone, which would purportedly accommodate the proposed development, will also negatively impact Hope Lane Community’s health, safety, and welfare. The proposed Multi-family zoning is intended to locate “high-density residential development so that traffic generated by the development does not pass through lower-density areas.” YMC 15.03.020(D)(4). Here however, the proposed development intends to use “lower-density” use Hope Lane as the direct and sole access point for the storage unit facility. Hope Lane is the primary road serving single-family homes. Residents commonly park on both sides of the street. Children bike, play, and gather in adjacent yards and there are numerous pets. When cars park on both sides of the street, the width of Hope Lane can be reduced to as little as 18 feet, and sometimes less. Hope Lane cannot support 24-hour commercial traffic as well.

Also pertinent, the City of Yakima does not consistently now maintain Hope Lane. In the winter months, Hope Lane Community residents must normally shovel snow themselves and it can be days before the City can service the road. This means a serious safety hazard both for Hope Lane Community residents and the commercial traffic would exist if the storage facility amended zoning is approved. Critically, the Hope Lane Community includes many families with young children. The proposed commercial traffic associated with a 120-unit storage facility, open 24-hours a day, will place those children and residents at risk.

The business required 24-hour lighting associated with a multiunit storage facility is also inconsistent with the surrounding and existing single-family home zoning and use and would affect the “quiet enjoyment” of their properties, arguably amounting to a nuisance.

Spot Zoning

As mentioned, rezone of this particular property located in the middle of a substantially developed single-family home area, based on the application materials presented, would amount to illegal spot zoning. The proposed rezone will carve out 2.88 acres of land

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Ms. Joan Davenport, AICP, Community Development Director
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currently zoned as Low Density, Single-Family Residential (R1) to be in essence a commercial non-residential property.

The proposed rezone, and in substance commercial development, grants Mr. Heimgartner a discriminatory benefit to the detriment of all other Hope Lane Community home owners without public benefit or justification. The application materials do not contain any demonstrated information to support there is a "substantial public health, safety, general welfare, or moral" reason for the requested rezone.

Analyzing the facts objectively for his sole benefit, Mr. Heimgartner seeks to now single out two parcels of vacant land for a commercial development which has no relationship to and is inconsistent with the adjacent single-family homes, the neighboring nursing home's residential use, and the current light recreational use enjoyed by the neighboring golf course.

Negative Environmental Impact

The proposed rezone and development will have a negative environmental impact as well. The proposed development site is situated in a basin which appears to qualify as a "wetland" because surface water at times appears and there are strips of year-round green vegetation. The site should accordingly be inspected as part of a critical area determination, before any rezone is permitted. The site is also located no less than 20 feet lower than surrounding properties and so receives significant water run off during winter months from neighboring slopes. Additionally, several adjacent homes currently evidence side slope movement. It is therefore questionable whether the soils of this site could support the intended use.

The proposed development will also interfere with existing wildlife in the area and it will conflict with the original single-family home promise made by the City to the existing residents, which were relied upon when the Hope Lane Community homes were built and later purchased.

On behalf of Andrew, Tracy, and all the other letter signers, we thank you for considering this opposition and request that the application for a comprehensive plan zoning amendment as currently presented be denied.

Very truly yours,

LARSON BERG & PERKINS PLLC

James A. Perkins

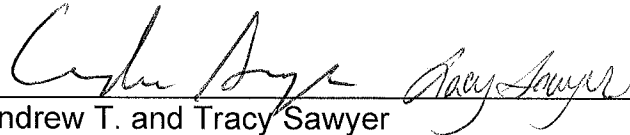
James A. Perkins
JAP/ssp
Enclosures

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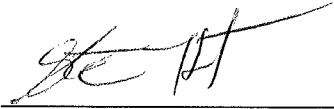
Dated: 8/12/2020

By: 
Andrew T. and Tracy Sawyer
8004 Hope Lane
Yakima, WA 98903

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AUG 19 2020
CITY OF YAKIMA
PLANNING DIV.

Dated: 8-15-20

By: 
Cheryl Ermey
2303 S. 80th Avenue
Yakima, WA 98903

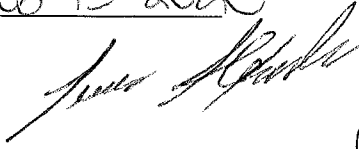
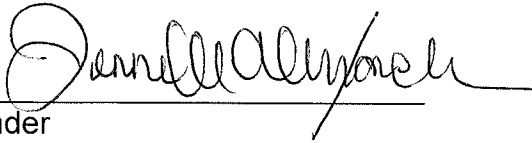
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AUG 19 2020

CITY OF YAKIMA
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Dated: 08-15-2020

By:

Tron and Jennelle Alexander
7907 Hope Lane
Yakima, WA 98903

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CITY OF YAKIMA
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Dated: 8-15-2020

By: 
Adrian and Sandra Yallup
2314 S. 80th Avenue
Yakima, WA 98903

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Dated: 8-15-2020

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CITY OF YAKIMA
PLANNING DIV.

By: *R. Whitworth*

Printed Name(s): ROBERT WHITWORTH

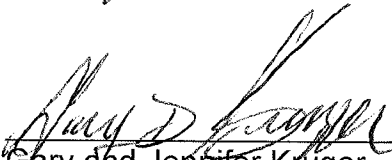
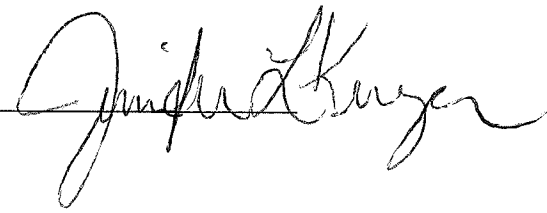
Address: 7904 HOPE LANE
Yakima, WA 98903

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CITY OF YAKIMA
PLANNING DIV.

Dated: 8/15/2020

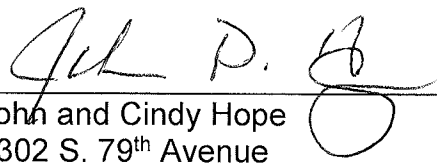
By:  
Gary and Jennifer Kruger
7903 Hope Lane
Yakima, WA 98903

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CITY OF YAKIMA
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Dated: 8/15/2020

By: 
John and Cindy Hope
2302 S. 79th Avenue
Yakima, WA 98903

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Dated: 8/15/20

By: Wendy Hill
Wendy Hill
2306 S. 80th Avenue
Yakima, WA 98903

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Dated: 08.15.2020

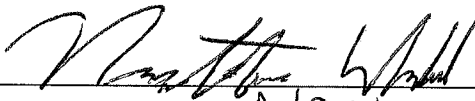
By: Michael & Tami Alred
Michael and Tami Alred
2302 S. 80th Avenue
Yakima, WA 98903

Dated: 08.19.2020

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CITY OF YAKIMA
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By: 

Printed Name(s): Nathan Webb

Address: 2302 S. 80th Ave
Yakima, WA 98903

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CITY OF YAKIMA
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Dated: 8-15-20

By: *Gary Weaver*
Gary Weaver
2309 S. 79th Avenue
Yakima, WA 98903

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CITY OF YAKIMA
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Dated: 8-15-20

By: Alex Rojas
Alex Rojas
2309 S. 79th Avenue
Yakima, WA 98903

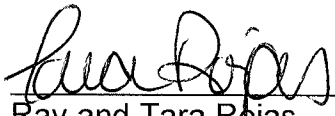

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CITY OF YAKIMA
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Dated: 8-15-20

By:  
Ray and Tara Rojas
2309 S. 79th Avenue
Yakima, WA 98903

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CITY OF YAKIMA
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Dated: 8/15/20

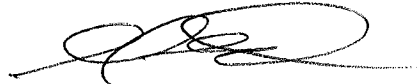

By: Robert Condeman & Mary E Couchman
Robert and Mary Couchman
7909 Hope Lane
Yakima, WA 98903

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CITY OF YAKIMA
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Dated: 8-15-2020

By:  


Stacy and Tammy Davick
2300 S. 80th Avenue
Yakima, WA 98903

Dated: 8/15/20

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CITY OF YAKIMA
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By: 

Printed Name(s): Humberto Salinas

Address: 2304 S. 80TH
Yakima, WA 98903

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CITY OF YAKIMA
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Dated: 8/15/20

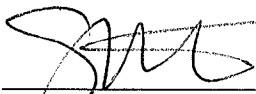
By: Santos Larios Brianna Larios
Santos and Brianna Larios
2310 S. 80th Avenue
Yakima, WA 98903

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CITY OF YAKIMA
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Dated: 8/16/20

By: 

Nicole Smith
2312 S. 80th Avenue
Yakima, WA 98903

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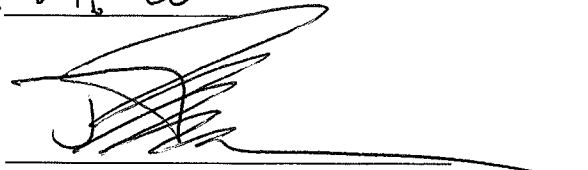
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CITY OF YAKIMA
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Dated: 8-16-20

By:



John Bresnahan
7906 Hope Lane
Yakima, WA 98903

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CITY OF YAKIMA
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Dated: 8/17/20

By: 
Jason and Michelle Morford
2300 S. 79th Avenue
Yakima, WA 98903

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CITY OF YAKIMA
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Dated: 8/16/20

By: GARY JOHNSON & JANET JOHNSON
Gary and Janet Johnson
8002 Hope Lane
Yakima, WA 98903

Joan Davenport
Community Development Director
129 North Second Street
Yakima, WA, 98901

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CITY OF YAKIMA
PLANNING DIV.

Dear Mrs. Davenport:

I am writing this letter in opposition to the application for a comprehensive plan amendment at 8014 Occidental Road (CPA#001-20, RZ#002-20 & SEPA#011-20). The proposed re-zoning of the property from single family residential to a zoning intended to allow for a commercial venture (mini storage units) is incompatible with the surrounding neighborhoods and future planned development in the area.

Intrusive nighttime lighting, noise from a 24-hour operation, a transient clientele, and the need to use a residential neighborhood as an access point are all contributing factors for not re-zoning the property. While mitigation of these concerns is possible, there is no guarantee that agreed mitigations will be enforceable, especially so if the lots are re-zoned and then potentially sold to a third party. But those aren't the only reasons.

The property in question is a low-lying area and serves as a wetland for the surrounding higher ground. Mr. Heimgartner appears to have installed piping and re-routed some surface water runoff from a nearby field to a different part of the property. However, surface water from irrigation is not the only factor. The low lying property likely also serves as filtration for the surrounding area's groundwater that may be continuous with aquifers and smaller waterways in and around the Ahtanum valley.

Any re-zone should require *independent* studies to examine continuity and the affects it may have on surrounding water sources, wells, septic systems as well as potential flooding of property nearby. Mr. Heimgartner's claim that irrigation water is solely the reason for an emerging wetland disregards substantial runoff events that intermittently flood the area during winter snow melts that create intermittent flows and large areas of viscous mud (he may not be aware of this because he does not live near the property). The company hired to represent Mr. Heimgartner's interests "recommends that ground water levels be monitored for a growing season to determine if the area in question would actually met the wetland hydrology indicators." Depending on winter snowfalls, it may be prudent to extend

this monitoring several years to be accurately scientific. Re-zoning should not be granted without such extensive, critical studies taking place first.

But it really comes down to facing a reality. Mr. Heimgartner had to have known the zoning of the property and other issues that would limit its development when he purchased it: *caveat emptor*. If he did not, then that was a mistake on his part. He should not be able to mitigate his investment choice by adversely impacting the surrounding residents of an existing neighborhood with a re-zone. If he had planned on a commercial mini storage development, he should have purchased property zoned for that intended future use in the first place. In fact, if Mr. Heimgartner wants to develop commercial mini-storage units, there is commercial property available for him to purchase and develop that is not directly adjacent to a quiet, residential neighborhood.

Yakima continues to have a need for housing. Once land zoned for housing is changed to support development of commercial enterprises, that residential land is forever lost, as is the inviting, residential atmosphere of the nearby surrounding areas. Out here, we enjoy our dark, night skies. We enjoy the sounds of sprinklers irrigating orchards, of children riding bikes around the dead end streets with little traffic. A little more light and traffic for a few more families is fine, but please don't allow for the construction of a mini-storage complex so that people who do not live around us can store the things that will not fit in their own houses or on their own property. This land was zoned in its current form for a reason, and not much has changed since then. I implore the city to keep it zoned as it is.

Andrew Sawyer
8004 Hope Lane
Yakima, WA 98903

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AUG 19 2020

CITY OF YAKIMA
PLANNING DIV.

Maxey, Lisa

From: John Bresnahan <jbresn@outlook.com>
Sent: Monday, August 17, 2020 9:58 AM
To: Martin, Trevor
Subject: Re: Notice of Application & SEPA - Les Heimgartner - CPA#001-20, RZ#002-20 & SEPA# 011-20

Mr. Martin,

I do have additional comments regarding the "traffic study".

First, the study assumes that 12 houses would be built on the 2.88 acres. In reality, it is unknown how many could actually realistically and economically be built in that particular area, given the geotechnical challenges, the presence of the ditch that can flood, and other factors. It is unclear why this developer is not building homes if that is truly possible, as there appears to be great demand in the market for SFRs given the number of developments that have been ongoing in the immediate area for the past 2 years. Owners in this neighborhood have seen their property values escalate by 8-10% a year for the past 2 years. One must reasonably assume, if this developer is serious about maximizing the return on his investment, that there is a good reason why he, or any other developer over the last 14 years, has not built SFRs. The reason must be that too few units could actually be constructed to make it profitable. I think, then, that the study choosing 12 homes as its model did not do sufficient research into the economic, legal, and physically possible aspects of this part of the analysis. For that reason, either zero homes or some number far fewer than 12 would be more likely-in which case the conclusion drawn by the study of "50-less" (fewer) trips during a weekday is faulty.

Along those lines, the proposed use appears to be RV/boat storage, a use that will more than likely result in many MORE trips on weekends and holidays, something the study does not address. I also dispute the "seasonality" aspect of the study. No support is given in the study for the idea that there would be times of the year where Hope Lane would be subject to lesser or greater travel demands by large RVs just because of the "seasonality" of RV use. The fact is that people use RVs almost year-round, with possibly a short period of non-use during December-February. The fact is there is nothing in this report or the general application that supports the conclusion that the use of Hope Lane would only be "seasonal". The hard fact is that the residents of Hawkeye will be subjected to the noise, dust, and danger of endless trips back and forth by RV owners at all times of day and night and all days of the week and months and year. Especially awful will be all holidays and holiday weekends.

This study does not address the most important aspect of traffic analysis for this project: the suitability of Hope Lane itself for this kind of heavy duty use by large, cumbersome self-propelled RVs or trailers pulled by heavy-duty diesel-exhaust spewing pickups. The fact remains, and is unchallenged, that Hope Lane is not now and never was intended to be a public road that serves a purely commercial use. The city does a very minimal job as it is now of snow removal and general maintenance. This road, along with many like it, are on the lowest priority for maintenance in the city. All the trips described by the traffic report will be made by huge, heavy, lumbering RVs and trailers down a narrow residential road where residents habitually park on both sides of the street, children ride bikes, skateboards, and other toy vehicles on the sidewalks, and, yes, in the streets even though they shouldn't. There is a 90-degree turn as Hope Lane goes south from Occidental and heads west to its terminus. Often cars are parked on the curve itself. Did anyone from this engineering company study the feasibility of piloting a large RV or truck trailer combination around this **DUC** when cars

are parked there? It is difficult enough to avoid the cars in an ordinary vehicle much less a massive, sloppy RV. Physically, Hope Lane is unsuitable for commercial use.

Hope Lane is a road dedicated to the public by the plat that created it for the purpose of serving single family residences and single-family residences ONLY. It was not designed to accommodate repeated, heavy truck traffic and such a commercial use is a definite **overburdening of the easement** because this proposed use was not one contemplated or approved by the creators and grantors of the public road easement and for this reason alone this application should be rejected. Legally, Hope Lane is unsuitable for commercial use.

In conclusion, the traffic study was mostly useless with no real analysis done, other than cribbing notes from some handbook. It should be rejected as inadequate.

No one wants this commercial use in our neighborhood if Hope Lane is to be used as the commercial entrance and exit. No mention at all is made of their legal access directly to Occidental by easement. Why not? If it is too narrow, they can purchase additional width there and have a direct commercial access to Occidental, where there are already far too many dangerous trucks weaving down the 8-foot lanes at 15 mph over the speed limit. This development should be made in a commercially zoned area where individual homeowners will not face a diminishment in their quality of life. Just so some guy can park an RV.

I was going to insert a discussion about crime at storage facilities, but the Yakima PD has not responded to my inquiry (admittedly made late) yet. As soon as they do, I will have another comment to make regarding that.

John Bresnahan

From: Martin, Trevor

Sent: Thursday, August 6, 2020 1:04 PM

To: 'John Bresnahan'

Subject: RE: Notice of Application & SEPA - Les Heimgartner - CPA#001-20, RZ#002-20 & SEPA#011-20

Good afternoon Mr. Bresnahan,

I have attached the traffic study you requested in your comments. Your comments have been added to the project file and become part of the existing record. City staff maintains a neutral position on applications until all study sessions, public hearings, and findings of fact have been analyzed. If there is some you perceive as missing or insufficient within the application, please let me know and I will take a look.

You will be notified as future notices and public hearings are scheduled for this application.

Please let me know if you have any other additional comments or questions.

Thank you,

Trevor

Trevor Martin

Associate Planner

City of Yakima

129 North 2nd Street

Yakima, WA 98901

(509) 575-6162

trevor.martin@yakimawa.gov



From: John Bresnahan [mailto:jbresn@outlook.com]

Sent: Friday, July 31, 2020 5:04 PM

To: Martin, Trevor

Subject: Fw: Notice of Application & SEPA - Les Heimgartner - CPA#001-20, RZ#002-20 & SEPA#011-20
Mr. Martin,

This application is substantially similar to the one previously submitted and withdrawn by Mr. Heimgartner over the strenuous objections of the neighboring property owners along Hope Lane who will be unreasonably, detrimentally, and disproportionately affected by this commercial development in an area that is now and was always intended to be residential. In the attachment, the applicant mentions a "traffic study" (item #8 on the environmental checklist), yet there is no traffic study attached. **Please send me the traffic study.**

Along those lines, the primary objection all residents of this neighborhood will have is the gross overburdening of the city's road easement (Hope Ln.). This road was dedicated to the public, as all like roads are, as an easement. The intention of the easement was to serve a residential neighborhood, and a residential neighborhood ONLY. Any other use, i.e. commercial storage, would be a use not contemplated by the dedicators of the easement and would be severely out of character for this neighborhood. Imagine the traffic that will roll down this quiet, dead-end street on a daily basis: moving vans, moving trucks, trucks pulling RVs and boats, RVs, etc. The list goes on. Often, storage businesses offer 24-hour access. Is it reasonable that this neighborhood must tolerate late night move-ins, or early morning RVers heading out on vacation and lumbering their idiotic vehicles down quiet residential streets at 6:00 am? Children ride bikes and other vehicles in the street because it is a DEAD END, and the only people who use it are the people who live here. They play games, in and out of yards, crossing the streets without needing to fear 10-ton trucks and diesel pusher RVs barreling around the 90-degree corner.

If the applicant would pledge, and the city enforce, that the ingress and egress to this business will be from Occidental ONLY- already the home of dangerous truck traffic going to and from the orchards- then opposition to this project might dissipate. A security fence could be constructed at the end of Hope with a gate that the Fire Department could use if necessary.

This is a bad idea as presented. It is not the responsibility of the city to see that people who can afford \$100,000 RVs have a place to park them, nor is it the city's responsibility to see that Steve and Edna have a 10' x 10' storage unit for their knickknacks. There are plenty of places in run down areas of Yakima that could use a business or two to help revitalize the area. Concentrate your development in the areas that need economic revitalization. This is not the place- it is a residential neighborhood, and always should be.

Thanks, and I await the traffic study.

John Bresnahan, Hope Lane Resident.

From: Maxey, Lisa <Lisa.Maxey@YAKIMAWA.GOV>

Sent: Friday, July 31, 2020 10:11 AM

To: Belles, Carolyn <Carolyn.Belles@yakimawa.gov>; Brown, David <David.Brown@yakimawa.gov>; Calhoun, Joseph <Joseph.Calhoun@YAKIMAWA.GOV>; Contreras, Pedro <Pedro.Contreras@YAKIMAWA.GOV>; Corona, Silvia <Silvia.Corona@yakimawa.gov>; Cutter, Jeff <Jeff.Cutter@yakimawa.gov>; Davenport, Joan <Joan.Davenport@yakimawa.gov>; Dean, James <James.Dean@yakimawa.gov>; DeBusschere, Suzanne <suzanne.debusschere@yakimawa.gov>; Denman, Glenn <Glenn.Denman@yakimawa.gov>; Desgrosellier, Bob <Bob.Desgrosellier@yakimawa.gov>; Doan, Tony <Tony.Doan@YAKIMAWA.GOV>; Horton, Kelli <Kelli.Horton@yakimawa.gov>; Ibarra, Rosalinda <Rosalinda.Ibarra@yakimawa.gov>; Kallevig, Dana <Dana.Kallevig@yakimawa.gov>; Layman, Randy <Randy.Layman@yakimawa.gov>; Markham, Aaron <aaron.markham@yakimawa.gov>; Matthews, Archie <Archie.Matthews@yakimawa.gov>; Maxey, Lisa <Lisa.Maxey@YAKIMAWA.GOV>; Meloy, Randy <Randy.Meloy@yakimawa.gov>; Murray, Matthew <matt.murray@yakimawa.gov>; Reid, Patrick

pat.reid@yakimawa.gov; Riddle, Dan <Dan.Riddle@yakimawa.gov>; Kossignol, Linda
 <Linda.Rossignol@yakimawa.gov>; Schafer, Scott <Scott.Schafer@yakimawa.gov>; Shane, Mike
 <Mike.Shane@yakimawa.gov>; Story, Gregory <Gregory.Story@yakimawa.gov>; Watkins, Sara
 <Sara.Watkins@YAKIMAWA.GOV>; Zabell, John <John.Zabell@yakimawa.gov>; Zammarchi, Loretta
 <Loretta.Zammarchi@YAKIMAWA.GOV>; Ahtanum Irrigation District - Beth Ann Brulotte
 <bethb@ahtanum.net>; Cawley, Marc <Marc.Cawley@yakimawa.gov>; Chamber of Commerce
 <chamber@yakima.org>; Department of Agriculture <kmclain@agr.wa.gov>; Department of Commerce
 (CTED) - Review Team <reviewteam@commerce.wa.gov>; Department of Ecology <sepaunit@ecy.wa.gov>;
 Department of Ecology - Lori White <lori.white@ecy.wa.gov>; Department of Ecology - SEPA Register
 <separegister@ecy.wa.gov>; Department of Ecology -CRO Coordinator <crosepaordinator@ecy.wa.gov>;
 Department of Fish and Wildlife <SEPAdesk@dfw.wa.gov>; Department of Fish and Wildlife
 <TeamYakima@dfw.wa.gov>; Department of Fish and Wildlife - Eric Bartrand <Eric.Bartrand@dfw.wa.gov>;
 Department of Fish and Wildlife - Scott Downes <Scott.Downes@dfw.wa.gov>; Department of Natural
 Resources <sepacenter@dnr.wa.gov>; Dept of Social & Health Svcs - Robert Hubenthal
 <Robert.Hubenthal@dshs.wa.gov>; Dept. Archaeology & Historic Preservation - SEPA Review
 <sepa@dahp.wa.gov>; Desgrosellier, Bob <Bob.Desgrosellier@yakimawa.gov>; Energy Facility Site
 Evaluation Council - Stephen Posner <sposner@utc.wa.gov>; Henne, Dennis
 <Dennis.Henne@uniongapwa.gov>; Ibarra, Rosalinda <Rosalinda.Ibarra@yakimawa.gov>; Kallevig, Dana
 <Dana.Kallevig@yakimawa.gov>; Nob Hill Water - Bob Irving <bob@nobhillwater.org>; Office of Rural &
 Farmworker Housing - Marty Miller <martym@orfh.org>; Peterson, Robert
 <Rob.Peterson@yakimaairterminal.com>; Riddle, Dan <Dan.Riddle@yakimawa.gov>; US Army Corps of
 Engineers - David Moore <david.j.moore@usace.army.mil>; WA State Dept of Health, Office of Drinking
 Water <SEPA.reviewteam@doh.wa.gov>; WA State Dept of Health, Office of Drinking Water
 <jamie.gardipe@doh.wa.gov>; WA State Parks & Recreation Commission <jessica.logan@parks.wa.gov>;
 WSDOT - Paul Gonseth <Gonsetp@wsdot.wa.gov>; WSDOT - South Central Regional Planning Office
 <SCplanning@wsdot.wa.gov>; WSDOT Aviation - Max Platts <plattst@wsdot.wa.gov>; WVSD - Angela
 Watts, Asst Supt of Bus/Fin <vonessena@wvwsd208.org>; WVSD - Mike Brophy, Supt.
 <brophym@wvwsd208.org>; Yakama Bureau of Indian Affairs - Rocco Clark <rocco.clark@bia.gov>; Yakama
 Nation Environmental Management Program - Elizabeth Sanchez <esanchez@yakama.com>; Yakama-
 Klickitat Fisheries - John Marvin <jmarvin@yakama.com>; Yakima County Building Official - Harold
 Maclean <Harold.maclean@co.yakima.wa.us>; Yakima County Commissioners
 <commissioners.web@co.yakima.wa.us>; Yakima County Flood Control District - Dianna Woods
 <dianna.woods@co.yakima.wa.us>; Yakima County Flood Control District - Terry Keenhan
 <terry.keenhan@co.yakima.wa.us>; Yakima County Health District <yhd@co.yakima.wa.us>; Yakima County
 Health District - Ryan Ibach <ryan.ibach@co.yakima.wa.us>; Yakima County Planning - Manager - Tommy
 Carroll <thomas.carroll@co.yakima.wa.us>; Yakima County Planning - Zoning/Sub - Jason Earles
 <jason.earles@co.yakima.wa.us>; Yakima County Public Svcs Director, Lisa Freund
 <lisa.freund@co.yakima.wa.us>; Yakima Greenway Foundation - Kellie Connaughton
 <Kellie@yakimagreenway.org>; Yakima Regional Clean Air Agency - Hasan Tahat <hasan@yrcaa.org>;
 Yakima School District - Jay Baucom <baucom.jay@yakimaschools.org>; Yakima School District - Stacey
 Locke <locke.stacey@ysd7.org>; Yakima School District - Trevor Greene <[greene.trevor@ysd7.org](mailto:greenetrevor@ysd7.org)>; Yakima
 Valley Museum - Peter Arnold, Exec Director <peter@yvmuseum.org>; Yakima Valley Trolleys
 <info@yakimavalleytrolleys.org>; Yakima Waste Systems - Keith Kovalenko
 <keithk@wasteconnections.com>; YVCOG - Lynn Deitrick <lynn.deitrick@yvcog.org>
Cc: Martin, Trevor <Trevor.Martin@YAKIMAWA.GOV>

Subject: Notice of Application & SEPA - Les Heimgartner - CPA#001-20, RZ#002-20 & SEPA#011-20
 Attached is a Notice of Application and SEPA Environmental Review regarding the above-entitled project. If
 you have any questions about this proposal, please contact assigned planner Trevor Martin at
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

LES HEIMGARTNER
CPA#001-20, RZ#002-20 & SEPA#011-20

EXHIBIT LIST

CHAPTER G
Public Notices

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G-3	Notice of Application & SEPA G-3a: Parties and Agencies Notified G-3b: Affidavit of Mailing	07/31/2020
G-4	Notice of Determination of Nonsignificance & Public Hearing G-4a: Legal ad G-4b: Press Release and Distribution Email G-4c: Parties and Agencies Notified G-4d: Affidavit of Mailing	08/24/2020
G-5	YPC Agenda and Packet Distribution List	09/16/2020
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G-7	Letter of Transmittal to City Clerk: City Council Hearing (mailing labels, site plan, and vicinity map)	10/07/2020
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G-9	Notice of REVISED Yakima Planning Commission's Recommendation (See DOC INDEX#AA-1 for YPC Recommendation) G-9a: Parties and Agencies Notified G-9b: Affidavit of Mailing	10/09/2020

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#001-20, RZ#002-20 & SEPA#011-20

Les Heimgartner

8014 Occidental Rd

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of REVISED Yakima Planning Commission's Recommendation to City Council**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, all parties of record, and all property owners of record within a radius of **300** feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the **9th** day of **October, 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

18120613400 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120621008 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120621009 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902
18120621010 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120624409 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120612444 ADRIAN & SANDRA YALLUP 2314 S 80TH AVE YAKIMA, WA 98908
18120612434 ANDREW THOMAS & TRACY MARIE SAWYER 8004 HOPE LN YAKIMA, WA 98903	18120612437 DAVID HILLWICK 7804 OCCIDENTAL RD YAKIMA, WA 98903	18120612432 DEAN J & OLIVE L RUFF 8000 HOPE LN YAKIMA, WA 98903
18120612433 GARY ELLSWORTH & JANET I JOHNSON 8002 HOPE LN YAKIMA, WA 98908	18120612412 GILBERT E & MICHAEL DALE KNOTTS 321 N 84TH AVE YAKIMA, WA 98908	18120612445 HUMBERTO SALINAS 2304 S 80TH AVE YAKIMA, WA 98903
18120612452 JACOB M DREWNIAN 8002 OCCIDENTAL RD YAKIMA, WA 98903	18120613429 JAMES M & WENDY R LONG 2402 S 81ST AVE YAKIMA, WA 98903	18120612402 JAMES P JOHNSON 8210 OCCIDENTAL RD YAKIMA, WA 98903
18120612453 JOHN & BETHANY FORSYTH 8006 OCCIDENTIAL RD YAKIMA, WA 98903	18120612450 JUAN A GONZALEZ 2308 S 80TH AVE YAKIMA, WA 98903	18120612454 LESLIE P HEIMGARTNER 119 S 6TH ST MONTESANO, WA 98563
18120612455 LESLIE P HEIMGARTNER 119 S 6TH ST MONTESANO, WA 98563	18120613009 MARCELLA L WHITISH 2403 WHITISH LN YAKIMA, WA 98903	18120613422 MARLENE R VESEK 2403 S 81ST AVE YAKIMA, WA 98903
18120612446 MICHAEL W ALRED 2302 S 80TH AVE YAKIMA, WA 98903	18120612443 NICOLE SMITH 2312 S 80TH AVE YAKIMA, WA 98903	18120613428 OMAR J MENDOZA 2405 S 81ST AVE YAKIMA, WA 98903
18120612441 ROBERT L & MARY E COUCHMAN 7909 HOPE LN YAKIMA, WA 98903	18120612442 RUBEN BARAJAS GONZALEZ 7908 HOPE LN YAKIMA, WA 98903	18120613430 RUBEN DIAZ 2404 S 81ST AVE YAKIMA, WA 98903
18120612440 SANDRA RODRIGUEZ MARTINEZ 2307 S 80TH AVE YAKIMA, WA 98903	18120612449 SANTOS LARIOS 2310 S 80TH AVE YAKIMA, WA 98903	18120613401 TALBERT TAYLOR 2410 S 83RD AVE UNION GAP, WA 98903

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18120613403
TALBERT TAYLOR
2410 S 83RD AVE
YAKIMA, WA 98903

18120624410
TALBERT & SHIRLEY TAYLOR
2410 S 83RD AVE
UNION GAP, WA 98903

18120612451
WENDY KAY HILL
2306 S 80TH AVE
YAKIMA, WA 98903

33
Total Parcels - Les Heimgartner -
CPA#001-20, RZ#002-20 & SEPA#011-
20

Hordan Planning Services
410 N 2nd St
Yakima, WA 98901

Les Heimgartner
417 S 32nd Ave
Yakima, WA 98902

*Ntc of Revised VPC Rec.
CPA # 001 / RZ # 002 / SEPA # 011-20
Sent 10/9/20*

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Parties of Record – Les Heimgartner – CPA#001-20, RZ#002-20 & SEPA#011-20

Hordan Planning Services 410 N 2 nd St Yakima, WA 98901 hordanplanningservices@outlook.com	Les Heimgartner 417 S 32 nd Ave Yakima, WA 98902 lesheimgartner@yahoo.com	LESLIE P HEIMGARTNER 119 S 6TH ST MONTESANO, WA 98563	Gary & Jennifer Kruger 7903 Hope Ln Yakima, WA 98903 gdkruger@hotmail.com jennkmom@gmail.com
Andrew & Tracy Sawyer 8004 Hope Ln Yakima, WA 98903 andysawyer0804@gmail.com tracysawyer509@gmail.com	Larson Berg & Perkins PLLC Attn: James Perkins PO Box 550 Yakima, WA 98907 jim@lbplaw.com	Sandra Yallup 2314 S 80 th Ave Yakima, WA 98903 lover_2morrow@yahoo.com	John Bresnahan jbresn@outlook.com (requested notices per phone call on 6/29/20)
Gary & Janet Johnson 8002 Hope Ln Yakima, WA 98903	Tami Alred tami.alred@edwardjones.com		

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 Revised YPC Recommendation

File Number: CPA # 001 / RZ # 002 / SEPA # 011-20

Date of Mailing: 10/9/20

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Maxey, Lisa

From: Maxey, Lisa
Sent: Friday, October 09, 2020 12:41 PM
To: 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; 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: RE: Notice of YPC Recommendation - Les Heimgartner - CPA#001-20, RZ#002-20 & SEPA#011-20
Attachments: NOTICE OF REVISED YPC RECOMMENDATION_Les Heimgartner - CPA RZ SEPA.PDF

Attached is the revised notice which corrected a parcel number error. Thank you!



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

From: Maxey, Lisa
Sent: Thursday, October 08, 2020 8:01 AM
To: Brown, David <David.Brown@yakimawa.gov>; Calhoun, Joseph <Joseph.Calhoun@YAKIMAWA.GOV>; Contreras, Pedro <Pedro.Contreras@YAKIMAWA.GOV>; Corona, Silvia <Silvia.Corona@yakimawa.gov>; Cutter, Jeff <Jeff.Cutter@yakimawa.gov>; Davenport, Joan <Joan.Davenport@yakimawa.gov>; Dean, James <James.Dean@yakimawa.gov>; DeBusschere, Suzanne <suzanne.debusschere@yakimawa.gov>; Denman, Glenn <Glenn.Denman@yakimawa.gov>; Desgrosellier, Bob <Bob.Desgrosellier@yakimawa.gov>; Doan, Tony <Tony.Doan@YAKIMAWA.GOV>; Horton, Kelli <Kelli.Horton@yakimawa.gov>; Ibarra, Rosalinda <Rosalinda.Ibarra@yakimawa.gov>; Kallevig, Dana <Dana.Kallevig@yakimawa.gov>; Layman, Randy <Randy.Layman@yakimawa.gov>; Markham, Aaron <aaron.markham@yakimawa.gov>; Matthews, Archie <Archie.Matthews@yakimawa.gov>; Maxey, Lisa <Lisa.Maxey@YAKIMAWA.GOV>; Meloy, Randy <Randy.Meloy@yakimawa.gov>; Murray, Matthew <matt.murray@yakimawa.gov>; Reid, Patrick <pat.reid@yakimawa.gov>; Riddle, Dan <Dan.Riddle@yakimawa.gov>; Rossignol, Linda <Linda.Rossignol@yakimawa.gov>; Schafer, Scott <Scott.Schafer@yakimawa.gov>; Shane, Mike <Mike.Shane@yakimawa.gov>; Story, Gregory <Gregory.Story@yakimawa.gov>; Watkins, Sara <Sara.Watkins@YAKIMAWA.GOV>; Zabell, John <John.Zabell@yakimawa.gov>; Zammarchi, Loretta <Loretta.Zammarchi@YAKIMAWA.GOV>
Cc: Martin, Trevor <Trevor.Martin@YAKIMAWA.GOV>
Subject: Notice of YPC Recommendation - Les Heimgartner - CPA#001-20, RZ#002-20 & SEPA#011-20

Attached is a Notice of the Yakima Planning Commission's Recommendation to City Council regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at 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



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

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

DATE: October 9, 2020
TO: Applicant, Adjoining Property Owners & Parties of Record
SUBJECT: **REVISED** Notice of the Yakima Planning Commission's
Recommendation to the Yakima City Council
FILE #(S): CPA#001-20, RZ#002-20 & SEPA#011-20
APPLICANT: Hordan Planning Services on behalf of Les Heimgartner
PROJECT LOCATION: 8014 Occidental Rd

On October 7, 2020, the City of Yakima Planning Commission rendered their written recommendation on **CPA#001-20 & RZ#002-20**, a proposal to change the Future Land Use map designation for one parcel from Low Density Residential to Mixed Residential, and concurrent rezone from Single-Family Residential (R-1) to Multifamily Residential (R-3). The application was reviewed at a virtual open record public hearing on September 23, 2020.

A copy of the Planning Commission's Findings and Recommendation was issued on October 8, 2020. The Findings have been revised to correct the parcel number for the request (see enclosed).

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

For further information or assistance you may contact Associate Planner Trevor Martin at (509) 576-6162 or email to: trevor.martin@yakimawa.gov.

Trevor Martin
Associate Planner

Date of Mailing: **October 9, 2020**
Enclosures: Planning Commission's Recommendation (Revised)

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

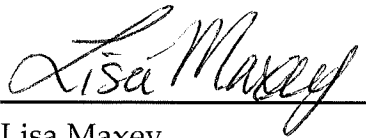
RE: CPA#001-20, RZ#002-20 & SEPA#011-20

Les Heimgartner

8014 Occidental Rd

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Yakima Planning Commission's Recommendation to City Council**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, all parties of record, and all property owners of record within a radius of **300** feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the **8th** day of **October, 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

18120613400 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120621008 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120621009 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902
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18120612452 JACOB M DREWNIANY 8002 OCCIDENTAL RD YAKIMA, WA 98903	18120613429 JAMES M & WENDY R LONG 2402 S 81ST AVE YAKIMA, WA 98903	18120612402 JAMES P JOHNSON 8210 OCCIDENTAL RD YAKIMA, WA 98903
18120612453 JOHN & BETHANY FORSYTH 8006 OCCIDENTIAL RD YAKIMA, WA 98903	18120612450 JUAN A GONZALEZ 2308 S 80TH AVE YAKIMA, WA 98903	18120612454 LESLIE P HEIMGARTNER 119 S 6TH ST MONTESANO, WA 98563
18120612455 LESLIE P HEIMGARTNER 119 S 6TH ST MONTESANO, WA 98563	18120613009 MARCELLA L WHITISH 2403 WHITISH LN YAKIMA, WA 98903	18120613422 MARLENE R VESEK 2403 S 81ST AVE YAKIMA, WA 98903
18120612446 MICHAEL W ALRED 2302 S 80TH AVE YAKIMA, WA 98903	18120612443 NICOLE SMITH 2312 S 80TH AVE YAKIMA, WA 98903	18120613428 OMAR J MENDOZA 2405 S 81ST AVE YAKIMA, WA 98903
18120612441 ROBERT L & MARY E COUCHMAN 7909 HOPE LN YAKIMA, WA 98903	18120612442 RUBEN BARAJAS GONZALEZ 7908 HOPE LN YAKIMA, WA 98903	18120613430 RUBEN DIAZ 2404 S 81ST AVE YAKIMA, WA 98903
18120612440 SANDRA RODRIGUEZ MARTINEZ 2307 S 80TH AVE YAKIMA, WA 98903	18120612449 SANTOS LARIOS 2310 S 80TH AVE YAKIMA, WA 98903	18120613401 TALBERT TAYLOR 2410 S 83RD AVE UNION GAP, WA 98903

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18120613403
TALBERT TAYLOR
2410 S 83RD AVE
YAKIMA, WA 98903

18120624410
TALBERT & SHIRLEY TAYLOR
2410 S 83RD AVE
UNION GAP, WA 98903

18120612451
WENDY KAY HILL
2306 S 80TH AVE
YAKIMA, WA 98903

33
Total Parcels - Les Heimgartner -
CPA#001-20, RZ#002-20 & SEPA#011-
20

Hordan Planning Services
410 N 2nd St
Yakima, WA 98901

Les Heimgartner
417 S 32nd Ave
Yakima, WA 98902

Ntc of YPC Recommendation
CPA #001 / RZ #002 / SEPA #011-20
Sent 10/8/20

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Parties of Record – Les Heimgartner – CPA#001-20, RZ#002-20 & SEPA#011-20

Hordan Planning Services 410 N 2 nd St Yakima, WA 98901 hordanplanningservices@outlook.com	Les Heimgartner 417 S 32 nd Ave Yakima, WA 98902 lesheimgartner@yahoo.com	LESLIE P HEIMGARTNER 119 S 6TH ST MONTESANO, WA 98563	Gary & Jennifer Kruger 7903 Hope Ln Yakima, WA 98903 gdkruger@hotmail.com jennkmom@gmail.com
Andrew & Tracy Sawyer 8004 Hope Ln Yakima, WA 98903 andsawyer0804@gmail.com tracysawyer509@gmail.com	Larson Berg & Perkins PLLC Attn: James Perkins PO Box 550 Yakima, WA 98907 jim@lbplaw.com	Sandra Yallup 2314 S 80 th Ave Yakima, WA 98903 lover_2morrow@yahoo.com	John Bresnahan jbresn@outlook.com (requested notices per phone call on 6/29/20)
Gary & Janet Johnson 8002 Hope Ln Yakima, WA 98903	Tami Alred tami.alred@edwardjones.com		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Type of Notice: Ntc of YPC Recommendation

File Number: CPA#001/RZ#002/SEPA#011-20

Date of Mailing: 10/8/20

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Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, October 08, 2020 8:01 AM
To: 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 YPC Recommendation - Les Heimgartner - CPA#001-20, RZ#002-20 & SEPA# 011-20
Attachments: NOTICE OF YPC RECOMMENDATION_Les Heimgartner - CPA RZ SEPA.PDF

Attached is a Notice of the Yakima Planning Commission's Recommendation to City Council regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at 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



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

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

DATE: October 8, 2020
TO: Applicant, Adjoining Property Owners & Parties of Record
SUBJECT: Notice of the Yakima Planning Commission's Recommendation to the Yakima City Council
FILE #(S): CPA#001-20, RZ#002-20 & SEPA#011-20
APPLICANT: Hordan Planning Services on behalf of Les Heimgartner
PROJECT LOCATION: 8014 Occidental Rd

On October 7, 2020, the City of Yakima Planning Commission rendered their written recommendation on **CPA#001-20 & RZ#002-20**, a proposal to change the Future Land Use map designation for one parcel from Low Density Residential to Mixed Residential, and concurrent rezone from Single-Family Residential (R-1) to Multifamily Residential (R-3). The application was reviewed at a virtual open record public hearing on September 23, 2020.

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

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

For further information or assistance you may contact Associate Planner Trevor Martin at (509) 576-6162 or email to: trevor.martin@yakimawa.gov.

Trevor Martin
Associate Planner

Date of Mailing: **October 8, 2020**
Enclosures: Planning Commission's Recommendation

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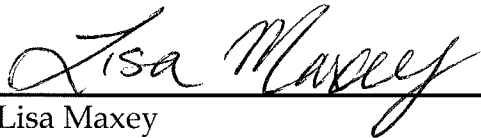
CITY OF YAKIMA, PLANNING DIVISION

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 **2020 COMPREHENSIVE PLAN AMENDMENT & REZONE - LES HEIMGARTNER (CPA#001-20, RZ#002-20 & SEPA#011-20)** including all labels for parties of record and property owners within a radius of 300 feet of the subject property
2. Conceptual Site Plan
3. Vicinity Map

Signed this 7th day of October, 2020.



Lisa Maxey
Planning Technician

Received By: Jammy Reynolds for Sonya Claar Tee

Date: 10-7-20

18120613400 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120621008 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120621009 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902
18120621010 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120624409 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120612444 ADRIAN & SANDRA YALLUP 2314 S 80TH AVE YAKIMA, WA 98908
18120612434 ANDREW THOMAS & TRACY MARIE SAWYER 8004 HOPE LN YAKIMA, WA 98903	18120612437 DAVID HILLWICK 7804 OCCIDENTAL RD YAKIMA, WA 98903	18120612432 DEAN J & OLIVE L RUFF 8000 HOPE LN YAKIMA, WA 98903
18120612433 GARY ELLSWORTH & JANET I JOHNSON 8002 HOPE LN YAKIMA, WA 98908	18120612412 GILBERT E & MICHAEL DALE KNOTTS 321 N 84TH AVE YAKIMA, WA 98908	18120612445 HUMBERTO SALINAS 2304 S 80TH AVE YAKIMA, WA 98903
18120612452 JACOB M DREWNIANY 8002 OCCIDENTAL RD YAKIMA, WA 98903	18120613429 JAMES M & WENDY R LONG 2402 S 81ST AVE YAKIMA, WA 98903	18120612402 JAMES P JOHNSON 8210 OCCIDENTAL RD YAKIMA, WA 98903
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18120612440 SANDRA RODRIGUEZ MARTINEZ 2307 S 80TH AVE YAKIMA, WA 98903	18120612449 SANTOS LARIOS 2310 S 80TH AVE YAKIMA, WA 98903	18120613401 TALBERT TAYLOR 2410 S 83RD AVE UNION GAP, WA 98903

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TALBERT TAYLOR
2410 S 83RD AVE
YAKIMA, WA 98903

18120624410
TALBERT & SHIRLEY TAYLOR
2410 S 83RD AVE
UNION GAP, WA 98903

18120612451
WENDY KAY HILL
2306 S 80TH AVE
YAKIMA, WA 98903

33
Total Parcels - Les Heimgartner -
CPA#001-20, RZ#002-20 & SEPA#011-
20

Hordan Planning Services
410 N 2nd St
Yakima, WA 98901

Les Heimgartner
417 S 32nd Ave
Yakima, WA 98902

*Ntc of City Council Hearing
CPA #001 / RZ #002 / SEPA #011-20
Hearing Date: 11/2/20*

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Parties of Record – Les Heimgartner – CPA#001-20, RZ#002-20 & SEPA#011-20

Hordan Planning Services 410 N 2 nd St Yakima, WA 98901 hordanplanningservices@outlook.com	Les Heimgartner 417 S 32 nd Ave Yakima, WA 98902 lesheimgartner@yahoo.com	LESLIE P HEIMGARTNER 119 S 6TH ST MONTESANO, WA 98563	Gary & Jennifer Kruger 7903 Hope Ln Yakima, WA 98903 gdkruger@hotmail.com jennkmom@gmail.com
Andrew & Tracy Sawyer 8004 Hope Ln Yakima, WA 98903 andysawyer0804@gmail.com tracysawyer509@gmail.com	Larson Berg & Perkins PLLC Attn: James Perkins PO Box 550 Yakima, WA 98907 jim@lbplaw.com	Sandra Yallup 2314 S 80 th Ave Yakima, WA 98903 lover_2morrow@yahoo.com	John Bresnahan jbresn@outlook.com (requested notices per phone call on 6/29/20)
Gary & Janet Johnson 8002 Hope Ln Yakima, WA 98903	Tami Alred tami.alred@edwardjones.com		

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 City Council Hearing

File Number: CPA#001 / RZ#002 / SEPA#011-20

Date of Mailing: 11/2/20
Hearing

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Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, October 07, 2020 10:48 AM
To: Claar Tee, Sonya
Subject: Mailing for City Council Hearing - 2020 Comp Plan Amendment & Rezone (Les Heimgartner)
Attachments: In-House Distribution E-mail List_ updated 10.1.2020; Local Media List _09.18.2020

Good morning Sonya,

When you email the notice, please send it to these distribution groups (attached): In-House Distribution E-mail List updated 10.1.2020 & Local Media List 09.18.2020.

Please also email it to these parties:

- hordanplanningservices@outlook.com
- lesheimgartner@yahoo.com
- gdkruger@hotmail.com
- jennkmom@gmail.com
- andysawyer0804@gmail.com
- tracysawyer509@gmail.com
- jim@lbplaw.com
- lover_2morrow@yahoo.com
- jbresn@outlook.com
- tami.alred@edwardjones.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

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VICINITY MAP



File Number: CPA#001-20, RZ#002-20 & SEPA#011-20

Project Name: LES HEIMGARTNER

Site Address: 8014 OCCIDENTAL RD



Proposal: Change the Future Land Use map designation for one parcel from Low Density Residential to Mixed Residential, and concurrent rezone from Single-Family Residential (R-1) to Multifamily Residential (R-3). 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: 7/31/2020



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Attendee Report - Yakima Planning Commission Meeting on September 23, 2020

Panelist Details

Attended	User Name (Original Name)	Email
Yes	Trevor Martin	trevor.martin@yakimawa.gov
Yes	Lisa Wallace	lisakwallace@hotmail.com
Yes	Joseph Calhoun	joseph.calhoun@yakimawa.gov
Yes	Al Rose	aar7040@gmail.com
Yes	Kay Funk	Kay.Funk@YAKIMAWA.GOV
Yes	Jacob Liddicoat	jake@3dyakima.com
Yes	Leanne Hughes-Mickel	leanne.mickel@me.com
Yes	Sara Watkins	sara.watkins@yakimawa.gov
Yes	Mary Place	placeml@charter.net
Yes	Les Heimgartner	lesheimgartner@yahoo.com
Yes	Bill Hordan	hordanplanningservices@outlook.com
Yes	Y-PAC (Mike Brown)	michael.brown@yakimawa.gov

Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email
No	Tracy	Tracy	Sawyer	tracysawyer509@gmail.com
Yes	Gary Kruger	Gary	Kruger	gdkruger@hotmail.com
Yes	Jennifer Kruger	Jennifer	Kruger	jennkmom@gmail.com
Yes	Eric Crowell	Eric	Crowell	eric.crowell@yakimawa.gov
Yes	Sandra YALLUP	Sandra	YALLUP	lover_2morrow@yahoo.com
Yes	Andy Sawyer	Andy	Sawyer	andysawyer0804@gmail.com
Yes	Andy Sawyer	Andy	Sawyer	andysawyer0804@gmail.com
No	John	John	Bresnahan	jbresn@outlook.com
Yes	Tami Alred	Tami	Alred	tami.alred@edwardjones.com
Yes	James Perkins	James	Perkins	jim@lbplaw.com

Other Attended

User Name	Join Time	Leave Time
Leanne Hughes-Mickel	9/23/2020 14:59	9/23/2020 16:42
15095766307	9/23/2020 15:49	9/23/2020 16:42
Joseph Calhoun	9/23/2020 14:56	9/23/2020 16:42
Call-In User_1	9/23/2020 14:45	9/23/2020 16:42

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Registration Report - Yakima Planning Commission Meeting on September 23, 2020

Attendee Details

First Name	Last Name	Email
Tracy	Sawyer	tracysawyer509@gmail.com
Andy	Sawyer	andysawyer0804@gmail.com
James	Perkins	jim@lbplaw.com
John	Bresnahan	jbresn@outlook.com
Sandra	YALLUP	lover_2morrow@yahoo.com
Tami	Alred	tami.alred@edwardjones.com
Gary	Kruger	gdkruger@hotmail.com
Jennifer	Kruger	jennkmom@gmail.com
Eric	Crowell	eric.crowell@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

City of Yakima Planning Commission
ZOOM VIRTUAL MEETING
Wednesday September 23, 2020
3:00 p.m. - 5:00 p.m.

YPC MEMBERS:

Chair Jacob Liddicoat, Vice-Chair Leanne Hughes-Mickel, Al Rose, Robert McCormick,
Philip Ostriem, Mary Place, and Lisa Wallace

Council Liaison: Kay Funk (District 4)

CITY PLANNING STAFF:

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

AGENDA

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Approval of Meeting Minutes of September 9, 2020
- V. Public Hearing – Comprehensive Plan Amendment & Rezone
 - Applicant: Les Heimgartner
 - File Numbers: CPA#001-20, RZ#002-20 & SEPA#011-20
 - Site Address: 8014 Occidental Rd
 - Request: Change the Future Land Use map designation for one parcel from Low Density Residential to Mixed Residential, and concurrent rezone from Single-Family Residential (R-1) to Multifamily Residential (R-3).
- VI. Other Business
- VII. Adjourn

Next Meeting: October 14, 2020

To listen/watch this virtual meeting, please register with your name and email address here:
https://cityofyakima.zoom.us/webinar/register/WN_kc23V31MTxG0M6u7U6WXDw
After registering, you will receive emailed instructions for joining the meeting online with your device or by calling in. The meeting will also be recorded and posted on the Y-PAC website.

YPC Staff Report & Packet Distribution List
Les Heimgartner
CPA#001-20, RZ#002-20 & SEPA#011-20

YPC PACKET:

Jake Liddicoat
jake@3dyakima.com

Leanne Hughes-Mickel
leanne.mickel@me.com

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

Rob McCormick
rob@mccormickaircenter.com

Philip Ostriem
Philipostriem@gmail.com

Mary Place
placeml@charter.net

Lisa Wallace
lisakwallace@hotmail.com

(APPLICANT)
Hordan Planning Services
410 N 2nd St
Yakima, WA 98901
hordanplanningservices@outlookk.com

(OWNER)
Les Heimgartner
417 S 32nd Ave
Yakima, WA 98902
lesheimgartner@yahoo.com

Date Distributed: 9/16/20

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

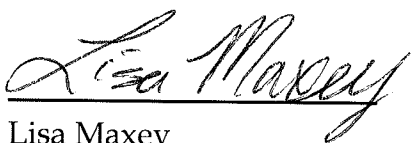
RE: CPA#001-20, RZ#002-20 & SEPA#011-20

Les Heimgartner

8014 Occidental Rd

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Public Hearing & 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 the 24th 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

18120613400 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120621008 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120621009 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902
18120621010 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120624409 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120612444 ADRIAN & SANDRA YALLUP 2314 S 80TH AVE YAKIMA, WA 98908
18120612434 ANDREW THOMAS & TRACY MARIE SAWYER 8004 HOPE LN YAKIMA, WA 98903	18120612437 DAVID HILLWICK 7804 OCCIDENTAL RD YAKIMA, WA 98903	18120612432 DEAN J & OLIVE L RUFF 8000 HOPE LN YAKIMA, WA 98903
18120612433 GARY ELLSWORTH & JANET I JOHNSON 8002 HOPE LN YAKIMA, WA 98908	18120612412 GILBERT E & MICHAEL DALE KNOTTS 321 N 84TH AVE YAKIMA, WA 98908	18120612445 HUMBERTO SALINAS 2304 S 80TH AVE YAKIMA, WA 98903
18120612452 JACOB M DREWNIANY 8002 OCCIDENTAL RD YAKIMA, WA 98903	18120613429 JAMES M & WENDY R LONG 2402 S 81ST AVE YAKIMA, WA 98903	18120612402 JAMES P JOHNSON 8210 OCCIDENTAL RD YAKIMA, WA 98903
18120612453 JOHN & BETHANY FORSYTH 8006 OCCIDENTAL RD YAKIMA, WA 98903	18120612450 JUAN A GONZALEZ 2308 S 80TH AVE YAKIMA, WA 98903	18120612454 LESLIE P HEIMGARTNER 119 S 6TH ST MONTESANO, WA 98563
18120612455 LESLIE P HEIMGARTNER 119 S 6TH ST MONTESANO, WA 98563	18120613009 MARCELLA L WHITISH 2403 WHITISH LN YAKIMA, WA 98903	18120613422 MARLENE R VESEK 2403 S 81ST AVE YAKIMA, WA 98903
18120612446 MICHAEL W ALRED 2302 S 80TH AVE YAKIMA, WA 98903	18120612443 NICOLE SMITH 2312 S 80TH AVE YAKIMA, WA 98903	18120613428 OMAR J MENDOZA 2405 S 81ST AVE YAKIMA, WA 98903
18120612441 ROBERT L & MARY E COUCHMAN 7909 HOPE LN YAKIMA, WA 98903	18120612442 RUBEN BARAJAS GONZALEZ 7908 HOPE LN YAKIMA, WA 98903	18120613430 RUBEN DIAZ 2404 S 81ST AVE YAKIMA, WA 98903
18120612440 SANDRA RODRIGUEZ MARTINEZ 2307 S 80TH AVE YAKIMA, WA 98903	18120612449 SANTOS LARIOS 2310 S 80TH AVE YAKIMA, WA 98903	18120613401 TALBERT TAYLOR 2410 S 83RD AVE UNION GAP, WA 98903

~~18120613403
TALBERT TAYLOR
2410 S 83RD AVE
YAKIMA, WA 98903~~

~~18120624410
TALBERT & SHIRLEY TAYLOR
2410 S 83RD AVE
UNION GAP, WA 98903~~

18120612451
WENDY KAY HILL
2306 S 80TH AVE
YAKIMA, WA 98903

33
Total Parcels - Les Heimgartner -
CPA#001-20, RZ#002-20 & SEPA#011-
20

Hordan Planning Services
410 N 2nd St
Yakima, WA 98901

Les Heimgartner
417 S 32nd Ave
Yakima, WA 98902

Ntc of Hearing + DNS
CPA #001/RZ#002/SEPA#011-20
Sent 8/24/20

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<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net</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 Dennis.henne@uniongapwa.gov</p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org</p>
<p>Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov</p>	<p>Dept of Archaeology & Historic Preservation 1063 S Capitol Way, Ste 106 Olympia, WA 98504-8343 Sepa@dahp.wa.gov</p>	<p>Department of Commerce Review Team 1011 Plum St SE Olympia, WA 98504-3172 reviewteam@commerce.wa.gov</p>
<p>Department of Ecology Annie Szvetcz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov sepaunit@ecy.wa.gov lori.white@ecy.wa.gov</p>	<p>Department of Ecology Gwen Clear, Central Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov</p>	<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov TeamYakima@dfw.wa.gov</p>
<p>Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov</p>	<p>Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov</p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov</p>
<p>Department of Social & Health Services Robert Hubenthal Office of Capital Programs P.O. Box 45848 Olympia, WA 98504 Robert.Hubenthal@dshs.wa.gov</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 sposner@utc.wa.gov</p>
<p>Engineering Division Bob Desgrosellier, Senior Engineer 129 N 2nd Street Yakima, WA 98901 bob.desgrossellier@yakimawa.gov</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 bob@nobhillwater.org</p>	<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org</p>	<p>Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901</p>
<p>Parks & Recreation Commission Jessica Logan PO Box 42650 Olympia, WA 98504 Jessica.logan@parks.wa.gov</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 info@yakimavalleytrolleys.org</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 david.j.moore@usace.army.mil</p>

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<p>WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902</p>	<p>WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216 SEPA.reviewteam@doh.wa.gov Jamie.gardipe@doh.wa.gov</p>	<p>Wastewater Division Marc Cawley and Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov</p>
<p>West Valley School District Angela Von Essen, Asst. Supt. Of Business & Finance 8902 Zier Road Yakima, WA 98908-9299 vonessena@wvwd208.org</p>	<p>West Valley School District Mike Brophy, Superintendent 8902 Zier Road Yakima, WA 98908-9299 brophym@wvwd208.org</p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov</p>
<p>WSDOT South Central Regional Planning Office SCplanning@wsdot.wa.gov</p>	<p>WSDOT, Aviation Division Max Platts, Aviation Planner 7702 Terminal St SW Tumwater, WA 98501 plattst@wsdot.wa.gov</p>	<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov</p>
<p>Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchez@yakama.com</p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com</p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov</p>
<p>Yakima County Building Department Harold Maclean 128 North 2nd Street, 4th Floor Yakima, WA 98901 Harold.Maclean@co.yakima.wa.us</p>	<p>Yakima County Commissioners Commissioners.web@co.yakima.wa.us</p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us</p>
<p>Yakima County Flood Control District Terry Keenhan & Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 Terry.Keenhan@co.yakima.wa.us Dianna.Woods@co.yakima.wa.us</p>	<p>Yakima County Planning Tommy Carroll & Jason Earles 128 North 2nd Street, 4th Floor Yakima, WA 98901 Thomas.Carroll@co.yakima.wa.us Jason.Earles@co.yakima.wa.us</p>	<p>Yakima County Public Services Lisa Freund, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 lisa.freund@co.yakima.wa.us</p>
<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org</p>	<p>Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948 Yakama Indian</p>	<p>Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948</p>
<p>Yakima Regional Clean Air Agency Hasan Tahat, Compliance, Engineering & Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 hasan@yrcaa.org</p>	<p>Yakima School District Trevor Greene, Superintendent 104 North 4th Ave Yakima, WA 98902 greenetrevor@yakimaschools.org</p>	<p>Yakima School District Stacey Locke, Asst. Supt. of Operations 104 N 4th Ave Yakima, WA 98902 locke.stacey@ysd7.org</p>
<p>Yakima School District Jay Baucom, Asst. Director of Maintenance & Operations 104 N 4th Ave Yakima, WA 98902 baucom.jay@yakimaschools.org</p>	<p>Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908</p>	<p>Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908</p>
<p>Yakima Valley Conference of Governments Lynn Deitrick, Senior Planner 311 North 4th Street, Ste# 202 Yakima, WA 98901 Lynn.Deitrick@yvcog.org</p>	<p>Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 peter@yvmuseum.org</p>	<p>Yakima Waste Systems Keith Kovalenko, District Manager PO Box 2830 Yakima, WA 98907 keithk@wasteconnections.com</p>

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
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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 07.22.20 - Form List.docx

Type of Notice: Ntc of Hearing & DNS

File Number: CPA #001 / RZ #002 / SEPA #011-20

Date of Mailing: 8/24/20

Parties of Record – Les Heimgartner – CPA#001-20, RZ#002-20 & SEPA#011-20

Hordan Planning Services 410 N 2 nd St Yakima, WA 98901 hordanplanningservices@outlook.com	Les Heimgartner 417 S 32 nd Ave Yakima, WA 98902 lesheimgartner@yahoo.com	LESLIE P HEIMGARTNER 119 S 6TH ST MONTESANO, WA 98563
John Bresnahan jbresn@outlook.com (requested notices per phone call on 6/29/20)	Andrew & Tracy Sawyer 8004 Hope Ln Yakima, WA 98903	Larson Berg & Perkins PLLC Attn: James Perkins PO Box 550 Yakima, WA 98907 jim@lbplaw.com
Gary & Janet Johnson 8002 Hope Ln Yakima, WA 98903		

In-House Distribution E-mail List			Revised 04/2020
Name	Division	E-mail Address	
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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	
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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 (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Type of Notice: Ntc of Hearing & DNS

File Number: CPA#001 / RZ#002 / SEPA#011-20

Date of Mailing: 8/24/20

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Maxey, Lisa

From: Maxey, Lisa
Sent: Monday, August 24, 2020 10:09 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; 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 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; 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 School District - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Museum - Peter Arnold, Exec Director; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko; YVCOG - Lynn Deitrick; 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; Al Rose; Funk, Kay; Jacob Liddicoat; Leanne Hughes-Mickel; Lisa Wallace; Mary Place; Philip Ostriem; Rob McCormick
Cc: Martin, Trevor
Subject: Notice of Public Hearing & DNS - Les Heimgartner - CPA#001, RZ#002 & SEPA#011-20
Attachments: NOTICE OF HEARING_Les Heimgartner - CPA RZ SEPA.PDF; NOTICE OF DNS_Les Heimgartner - CPA RZ SEPA.PDF

Attached is a Notice of Public Hearing and Notice of SEPA Determination or Nonsignificance (DNS) regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at 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:	08/21/20
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:	956511
Start:	08/24/20
Stop:	08/24/20
Total Cost:	\$248.20
Lines:	136.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	08/24/20

**CITY OF YAKIMA
NOTICE OF PUBLIC HEARING**

DATE: 8/24/2020; **FROM:** Joan Davenport, AICP, Community Development Director; **SUBJECT:** Comprehensive Plan Map Amendment, Rezone and Environmental Review; **File Numbers:** CPA#001-20, RZ#001-20, & SEPA#011-20; **Project Applicant:** Hordan Planning Services (410 N 2nd St, Yakima, WA 98901) on behalf of Les Heimgartner; **Project Location:** 8014 Occidental Rd; Parcel Numbers: 181206-12454. **PROJECT DESCRIPTION** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to change the Future Land Use Map designation from Low Density Residential to Mixed Residential, and rezone the property from Single Family Residential (R-1) to Multifamily Residential (R-3). **NOTICE OF PUBLIC HEARING** This comprehensive plan map amendment request and concurrent rezone will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by an open record hearing before the Yakima City Council. **A separate notice will be provided for the public hearing before the Yakima City Council.** The public hearing before the Planning Commission has been scheduled for **Wednesday, September 23, 2020**, beginning at **3:00 p.m.** **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.** Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. **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_kc23V31MTxG0M6u7U6WXDw

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. **NOTICE OF RECOMMENDATION** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or email to: trevor.martin@yakimawa.gov.

(956511) August 24, 2020

Courtesy of Yakima Herald-Republic

**CITY OF YAKIMA
NOTICE OF PUBLIC HEARING**

DATE: 8/24/2020; **FROM:** Joan Davenport, AICP, Community Development Director; **SUBJECT:** Comprehensive Plan Map Amendment, Rezone and Environmental Review; **File Numbers:** CPA#001-20, RZ#001-20, & SEPA#011-20; **Project Applicant:** Hordan Planning Services (410 N 2nd St, Yakima, WA 98901) on behalf of Les Heimgartner; **Project Location:** 8014 Occidental Rd; Parcel Numbers: 181206-12454. **PROJECT DESCRIPTION** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to change the Future Land Use Map designation from Low Density Residential to Mixed Residential, and rezone the property from Single Family Residential (R-1) to Multifamily Residential (R-3). **NOTICE OF PUBLIC HEARING** This comprehensive plan map amendment request and concurrent rezone will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by an open record hearing before the Yakima City Council. **A separate notice will be provided for the public hearing before the Yakima City Council.** The public hearing before the Planning Commission has been scheduled for **Wednesday, September 23, 2020**, beginning at **3:00 p.m.** **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.** Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. **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_kc23V31MTxG0M6u7U6WXDw

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.

NOTICE OF RECOMMENDATION Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or email to: trevor.martin@yakimawa.gov.

(956511) August 24, 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 PUBLIC HEARING

DATE: August 24, 2020
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Comprehensive Plan Map Amendment, Rezone and Environmental Review
File Numbers: CPA#001-20, RZ#001-20, & SEPA#011-20
Project Applicant: Hordan Planning Services (410 N 2nd St, Yakima, WA 98901) on behalf of Les Heimgartner
Project Location: 8014 Occidental Rd
Parcel Numbers: 181206-12454

PROJECT DESCRIPTION Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to change the Future Land Use Map designation from Low Density Residential to Mixed Residential, and rezone the property from Single Family Residential (R-1) to Multifamily Residential (R-3).

NOTICE OF PUBLIC HEARING This comprehensive plan map amendment request and concurrent rezone will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by an open record hearing before the Yakima City Council. A separate notice will be provided for the public hearing before the Yakima City Council. The public hearing before the Planning Commission has been scheduled for Wednesday, September 23, 2020, beginning at 3:00 p.m. 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. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony.

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DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

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

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

AVISO DE AUDIENCIA PÚBLICA

FECHA: 24 de agosto, 2020
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
ASUNTO: Enmienda al Mapa del Plan Integral (CPA), Rezonificación, y Revisión Ambiental
No. de Archivo: CPA#001-20, RZ#001-20, & SEPA#011-20
Solicitante: Hordan Planning Services (410 N 2nd St, Yakima, WA 98901) por parte de Les Heimgartner
Ubicación: 8014 Occidental Rd
No. de Parcelas: 181206-12454

DESCRIPCIÓN DEL PROYECTO Enmienda al Mapa del Plan Integral (CPA), Rezonificación, y Revisión Ambiental que solicita cambiar la designación del Mapa del Uso Futuro de Residencial Baja-Densidad a Residencial Mixto, y rezonificar la propiedad de Residencial Unifamiliar (R-1) a Residencial Multi-familiar (R-3).

AVISO DE AUDIENCIA PÚBLICA Esta solicitud de enmienda al mapa del Plan Integral y rezonificación concurrente requerirán dos audiencias públicas; una audiencia de registro abierto ante la Comisión de Planificación de la Ciudad de Yakima seguida por otra audiencia pública con registro abierto ante el Consejo Municipal de Yakima. **Se proporcionara un aviso por separado para la audiencia pública ante el Concejo Municipal.** La audiencia pública ante la Comisión de Planificación ha sido programada para el **miércoles 23 de septiembre 2020 comenzando a las 3:00 p.m. 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.** 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.

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_kc23V31MTxG0M6u7U6WXDw

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 desactivara 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, escuchara 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 escuchara un anuncio automatizado indicando que su teléfono ha sido silenciado.

AVISO DE LA RECOMENDACIÓN FINAL: Después de la audiencia pública, el Examinador de Audiencias emitirá su decisión o 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.



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**

PROPOSAL: Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to change the Future Land Use Map designation from Low Density Residential to Mixed Residential, and rezone the property from Single Family Residential (R-1) to Multifamily Residential (R-3).

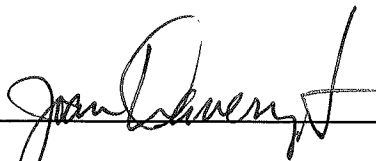
PROPONENT: Hordan Planning Services on behalf of Les Heimgartner
LOCATION: 8014 Occidental Rd.
PARCEL NUMBERS: 181206-12454
LEAD AGENCY: City of Yakima
FILE NUMBERS: CPA#001-20, RZ#002-20 & SEPA#011-20

DETERMINATION: The lead agency for this proposal has determined that the project will 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. The information is available to the public upon request at the City of Yakima Planning Division.

This DNS is issued under WAC 197-11-355. **There is no further comment period for this DNS.**

CONTACT PERSON: Trevor Martin, Associate Planner. Call (509) 575-6162 for more information.

SEPA RESPONSIBLE OFFICIAL: Joan Davenport, AICP
POSITION / TITLE: Director of Community Development
TELEPHONE: 509-575-6417
ADDRESS: 129 North 2nd Street, Yakima, WA 98901

SIGNATURE:  **DATE:** August 24, 2020

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

No later than: **September 8, 2020**
By (method): Complete appeal application form and payment of \$580 appeal fee.

You should be prepared to make specific factual objections.

Contact the City of Yakima Planning Division to read or ask about the procedures for SEPA appeals.

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

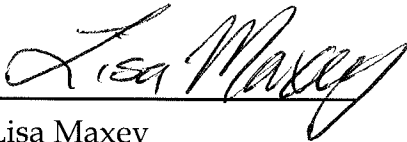
RE: CPA#001-20, RZ#002-20 & SEPA#011-20

Les Heimgartner

8014 Occidental Rd

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Application and Environmental Review**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, SEPA reviewing 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 the 31st day of July, 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

18120613400 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120621008 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120621009 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902
18120621010 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120624409 WEST VALLEY NURSING HOMES INC 3801 SUMMITVIEW AVE YAKIMA, WA 98902	18120612444 ADRIAN & SANDRA YALLUP 2314 S 80TH AVE YAKIMA, WA 98908
18120612434 ANDREW THOMAS & TRACY MARIE SAWYER 8004 HOPE LN YAKIMA, WA 98903	18120612437 DAVID HILLWICK 7804 OCCIDENTAL RD YAKIMA, WA 98903	18120612432 DEAN J & OLIVE L RUFF 8000 HOPE LN YAKIMA, WA 98903
18120612433 GARY ELLSWORTH & JANET I JOHNSON 8002 HOPE LN YAKIMA, WA 98908	18120612412 GILBERT E & MICHAEL DALE KNOTTS 321 N 84TH AVE YAKIMA, WA 98908	18120612445 HUMBERTO SALINAS 2304 S 80TH AVE YAKIMA, WA 98903
18120612452 JACOB M DREWNIANY 8002 OCCIDENTAL RD YAKIMA, WA 98903	18120613429 JAMES M & WENDY R LONG 2402 S 81ST AVE YAKIMA, WA 98903	18120612402 JAMES P JOHNSON 8210 OCCIDENTAL RD YAKIMA, WA 98903
18120612453 JOHN & BETHANY FORSYTH 8006 OCCIDENTIAL RD YAKIMA, WA 98903	18120612450 JUAN A GONZALEZ 2308 S 80TH AVE YAKIMA, WA 98903	18120612454 LESLIE P HEIMGARTNER 119 S 6TH ST MONTESANO, WA 98563
18120612455 LESLIE P HEIMGARTNER 119 S 6TH ST MONTESANO, WA 98563	18120613009 MARCELLA L WHITISH 2403 WHITISH LN YAKIMA, WA 98903	18120613422 MARLENE R VESEK 2403 S 81ST AVE YAKIMA, WA 98903
18120612446 MICHAEL W ALRED 2302 S 80TH AVE YAKIMA, WA 98903	18120612443 NICOLE SMITH 2312 S 80TH AVE YAKIMA, WA 98903	18120613428 OMAR J MENDOZA 2405 S 81ST AVE YAKIMA, WA 98903
18120612441 ROBERT L & MARY E COUCHMAN 7909 HOPE LN YAKIMA, WA 98903	18120612442 RUBEN BARAJAS GONZALEZ 7908 HOPE LN YAKIMA, WA 98903	18120613430 RUBEN DIAZ 2404 S 81ST AVE YAKIMA, WA 98903
18120612440 SANDRA RODRIGUEZ MARTINEZ 2307 S 80TH AVE YAKIMA, WA 98903	18120612449 SANTOS LARIOS 2310 S 80TH AVE YAKIMA, WA 98903	18120613401 TALBERT TAYLOR 2410 S 83RD AVE UNION GAP, WA 98903

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18120613403
TALBERT TAYLOR
2410 S 83RD AVE
YAKIMA, WA 98903

18120624410
TALBERT & SHIRLEY TAYLOR
2410 S 83RD AVE
UNION GAP, WA 98903

18120612451
WENDY KAY HILL
2306 S 80TH AVE
YAKIMA, WA 98903

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Total Parcels - Les Heimgartner -
CPA#001-20, RZ#002-20 & SEPA#011-
20

Hordan Planning Services
410 N 2nd St
Yakima, WA 98901

Les Heimgartner
417 S 32nd Ave
Yakima, WA 98902

NTC OF APP & SEPA
CPA #001 / RZ #002 /
SEPA #011-20
sent 7/31/20

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<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net</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 Dennis.henne@uniongapwa.gov</p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org</p>
<p>Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov</p>	<p>Dept of Archaeology & Historic Preservation 1063 S Capitol Way, Ste 106 Olympia, WA 98504-8343 Sepa@dahp.wa.gov</p>	<p>Department of Commerce Review Team 1011 Plum St SE Olympia, WA 98504-3172 reviewteam@commerce.wa.gov</p>
<p>Department of Ecology Annie Szvetecz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov sepaunit@ecy.wa.gov lori.white@ecy.wa.gov</p>	<p>Department of Ecology Gwen Clear, Central Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov</p>	<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov TeamYakima@dfw.wa.gov</p>
<p>Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov</p>	<p>Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov</p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov</p>
<p>Department of Social & Health Services Robert Hubenthal Office of Capital Programs P.O. Box 45848 Olympia, WA 98504 Robert.Hubenthal@dshs.wa.gov</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 sposner@utc.wa.gov</p>
<p>Engineering Division Bob Desgrossellier, Senior Engineer 129 N 2nd Street Yakima, WA 98901 bob.desgrossellier@yakimawa.gov</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 bob@nobhillwater.org</p>	<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org</p>	<p>Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901</p>
<p>Parks & Recreation Commission Jessica Logan PO Box 42650 Olympia, WA 98504 Jessica.logan@parks.wa.gov</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 info@yakimavalleytrolleys.org</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 david.j.moore@usace.army.mil</p>

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<p>WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902</p>	<p>WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216 SEPA.reviewteam@doh.wa.gov Jamie.gardipe@doh.wa.gov</p>	<p>Wastewater Division Marc Cawley and Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov</p>
<p>West Valley School District Angela Von Essen, Asst. Supt. Of Business & Finance 8902 Zier Road Yakima, WA 98908-9299 vonessena@wvvsd208.org</p>	<p>West Valley School District Mike Brophy, Superintendent 8902 Zier Road Yakima, WA 98908-9299 brophym@wvvsd208.org</p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov</p>
<p>WSDOT South Central Regional Planning Office SCplanning@wsdot.wa.gov</p>	<p>WSDOT, Aviation Division Max Platts, Aviation Planner 7702 Terminal St SW Tumwater, WA 98501 plattst@wsdot.wa.gov</p>	<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov</p>
<p>Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchez@yakama.com</p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com</p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov</p>
<p>Yakima County Building Department Harold Maclean 128 North 2nd Street, 4th Floor Yakima, WA 98901 Harold.Maclean@co.yakima.wa.us</p>	<p>Yakima County Commissioners Commissioners.web@co.yakima.wa.us</p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us</p>
<p>Yakima County Flood Control District Terry Keenhan & Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 Terry.Keenhan@co.yakima.wa.us Dianna.Woods@co.yakima.wa.us</p>	<p>Yakima County Planning Tommy Carroll & Jason Earles 128 North 2nd Street, 4th Floor Yakima, WA 98901 Thomas.Carroll@co.yakima.wa.us Jason.Earles@co.yakima.wa.us</p>	<p>Yakima County Public Services Lisa Freund, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 lisa.freund@co.yakima.wa.us</p>
<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org</p>	<p>Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948 Yakama Indian</p>	<p>Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948</p>
<p>Yakima Regional Clean Air Agency Hasan Tahat, Compliance, Engineering & Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 hasan@yrcaa.org</p>	<p>Yakima School District Trevor Greene, Superintendent 104 North 4th Ave Yakima, WA 98902 greenetrevor@yakimaschools.org</p>	<p>Yakima School District Stacey Locke, Asst. Supt. of Operations 104 N 4th Ave Yakima, WA 98902 locke.stacey@ysd7.org</p>
<p>Yakima School District Jay Baucom, Asst. Director of Maintenance & Operations 104 N 4th Ave Yakima, WA 98902 baucom.jay@yakimaschools.org</p>	<p>Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908</p>	<p>Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908</p>
<p>Yakima Valley Conference of Governments Lynn Deitrick, Senior Planner 311 North 4th Street, Ste# 202 Yakima, WA 98901 Lynn.Deitrick@yvcog.org</p>	<p>Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 peter@yvmuseum.org</p>	<p>Yakima Waste Systems Keith Kovalenko, District Manager PO Box 2830 Yakima, WA 98907 keithk@wasteconnections.com</p>

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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 07.22.20 - Form List.docx

Type of Notice: NTC of App + SEPA

File Number: CRA #001 / RZ #002 / SEPA #011-20

Date of Mailing: 7/31/20

Parties of Record – Les Heimgartner – CPA#001-20, RZ#002-20 & SEPA#011-20

Hordan Planning Services 410 N 2 nd St Yakima, WA 98901 hordanplanningservices@outlook.com	Les Heimgartner 417 S 32 nd Ave Yakima, WA 98902 lesheimgartner@yahoo.com	LESLIE P HEIMGARTNER 119 S 6TH ST MONTESANO, WA 98563
John Bresnahan jbresn@outlook.com (requested notices per phone call on 6/29/20)		

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 (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Type of Notice: NTC of App + SEPA

File Number: CPA #001 / RZ #002 / SEPA #011-20

Date of Mailing: 7/31/20

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Maxey, Lisa

From: Maxey, Lisa
Sent: Friday, July 31, 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; 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 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; 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 School District - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Museum - Peter Arnold, Exec Director; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko; YVCOG - Lynn Deitrick Martin, Trevor
Cc:
Subject: Notice of Application & SEPA - Les Heimgartner - CPA#001-20, RZ#002-20 & SEPA# 011-20
Attachments: NOTICE OF APPLICATION & SEPA_Les Heimgartner - CPA RZ SEPA.PDF

Attached is a Notice of Application and SEPA Environmental Review regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at 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



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

DATE: July 31, 2020
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Hordan Planning Services on behalf of Les Heimgartner
FILE NUMBER: CPA#001-20, RZ#002-20 & SEPA#011-20
LOCATION: 8014 Occidental Rd.
TAX PARCEL NUMBER(S): 181206-12454
DATE OF APPLICATION: April 28, 2020
DATE OF COMPLETENESS: June 15, 2020

PROJECT DESCRIPTION Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to change the Future Land Use Map designation from Low Density Residential to Mixed Residential, and rezone the property from Single Family Residential (R-1) to Multifamily Residential (R-3).

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: the property is currently vacant
- 2. Level of Development: Non project
- 3. Infrastructure and public facilities: Adequate public facilities are in the vicinity of this site
- 4. Characteristics of development: Any future change will require land use review and adherence to 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: The property is currently vacant
- 2. Density of Development: Non project
- 3. Availability and adequacy of infrastructure and public utilities: Adequate public facilities are in the vicinity of this site

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 § 197-11-930 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 threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170.

Required Permits: None

Required Studies: None

Existing Environmental Documents: SEPA#011-20

Development Regulations For Project Mitigation and Consistency Include: State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, and the Yakima Urban Area Comprehensive Plan.

REQUEST FOR WRITTEN COMMENTS 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 **August 20, 2020**, will be considered prior to issuing the final SEPA determination. Please

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reference file numbers (CPA#001-20, RZ#002-20 & SEPA#011-20) and applicant's name (Les Heimgartner) 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 North Second Street, Yakima, WA 98901**

NOTICE OF DECISION A copy of the SEPA threshold determination will be mailed to parties of record and entities who were provided this notice after the end of the 20-day comment period. There will be a 14-day SEPA appeal period effective upon the date of mailing.

PUBLIC HEARING This comprehensive plan map amendment request and concurrent rezone will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by an open record hearing before the Yakima City Council. **A separate public notice will be provided for each hearing in accordance with YMC Title 16.**

The file containing the complete application for this proposal is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington. If you have any questions on this proposal please contact Trevor Martin, Associate Planner at (509) 575-6162 or email to: trevor.martin@yakimawa.gov.

Enclosed: Applications, SEPA Checklist, Site Plans, and Mailing 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

AVISO DE APLICACIÓN Y REVISIÓN AMBIENTAL

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: 31 de julio, 2020
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Hordan Planning Services por parte de Les Heimgartner
No. DE ARCHIVO: CPA#001-20, RZ#002-20 & SEPA#011-20
UBICACIÓN: 8014 Occidental Rd.
No. DE PARCELA: 181206-12454
FECHA DE APLICACIÓN: 28 de abril, 2020
FECHA DE APLICACIÓN COMPLETA: 15 de junio, 2020

DESCRIPCIÓN DEL PROYECTO: Enmienda al Mapa del Plan Integral (CPA) y Revisión Ambiental que solicita cambiar la designación del Mapa del Uso Futuro de Residencial Baja-Densidad a Residencial Mixto, y rezonificar la propiedad de Residencial Unifamiliar (R-1) a Residencial Multi-familiar (R-3).

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

- 1. El tipo de uso terrenal: la propiedad actualmente está vacante
2. Nivel de desarrollo: Sin proyecto
3. Infraestructura e instalaciones públicas: Instalaciones públicas adecuadas están cerca del sitio.
4. Características del desarrollo: Cualquier cambio futuro requerirá adherirse a los estándares de desarrollo.

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: La propiedad actualmente está vacante.
2. Densidad del desarrollo: Sin proyecto
3. Disponibilidad y adecuación de infraestructura y servicios públicos: Instalaciones públicas adecuadas están cerca del sitio.

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 §197-11-930 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 puede obtener por solicitud y se puede apelar de acuerdo con el Código Municipal de Yakima YMC § 6.88.170.

Permisos Requeridos: Ninguno

Estudios Requeridos: Ninguno

Documentos Ambientales Existentes: SEPA#011-20

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, y el Plan Integral del Área Urbana de Yakima.

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SOLICITUD DE COMENTARIOS ESCRITOS: 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 **20 de agosto, 2020**, serán considerados antes de emitir la decisión final sobre esta solicitud. Por favor de hacer referencia al número de archivo (CPA#001-20, RZ#002-20 & SEPA#011-20) o al nombre del solicitante (Les Heimgartner) en cualquier correspondencia que envié. Envié 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 DECISIÓN FINAL: Cuando la determinación de la Revisión Ambiental (SEPA) sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso inicial después del periodo de comentarios de 20 días. Después habrá un periodo de apelación de SEPA de 14 días a partir de la fecha de envió.

AUDIENCIA PUBLICA: Esta solicitud de enmienda del mapa del Plan Integral y rezonificación concurrente requerirán dos audiencias públicas; una audiencia de registro abierto ante la Comisión de Planificación de la Ciudad de Yakima seguida por otra audiencia pública de registro abierto ante el Concejo Municipal de Yakima. **Se proporcionara un aviso público por separado para cada audiencia de acuerdo con el Título 16 del Código Municipal de la Ciudad de Yakima.**

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

Adjunto: Aplicaciones, Lista de SEPA, Plan del Sitio, Mapa



CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE

RECEIVED

JUN 24 2020

CITY OF YAKIMA
PLANNING DIV.

File Number: CPA #001-20
Applicant/Project Name: Horizon Planning Services / Les Heimgartner
Site Address: 8014 Occidental
Date of Posting: 6/24/2020
Land Use Sign ID#(s): 546

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.

[Signature]
Applicant's Signature

6/24/2020
Date

LES HEIMGARTNER
Applicant's Name (Please Print)

509-388-4843
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.



DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Division

Joan Davenport, AICP, Director

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

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

June 15, 2020

FILE NUMBER: CPA#001-20, RZ#001-20, & SEPA#011-20
APPLICANT: Hordan Planning Services on behalf of Les Heimgartner
APPLICANT ADDRESS: 410 N 2nd St., Yakima, WA 98901
PROJECT LOCATION: 8014 Occidental Rd
TAX PARCEL NO: 181206-12454
DATE OF REQUEST: April 28, 2020
SUBJECT: Notice of Complete Application

To Whom It May Concern;

The application for your Comprehensive Plan Amendment, Rezone, and Environmental Review was received on March 28, 2020. As of June 15, 2020, your application is considered **complete** as required by YMC §§ 15.11.020 and 16.10.050(1).

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

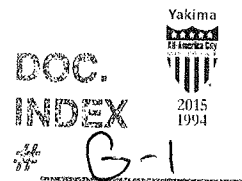
1. A Notice of Application and Environmental Review will be sent to all property owners within a 300-foot radius of your site. This notice will include a request for public comments during a 20-day comment period as is required by the City of Yakima.
2. Following the comment period, the City will issue its threshold determination as required by SEPA. The threshold determination will also include a notice of public hearing which will identify the date, time, and location when this matter will be reviewed by the City of Yakima Planning Commission (YPC).
3. Following review and recommendation by the YPC, a subsequent hearing will be scheduled for final review and consideration by the Yakima City Council.

Prior to sending notice, the applicant or applicant's representative is required to post the property with a city-supplied Land Use Action sign. The sign(s) are available to pick up at the Codes Counter at your earliest convenience. Please Call the Planning Office main line at 507-575-6183 to coordinate sign pick-up.

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

Sincerely,

Trevor Martin
Associate Planner





Memorandum

To: Yakima Planning Commission

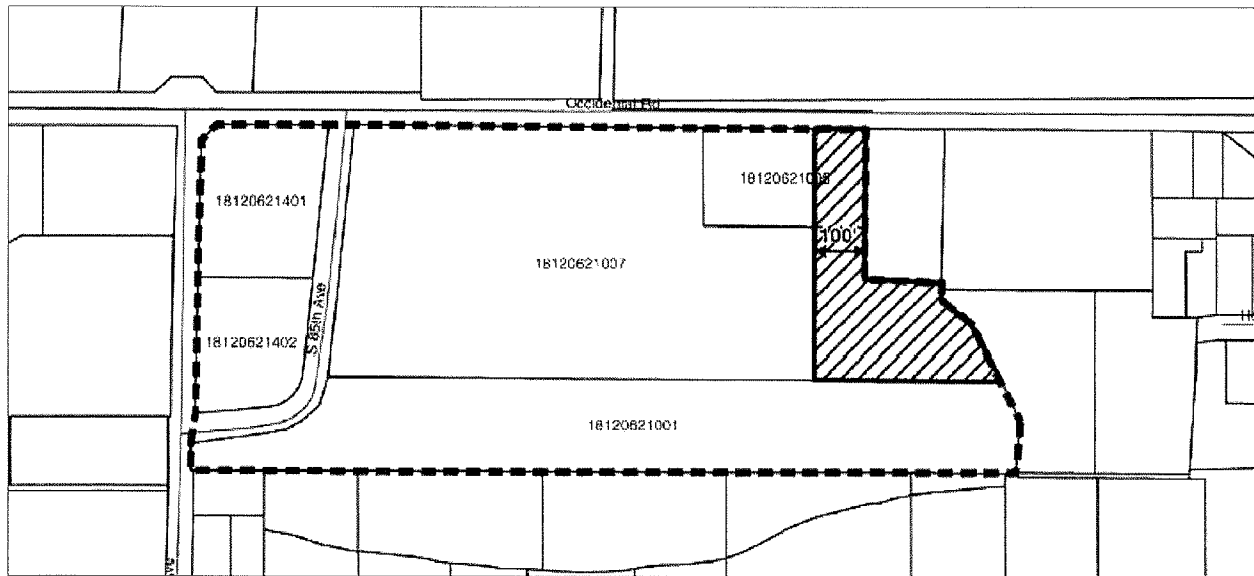
From: Trevor Martin, Associate Planner

Date: September 9, 2020

Subject: Comprehensive Plan Amendment Discussion Information

West Valley Nursing Homes Lot to the West

The West Valley Nursing Homes property was originally rezoned to R-3 during the 2012 Comp Plan Amendment/Rezone cycle. That approval included a Development Agreement which limited development of the property to multi-family senior living and senior care facilities and included a clause that the property would revert to R-1 if said use was not developed. Subsequent to the approval, the property owner no longer proposed that particular use, and during the 2018 CPA/Rezone cycle the Development Agreement was terminated and the R-3 zoning/Mixed Residential Land Use was retained.



The shaded portion of the map above was created via a discussion during the 2018 cycle with the property owner at parcel 181206-12402 (James Johnson) to create a residential buffer between the R-3 zoning and the R-1 zoning.

Wetlands

The Washington State Department of Natural Resources lists this area as a PEM1C wetland. This means:

P System **PALUSTRINE**: The Palustrine System includes all nontidal wetlands dominated by trees, shrubs, persistent emergents, emergent mosses or lichens, and all such wetlands that occur in tidal areas where salinity due to ocean-derived salts is below 0.5 ppt. It also includes wetlands lacking such vegetation, but with all of the following four characteristics: (1) area less than 8 ha (20 acres); (2) active wave-formed or bedrock shoreline features lacking; (3) water depth in the deepest part of basin less than 2.5 m (8.2 ft) at low water; and (4) salinity due to ocean-derived salts less than 0.5 ppt.

EM Class **EMERGENT**: Characterized by erect, rooted, herbaceous hydrophytes, excluding mosses and lichens. This vegetation is present for most of the growing season in most years. These wetlands are usually dominated by perennial plants.

1 Subclass Persistent: Dominated by species that normally remain standing at least until the beginning of the next growing season. This subclass is found only in the Estuarine and Palustrine systems.

C Water Regime Seasonally Flooded: Surface water is present for extended periods especially early in the growing season, but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.



For areas encumbered by wetlands, the City of Yakima typically requires a SEPA Checklist, Critical Areas Review, and wetland study/delineation during the project phase. Development within and adjacent to critical areas is permitted if the project is consistent with the various development standards in YMC Ch. 15.27. The specificity of those standards is not known until an actual development is proposed. For example, residential uses and commercial uses in Critical Areas have different standards depending on the intensity of the use.



MEMORANDUM

DATE: December 2, 2019
TO: Les Heimgartner
FROM: Brian Bieger, Senior Scientist / Project Manager
PROJECT: 75387-000
REGARDING: Preliminary Wetland Assessment – Parcel 18120612454

RECEIVED
APR 28 2020
CITY OF YAKIMA
PLANNING DIV.

1 INTRODUCTION

PBS Engineering and Environmental (PBS) was tasked with completing a preliminary wetland assessment on an approximately 2.85 acre parcel (tax ID: 18120612454) located within the City of Yakima, Washington. The purpose of this assessment is to determine the presence or absence of jurisdictional wetlands within the project area and map their boundaries. The field study and this assessment memo were completed by Brian Bieger, Senior Scientist/ Project Manager who has over 15 years in wetland and habitat assessment consulting.

Through the course of the background investigation and site visit, a small palustrine emergent wetland was identified within the north/central portion of the site. Although the wetland meets all three wetland criteria (soils, hydrology, vegetation) it is readily apparent that the wetland is supported from irrigation runoff into roadside ditches. The results of the investigation are detailed below.

2 METHODS

The method used for identifying wetland boundaries followed the routine approach of the U.S. Army Corps of Engineers (USACE) *Wetlands Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Arid West Supplement (Version 2.0)* (Supplement) (U.S. Army Corps of Engineers 2010). Soils, vegetation, and indicators of hydrology were observed at sample plot locations. Wetland boundaries were estimated based on these observations and mapped on aerial photographs in the field using identifiable reference points.

Estimates of wetland ratings were based on experience with similar wetlands and working knowledge of the *Washington State Wetland Rating System for Western Washington 2014 Update* (Hruby 2014). Formal rating of the wetland by completing the rating forms and attendant graphics is outside the scope of this preliminary assessment.

The following information was reviewed prior to the field study:

- U.S. Fish and Wildlife Service National Wetlands Inventory maps (USFWS 2019).
- Natural Resources Conservation Service (NRCS) Web Soil Survey (NRCS 2019) soils map of the study area.
- Current and historic aerial photographs included as the background to Figure 5 (Google Earth 2019)

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APR 28 2020

CITY OF YAKIMA
PLANNING DIV.

3 EXISTING CONDITIONS

Following a review of existing conditions of the project and surrounding area, a site visit was completed on November 22, 2019 to document the existing conditions of the site. The National Weather Service recorded 0.04 inches of precipitation for the two weeks prior to the site visit.

3.1 Location

The project area is located on the south side of Occidental Road and is within the jurisdictional limits of the city of Yakima, Washington (Figure 1). The approximate center of the site is located at latitude 46.5662462 and longitude -120.616376.

3.2 Land Use

The surrounding land use is a combination of high-intensity agriculture, single-family residential developments, and low density commercial developments. The property is located immediately south of a small private storage facility.

3.3 Topography

The topography of the site is highly varied and ranges from moderately steep to nearly level (Figure 2). The property is accessed via a small gravel road that leads downhill between the storage unit to the east and a single-family home to the west. The eastern side of the gravel road contains a small drainage swale. The storage facility appears to be constructed on a large amount of imported fill material as it is elevated above the elevation of the road and adjacent properties. This road has a grader of approximately 15%. The subject parcel is located at the terminus of the gravel road and gently slopes to the south (Figure 2). There is a very shallow swale located in the north central portion of the property.

3.4 Soils

According to the NRCS (NRCS 2019), there are three soil mapping units within the study area: Gorst loam, 2 to 15 percent slopes (43), Gorst loam, 15 to 30 percent slopes (44), and Harwood loam, 8 to 15 percent slopes (48) (Figure 3). None of these soils are listed as Hydric within the Yakima County Soil Survey. Soils within sample test pits aligned with the descriptions of the Gorst and Harwood loam soils.

3.5 National Wetland Inventory Maps

The U.S. Fish and Wildlife Service National Wetland Inventory (NWI) maps (USFWS, 2019) were reviewed to determine if there are mapped wetlands within the project area. The NWI maps indicate a Palustrine, Emergent, Persistent, Seasonally Flooded wetland in the north-central portion of the property (Figure 4). It should be noted however that NWI maps are generated through remote interpretation of aerial photography and are not meant to represent the extent of jurisdictional wetlands.

4 RESULTS

The vegetation on the site is dominated by common native and non-native grasses and forbs that have been subject to routine mowing. Species include bentgrass (*Agrostis sp.*), Canada Thistle (*Cirsium arvense*), tall fescue (*Festuca aurindinacea*), common mullein (*Verbascum thapsus*), hairy vetch (*Vicia villosa*), broadleaf plantain (*Plantago major*), buckthorn plantain (*Plantago lanceolata*), teasel (*Dipsacus fullonum*), orchard grass (*Dactylis glomerata*), Yellow foxtail (*Setaria pumila*), tumble mustard (*Sisymbrium altissimum*), and velvet grass (*Holcus lanatus*). In addition to the emergent vegetation there is a small stand of coyote willow (*Salix exegua*), and red-osier dogwood (*Cornus sericea*) in a shallow swale that drains east from the terminus of the access road. This

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shallow swale turns south and drains into a subtle depression that drains south through the central portion of the project area.

An emergent wetland was identified within this depression (Figure 5). Dominant vegetation within the wetland includes velvet grass, teasel, and bentgrass. Hydric soil indicators were met with low chroma color soil matrices and 10% 5/8 redox concentrations (indicator F6- Redox dark surface). No primary indicators of wetland hydrology in the form of saturation, inundation, or the presence of ground water were observed. Secondary hydrology indicators of saturation visible on aerial photographs was checked on the data form, no other secondary indicators were identified. It should be noted however that since the wetland is supported from irrigation runoff and the property was visited outside of the timing of irrigation, primary indicators of hydrology would not be expected to be identified. The NWI has the wetland mapped as temporarily flooded but no evidence of flooding was recorded in the field. The boundaries of the wetland area were readily identified in the field through changes in dominant vegetation and small changes in topography.

Based on a review of the conditions of the site, it is fairly obvious that an emergent wetland has formed in this area due to irrigation runoff originating north of the project area. The land immediately north of Occidental Road is irrigated agriculture land that drains to the south. There is evidence that surface waters are leaving the property in the form of erosion rills forming on the ditch banks on the north side of Occidental Road (Photographs 1 and 2). This water is then conveyed south under Occidental Road through an 8" corrugated plastic pipe, out falling at the point where the access road to the project site turn south and heads downhill. Evidence of regular surface water flows and hydrologic sorting of gravels on the access road were recorded (Photograph 4). Surface and subsurface waters at this point flow through coarse substrate adjacent to the access road and then head east within the swale at the base of the road slope. The swale did not contain indicators of flowing water but wetland soils and vegetation were encountered within this swale. Wetland soils and vegetation follow presumed surface and subsurface flows within the shallow swale that heads south from the terminus of the obvious swale. As you head south and downslope on the site, the slope decreases and the wetland stops at a point where it is presumed that subsurface waters drain down through the upper layers of the soil profile, beyond the depths required to meet wetland criteria.

Evidence of this pattern has been observed through direct observations of indicators in the field, historic aerial photographs that indicate green vegetation in this pattern, and conversations with the project owner who has known about the irrigation water draining on to the property for years. The location of the wetland is certainly indicative of an artificially created wetland. Normally when an area is surrounded by steep slopes, surface and subsurface waters typically appear at the base or toe of the slope. On the property in question, wetland soils and vegetation were only identified in the areas where irrigation water is draining onto the site and following shallow swales.

5 REGULATORY ISSUES

Local

The wetland located on the subject property meets the criteria to be classified as a biological wetland although it appears that the hydrologic source that created and is sustaining the wetland is artificial in nature. Wetlands are regulated as critical areas by the City of Yakima under Chapter 15.27 of the City of Yakima Development Code (CYDC). Section 15.27.601(B) of the CYDC states:

Wetlands are all areas meeting the definition of wetlands as defined in YMC 15.27.200 and are hereby designated critical areas which are subject to this chapter, except the following:

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1. *Irrigation systems that create an artificial wetland; and*
2. *Areas where changes in irrigation practices have caused wetland areas to dry up.*

Federal

The USACE typically decides wetland jurisdiction on a case by case basis when there is not a clear surface water connection to waters of the US. The 1987 wetland delineation manual uses the phrase "normal conditions" when determining whether or not a wetland meets jurisdictional requirements. The wetland in question is quite obviously supported by an artificial water source in the form of irrigation runoff. In my professional experience the USACE does not typically take jurisdiction on these wetlands, but the USACE should be consulted prior to completing activities that involve filling of the wetland.

State

The Washington State Department of Ecology (ECY) typically does take jurisdiction on artificially supported wetland if the wetland in question was not intentionally created. An example of an intentionally created wetland would be a stock pond or irrigation canal. However, if a change in conditions (such as a change in drainage patterns, irrigation type or duration) causes the wetland in question to dry up, Ecology would not take jurisdiction.

Based on the fact that it appears the wetland in question was formed by irrigation runoff and that no primary indicators of wetland hydrology were identified during the site visit, PBS recommends that ground water levels be monitored for a growing season to determine if the area in question would actually meet the wetland hydrology indicators.

6 DISCLAIMER

The conclusions in this report represent the investigator's interpretation of the specified technical manuals and best available science and may not correspond with observations or conclusions of others, including government agencies. Final authority regarding jurisdiction and permitting requirements rests with the appropriate federal, state, and local agencies.

This report is for the exclusive use of the Client for design of the development and is not to be relied upon by other parties. It is not to be photographed, photocopied, or similarly reproduced, in total or in part, without the expressed written consent of the Client and PBS.

7 LITERATURE CITED

Cowardin, L.M., Carter, V., Golet, F.C., and La Roe, E.T. 1979. Classification of Wetlands and Deepwater Habitats of the United States. FWS/OBS79/31. US Fish and Wildlife Service, Office of Biological Services, Washington, D.C.

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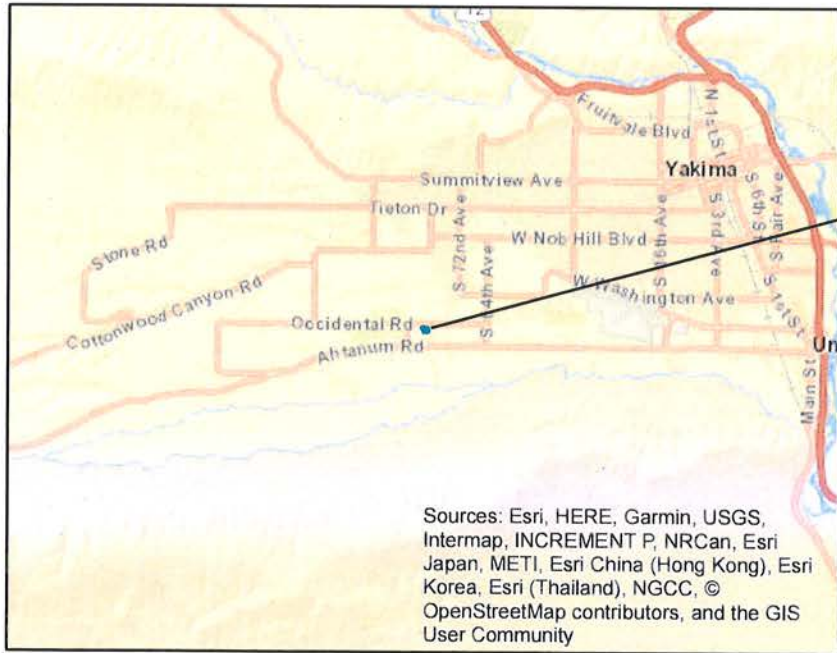
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Attachment(s): *Figure 1-5, Site photographs*



Project Site

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ESRI WORLD STREET MAP, ACCESSED FEB 2019.



SCALE: 1" = 3,000'



PREPARED FOR: LES HEIMGARTNER.



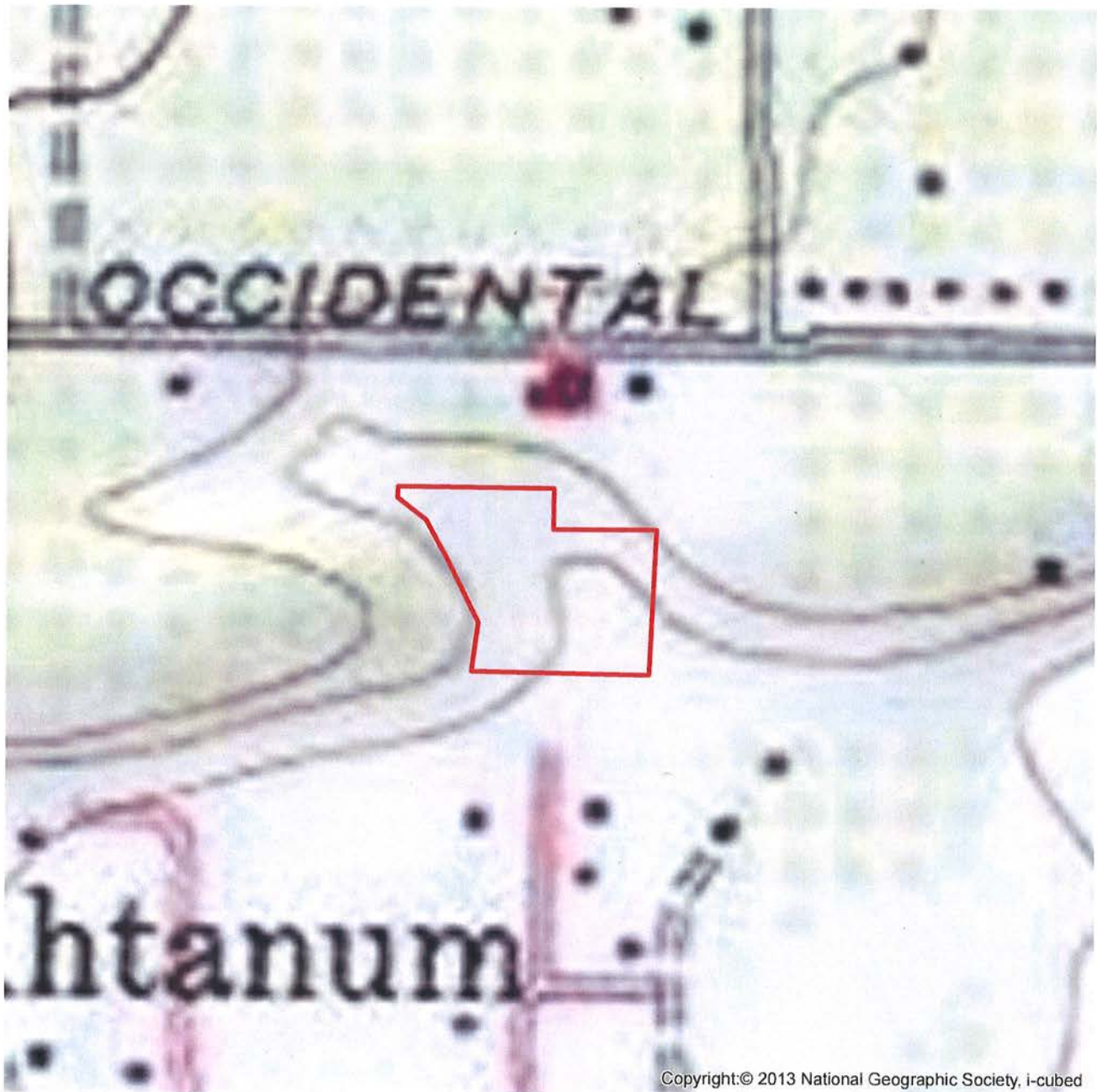
LOCATION MAP

Les Heimgartner Project
City of Yakima, Washington

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USGS TOPOGRAPHIC MAP ACCESSED NOV 2019.

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SCALE: 1" = 300'



Legend

 Project Area

PREPARED FOR: LES HEIMGARTNER.



TOPOGRAPHIC MAP

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City of Yakima, Washington

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FIGURE

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SOIL UNITS FROM NRCS ACCESSED NOV 2019.

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 Project Area

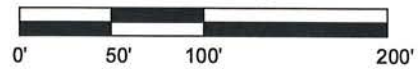
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SCALE: 1" = 100'



PREPARED FOR: LES HEIMGARTNER.



NRCS SOILS MAP

Les Heimgartner Project
City of Yakima, Washington

DEC 2019
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FIGURE

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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

WETLAND POLYGONS FROM US FISH AND WILDLIFE SERVICE ACCESSED: NOV 2019.

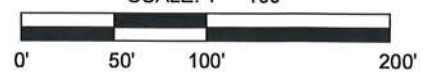
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 Project Area

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SCALE: 1" = 100'



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NATIONAL WETLANDS INVENTORY MAP

Les Heimgartner Project
 City of Yakima, Washington

DEC 2019
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 FIGURE
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

AERIAL PHOTOGRAPH PROVIDED BY ESRI ACCESSED JAN 2019.

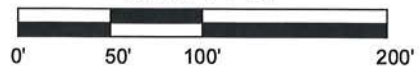
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-  Plot
-  WETLAND BOUNDARY

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SCALE: 1" = 100'



PREPARED FOR: LES HEIMGARTNER.



WETLAND BOUNDARIES

Les Heimgartner Project
City of Yakima, Washington

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Photo 1. Drainage Erosion Rills



Photo 2. Drainage Erosion Rills



Photo 3. Culvert Under Occidental



Photo 4. Sediment Sorting in Driveway

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Photo 5. Drainage Path Down Easement

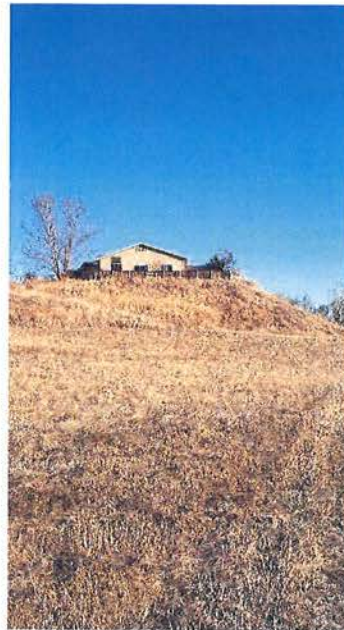


Photo 6. Project Site (Facing East)



Photo 7. Central Project Area (Facing Northwest)



Photo 8. South Project Site (Facing North)

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memo

T-O ENGINEERS

TO: Yakima Community Development Office
Yakima City Engineers Office

FROM: Bill White, T-O Engineers
Christopher J. Reich, P.E., Reich Engineering, LLC

DATE: March 2020

JOB NO.: 200060

RE: Heimgartner Mini Storage, Trip Generation Statement

Cc: Leslie P. Heimgartner



Urgent For Review Please Comment Please Reply For Your Use

This technical memorandum provides a summary trip generation statement for the Heimgartner Mini Storage project proposed in Yakima, WA, referenced to parcel #18120612454. The statement provides a comparison of trip generation potentials to assess whether a ministorage proposal would present nonconforming traffic impacts on neighborhood streets as compared with single family residential use. The study was requested by City officials to help address concerns of adjacent residential property owners.

Yakima is the lead review agency for this traffic study. Outside agencies can comment per request of City staff or project applicant. The intended audience is the City and, ultimately, neighbors of this potential project. Please contact our office with questions or comments.

1. PROJECT DESCRIPTION

The Heimgartner Mini Storage site is situated 440-feet southwest of the Occidental Road/S. 80th Avenue intersection in Yakima. The 2.88-acre property is adjacent to and south of the current Hope Lane right-of-way, a local street, which is also proposed as the site access road. In turn, Hope Lane extends east to 79th Avenue, another local street, which extends north to the arterial of Occidental Road where regional access is obtained to/from project area. 79th Avenue is stop-controlled at Occidental Road, a "tee" intersection between these two-lane roadways.

The project proposal includes construction of 40,830 square-feet (s.f.) of seasonal ministorage (including a mix of enclosed garage cubes and covered RV storage) in up to seven structures. By "seasonal", the applicant indicates this would be used primarily for the storage of recreational vehicles used periodically and specifically for summer or winter activities. To that end, site use is not anticipated with the frequency typical of the more traditional "cube" storage land use.

The site is zoned R-1 Low Density Residential. This designation allows for the development of up to 6-homes per acre (a total of 17 homes) on the 2.88-acre site. However, the adjacent residential development has been constructed at a density of about 3.9-homes per acre. Thus, the proposed site could be occupied by up to 12-homes keeping in character of the neighborhood, an important distinction with subsequent trip generation analyses.

To be clear, the proposed land use of mini storage is allowed per Yakima Municipal Code (YMC). However, it is typical to review factors such as trip generation when a land use proposal may not match historical development trends, as to address factors such as transportation concurrency (i.e. the determination/measure of street capacities) and to address community concerns. Thus, provisions of this study are typical of similar situations throughout the Yakima region.

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2. TRIP GENERATION ANALYSIS

Trip generation was developed using the practices outlined by the Trip Generation Manual (10th Edition, ITE, 2017). Trip Generation is a nationally recognized and locally accepted method for forecasting trip generation for a range of commercial, retail, and residential land uses. The forecasting methods were developed based on the survey of other land use developments located throughout the United States.

Trip generation was determined using ITE Code 210 for a Single-Family Detached Housing and Code 151 for a Mini-Warehouse. Calculations were performed using rates that equate trips to the homes for residential or building area for storage. A description of these codes is as follows:

- **Single-Family Detached Housing (ITE Code 210).** This land use includes “single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.”
- **Mini-Warehouse (ITE Code 151).** This land use is described as “a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities.”

These Codes best represent the ITE equivalents of land uses being compared with the proposal. As indicated, the ministorage is seasonal, which means ITE data should actually over-represent trip generation for most of the year.

Trip generation totals were forecast for the weekday, and AM and PM peak hours of the weekday. These are the timeframes of highest travel impacts within the City throughout a typical week. Trip generation was developed based on a comparison of a 41,000 s.f. ministorage development versus 12 residential homes. Summary trip forecasts and comparison are shown with **Table 1**.

Development	Unites	Weekday Trips	AM Peak Hour			PM Peak Hour		
			Inbound	Outbound	Totals	Inbound	Outbound	Totals
Single-Family	12 homes	115	2	7	9	7	5	12
Mini-Storage	41 KSF	65	2	2	4	3	4	7
Net Difference		- 50	0	-5	-5	-4	-1	-5

Source: ITE Trip Generation Manual (10th Edition)

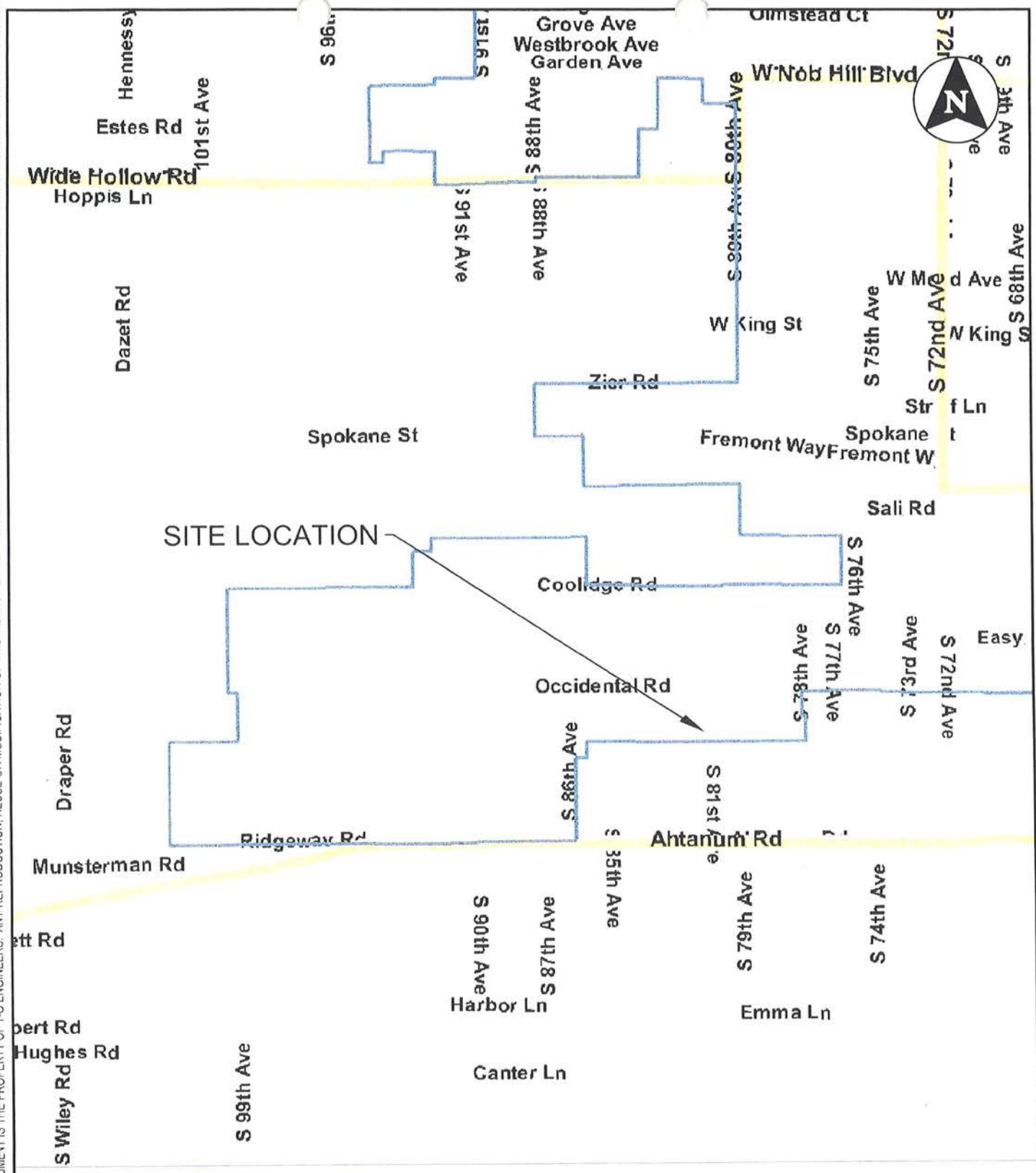
As shown, the proposed ministorage project would result in 50-less trips being generated during the typical weekday versus that of 12 single-family residential homes. This calculates to 5 less trips being generated during the AM peak hour and 5 less trips during the PM peak hour.

3. SUMMARY AND RECOMMENDATIONS

The project includes the development of 40,830 s.f. seasonal ministorage located on 2.88-acres southwest of the Occidental Road/S. 80th Avenue intersection in Yakima. Access is proposed by an extension of Hope Lane, which does extend into the adjacent residential neighborhood. The project is located in an R-1 zone of the City, which does allow ministorage. However, the adjacent properties are occupied with single family homes developed to a density of 3.9-homes per acre.

A review of trip generation potentials for 41,000 s.f. of ministorage versus 12 single family homes indicates fewer trips will be generated by the proposal versus residential development; specifically 50-less trips during the weekday, 5 less trips during the AM peak hour and 5 less trips during the PM peak hour. The conclusion is the development does not present a nonconforming impact in terms of traffic, and that concurrency as planned by the City can be maintained with the proposal.

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SITE LOCATION

HEIMGARTNER MINI STORAGE
 TRIP GENERATION AND DISTRIBUTION
 STATEMENT

1 SITE LOCATION
 SCALE:

T-O ENGINEERS
 121 W. PACIFIC AVENUE SUITE 200
 SPOKANE, WA 99201
 PHONE: (509) 319-2580 WWW.TO-ENGINEERS.COM
 E-FILE: 200101_Heimgartner Trip Statement.dwg DATE: 3/10/2020 JOB: 190581

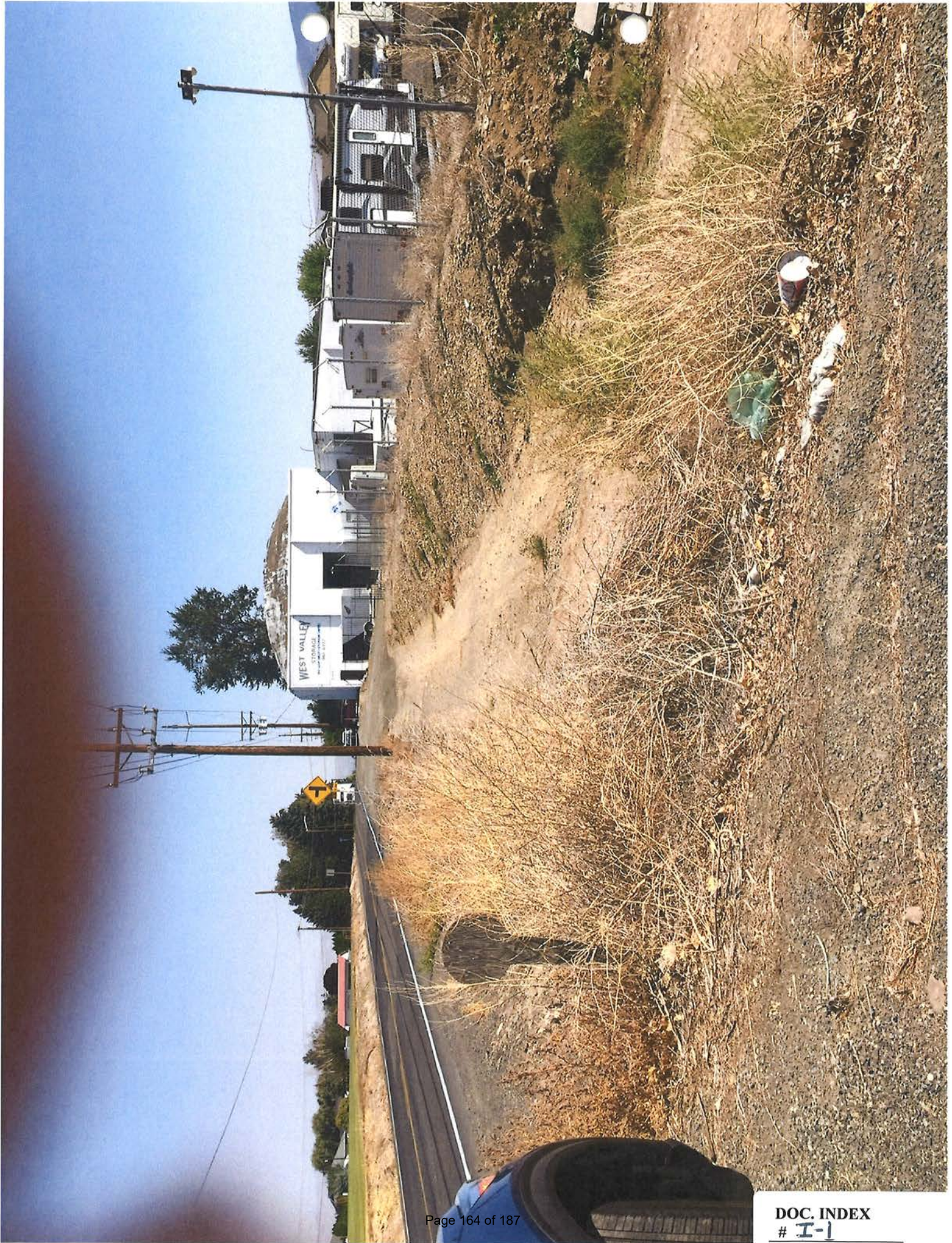
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**LAND USE ACTION
PROPOSED
FOR THIS SITE**

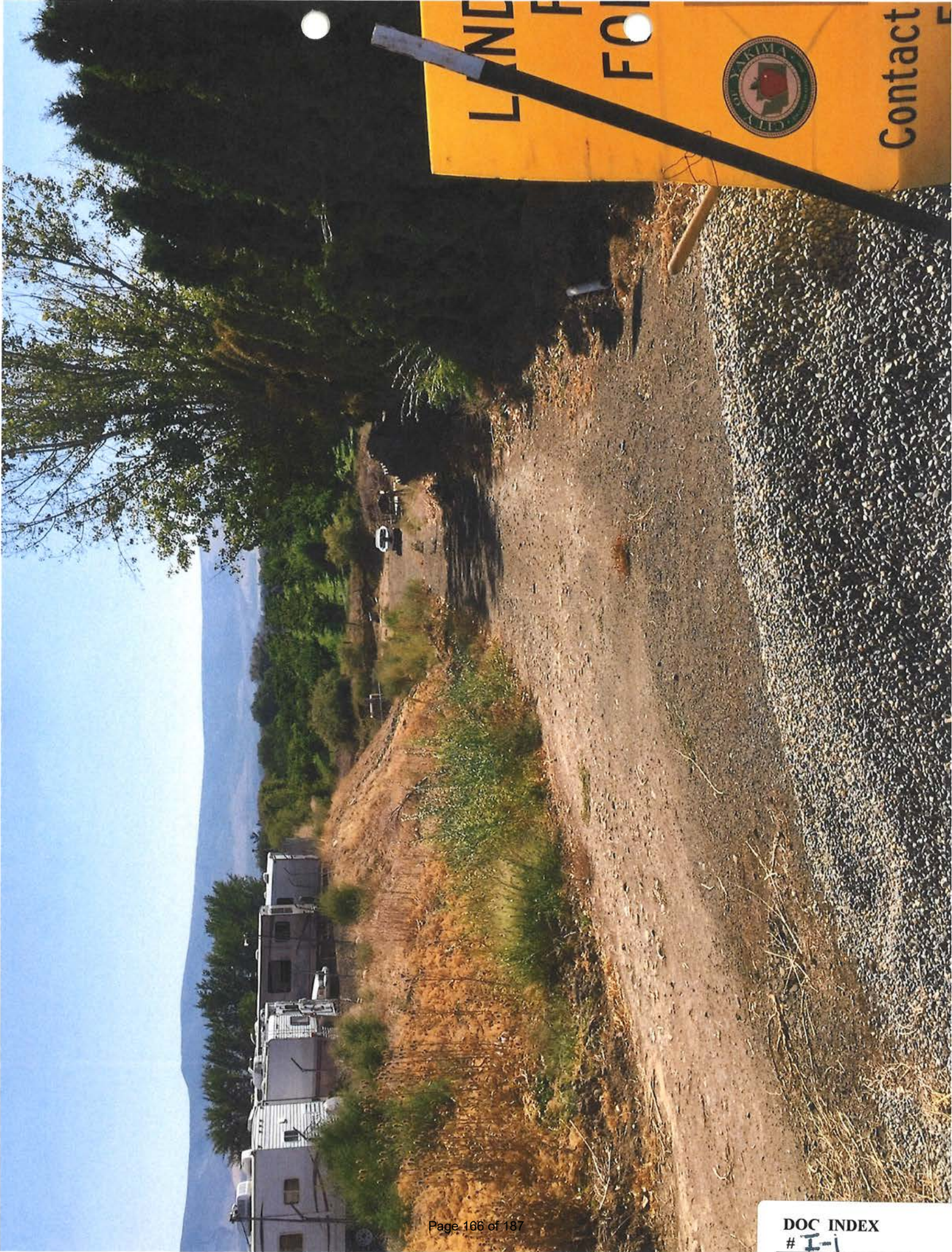
**Comp Plan
Amendment,
Rezone &
SEPA Review**

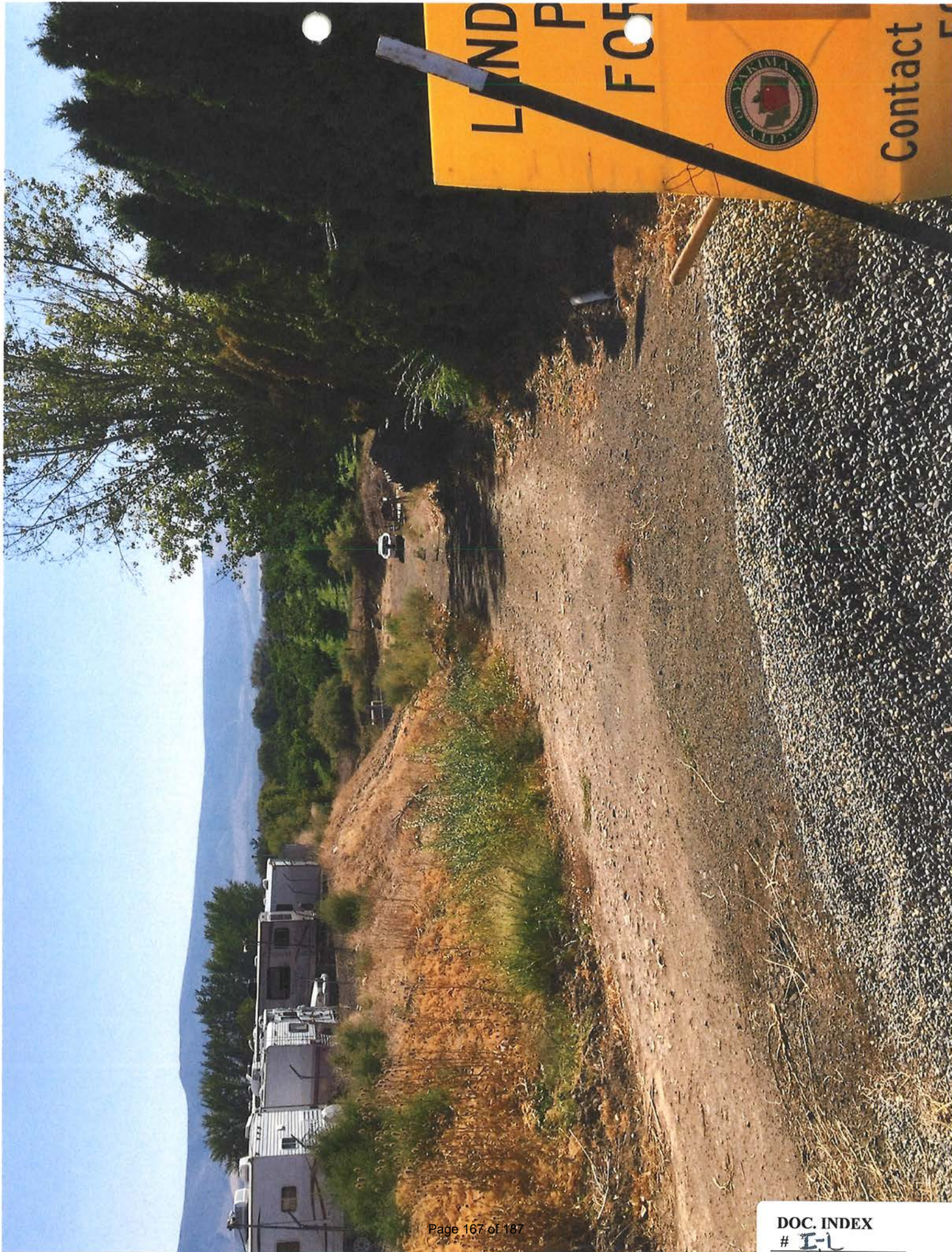


**Contact The City Of Yakima
509-575-6183**











LAND USE ACTION
PROPOSED
FOR THIS SITE
Camp, Plan,
Approve &
SEPA Review
Contact The City Of Yuma
509-575-4993



LAND USE ACTION
PROPOSED
FOR THIS SITE
City of Yakima
SEPA Review
Contact The City Of Yakima
509-575-4803



LAND USE ACTION
PROPOSED
FOR THIS SITE

City of
Alameda
Berkeley, CA
SEPA Review
Contact The City Of Alameda
509-575-6113



LAND USE ACTION
PROPOSED
FOR THIS SITE

Comp. Plan
Amendment,
Rezone &
SEPA Review

Contact The City Of Yakima
509-575-6333









