



**“SOZO Sports of Central WA”
RZ#003-20 & SEPA#020-20**

**City Council
Closed Record Public Hearing
April 20, 2021**

EXHIBIT LIST

Applicant: SOZO Sports of Central WA c/o Leanne Liddicoat
File Numbers: RZ#003-20, SEPA#020-20
Site Address: 4209 Sorenson Rd.
Staff Contact: Trevor Martin, Associate Planner

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“SOZO Sports of Central WA”
RZ#003-20 & SEPA#020-20

EXHIBIT LIST

CHAPTER AA

Yakima Planning Commission's Recommendation

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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YAKIMA PLANNING COMMISSION

RECOMMENDATION TO THE YAKIMA CITY COUNCIL FOR REZONE RZ#003-20 & SEPA#020-20

February 24, 2021

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

WHEREAS, The City of Yakima last amended its Title 15 Zoning Ordinance on February 10, 2020; and

WHEREAS, Under the provisions of YMC Ch. 15.23 a change in circumstances or conditions may warrant a change in the zoning text or map to better align to be more consistent with the goals, policies, and intent of the Yakima Comprehensive Plan 2040 ; 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 November 5, 2020 an application for a Rezone was submitted by Leanne Liddicoat, on behalf of Sozo Sports of Central Washington, to change the zoning designation of Suburban Residential (SR) to General Commercial (GC), parcels: 181334-33401, -33402, -33403, -34401 & -34402 (City File RZ#003-20 & SEPA#020-20); and

WHEREAS, The applications were considered complete for processing December 22, 2020, and public notice was provided, in accordance with the provisions of YMC Ch. 16.10, on January 8, 2021; and

WHEREAS, SEPA Environmental Review was completed with a Mitigated Determination of Nonsignificance (MDNS) issued on February 4, 2021, which was not appealed (City File SEPA#020-20); and

WHEREAS, The Yakima Planning Commission held an open record public hearing on February 24, 2021 to hear testimony from the public, consider the Rezone request, and provide a recommendation to the Yakima City Council; and

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

APPLICATION # RZ#003-20 & SEPA#020-20
APPLICANT: Leanne Liddicoat on behalf of Sozo Sports of Central Washington
APPLICANT ADDRESS: 1909 W. Lincoln Ave. Ste.1 Yakima, WA 98902
PROJECT LOCATION: 4209 Sorenson Rd.
PARCEL(S): 181334-33401, -33402, -33403, -34401 & -34402

FINDINGS OF FACT

1. The applicant requests to change the zoning of the subject parcels from Suburban Residential (SR) to General Commercial (GC).
2. The subject parcels are approximately 60 acres in size and are surrounded by residential/recreational property.
3. The City of Yakima Planning Division provided a detailed staff report to the Planning Commission and recommended approval during their February 24, 2021 public hearing.
4. The proposed Rezone from Suburban Residential (SR) to General Commercial (GC) is consistent with the applicable approval criteria in YMC § 15.23.030(D), as follows:
 - a. Leanne Liddicoat (Applicant) testified in favor of the proposed rezone. Three different parties testified addressing areas of concern and anticipated future development. The applicant addressed concerns by emphasizing that the current proposal was for a rezone and no physical changes were being proposed. The neighbors will have the ability to comment and voice concerns when project specific applications were submitted for review.
 - b. The property is suitable for uses within the GC zoning district and will facilitate a variety of future development options for the subject site.
 - c. No agencies or departments provided testimony in opposition to the request.
 - d. The GC zoning district is an implementing zone of the Commercial Mixed Use Future Land Use Designation.
 - e. The property is currently served or capable of being served by all necessary public utilities and can be accessed by public streets.
 - f. The proposed Rezone is considered compatible with the surrounding neighborhood and no mitigation is proposed at this time. Future development proposals will undergo environmental, critical areas (floodplain/floodway), and land use review.
 - g. The public need for this Rezone is to provide additional flexibility for future Sozo development.

CONCLUSIONS

1. The Rezone is minor in nature;
2. No adverse impacts have been identified which cannot be mitigated during future project review;
3. Three written comments or testimony was received in opposition to the request;
4. This proposal underwent Environmental Review with an MDNS issued on February 4, 2021;
5. The proposed Rezone from Suburban Residential (SR) to General Commercial (GC) is consistent with the Yakima Urban Area Zoning Ordinance and Yakima Comprehensive Plan 2040.

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MOTION

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

RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed Rezone from Suburban Residential (SR) to General Commercial (GC) for file RZ#003-20.

SIGNED this 7 day of March 2021.

By: _____

**Jacob Liddicoat, Chair
Yakima Planning Commission**

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DEPARTMENT OF COMMUNITY DEVELOPMENT
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CITY OF YAKIMA
FINDINGS of FACT, CONCLUSIONS, & RECOMMENDATION
for
REQUEST FOR REZONE AND ENVIRONMENTAL REVIEW
File Numbers: RZ#003-20 & SEPA#020-20

APPLICANT:	Leanne Liddicoat of Digital Design & Development, on behalf of Cleat City LLC.
APPLICANT ADDRESS:	3611 River Rd. Ste. 100
PROJECT LOCATION:	4209 Sorenson Rd.
TAX PARCEL NUMBER:	181334-33401, -33402, -33403, -34401 & -34402
DATE OF REQUEST:	November 3, 2020
DATE OF COMPLETE:	December 22, 2020
DATE OF RECOMMENDATION:	February 24, 2021
STAFF CONTACT:	Trevor Martin, Associate Planner

I. DESCRIPTION OF REQUEST:

On November 3, 2020, the City of Yakima Planning Division received an application from Leanne Liddicoat, on behalf of Cleat City LLC., Proposal to rezone approximately 60 acres from Suburban Residential (SR) to General Commercial (GC) and for the future expansion of the Sozo Sports Complex.

II. SUMMARY OF DECISION:

The Administrative Official recommends approval of the Rezone.

III. FACTS:

A. Processing

1. The applications for a Rezone and Environmental Review were received on November 3, 2020.
2. The applications were deemed complete for processing on December 22, 2020.
3. The applications are being processed under YMC Ch. 15.23 for Rezone Review, and YMC Ch. 6.88 for Environmental Review.
4. Pursuant to YMC Ch. 1.43 and YMC § 15.23.030, the Planning Commission has the authority to hold a public hearing and provide a recommendation to the City Council on a Rezone request.
5. **Public Notice:** In accordance with YMC § 15.11.080 and YMC § 16.05.010, notice was provided for this application as follows:

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- a. The subject property was posted with a land use action sign on January 8, 2021.
- b. A Notice of Application, Environmental Review, and Public Hearing was sent to the applicant, SEPA agencies, and adjoining property owners within 300 feet of the subject property on January 8, 2021, and a MDNS was issued on February 4, 2021, No appeals were filed.
- c. Two Comments from the General Public, and four comments from SEPA agencies were received during the Comment period:
 - On January 27, 2021, the Washington State Department of Transportation (WSDOT) provided the following written comments:
“...Washington State Department of Transportation (WSDOT) has reviewed the SEPA package and the site for the development is located in Zone 6 of the WSDOT Airports and Compatible Land Use Guidebook Compatibility Zones. The proposed development is consistent with WSDOT’s guidance, but given the proximity of the location to the airport it should be noted that the property may experience low flying aircraft, aircraft engine and propeller noise, vibrations, exhaust fumes, which may be perceived as a nuisance to the future residents. Also because the property is in Zone 6 there should be a plan in place to ensure that the construction and the subsequent development to ensure that there will not be height hazard obstructions, smoke, glare, electronic interference, wildlife attractants, or other hazards to the airspace...”

Staff response – the applicant and property owner are aware of their proximity to the airport, and the airspace guideline. WSDOT comments will be provided to the applicant.

- On January 26, 2021, the Washington State Department of Ecology provided the following comments:
“...Information provided within the SEPA Checklists states a wetland report has been conducted. This report was not provided as part of the SEPA package. Ecology requests this report be made available for review and verification as the area likely supports a wetland complex.
Ecology staff has conducted a desktop review of the area by reviewing current and historical aerial imagery, National Wetlands Inventory (NWI) data, LiDAR imagery, and soil data. The collective information suggests a wetland complex is located within the area proposed for rezoning and expansion (Images 1-3 below).

NWI data suggests palustrine emergent wetlands are present (Image 1). The provided Soilweb data (Image 2), depicts hydric soils are present (areas of red and orange on image 2). Hydric soils are one of three required characterizes of wetland habitat. The two soils of interest are 66-Kittitas Silt Loam and 165-Track Loam. Image 3, LiDAR image from DNR's LiDAR Portal, shows two streams flowing through the area. The stream are surrounded by lower depression areas where water is likely to pond and create wetland criteria. Please keep in mind wetland delineations are valid for a period of 5 years, unless otherwise requested. Any delineations or reports that are over 5 years old will need to be re-investigated.

Any wetlands found on the parcel are considered to be a Water of the State and potentially a Water of the United States. Per Revised Code of Washington (RCW) 90.48.030, the Department of Ecology has authority to control and prevent pollution of waters of the State. Therefore, Ecology has the ability to request a wetland delineation be conducted on the site to prevent the pollution of state waters. Any wetland habitat found on site (or adjacent to) should be rated using the 2014 Update for the Washington State Wetland Rating System for Eastern Washington (Hruby, 2014). Rating scores will be used to determine the width of the City's required upland buffer surrounding any delineated wetlands.

Waters of the United States are within the jurisdictional authority of the U.S. Army of Corps of Engineers (Corps). Placement of fill in wetlands may require an individual or general (nationwide) permit from the Corps. We advise the applicant to contact the Corps to determine if a permit is needed. In the event the Corps determines the wetland is not located within their jurisdiction, Ecology review and permitting would still be required.

Ecology's SEA Program requests a wetland delineation (and rating) be provided to identify wetland presence or absence prior to construction activities.

Ecology encourages the use of mitigation sequencing to avoid, reduce, and minimize impacts to wetland habitat. In the event impacts are unavoidable, a mitigation and monitoring plan must be submitted with any application material for review and consideration.

Ecology staff are available to provide technical assistance to the City by reviewing documents related to wetland habitats and conducting a joint site visit to verify the presence or absence of wetlands on the property..."

Staff response – The applicant will be required to provide a Critical Areas Report documenting wetlands and floodplain/floodway issues to the City of before any future development permits are issued.

- On January 11, 2021, the Washington State Department of Fish and Wildlife provided written comments stating:
 "Aerial photography evidence from 1998 and 2002 indicates that the site contains a spring and other wetland features. However, photography since 2005 indicates that those features were filled, as they cannot be identified any longer. Four of the five subject parcels revealed those wetland features. Parcel #181334-34401 did not. Industrial development or sports fields may not be well-suited to where a contiguous wetland buffer needs protection. Thus, a wetland delineation is a sensible preliminary assessment prior to a change in zoning for possible incompatible uses."

Staff response - The applicant will be required to provide a Critical Areas Report documenting wetlands and floodplain/floodway issues to the City of Yakima before any future development permits are issued. Anticipated sports fields are a permitted use under the current SR and the proposed GC zoning districts. Future development is required to meet all application Critical Areas Ordinance standards.

- On September 21, 2021, the State of Washington Department of Archaeology (DAHP) and Historic Preservation provided a written comment stating:
 "...Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. This is due, in part, to the proximity of the proposed project area to Spring Creek, a resource that may have been historically important to Native American groups and/or settlers in the area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.
 These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised. ..."

Staff Response – An archaeological survey will be required as part of the MDNS conditions.

- On January 20, 2021, Casey Poor provided a written comment stating:
 "First, I am the parent of a soccer player. I like the SOZO complex, I want to see it succeed and grow. But as a property owner who borders the complex, I have some concerns, and would like to comment on some of their narratives the SOZO complex submitted. Under Part IV, section C of the REZONES section & under the Transportation #1, they discuss the Spring Creek and Ahtanum road future improvements will support the traffic. Knowing that Mr. Kerry Martin owns the property west of lots 7&8, and using common sense, I know that he owns this property to connect SOZO and Sorenson Rd to 52nd avenue at some point in the future. I didn't see any mention of future improvements to 52nd to support traffic. Have SOZO and the City of Yakima discussed this with the county? And will that property west of lot 7&8 be used as an access for the construction crew / heavy machinery so they don't have to go through the phase 1 area of SOZO?"

Staff Response – 52nd Ave is within Yakima County, there are no plans to improve this street as part of the Rezone. There have been past discussions with the county regarding Sorenson Road and 52nd, but there are no current plans to make that connection

Under the surface water #1, and Water runoff #3, SOZO says there is no surface water (year-round and seasonal) in the vicinity of the site, and that the proposal doesn't affect drainage patterns. I have attached 2 pictures taken in March 2017 showing surface water creating a wetland that was there well into April. I believe it is ground water swelling to the surface' While I haven't seen it to that level since, it does contain some water during early spring, depending on how fast the melt is. As for affecting drainage, I have included a map of the area showing a creek bed that goes through 2 neighborhoods (Lyons Loop and Walla Walla) that in 2015 was used to relieve other area creeks from flooding and did reach the SOZO boundary. And, also on the map I show the storm drains for Lyons Loop, that drain past my property to the south, and towards the complex. Will SOZO's storm drain system allow for these creeks and areas of drainage to flow into their system, or will it back up onto the properties of Lyons Loop? Under the Plants #1, There were cattail plants around the above-mentioned wetland area, but were mowed down a couple of years ago.

Staff Response – A wetland study is required as part of the SEPA MDNS. Sozo is a designated park and will function in accordance with City ordinances.

Under the Animals #1, animals that need to be included are: coyotes, raccoons, skunks, pheasants and quail.

Staff Response – The subject application is for a rezone only. Mitigation for wildlife will be addressed in future development proposals.

Under the Noise #3, It says SOZO hours of operation are consistent with the city parks, which close at 10:00pm. But SOZO has had events like the dye hard 5k go till 11:00pm with music, and at some events has had overnight camping, dancing and beer gardens. Will SOZO keep these late-night events/all nights camping on the already developed part of the complex, away from the neighborhoods, or are they going to stop these after 10:00pm events?

Staff Response – There may be events and situations where the Sozo site is granted an exception for the timing of their events, based on the scope of the event. Any exception will be reviewed on an event by event basis.

Under the Land and Shoreline use #13 and recreation #3, SOZO states they are adding park space, and play fields, but I noticed (pre COVID) that their gates were closed during the day unless practices or events were happening. Will the community be able to go during normal park hours (6:00am-10:00pm) to use these benefits/green space/ play equipment they mentioned?

Staff Response – A site to the north of Sozo property (parcel 181334-42002) will be turned into a community park with regular public access hours. That park will developed in the future.

Under the Light and Glare #4, SOZO states they will be "sensitive to the neighboring residences". The city of Yakima, when dealing with the West Valley Walmart development, made sure that Walmart use special lights and spacing for their parking lots to decrease light pollution into the neighborhood to the west. Will SOZO have to follow the same guidelines for their lights as they get closer to the neighborhoods?

Staff Response – All lighting will be required to be downshielded and a photometric lighting plan will be required when a development action is in process.

Under Transportation #8, SOZO mentions "neighboring properties that could serve as event parking lots". Where are these properties? And will sozo help the close by neighborhoods with signage, security, and possible towing for people who choose to park in front of driveways, and on private property? I have been to many tournaments all over this state as a parent and know that people will park anywhere to avoid having to pay \$5-\$10 parking fees.

On the map showing the revised lots, what is the plan for revised lot 7? There is nothing describing what it will be. Will it be grass, dirt, a parking lot until they know what to do with it? Also, what will the 100 ft buffer zone be? Grass, gravel, etc.?

I know that SOZO is a public and private partnership and answering some of these questions will depend on if it is treated as public or private. But it is mentioned that this is a park area that contributes to the City of Yakima Parks Department plans. And that it is a benefit to the community. It sounds like it is to be considered a city park. All other city parks are open to the public to use during the day (including now during COVID times), and so should SOZO.

Except for when there are games or special events that would require a charge for parking.

Staff Response – Additional parking may be developed on the Sozo site, as of this point, there is no complete land use action that has been applied for on this site, this application is for a rezone only. Proposed parking areas may change as the site continue to develop.

- On January 20, 2021, the City received comments from Diana and James Rhodes which stated:
"Thank you for sending us a copy of the Notice of Application, Environmental Review, and Public Hearing information (RZ#003-20 & SEPA#020-20) dated January 8, 2021. Being the property owners of a house directly adjacent to the north boundary of parcel 18133433403, we read with great interest the current application. Let us start by saying that we realize that having a sports complex the caliber of the

one envisioned by Sozo Sports has many benefits to the Yakima region and we hope that both Sozo and we can be good neighbors to each other. As part of being good neighbors, clear consistent communication will be important. Moving forward, the current request brings up several important issues, and this probably would be a good time for discussion of the overall plans for these parcels, which seemed to have changed from those articulated in earlier meetings.

1) Our first question is why is it necessary to rezone an entire 60 acres from "suburban Residential" to "General Commercial" if most of this area will be developed into soccer fields and parkland, with the only commercial activity being vendors that "support spectators, visitors, and participants" at the Sozo complex? To the uninstructed eye, the request being put forward would be more appropriate for a small shopping mall than for sports fields and parkland. We have a major concern that once this land is zoned for general commercial, significantly more commercial operations can move in than may be initially detailed (and virtually none are detailed at this point in the application).

More information on future plans seems to be needed before taking this significant step. How much of the 60 acres will be devoted to retail businesses and how much will be used for soccer fields and parkland? Would it be possible and preferable to restrict the commercial development (and thus rezoned area) to the portions of the property that are distant from the adjacent residential properties so as to limit the negative impact of this development on the adjacent residential community?

Staff Response – the underlying future land use if this site is Commercial Mixed Use, This designation promotes the greater integration of mixed uses that offer greater development choices to property owners, increased housing options, strengthened commercial retail areas, and lively pedestrian-oriented development. Rezoning the site will allow for a greater diversity of uses on the site to support existing uses. While many parks are zone Residential, other parks such as Kiwanis (GC) and Elks (M-1) carry commercial/industrial zoning.

Other Yakima city parks appear to be zoned R-1. If the intent of Sozo Sports is, as detailed in this application, primarily to become soccer and other sports fields in a parklike setting, this R-1 classification seems much more appropriate for the majority of this land, and will preserve the integrity of the surrounding residential neighbors more than changing the entire 60 acres to a commercial property.

2) Noise and light pollution from this sports complex already is a problem, even with the current fields that are far removed from our house. As new fields are built closer, and are eventually almost in our backyard, this is something that could be a huge issue! Currently, the field lights shine into our house and when walking in our backyard at night, we are blinded by the light if we look to the southeast (towards the Sozo fields). This is from fields currently in the developed region of the park; how much worse will it be when the proposed lights are installed much closer to our property?

Staff Response – The site is not completely built at this point, all lighting for future development will have conditions to mitigate for any potential light pollution. The application is for a rezone only, no development action has been proposed. All future lighting is required to be down-shielded and will require a lighting plan prior to construction. Additional, as part of the overall development, buildings that are a part of the Sozo development are required to be at least 100 feet away from any residential areas.

Our recollection of the public meeting five years ago, which preceded the first zoning changes requested by Sozo, was that the community was promised that Sozo would install fencing and shrubbery to shield the neighborhood from the field lights - as well as the explanation that much of the 60 acres currently in question would be turned more into a city park with walking trails than in to sports fields.

The current request states "The intent is for the lighting to not exceed the boundaries of the property since it will be focused inward on the fields, not outward to the edges of the park or residences." (Section B "Light and Glare", item 2). Can the Zoning Commission put in place a mechanism to ensure that Sozo follows through on their promises? Could the Zoning Commission require that an independent engineering audit of Sozo's lighting to ensure that the final lighting design fulfills the intent expressed in the Application?

Staff Response – All lighting will be required to be downshielded and a photometric lighting plan will be required when a development action is in process.

The current Application for the zoning variance notes that our neighborhood already is negatively impacted by the noise from the airport (8. Environmental Elements, 'Noise', section 1); however, in their I16IIS Application (CL2#014-15, CAO#003-15, SEPA#035-15) (8. Environmental Elements, 7 b. "Noise"), Sozo listed other noise in the area as "minimum air traffic from Yakima Airport" - an assessment

with which we agree. We have two comments relative to noise associated with these changes. First, the cheering of crowds from the Sozo fields is much more constant and seems to be louder than the occasional airport noise. Second, the airport existed before our subdivision was built and the negative impact of the airport on our neighborhood presumably was factored into the cost of our property when we purchased it. Any negative change in property values resulting from the zoning changes requested by Sozo will be losses that are sustained by the current property owners. To decrease the crowd noise, perhaps moving the fields further from the boundaries with the houses (placing storage sheds closer to the houses, rather than the fields near property lines), erecting the 6-foot shielding fence and shrubbery as promised (which has NOT been erected, at least by our property yet), and keeping activities early in the morning and at night concentrated on the fields furthest from houses.

Staff Response – There may be events and situations where the Sozo site is granted an exception for the timing of their events, based on the scope of the event. Any exception will be reviewed on an event by event basis. Additionally, more mitigation will be installed as the development of the site continues. This include more landscaping and fencing to help reduce the amount of noise coming from the site. Mitigation will be required as development actions are proposed. At this point, the submitted application is only for a rezone with no proposed project.

3) We were informed several years ago that our property now is considered part of the 100 year flood plan, along with some of the adjacent Sozo fields. This is a significant concern for us. Currently, our property is at a higher elevation than the Sozo property to the south of us. It is imperative to us that the elevation of that land not be raised and that water will flow away from our property line that we share with Sozo Sports, instead of towards us.

Staff Response – A wetland report will be required as part of the MDNS for this rezone proposal. There has been no proposal to change grade or elevation of the site.

4) Our property, along with our neighbors, is supplied by water from wells. While we note that Sozo will use city water for drinking water, there is no mention of the water to be used in irrigating the numerous sports fields. What mitigation factors can be put in place to ensure the irrigation water usage by Sozo does not adversely affect our well water supply?

Staff Response – Irrigation is allotted by the irrigation districts, Sozo will need to work directly with the irrigation district for irrigating the site. Sozo is allow to use existing on-site wells for irrigation.

5) If Sozo anticipates that their complex will generate only 141 cars "in" and 73 cars "out" at peak hours, why is Sozo planning on building a parking lot that will accommodate over 1,000 vehicles? Has the impact of this development on local traffic been underestimated or is the large parking lot needed for some other purpose (e.g. a shopping mall?)?

Staff Response – Traffic report generate calculations based upon travels at certain times. Traffic storage is different from the rate as which vehicles are traveling. The large parking lots is to accommodate for events.

6) In case it is important in the decisions being made, the list of birds and animals in this area was much abbreviated on the application. In addition to those listed (B. Environmental Elements, "Animals", item 1), we commonly have coyotes, raccoons, skunks, moles pheasants, owls, killdeers, quails, magpies, ducks, and geese.

Staff Response – The subject application is for a rezone only. Mitigation for wildlife will be addressed in future development proposals.

6. **Environmental Review:** A Notice of Application and SEPA Environmental Review was mailed to SEPA agencies, the applicant, and adjoining property owners within 300 feet of the subject property on January 8, 2021. Four comments were received during the comment period that ended January 28, 2021. A SEPA Mitigated Determination of Nonsignificance (MDNS) was issued on February 4, 2020. No appeals have been filed with the City of Yakima Planning Division.

B. Current Zoning and Land Use:

1. The subject property is approximately 60 acres, and is zoned Suburban Residential (SR).

2. The surrounding properties contain uses and zoning as follows:

Direction	Zoning	Land Use
North	SR (County)	Residential
South	R-2 & R-3 (County)	Vacant
East	M-1	Sozo Sports Field
West	SR (County)	Residential

C. Written Narrative:

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

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

The five parcels totaling 60 acres is for the future expansion for the Sozo Sports Complex. The master plan calls for additional grass fields, parking, plus accessory building for restrooms, concessions, and storage. As the complex develops retail and service businesses will support spectators, visitors, and participants.

What is the status of the existing land use?

The existing future land use designation is Commercial Mixed Use.

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

The rezone request is in compliance with the 2040 Comprehensive Plan.

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?

City of Yakima sewer and Nob Hill Water are at the east boundary of this group of parcels. Sozo Sports on the neighboring property is currently served by Pacific Power, fire, police, and other services in addition to sewer and water. Cleat City has provided a 40' right-of-way for the extension of Sorenson Road to the west, and is to pay for half of this road as the site

develops. A traffic study for the Sozo Sports complex found that existing streets support typical peak hour traffic with the planned Spring Creek and Ahtanum Road improvements.

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

The existing public services can support the GC designation for the GC property. Over time further mitigation will be addressed on a project by project basis through permitting applications.

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

The north and west residential neighborhoods are SR, with the south boundary R2 and R3. East is M1. As a sports park, Sozo is compatible with all of the neighboring uses. The existing Land Use Designation is Commercial Mixed Use, so the GC zoning is in line with this designation.

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

Lots 8 and 9 on the north and west boundary will have a recorded 100' buffer from commercial buildings. Accessory uses such as restrooms, concessions, and storage that are for the support of Sozo operations are allow in the buffer zone. A 6' site screening fence has been built on the north property boundary, and will be added to the west boundary as part of site screening standard C.

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

The rezone change is in keeping with existing land use designation of Commercial Mixed Use. Sozo Sports is a total of 118 acres. Currently, 58 acres are M1 and 60 acres are SR. Rezoning these 5 parcels (60 acres) to GC will match the current land use designation. In addition to the Sozo Sports Complex to the east and the new RCO park to the northeast, other commercial operations east of 36th and 38th Avenue are also M1. The extension of Sorenson Road to the west will provide more access to the area, and the GC zone on these parcels will be helpful for the project placement in keeping with the land use designation.

D. Yakima Comprehensive Plan 2040:

1. Defined: Commercial Mixed Use – This designation promotes the greater integration of mixed uses that offer greater development choices to property owners, increased housing options, strengthened commercial retail areas, and lively pedestrian-oriented development.
2. The following goals and policies apply to this proposal:
 - Goal 2.8. Community gathering space. Preserve and develop inviting and distinctive gathering spaces, with the greatest emphasis in downtown, mixed-use areas, and neighborhoods.
 - Policy 2.8.2. Pursue strategic public/private partnerships with large developments to leverage high quality public space integrated with new development.
 - Policy 2.8.3. Continue to encourage public participation in the design of public spaces throughout the City.
 - Policy 2.3.2 (A): Ensure that new development is compatible in scale, style, density, and aesthetic quality to an established neighborhood.
 - Goal 2.10. Healthy communities. Promote land use and community design that Encourages healthy living and good connectivity between compatible uses.
 - Policy 2.10.4. Integrate public recreational amenities accessible to all Yakima residents, workers, and visitors, with highest priority on locations, facilities, and activities that best serve the community.

E. Applicable Law:

1. Yakima Urban Area Zoning Ordinance:
 - a. GC Zoning District Defined: Pursuant to YMC § 15.03.20 (K), The purpose of the general commercial district is to accommodate wholesale and retail activities with some high-density residential development. This district is primarily located near and along the major arterials as designated in the Yakima urban area comprehensive plan. Like the CBD district, a variety of land uses are permitted. However, the intensity of development is intended to be less than in the CBD district.
 - b. Compatibility Defined: Pursuant to YMC § 15.02.020, "Compatibility" means the characteristics of different uses or developments that permit them to be located near each other in harmony with or without special mitigation measures.
 - c. Rezone: Pursuant to YMC§ 15.02.020, "Rezone" means to change the zoning district classification of particular lot(s) or parcel(s) of land.
 - d. Add 15.23.010 Purpose

- F. Development Services Team Review:** A Development Services Team (DST) Review was conducted the week of February 9, 2021, for this Rezone (RZ#003-20). No DST comments concerning the rezone were received.

- G. Public Comments:** Two comments were received from the general public during the 20-day public comment period and are in the report above.

IV. FINDINGS:

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

1. The testimony at the public hearing:

A Notice of Application was mailed to SEPA agencies and all property owners within 300 feet of the subject properties on January 8, 2021, wherein the public was invited to submit written and/or oral comments at the public hearing on this proposed rezone. Two comments were received.

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

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

The subject property is suitable for uses permitted in the GC zoning district. The proposed Park use will require Type (2) and Environmental Review, which is the same public review process that would be required under the existing SR zoning district.

3. The recommendation from interested agencies and departments:

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

Agency concerns identified during the SEPA process were included as required mitigation measures in the MDNS issued on February 4, 2021.

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

The proposed GC zoning district is an implementing zone of the Comprehensive Plan 2040 designation of Commercial Mixed-Use and is compatible with the surrounding neighborhood per the goals and policies listed in section D above.

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

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

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

The rezone proposal to GC will flexibility for future design of the site while implementing mitigation measures during a project action. The applicant proposes a 100-foot building setback from adjacent residential uses to the north and west. This setback will be required for future development requests.

7. The public need for the proposed change:

The public need for this proposed change will bring the property into conformance with its future land use category of Commercial Mixed Use flexibility for future development of the site.

B. Site Design and Improvement Standards:

YMC Ch. 15.05 – 15.07 establish basic development requirements as minimum criteria, which must be met to assure land use compatibility and promote the public health, safety, and welfare. The proposed Rezone is nonproject specific, no land use actions have been proposed as part of the rezone. Therefore, no site design and improvement standards will be required as part of the proposed rezone

V. CONCLUSIONS:

- A. The Planning Commission has jurisdiction to issue a recommendation on this application to the City Council.
- B. The proposed Rezone is consistent with the goals and policies of the Yakima Comprehensive Plan 2040.
- C. SEPA review resulted in the issuance of a MDNS on February 4, 2021. The appeal period for this determination ended on February 18, 2021. No appeal was filed.
- D. No adverse impacts have been identified from granting this approval that cannot be mitigated at the time of future development, or that have been required through an Environmental Review.
- E. Public notice for this hearing was provided in accordance with zoning ordinance requirements.

VI. RECOMMENDATION:

The Community Development Department recommends approval of this non-project Rezone request from Suburban Residential (SR) to General Commercial (GC).

“SOZO Sports of Central WA”
RZ#003-20 & SEPA#020-20

EXHIBIT LIST

CHAPTER B

Maps

[illegible]

AERIAL MAP



File Number: RZ#003-20 & SEPA#020-20
Project Name: SOZO SPORTS OF CENTRAL WA
Site Address: 4209 SORENSON RD



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: 11/9/2020



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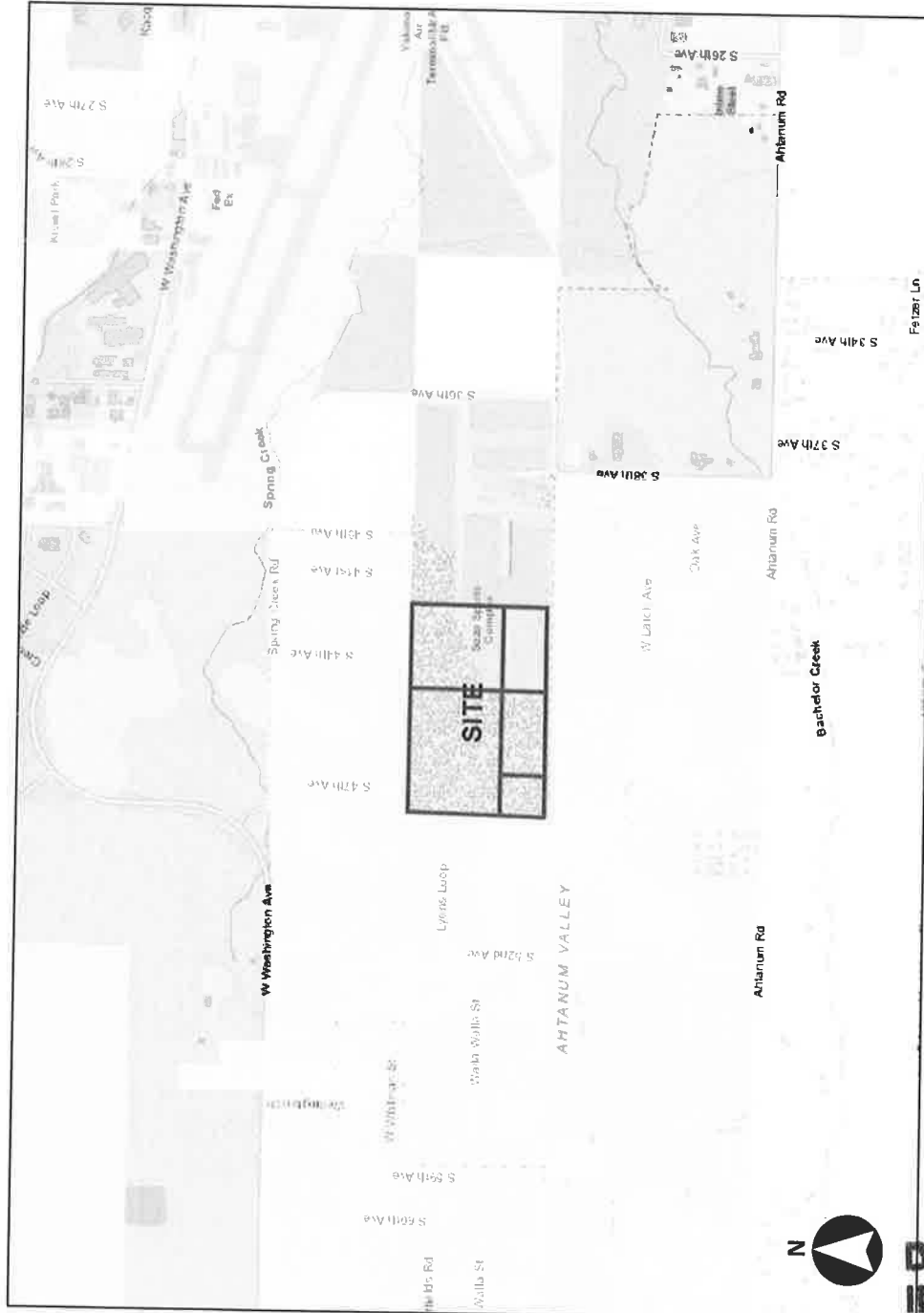
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FUTURE LAND USE MAP

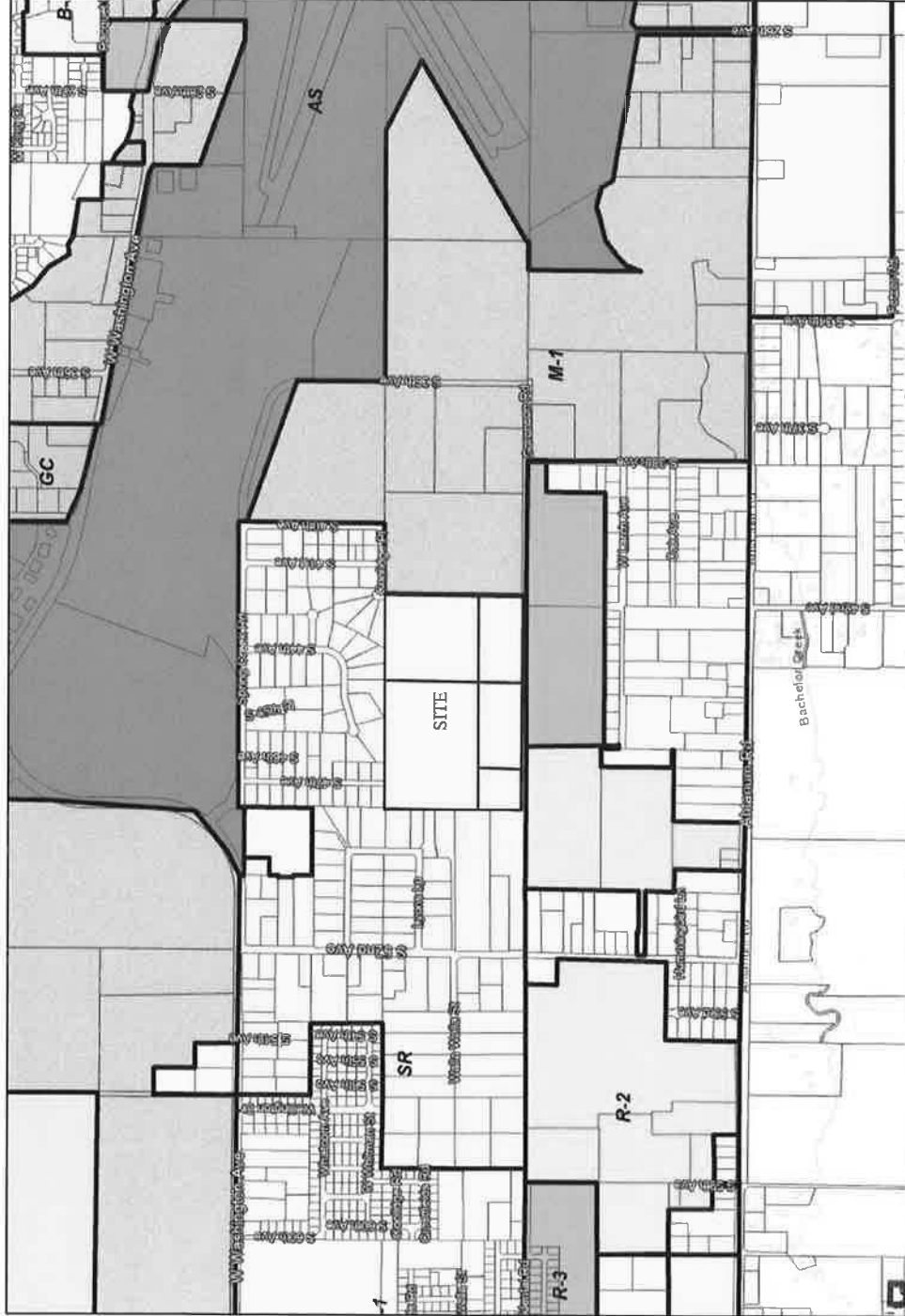
File Number: RZ#003-20 & SEPA#020-20
 Project Name: SOZO SPORTS OF CENTRAL WA
 Site Address: 4209 SORENSON RD

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



ZONING MAP

File Number: RZ#003-20 & SEPA#020-20
 Project Name: SOZO SPORTS OF CENTRAL WA
 Site Address: 4209 SORENSON 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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VICINITY MAP



File Number: RZ#003-20 & SEPA#020-20
Project Name: SOZO SPORTS OF CENTRAL WA
Site Address: 4209 SORENSON RD



Proposal: Proposal to rezone five parcels totaling approximately 60 acres from Suburban Residential (SR) to General Commercial (GC) for the future expansion of the Sozo Sports Complex.
Contact the City of Yakima Planning Division at (509) 575-6183

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**“SOZO Sports of Central WA”
RZ#003-20 & SEPA#020-20**

EXHIBIT LIST

CHAPTER C

Site Plan

[illegible]

CITY OF

YAKIMA

SITE PLAN

NON-PROJECT REZONE

PROJECT:

SOZO SPORTS
COMPLEX
YAKIMA, WA

PARCEL ADDRESS PARCEL NUMBERS:

4601 SORENSON RD
18133433401

7401 SORENSON RD
18133433403

4501 SORENSON RD
18133433402

4201 SORENSON RD
18133434401

4209 SORENSON RD
18133434002

SITE AREA:
TOTAL SITE AREA: 2,518,446 SF 60 ACRES
ROADS AND PARKING: 388,646 SF 15.4 %

PARKING CALCULATIONS:
240 REQUIRED
1,045 PROVIDED

LOCATION PROPOSED DRIVEWAYS:
SEE PROJECT NARRATIVE

SITE SCREENING STANDARDS -C-

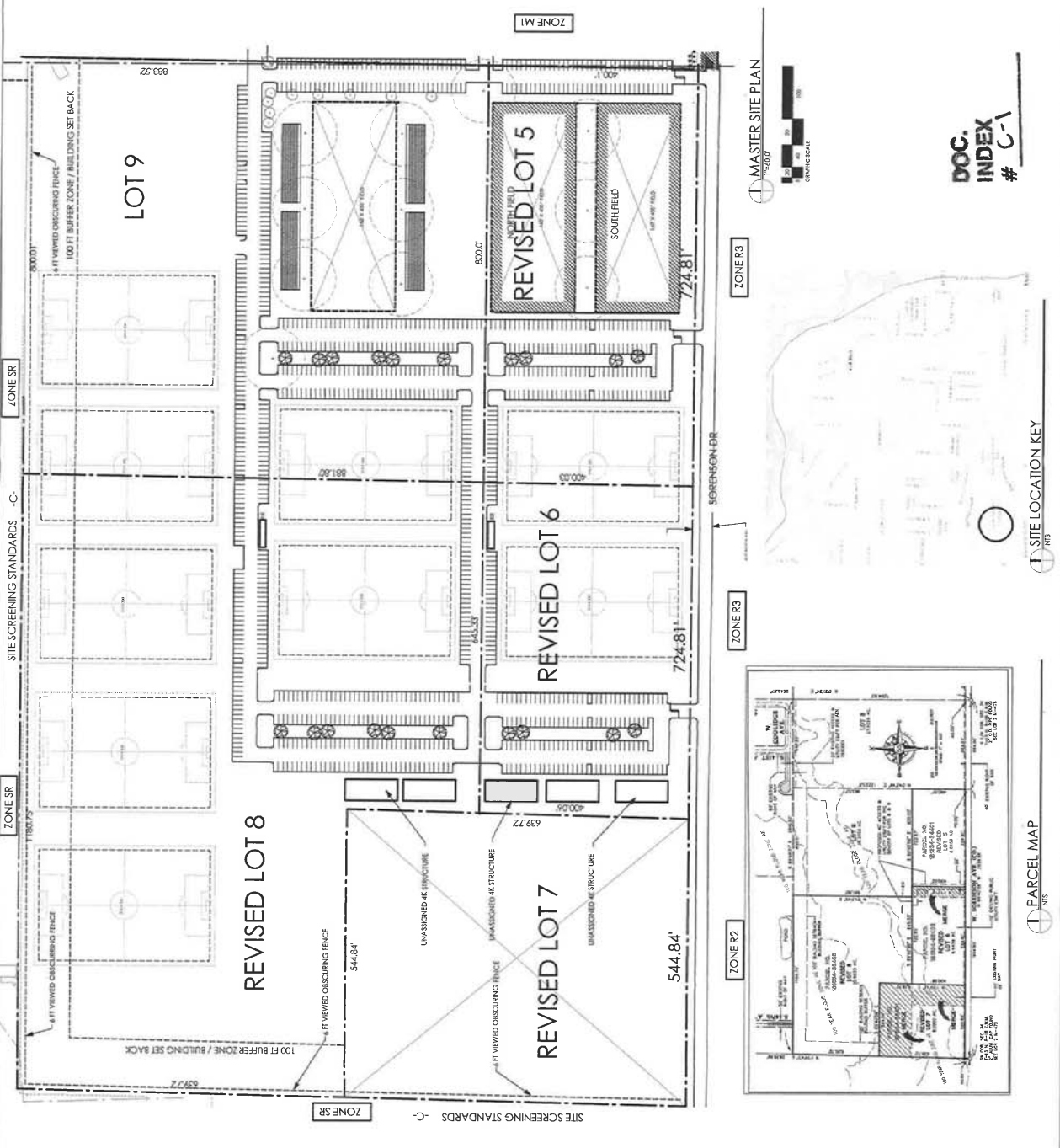
DRAWING DATA:
DRAWING DATE: 11-15-2020
PROJECT NAME: SOZO SITE PLAN 1 220 5330
DRAWN BY: SWL
ISSUED FOR: CONCEPT

REVISIONS:
CONCEPT ONLY

PAGE SCALE: NOTED
SHEET SIZE: 18 X 24 ARCH "C"

SHEET NUMBER

C.1.0



MASTER SITE PLAN

ZONE R3

ZONE R3

ZONE R3

ZONE R2

ZONE SR

ZONE SR

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SITE LOCATION KEY

PARCEL MAP

“SOZO Sports of Central WA”
RZ#003-20 & SEPA#020-20

EXHIBIT LIST

CHAPTER D

DST Review & Agency Comments

[illegible]



City of Yakima Development Services Team
Request For Comments
February 2, 2021

To:	City of Yakima Development Services Team
From:	Trevor Martin, Associate Planner
Subject:	Request for Comments
Applicant:	Sozo Sports Complex
File Number:	Sozo Sports of Central Washington
Location:	4209 Sorenson Rd
Parcel Number(s):	181334-33401, -33402, -33403, -34401 & -34402
DST MEETING DATE:	2/9/2021

Proposal to rezone five parcels totaling approximately 60 acres from Suburban Residential (SR) to General Commercial (GC) for the future expansion of the Sozo Sports Complex.

Please review the attached application and site plan and prepare any written comments you might have regarding this proposal. This project will come up for discussion at the weekly DST meeting to be held February 9, 2021 at 2:00 p.m. As always, should you have comments, but find you are unable to attend, please submit your comments prior to the meeting. My email address is trevor.martin@yakimawa.gov and the Planning Department's fax number is (509) 575-6105. Should you have any questions, or require additional information, please call me at (509) 575-6162.

Contact Person

Department/Agency

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CHAPTER E

SEPA Checklist

[illegible]



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):

Cleat City Rezone

2. Applicant's Name & Phone:

Sozo Sports of Central Washington

3. Applicant's Address:

1909 W. Lincoln Ave., Suite 1, Yakima, WA 98902

4. Contact Person & Phone:

Leanne Liddicoat, 509-833-8552

5. Agency Requesting Checklist: City of Yakima

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

2022-2025: Add grass fields with parking on lots 5 and 9. Solicit partnerships for sport venues on the Sozo site
Beyond 2025: Extend Sorenson Rd and utilities, determine sports related projects and fields for lots 6, 7, and 8.

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

An indoor sports arena will be built next to the fieldhouse on the existing sports complex with a groundbreaking in 2021. The permit process for this arena project will determine the parking and support services needed on the parcels being rezoned.

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

There has been a wetland report and traffic study prepared for the Sozo complex including this site

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

- 9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:**

There are no applications pending approval at this time

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

No government approvals required for the rezone. For development of the property we will need the following:

Type 2 and SEPA for project development
Stormwater permit
Building permits
Permits for road construction

- 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.):**

A concept site plan has been provided showing additional sports fields and parking. As the park develops specific project information will be submitted for permitting.

- 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 is located south of Spring Creek Road and east of 36th Avenue where the existing Sorenson Road will be extended to the west. The legal description and parcel addresses are attached.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**EARTH****1. General description of the site (✓ one):**

☒ flat ☐ rolling ☐ hilly ☐ steep slopes ☐ mountainous ☐ other: _____

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

1%

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Kittitas Silt Loam with areas of Umapine Silt Loam, Track Loam, and Toppenish Silt Loam

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

No indication

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

General grading and clearing estimated to be 150,000 cubic yards for the conceptual plan. Excess soil from the Spring Creek construction project was left on site to be used as fill for future Sozo projects.

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

As a flat site there will be little erosion control required. But, an erosion control plan will be followed to grade soil on site.

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

For these 5 parcels we have an estimate of 15.4% impervious surfaces for parking

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

An engineered stormwater collection and disposal system will be used to contain water on site

AIR**1. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Dust during construction, with no emissions during operations

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

No emissions noticed other than dust from general farming activities to the east and light manufacturing to the southeast. The remainder of the neighborhood is residential.

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

A dust control plan will be in place during construction

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

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

No streams on the site per the Wetlands Report. The nearest running water is to the northeast on adjacent properties bordering the airport.

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

No - nearest water is more than 200 feet away

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.

Not applicable

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

No surface water withdrawal or diversion.

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

Yes - this site lies within the 100 year floodplain.

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

No - all stormwater collected from impervious surfaces will be processed and disposed of onsite by an engineered solution and best practices. Stormwater systems will meet Yakima and Eastern Washington stormwater requirements.

GROUND WATER

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

Domestic water provided by Nob Hill Water. No groundwater will be drawn.

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.

The project will be connected to the City of Yakima sewer system.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**WATER RUNOFF (INCLUDING STORM WATER)**

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

All stormwater from impervious surfaces will be directed to an engineered onsite storage and disposal system, and all systems will be designed to meet Yakima and Eastern Washington stormwater requirements.

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

No, as the site will have an approved stormwater design

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

No - the stormwater will be stored on-site and not affect neighboring properties. As a park the majority of the acreage will be grass fields and parking lots.

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

All stormwater from impervious surfaces will be directed to engineered on site storage and disposal systems, and all systems will be designed to meet Yakima and Eastern Washington stormwater requirements.

PLANTS

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

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

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

The pasture will be removed and replaced primarily with grass fields, deciduous trees, and landscaping

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

None known

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

The existing vegetation is from prior alfalfa planting or pasture grass for cattle. Grass for sports fields will be planted along with trees for shade and parking lot landscaping.

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

Scotch thistle

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

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

Examples include:

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

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

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

Hawk, songbird, gophers, squirrels, and mice

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

None known

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

The site is in the North America Fly Way

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

The park setting will add to the community green space and recreation. Landscape and grass planting may provide for some wildlife habitat, but we are aware of the proximity of the airport. The project will not encourage bird habitat beyond the existing numbers.

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

None known

ENERGY AND NATURAL RESOURCES

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric power will be used as the primary source of energy for parking lot lights. No buildings are planned in the conceptual site plan that require heating.

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

No affect to adjacent properties. The terrain is flat and will not interfere with neighbors that may use solar.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Lighting will be high efficiency rated

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

1. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.**

None known

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

Yakima is a farming area so it is possible lead arsenic or other pesticides may have been used

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

None known. Fuel for maintenance and construction vehicles will be supplied by offsite vendors and not stored on site.

4. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

Typical fertilizer and soil nutrients will be stored in appropriate containers on site for the maintenance of grass and landscaping

5. **Describe special emergency services that might be required.**

First aid for sports injuries - a first responders office has been designated in the future indoor arena on the neighboring property. Other emergency services would be considered typical for any location.

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

During field preparation clean topsoil or fill will be placed on the site, creating a barrier from the potential hazards from farming pesticides.

NOISE

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

There is noise from traffic on surrounding surface streets. The airport generates typical air traffic noise.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Short term noise from construction would be from 7:00 a.m. to 4:00 p.m.

Long term - park players and visitors are likely from 4:00 p.m. to 8:00 p.m. evenings and all day Saturday and Sunday, with some daytime activities in the summer months. PA systems will be used intermittently for game days and park announcements. The speakers will be placed to project into the park, away from surrounding properties. There is already an ambient noise level from street traffic passing the property as well as airport traffic.

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

Sozo hours of operation are consistent with the city's parks and will not adversely affect the surrounding areas. The PA systems will be projecting into the park and away from neighboring properties to minimize noise transmission.

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CITY OF YAKIMA
PLANNING DIV.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**LAND AND SHORELINE USE**

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

The property is currently vacant with some grass areas. Residential properties are north and west. The property to the south is vacant, and Sozo Sports is to the east.

2. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

The site was a working farm for alfalfa and cattle grazing and is no longer in production under the current ownership.

3. **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:**

There is no impact from working farms in the area

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

The only structure is a well house in the NE corner of the property

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

Not applicable

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

SR

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

Commercial Mixed Use

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

Not applicable

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

The site is in the 100 year floodplain. The wetlands study found there is no recent connectivity to any streams or ditches and the site failed to meet all three parameters to be considered wetlands.

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

53 FTE positions will be generated by the completed project

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

None - no residences on site

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CITY OF YAKIMA
PLANNING DIV.

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**LAND AND SHORELINE USE****12. Proposed measures to avoid or reduce displacement impacts, if any.**

None proposed

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

This project will be a benefit to the community by adding park space and play fields in the Yakima Valley. The Sozo park expansion includes additional multi-use grass fields on 60 acres. In an area encumbered by a floodplain soccer fields are a natural use for the terrain with open space for natural flooding. The neighborhood includes homes, vacant land, hop fields, and miscellaneous manufacturing. Adding 60 acres for parks is compatible with the existing uses.

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

Although in an agricultural area, there are not any adjacent farm fields that will affect the park. The north and west boundaries are residential. Across 36th Avenue is a hop field that is not incompatible with the park.

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

None

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

None

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

None

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

Maintenance buildings or sports equipment storage will be utilitarian one story building no higher than 15'. The buildings will be either wood frame with wood siding or metal buildings with siding and colors similar to the existing Sozo buildings.

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

This area is flat and no views will be affected

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

This addition to the Sozo Sports Complex will have the same color theme as the original park. In addition to grass fields there will be a considerable amount of landscaping to provide shade trees and add interest to the site. The parking stalls exceed the number required for the project, and the lights and PA system will focus on the center of the fields to minimize any light or noise to the neighboring properties.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**LIGHT AND GLARE****1. What type of light or glare will the proposal produce? What time of day would it mainly occur?**

Parking lot lighting will be automatic after dark, and stadium lights be added to select fields for night play. Stadium and parking lot lights will be shielded and directed down onto the fields, minimizing the impact to the surrounding neighbors. We will work with engineers and vendors to design the lighting system.

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

Lighting will be shielded to minimize glare and any safety hazards for aircraft overflight per the FAA guidelines. The intent is for the lighting to not exceed the boundaries of the property since it will be focused inward on the fields, not outward to the edges of the park or residences.

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

None

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

The FAA guidelines will determine the level of light or glare in this area close to the airport. Lighting vendors have been asked to propose lighting that not only meets the FAA requirements, but also is sensitive to the neighboring residences. That would be for the placement of fixtures, as well as the type of lights.

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

Sozo Sports is a recreational and sports park. The new RCO park to be built in 2021 will provide additional recreational opportunities.

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

No, this project adds to recreational options for Yakima

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

This project is a positive increase in park area in Yakima. It adds more sports fields making it easier for sports families to go to one facility instead of traveling to many places in order to play. In addition to the fields it is a significant increase in green space with play equipment and options for recreation and contributes to the city of Yakima Parks Department's long range plan to add parks of more than 20 acres.

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

No historical structures or building on site

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**HISTORIC AND CULTURAL PRESERVATION**

2. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

The archeology review on the neighboring 58 acre parcel found no evidence of artifacts of historically significant use

3. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None proposed as the archeology report did not identify any findings

TRANSPORTATION

1. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

Streets serving the site include Washington Avenue to 48th Avenue to Spring Creek Road to 36th Avenue from the north. Ahtanum Road to 38th Avenue are on the south. The main entrance to the site will be on 36th Avenue to the east. A secondary entrance from 38th and Sorenson will be added when Sorenson is extended.

2. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Site is not currently served by transit, and the nearest bus stop is at 40th Avenue and Washington.

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

1,045 parking spaces are shown on the non-project proposal, which is 805 more than the required number for 20 spaces per sports field. No parking spaces are eliminated.

4. **Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Spring Creek Road Phase 1 construction is complete, with Phase 2 to being this winter. Ahtanum Road will be improved by the county within the next two years.

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

The Yakima Regional Airport is north of this site

6. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?**

Peak volumes between 4 and 60 p.m. will generate passenger vehicle trips of 141 in and 73 out based on a traffic study with an additional 13 fields. In the non-project site plan attached we show 12 fields. Commercial and non-passenger vehicles are not expected in this 60 acre section of the park on a regular basis.

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

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:

There will be no affect to this project

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

Sozo Sports has identified neighboring properties that could serve as event parking lots with private or public transit available to transport visitors to the park.

PUBLIC SERVICES

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

There will not be an increased need for public services beyond what is currently available. Fire, police, and other public services are already being provided to the park.

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

Sozo Sports contracts with local providers for additional first aid support for events.

UTILITIES

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

☒ electricity ☐ natural gas ☒ water ☒ refuse service ☒ telephone

☐ sanitary sewer ☒ septic system ☐ other _____

2. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Nob Hill Water and city of Yakima sewer are at the east property line, with Pacific Power and Yakima Waste serving neighboring parcels. All of these utilities will be extended as needed for the project.

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

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

Leanne Liddicoat
Property Owner or Agent Signature

11/12/20
Date Submitted

Leanne Liddicoat
Name of Signee

Sozo Sports / Applicant
Position and Agency/Organization

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

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PLANNING DIV.

**“SOZO Sports of Central WA”
RZ#003-20 & SEPA#020-20**

EXHIBIT LIST

CHAPTER F

Application

[illegible]



LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT

129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901

PHONE: (509) 575-6183 EMAIL: ask.planning@yakimawa.gov

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PLANNING DIV.

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

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

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

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Sozo Sports of Central Washington / Leanne Liddicoat						
	Mailing Address:	1909 W. Lincoln Ave., Ste 1						
	City:	Yakima	St:	WA	Zip:	98902	Phone:	(509) 833-8552
	E-Mail:	Leanne@3dyakima.com						
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____			
3. Property Owner's Information (If other than Applicant):	Name:	Cleat City LLC						
	Mailing Address:	P.O. Box 10786						
	City:	Yakima	St:	WA	Zip:	98909	Phone:	(509) 452-7696
	E-Mail:							

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

5. Legal Description of Property. (if lengthy, please attach it on a separate document)
see attached

6. Property Address: see attached

7. Property's Existing Zoning:

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

8. Type Of Application: (Check All That Apply)

☒ Rezone ☐ Comprehensive Plan Text or Map Amendment ☐ Environmental Checklist (SEPA Review)
☐ Transportation Concurrency ☐ Master Application
☐ (select if submitting two or more applications under Title 15) ☐ 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

11/2/20
Date

[Signature]
Applicant's Signature

11/2/20
Date

FILE/APPLICATION(S)#

RZ #003-20

SEPA # 020-20

DATE FEE PAID:

11/5/20

RECEIVED BY:

Online

AMOUNT PAID:

\$265.00

RECEIPT NO:

CA-20-006543

11/9/20
Revised 4/2019

Online

\$1,610.00

CA-20-006567

DOC.
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Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

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

2. DESIRED ZONING OF SUBJECT PROPERTY:

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

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

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

4. EXISTING FUTURE LAND USE DESIGNATION:

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

5. PROPOSED FUTURE LAND USE DESIGNATION:

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

If so what is the proposed future land use designation?

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

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

PART III - REQUIRED ATTACHMENTS

1. WRITTEN NARRATIVE (see attached form)

2. ENVIRONMENTAL CHECKLIST (attached)


3. TRAFFIC CONCURRENCY (may be required)

4. SITE PLAN OR CONCEPTUAL SITE PLAN

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

5. AUTHORIZATION:

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


Property Owner Signature (required)

11/2/20
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:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

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

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

The five parcels totaling 60 acres is for the future expansion of the Sozo Sports Complex. The master plan calls for additional grass fields, parking, plus accessory buildings for restrooms, concessions, and storage. As the complex develops retail and service businesses will support spectators, visitors, and participants.

What is the status of existing land use?

The existing future land use designation is Commercial Mixed Use

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

The rezone request is in compliance with the 2040 Comprehensive Plan

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

City of Yakima sewer and Nob Hill Water are at the east boundary of this group of parcels. Sozo Sports on the neighboring property is currently served by Pacific Power, fire, police, and other public services in addition to sewer and water. Cleat City has provided a 40' right of way for the extension of Sorenson Road to the west, and is to pay for half of this road as the site develops. A traffic study for the Sozo Sports complex found that existing streets support typical peak hour traffic with the planned Spring Creek and Ahtanum Road improvements.

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

The existing public services can support the GC designation for this property. Over time further mitigation will be addressed on a project by project basis through permitting applications.

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

The north and west residential neighborhoods are SR, with the south boundary R2 and R3. East is M1. As a sports park, Sozo is compatible with all of the neighboring uses. The existing Land Use Designation is Commercial Mixed Use, so the GC zoning is in line with this designation.

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

Lots 8 and 9 on the north and west boundary will have a recorded 100' buffer from commercial buildings. Accessory uses such as restrooms, concessions, and storage that are for the support of Sozo operations are allowed in this buffer zone. A 6' site screening fence has been built on the north property boundary, and will be added to the west boundary as part of site screening standard C.

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

The rezone change is in keeping with the existing land use designation of Commercial Mixed Use. Sozo Sports is a total of 118 acres. Currently, 58 acres are M1 and 60 acres are SR. Rezoning these 5 parcels (60 acres) to GC will match the current land use designation. In addition to the Sozo Sports Complex to the east and the new RCO park to the northeast, other commercial operations east of 36th and 38th Avenue are also M1. The extension of Sorenson Road to the west will provide more access to the area, and the GC zone on these parcels will be helpful for project placement in keeping with the land use designation.

Rezone 5 Parcels



November 2, 2020

1:9,028



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Yakima GIS, City of Yakima GIS, Sources Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, City of Yakima, Washington
City of Yakima, Washington - 2017

Zoning



November 2, 2020

- Override 1 Yakima Urban Area Zoning
- SR Suburban Residential
- R-1 Single Family
- Parcels

- R-2 Two Family
- R-3 Multi-Family
- B-1 Professional Business

- B-2 Local Business
- HB Historical Business
- SCC Small Convenience Center

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1:9,028



Yakima GIS, City of Yakima GIS, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN,

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

Future Land Use



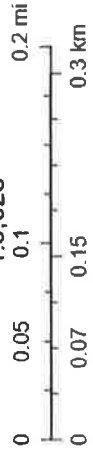
November 2, 2020

- Override 1 Future Land Use
- Parcels
- Low Density Residential
- Mixed Residential

- Central Business Core Commercial
- Commercial Mixed Use
- Regional Commercial

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1:9,028



Yakima GIS, City of Yakima GIS, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN,

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

**Attachment to Rezone Application
Cleat City LLC Parcel Legal Description and Addresses**

Legal Description of Property

18133434401: Section 34 Township 13 Range 18 Quarter SE: SPM AF 7893928 Lot 5
18133433402: Section 34 Township 13 Range 18 Quarter SE: SPM AF 7893928 Lot 6
18133433401: Section 34 Township 13 Range 18 Quarter SE: SPM AF 7893928 Lot 7
18133433403: Section 34 Township 13 Range 18 Quarter SE: SPM AF 7893928 Lot 8
18133434402: Section 34 Township 13 Range 18 Quarter SE: SPM AF 7893928 Lot 9

Property Address

18133434401/Lot 5	4201 Sorenson Rd
18133433402/Lot 6	4501 Sorenson Rd
18133433401/Lot 7	4601 Sorenson Rd
18133433403/Lot 8	4701 Sorenson Rd
18133434402/Lot 9	4209 Sorenson Rd

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**“SOZO Sports of Central WA”
RZ#003-20 & SEPA#020-20**

EXHIBIT LIST

**CHAPTER G
Public Notices**

DOC INDEX #	DOCUMENT	DATE
G-1	Determination of Complete Application	12/22/2020
G-2	Land Use Action Installation Certificate	01/08/2021
G-3	Notice of Application, Environmental Review, Public Hearing G-3a: Legal Ad G-3b: Press Release and Distribution Email G-3c: Parties and Agencies Notified G-3d: Affidavit of Mailing	01/08/2021
G-4	Notice of Mitigated Determination of Non-Significance G-4a: Parties and Agencies Notified G-4b: Affidavit of Mailing	02/04/2021
G-5	YPC Agenda Packet Distribution List	02/17/2021
G-6	YPC Agenda and Attendee Report	02/24/2021
G-7	Notice of YPC Recommendation See DOC Index#AA-1 for YPC Recommendation) G-7a: Parties and Agencies Notified G-7b: Affidavit of Mailing	03/12/2021
G-8	Letter of Transmittal to City Clerk: City Council Hearing (Mailing Labels, Site Plan, Vicinity Map, E-mail)	03/18/2021
G-9	City Council Public Hearing Notice	03/26/2021



OFFICE OF THE CITY CLERK
129 North Second Street
Yakima, Washington 98901
Phone (509) 575-6037 • Fax (509) 576-6614

**CITY OF YAKIMA
NOTICE OF CLOSED RECORD PUBLIC HEARING
Rezone of Property at 4209 Sorenson Rd**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Closed Record Public Hearing to consider the Planning Commission's recommendation on the application submitted by SOZO Sports Complex to rezone five parcels at 4209 Sorenson Rd from Suburban Residential (SR) to General Commercial (GC).

Said closed record public hearing will be held **Tuesday, April 20, 2021 at 6:00 p.m.** or soon thereafter, in the Council Chambers at City Hall, 129 North 2nd Street, Yakima, WA. *Closed Record Hearing* means the public is invited to testify on the existing Hearing Examiner's records but will not be allowed to introduce any new information.

Any citizen wishing to comment on this hearing is welcome to call in to the public hearing by signing up by 3 p.m. the day of the hearing (information provided on the agenda) or contacting the City Council in the following manner:

- 1) Send a letter via regular mail to "Yakima City Council, 129 N. 2nd Street, Yakima, WA. 98901"; or,
- 2) E-mail your comments to citycouncil@yakimawa.gov. Include in the e-mail subject line, "SOZO rezone." Please also include your name and mailing address.

Dated & mailed this 26th day of March, 2021.

Sonya Claar Tee, CMC
City Clerk

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El Sol de Yakima

-Ad Proof-

This is the proof of your ad scheduled to run on the
dates indicated below.

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

Date: 03/23/21	Run Dates:
Account #: 110356	Yakima Herald-Republic 03/26/21
Company Name: CITY OF YAKIMA CITY CLERK	YakimaHerald.com 03/26/21
Contact: SONYA CLAAR	
Address: 129 N 2ND STREET YAKIMA, WA 98901-2720	
Telephone: (509) 575-6037	
Fax: (509) 123-4567	

Ad ID: 973526
Start: 03/26/21
Stop: 03/26/21
Total Cost: \$98.55
of Inserts: 2
Lines: 54.0
Ad Class: 6021
Ad Class Name: Public Legal Notices
Account Rep: Simon Sizer
Phone #: (509) 577-7740
Email: ssizer@YAKIMAHERALD.COM

Ad Proof

CITY OF YAKIMA
NOTICE OF CLOSED
RECORD PUBLIC
HEARING
Rezoning of Property at 4209
Sorenson Rd

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Closed Record Public Hearing to consider the Planning Commission's recommendation on the application submitted by SOZO Sports Complex to rezone five parcels at 4209 Sorenson Rd from Suburban Residential (SR) to General Commercial (GC). Said closed record public hearing will be held **Tuesday, April 20, 2021 at 6:00 p.m.** or soon thereafter, in the Council Chambers at City Hall, 129 North 2nd Street, Yakima, WA. Closed Record Hearing means the public is invited to testify on the existing Hearing Examiner's records but will not be allowed to introduce any new information. Any citizen wishing to comment on this hearing is welcome to call in to the public hearing by signing up by 3 p.m. the day of the hearing (information provided on the agenda) or contacting the City Council in the following manner: 1) Send a letter via regular mail to "Yakima City Council, 129 N. 2nd Street, Yakima, WA. 98901"; or, 2) E-mail your comments to citycouncil@yakimawa.gov. Include in the e-mail subject line, "SOZO rezoning." Please also include your name and mailing address. Dated this 26th day of March, 2021. Sonya Claar Tee, City Clerk

(973526) March 26, 2021

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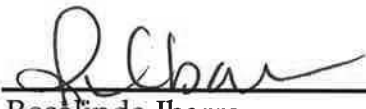
CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

I, Rosalinda Ibarra, 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 Sozo Sports of Central Washington (RZ#003-20 & SEPA#020-20) including all labels for parties of record and property owners within a radius of 300 feet of the subject property
2. Site Plan
3. Vicinity Map

Signed this 18th day of March, 2021.



Rosalinda Ibarra
Community Development Administrative Assistant

Received By: Bethy Trece

Date: 3/18/21

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Parties of Record – Sozo Sports of Central WA – RZ#003-20, SEPA#020-20

User Name (Original Name)	Email	Diana and James Rhodes 1923 S. 44 th Ave Yakima, WA 98903
Diana Rhodes	drhodes@pnwu.edu	
Casey Poor	kc.poor@hotmail.com	
James Rhodes	jrhodes@pnwu.edu	
Tracy Sawyer	tracysawyer509@gmail.com	Yakima County Surface Water c/o Troy Havens 128 N 2 nd Street Yakima, WA 98901
Troy Havens	troy.havens@co.yakima.wa.us	

In-House Distribution E-mail List			Revised 03/18/2021
Name	Division	E-mail Address	
Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov	
Lisa Maxey	Code Administration	Lisa.Maxey@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	
Bill Preston	Engineering	Bill.preston@yakimawa.gov	
Bob Desgrosellier	Engineering	Bob.Desgrosellier@yakimawa.gov	
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov	
David Della	Engineering	David.Della@yakimawa.gov	
Aaron Markham	Fire	Aaron.markham@yakimawa.gov	
Jeremy Rodriguez	Fire	Jeremy.Rodriguez@yakimawa.gov	
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov	
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov	
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov	
Analilia Nunez	Planning	Analilia.nunez@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:

File Number:

Date of Mailing:

City Council hearing
RZ# 003-20, SEPA# 020-20
Hearing 4/20/21

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18133433403 CLEAT CITY LLC 7200 CHESTERLY DR STE 140 YAKIMA, WA 98902	18133434401 CLEAT CITY LLC 7200 CHESTERLY DR STE 140 YAKIMA, WA 98902	18133434402 CLEAT CITY LLC 7200 CHESTERLY DR STE 140 YAKIMA, WA 98902
18133432049 TAMARACK HOLDINGS LLC 1414 N 18TH ST BOISE, ID 83702	18120322008 VALLEY QUALITY HOMES OF SPOKANE LLC 1830 S 1ST ST YAKIMA, WA 98903	18120411002 VALLEY QUALITY HOMES OF SPOKANE LLC 1830 S 1ST ST YAKIMA, WA 98903
18120412001 VALLEY QUALITY HOMES OF SPOKANE LLC 1830 S 1ST ST YAKIMA, WA 98903	18133344416 CASEY R & LACY A POOR 5151 LYONS LOOP YAKIMA, WA 98903	18133344429 DANIEL C III & JOY L HAUGHTON 2017 S 52ND AVE YAKIMA, WA 98903
18133432012 DENNIS C & CHRISTINE E REID GRANSTRAND 2011 S 47TH AVE YAKIMA, WA 98903	18133431422 DONALD J & MARILYN L SPENCE 4303 COOLIDGE RD YAKIMA, WA 98903	18133432413 EDWARD A & SUZANNE M GIAUDRONE 1921 S 44TH AVE YAKIMA, WA 98903
18133344426 FILEMON GUZMAN & FLOR DE MARIA VELAZQUEZ 2211 S 52ND AVE YAKIMA, WA 98903	18133431015 FRANK B LAMB 2006 S 41ST AVE YAKIMA, WA 98903	18133432053 FRED J & HELEN HYATT 2008 S 47TH AVE YAKIMA, WA 98903
18133432414 JACK L & CAROLYN CAMERON 1919 S 44TH AVE YAKIMA, WA 98903	18133432412 JAMES A & DIANA RHODES 1923 S 44TH AVE YAKIMA, WA 98903	18133341419 JASON T & NICOLE D MILLS 5139 LYONS LOOP YAKIMA, WA 98903
18133432411 JEFFREY S & KARRI L FREISZ 1916 S 44TH AVE YAKIMA, WA 98903	18133344418 JOSEPH G & JACKIE M PAYNE 5159 LYONS LOOP YAKIMA, WA 98903	18133344430 JUVENTINO D & MARIA GUADALUPE CARDENAS PO BOX 697 MOXEE, WA 98936
18133431423 KAREN S HYATT 4301 COOLIDGE PL YAKIMA, WA 98903	18133431417 KENNETH M & REBECCA L ROBINSON 1913 S 44TH AVE UNION GAP, WA 98903	18133344008 KERRY & GINA MARTIN 10405 ORCHARD AVE YAKIMA, WA 98908
18133431419 MARIE T THOMAS 4305 COOLIDGE PL YAKIMA, WA 98903	18133432015 MARK W & MIDORI GIBSON 2007 S 47TH AVE YAKIMA, WA 98903	18133432016 MARY F & ISMAEL V OCHOA 2009 S 47TH AVE YAKIMA, WA 98903

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18133341432
MERRITT W JOHNSON
5145 LYONS LOOP
YAKIMA, WA 98903

18133432048
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8133431420
OMAR C & JESSICA E SANTOY
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18133431416
RICHARD T KAISER
915 S 44TH AVE
YAKIMA, WA 98908

18133431418
ROBERT BUTLER
4307 COOLIDGE PL
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2004 S 41ST AVE
YAKIMA, WA 98903

18133432415
SHELDON B & KATHLEEN S LOWE
1917 S 44TH AVE
YAKIMA, WA 98903

37
Total Parcels - Sozo Sports of Central
WA - RZ#003-20 & SEPA#020-20

Digital Design & Development
Attn: Leanne Liddicoat
1909 W Lincoln Ave #1
Yakima, WA 98902

Cleat City LLC
PO Box 10786
Yakima, WA 98909

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

<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 marj@yakamafish-nsn.gov</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 Troy Havens & Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 Troy.Havens@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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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		Updated 12/02/2020

Type of Notice:

City Council hearing

File Number:

RZ#003-20, SEPA # 020-20

Date of Mailing:

Hearing

4/20/21

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CITY OF
YAKIMA
SITE PLAN
NON-PROJECT REZONE
PROJECT:
SOZO SPORTS
COMPLEX
YAKIMA, WA

RECEIVED
NOV 03 2020
CITY OF YAKIMA
PLANNING DIV.

PARCEL ADDRESS PARCEL NUMBERS:
4601 SORENSON RD
18133433401
7401 SORENSON RD
18133433403
4501 SORENSON RD
18133433402
4201 SORENSON RD
18133434401
4209 SORENSON RD
18133434002

SITE AREA:
TOTAL SITE AREA: 2,518,446 SF 60 ACRES
ROADS AND PARKING: 388,446 SF 13.4 %
PARKING CALCULATIONS:
240 REQUIRED
1,040 PROVIDED

LOCATION PROPOSED DRIVEWAYS:
SEE PROJECT NARRATIVE

SITE SCREENING STANDARDS -C-

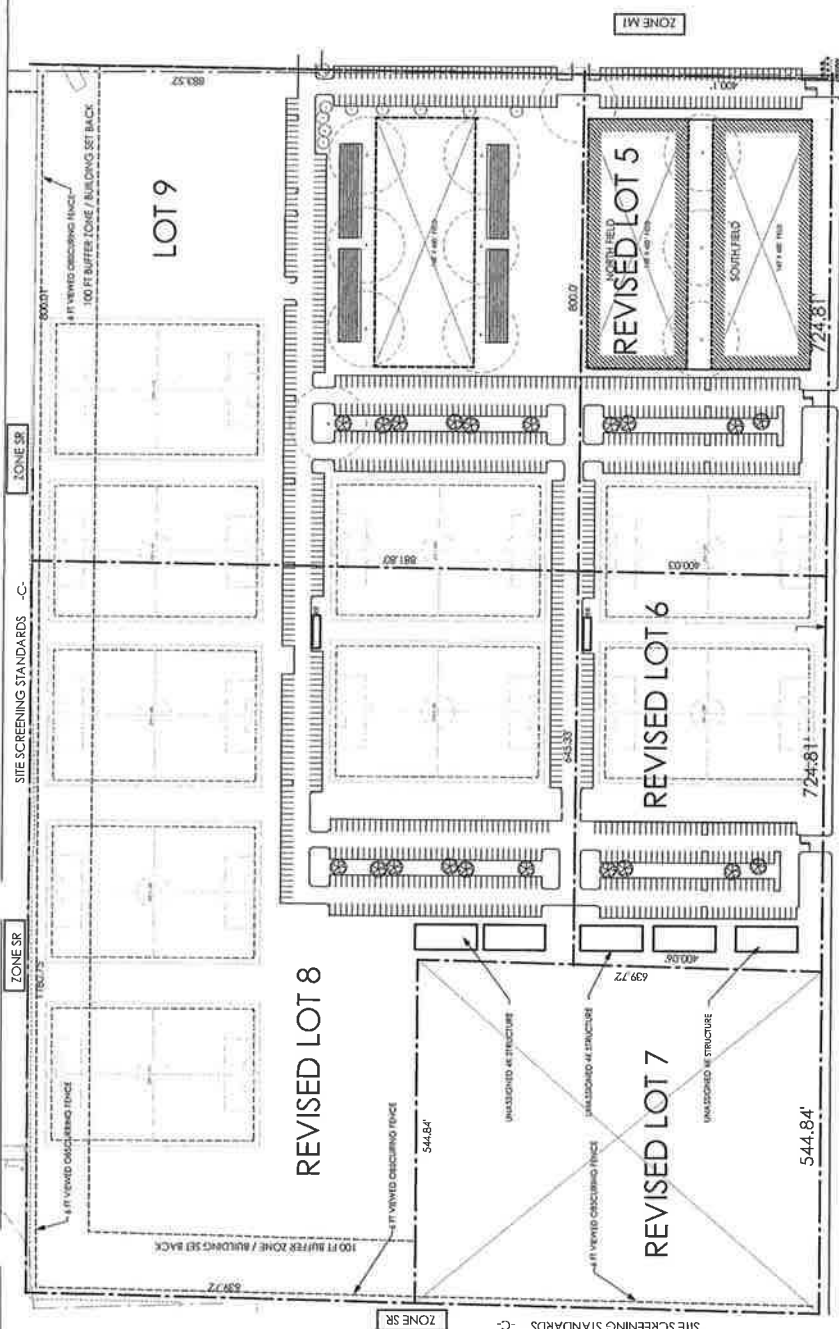
DRAWING DATA:
DRAWING DATE: 11-9-2020
FILE #:
COMPUTER FILE: 11255.DWG
ISSUED FOR: CONCEPT

REVISIONS:
CONCEPT ONLY

PAGE SCALE: NOTED
SHEET SIZE: 18 X 24 ARCH "C"

SHEET NUMBER

C.1.0

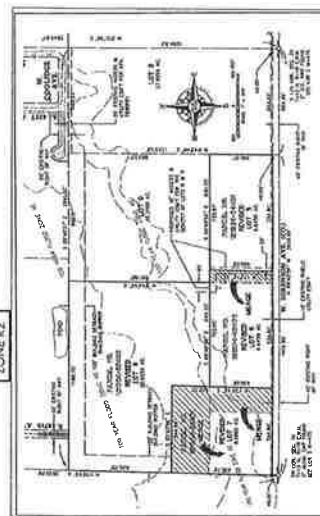


MASTER SITE PLAN

ZONE R3

ZONE R3

ZONE R2



PARCEL MAP

SITE LOCATION KEY

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VICINITY MAP



File Number: RZ#003-20 & SEPA#020-20
Project Name: SOZO SPORTS OF CENTRAL WA
Site Address: 4209 SORENSON RD



Proposal: Proposal to rezone five parcels totaling approximately 60 acres from Suburban Residential (SR) to General Commercial (GC) for the future expansion of the Sozo Sports Complex.
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: 11/9/2020



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From: Ibarra, Rosalinda
Sent: Thursday, March 18, 2021 2:19 PM
To: Claar Tee, Sonya
Cc: Ibarra, Rosalinda; Nunez, Analilia
Subject: Mailing for 4/20 City Council Hearing - Sozo Sports of Central Washington
Attachments: In-House Distribution E-mail List _updated 03.18.2021; SEPA Agencies E-mail Distribution List _updated 12.02.20; Local Media List _12.02.20; YPC Members Only _updated 01.05.2021

Good afternoon Sonya – please include the attached distribution groups in your public hearing notice e-mail and the following parties:

drhodes@pnwu.edu
kc.poor@hotmail.com
jrhodes@pnwu.edu
tracysawyer509@gmail.com
troy.havens@co.yakima.wa.us

Mailing labels will be delivered shortly.
Thank you!

Rosalinda Ibarra
Community Development Administrative Assistant
City of Yakima | Planning Division
129 North 2nd Street, Yakima WA 98901
p: (509) 575-6183 ♦ f: (509) 575-6105



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

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: **RZ#003-20**

SOZO Sports of Central WA c/o Leanne Liddicoat
4209 Sorenson Rd.

I, Analilia Núñez, 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 **12th** day of **March, 2021**.

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



Analilia Núñez

Planning Technician

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18133433401
CLEAT CITY LLC
7200 CHESTERLY DR STE 140
YAKIMA, WA 98902

18133344416
CASEY R & LACY A POOR
5151 LYONS LOOP
YAKIMA, WA 98903

18133431422
DONALD J & MARILYN L SPENCE
4303 COOLIDGE RD
YAKIMA, WA 98903

18133431015
FRANK B LAMB
2006 S 41ST AVE
YAKIMA, WA 98903

18133432412
JAMES A & DIANA RHODES
1923 S 44TH AVE
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JOSEPH G & JACKIE M PAYNE
5159 LYONS LOOP
YAKIMA, WA 98903

18133431417
KENNETH M & REBECCA L ROBINSON
1913 S 44TH AVE
UNION GAP, WA 98903

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BOISE, ID 83702

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18133432413
EDWARD A & SUZANNE M GIAUDRONE
1921 S 44TH AVE
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18133341419
JASON T & NICOLE D MILLS
5139 LYONS LOOP
YAKIMA, WA 98903

18133344430
JUVENTINO D & MARIA GUADALUPE
CARDENAS
PO BOX 697
MOXEE, WA 98936

18133344008
KERRY & GINA MARTIN
10405 ORCHARD AVE
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18133432016
MARY F & ISMAEL V OCHOA
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18120322008
VALLEY QUALITY HOMES OF SPOKANE LLC
1830 S 1ST ST
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GRANSTRAND
2011 S 47TH AVE
YAKIMA, WA 98903

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FILEMON GUZMAN & FLOR DE MARIA
VELAZQUEZ
2211 S 52ND AVE
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JACK L & CAROLYN CAMERON
1919 S 44TH AVE
YAKIMA, WA 98903

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YAKIMA, WA 98903

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Digital Design & Development
Attn: Leanne Liddicoat
1909 W Lincoln Ave #1
Yakima, WA 98902

Cleat City LLC
PO Box 10786
Yakima, WA 98909

Ntc of YPC Recommendations
RZ #003-20
Sent 3/12/21

Troy Havens
Yakima County Surface Water
128 N. 2nd St.
Yakima, WA 98901

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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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Sara Watkins	Legal	Sara.Watkins@yakimawa.gov	
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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 YPC Recommendation
File Number(s): RZ # 003-20 ; SEPA # 020-20
Date of Mailing: 3/12/21

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Nunez, Analilia

From: Nunez, Analilia
Sent: Friday, March 12, 2021 3:45 PM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Della, David; Denman, Glenn; Desgrosellier, Bob; Doan, Tony; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Nunez, Analilia; Preston, Bill; Riddle, Dan; Rodriguez, Jeremy; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Zammarchi, Loretta
Cc: Martin, Trevor
Subject: NOTICE OF YPC RECOMMENDATION - SOZO SPORTS OF CENTRAL WA - RZ#003-20
Attachments: NOTICE OF YPC RECOMMENDATION - SOZO SPORTS OF CENTRAL WA - RZ#003-20.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.



Analilia Núñez
Planning Technician
City of Yakima Planning Division
p: 509.575.6261
129 North 2nd Street, Yakima, Washington, 98901

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

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

DATE: March 12, 2021
TO: Applicant, Adjoining Property Owners & Parties of Record
SUBJECT: Notice of the Yakima Planning Commission's Recommendation to the Yakima City Council
FILE #(S): RZ#003-20 & SEPA#020-20
APPLICANT: Sozo Sports of Central WA c/o Leanne Liddicoat
PROJECT LOCATION: 4209 Sorenson Rd.

On March 9, 2021, the City of Yakima Planning Commission rendered their written recommendation on **RZ#003-20**, a proposal to rezone five parcels totaling approximately 60 acres from Suburban Residential (SR) to General Commercial (GC) for the future expansion of the Sozo Sports Complex. The application was reviewed at a virtual open record public hearing on February 24, 2021.

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 scheduled on April 20, 2021.

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

A handwritten signature in black ink, appearing to read "Trevor Martin". The signature is fluid and cursive, with a large loop at the end.

Trevor Martin
Associate Planner

Date of Mailing: **March 12, 2021**
Enclosures: Planning Commission's Recommendation

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Yakima Planning Commission Meeting/Hearing on February 24, 2021

Panelist Details

Attended	User Name (Original Name)	Email	Join Time	Leave Time
Yes	Al Rose	aar7040@gmail.com	2/24/2021 14:58	2/24/2021 16:19
Yes	Mike Brown	Michael.brown@yakimawa.gov	2/24/2021 14:57	2/24/2021 16:19
Yes	Joseph Calhoun	joseph.calhoun@yakimawa.gov	2/24/2021 14:57	2/24/2021 16:19
Yes	Lisa Wallace	lisakwallace@hotmail.com	2/24/2021 15:00	2/24/2021 16:19
Yes	Leanne Liddicoat (3D Design)	leanne@3dyakima.com	2/24/2021 14:58	2/24/2021 16:19
Yes	Jacob Liddicoat	jake@3dyakima.com	2/24/2021 14:58	2/24/2021 16:19
Yes	Philip Ostriem	Philipostriem@gmail.com	2/24/2021 15:32	2/24/2021 15:43
Yes	Philip Ostriem	Philipostriem@gmail.com	2/24/2021 15:45	2/24/2021 16:18
Yes	Leanne Hughes-Mickel	leanne.mickel@me.com	2/24/2021 14:58	2/24/2021 15:01
Yes	Leanne Hughes-Mickel	leanne.mickel@me.com	2/24/2021 14:58	2/24/2021 15:01
Yes	Leanne Hughes-Mickel	leanne.mickel@me.com	2/24/2021 15:01	2/24/2021 16:19
Yes	Trevor Martin	Trevor.martin@yakimawa.gov	2/24/2021 14:57	2/24/2021 16:19

Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email
Yes	Diana Rhodes	Diana	Rhodes	drhodes@pnwu.edu
Yes	Casey Poor	Casey	Poor	kc.poor@hotmail.com
Yes	James Rhodes	James	Rhodes	jrhodes@pnwu.edu
Yes	Tracy Sawyer	Tracy	Sawyer	tracysawyer509@gmail.com
Yes	Troy Havens	Troy	Havens	troy.havens@co.yakima.wa.us

Other Attended

User Name	Join Time	Leave Time	Time in Session (minutes)	Country/Region Name
Call-In User_1	2/24/2021 14:58	2/24/2021 15:01	3	United States of America
Leanne Hughes-Mickel	2/24/2021 15:01	2/24/2021 16:19	78	United States of America

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

City of Yakima Planning Commission
ZOOM VIRTUAL MEETING
Wednesday, February 24, 2021
3:00 p.m. – 5:00 p.m.

YPC MEMBERS:

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

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), and Colleda Monick (Community Development Specialist),
Analilia Núñez (Planning Technician)

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Staff Announcements**
- IV. Approval of Meeting Minutes of January 27, 2021**
- V. Public Hearing – SOZO Sports of Central WA**
 - Applicant: SOZO Sports of Central WA c/o Leanne Liddicoat
 - File Numbers: RZ#003-20 & SEPA#020-20
 - Site Address: 4209 Sorenson Rd
 - Request: Proposal to rezone five parcels totaling approximately 60 acres from Suburban Residential (SR) to General Commercial (GC) for the future expansion of the Sozo Sports Complex.
- VI. Other Business**
- VII. Adjourn**

Next Meeting: March 10, 2021

To listen/watch this virtual meeting, please register with your name and email address here:
https://cityofyakima.zoom.us/webinar/register/WN_dKGpifuxTYejcwVgTrYBqg
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.

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YPC Staff Report & Packet Distribution List
"SOZO Sports of Central WA"
RZ#003-20 & SEPA#020-20

YPC PACKET:

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rob@mccormickaircenter.com

Philip Ostriem
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Mary Place
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Lisa Wallace
lisakwallace@hotmail.com

(APPLICANT/SURVEYOR)
SOZO Sports of Central WA
c/o Leanne Liddicoat
1909 W. Lincoln Ave. #1
Yakima, WA 98902
LEANNE@3DYAKIMA.COM

(OWNER)
Cleat City LLC
PO Box 10786
Yakima, WA 98909

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Date Distributed: 2/17/21

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: SEPA#020-20

SOZO - Cleat City

4209 Sorenson Rd.

I, Analilia Núñez, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Mitigated Determination of Non-Significance (MDNS)**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and all property owners of record within a radius of 300 feet of subject property, listed SEPA agencies and all parties of record, 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 4th day of February, 2021.

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



Analilia Núñez

Planning Technician

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18133434403 CITY OF YAKIMA 129 N 2ND ST YAKIMA, WA 98901	18133433401 CLEAT CITY LLC 7200 CHESTERLY DR STE 140 YAKIMA, WA 98902	18133433402 CLEAT CITY LLC 7200 CHESTERLY DR STE 140 YAKIMA, WA 98902
18133433403 CLEAT CITY LLC 7200 CHESTERLY DR STE 140 YAKIMA, WA 98902	18133434401 CLEAT CITY LLC 7200 CHESTERLY DR STE 140 YAKIMA, WA 98902	18133434402 CLEAT CITY LLC 7200 CHESTERLY DR STE 140 YAKIMA, WA 98902
18133432049 TAMARACK HOLDINGS LLC 1414 N 18TH ST BOISE, ID 83702	18120322008 VALLEY QUALITY HOMES OF SPOKANE LLC 1830 S 1ST ST YAKIMA, WA 98903	18120411002 VALLEY QUALITY HOMES OF SPOKANE LLC 1830 S 1ST ST YAKIMA, WA 98903
18120412001 VALLEY QUALITY HOMES OF SPOKANE LLC 1830 S 1ST ST YAKIMA, WA 98903	18133344416 CASEY R & LACY A POOR 5151 LYONS LOOP YAKIMA, WA 98903	18133344429 DANIEL C III & JOY L HAUGHTON 2017 S 52ND AVE YAKIMA, WA 98903
18133432012 DENNIS C & CHRISTINE E REID GRANSTRAND 2011 S 47TH AVE YAKIMA, WA 98903	18133431422 DONALD J & MARILYN L SPENCE 4303 COOLIDGE RD YAKIMA, WA 98903	18133432413 EDWARD A & SUZANNE M GIAUDRONE 1921 S 44TH AVE YAKIMA, WA 98903
18133344426 FILEMON GUZMAN & FLOR DE MARIA VELAZQUEZ 2211 S 52ND AVE YAKIMA, WA 98903	18133431015 FRANK B LAMB 2006 S 41ST AVE YAKIMA, WA 98903	18133432053 FRED J & HELEN HYATT 2008 S 47TH AVE YAKIMA, WA 98903
18133432414 JACK L & CAROLYN CAMERON 1919 S 44TH AVE YAKIMA, WA 98903	18133432412 JAMES A & DIANA RHODES 1923 S 44TH AVE YAKIMA, WA 98903	18133341419 JASON T & NICOLE D MILLS 5139 LYONS LOOP YAKIMA, WA 98903
18133432411 JEFFREY S & KARRI L FREISZ 1916 S 44TH AVE YAKIMA, WA 98903	18133344418 JOSEPH G & JACKIE M PAYNE 5159 LYONS LOOP YAKIMA, WA 98903	18133344430 JUVENTINO D & MARIA GUADALUPE CARDENAS PO BOX 697 MOXEE, WA 98936
18133431423 KAREN S HYATT 4301 COOLIDGE PL YAKIMA, WA 98903	18133431417 KENNETH M & REBECCA L ROBINSON 1913 S 44TH AVE UNION GAP, WA 98903	18133344008 KERRY & GINA MARTIN 10405 ORCHARD AVE YAKIMA, WA 98908
18133431419 MARIE T THOMAS 4305 COOLIDGE PL YAKIMA, WA 98903	18133432015 MARK W & MIDORI GIBSON 2007 S 47TH AVE YAKIMA, WA 98903	18133432016 MARY F & ISMAEL V OCHOA 2009 S 47TH AVE YAKIMA, WA 98903

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18133341432
MERRITT W JOHNSON
5145 LYONS LOOP
YAKIMA, WA 98903

18133432048
MICHAEL E & JILL C WALLACE
2010 S 47TH AVE
YAKIMA, WA 98903

18133431420
OMAR C & JESSICA E SANTOY
1911 S 44TH AVE
YAKIMA, WA 98903

18133431416
RICHARD T KAISER
915 S 44TH AVE
YAKIMA, WA 98908

18133431418
ROBERT BUTLER
4307 COOLIDGE PL
YAKIMA, WA 98903

18133431014
ROGER L & JANICE M ERICKSON
2004 S 41ST AVE
YAKIMA, WA 98903

18133432415
SHELDON B & KATHLEEN S LOWE
1917 S 44TH AVE
YAKIMA, WA 98903

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Total Parcels - Sozo Sports of Central
WA - RZ#003-20 & SEPA#020-20

Digital Design & Development
Attn: Leanne Liddicoat
1909 W Lincoln Ave #1
Yakima, WA 98902

Cleat City LLC
PO Box 10786
Yakima, WA 98909

NOTICE OF NONS
& NT 2/4/21
SEPA # 020-20

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

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<p>WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902</p>	<p>WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216 SEPA.reviewteam@doh.wa.gov 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 Regionl 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 marj@yakamafish-nsn.gov</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 Troy Havens & Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 Troy.Havens@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
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 09.10.20 - Form List.docx

Type of Notice: notice of MDNS

File Number: 5020 # 020-20

Date of Mailing: 2/4/21

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In-House Distribution E-mail List			Revised 12/29/20
Name	Division	E-mail Address	
Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov	
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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	
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Rosalinda Ibarra	Community Development	Rosalinda.Ibarra@yakimawa.gov	
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Jeremy Rodriguez	Fire	Jeremy.Rodriguez@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	
Analilia Nunez	Planning	Analilia.nunez@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: Notice of MDNS

File Number(s): SD20 # 020-20

Date of Mailing: 2/4/21

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Nunez, Analilia

From: Nunez, Analilia
Sent: Thursday, February 04, 2021 3:29 PM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Della, David; Denman, Glenn; Desgrosellier, Bob; Doan, Tony; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Nunez, Analilia; Preston, Bill; Riddle, Dan; Rodriguez, Jeremy; 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 Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Dept of Social & Health Svcs - Robert Hubenthal; Dept. Archaeology & Historic Preservation - SEPA Review; Desgrosellier, Bob; Energy Facility Site Evaluation Council - Stephen Posner; Henne, Dennis; Ibarra, Rosalinda; Kallevig, Dana; Nob Hill Water - Bob Irving; Nunez, Analilia; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Preston, Bill; 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 - Troy Havens; 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
Cc: Martin, Trevor
Subject: NOTICE OF MDNS - SOZO - SEPA#020-20
Attachments: NOTICE OF MDNS - SOZO - SEPA#020-20.pdf

Attached is a Notice of Mitigated Determination of Nonsignificance 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,



Analilia Núñez
Planning Technician
City of Yakima Planning Division
p: 509.575.6261
129 North 2nd Street, Yakima, Washington, 98901

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
MITIGATED DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
February 4, 2021**

PROJECT DESCRIPTION: Proposal to rezone five parcels totaling approximately 60 acres from Suburban Residential (SR) to General Commercial (GC) for the future expansion of the Sozo Sports Complex.

LOCATION: 4209 Sorenson Rd.
PARCEL NUMBER: 181334-33401, -33402, -33403, -34401 & -34402
PROPONENT: Sozo Sports of Central WA c/o Digital Design & Development,
Leanne Liddicoat
PROPERTY OWNER: Cleat City LLC
LEAD AGENCY: City of Yakima

FILE NUMBERS: SEPA#020-20 & RZ#003-20

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

I. FINDINGS

- A. Project History
 - 1. The existing soccer fields and buildings, directly to the east, were developed under a separate land use action (CL2#014-15). The requested rezone is separate from the previously requested land use action, and a new project specific land use application for development will be required by the City of Yakima prior to the issuance of any development permits.
- B. Development Services Team (DST) Comments
 - DST reviewed the project and did not have any comments for the rezone specific action of the subject site.
- C. The applicant submitted for a rezone action only, no project specific development action has been proposed with the requested rezone.
- D. On January 27, 2021, the Washington State Department of Transportation (WSDOT) provided the following written comments:

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"...Washington State Department of Transportation (WSDOT) has reviewed the SEPA package and the site for the development is located in Zone 6 of the WSDOT Airports and Compatible Land Use Guidebook Compatibility Zones. The proposed development is consistent with WSDOT's guidance, but given the proximity of the location to the airport it should be noted that the property may experience low flying aircraft, aircraft engine and propeller noise, vibrations, exhaust fumes, which may be perceived as a nuisance to the future residents. Also because the property is in Zone 6 there should be a plan in place to ensure that the construction and the subsequent development to ensure that there will not be height hazard obstructions, smoke, glare, electronic interference, wildlife attractants, or other hazards to the airspace..."

Staff response – the applicant and property owner are aware of their proximity to the airport, and the airspace guideline. WSDOT comments will be provided to the applicant.

- E. On January 26, 2021, the Washington State Department of Ecology provided the following comments:

"...Information provided within the SEPA Checklists states a wetland report has been conducted. This report was not provided as part of the SEPA package. Ecology requests this report be made available for review and verification as the area likely supports a wetland complex.

Ecology staff has conducted a desktop review of the area by reviewing current and historical aerial imagery, National Wetlands Inventory (NWI) data, LiDAR imagery, and soil data. The collective information suggests a wetland complex is located within the area proposed for rezoning and expansion (Images 1-3 below).

NWI data suggests palustrine emergent wetlands are present (Image 1). The provided Soilweb data (Image 2), depicts hydric soils are present (areas of red and orange on image 2). Hydric soils are one of three required characterizes of wetland habitat. The two soils of interest are 66-Kittitas Silt Loam and 165-Track Loam. Image 3, LiDAR image from DNR's LiDAR Portal, shows two streams flowing through the area. The stream are surrounded by lower depression areas where water is likely to pond and create wetland criteria.

Please keep in mind wetland delineations are valid for a period of 5 years, unless otherwise requested. Any delineations or reports that are over 5 years old will need to be re-investigated.

Any wetlands found on the parcel are considered to be a Water of the State and potentially a Water of the United States. Per Revised Code of Washington (RCW) 90.48.030, the Department of Ecology has authority to control and prevent pollution of waters of the State. Therefore, Ecology has the ability to request a wetland delineation be conducted on the site to prevent the pollution of state waters. Any wetland habitat found on site (or adjacent to) should be rated using the 2014 Update for the Washington State Wetland Rating System for Eastern Washington (Hruby, 2014). Rating scores will

be used to determine the width of the City's required upland buffer surrounding any delineated wetlands.

Waters of the United States are within the jurisdictional authority of the U.S. Army of Corps of Engineers (Corps). Placement of fill in wetlands may require an individual or general (nationwide) permit from the Corps. We advise the applicant to contact the Corps to determine if a permit is needed. In the event the Corps determines the wetland is not located within their jurisdiction, Ecology review and permitting would still be required.

Ecology's SEA Program requests a wetland delineation (and rating) be provided to identify wetland presence or absence prior to construction activities.

Ecology encourages the use of mitigation sequencing to avoid, reduce, and minimize impacts to wetland habitat. In the event impacts are unavoidable, a mitigation and monitoring plan must be submitted with any application material for review and consideration.

Ecology staff are available to provide technical assistance to the City by reviewing documents related to wetland habitats and conducting a joint site visit to verify the presence or absence of wetlands on the property..."

Staff response – The applicant will be required to provide a Critical Areas Report documenting wetlands and floodplain/floodway issues to the City of before any future development permits are issued.

- F. On January 11, 2021, the Washington State Department of Fish and Wildlife provided written comments stating:

"Aerial photography evidence from 1998 and 2002 indicates that the site contains a spring and other wetland features. However, photography since 2005 indicates that those features were filled, as they cannot be identified any longer. Four of the five subject parcels revealed those wetland features. Parcel #181334-34401 did not. Industrial development or sports fields may not be well-suited to where a contiguous wetland buffer needs protection. Thus, a wetland delineation is a sensible preliminary assessment prior to a change in zoning for possible incompatible uses."

Staff response - The applicant will be required to provide a Critical Areas Report documenting wetlands and floodplain/floodway issues to the City of Yakima before any future development permits are issued. Anticipated sports fields are a permitted use under the current SR and the proposed GC zoning districts. Future development is required to meet all application Critical Areas Ordinance standards.

- G. On September 21, 2021, the State of Washington Department of Archaeology (DAHP) and Historic Preservation provided a written comment stating:

"...Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. This is due, in part, to

the proximity of the proposed project area to Spring Creek, a resource that may have been historically important to Native American groups and/or settlers in the area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised. ..."

Staff Response – An archaeological survey will be required as part of the MDNS conditions.

II. CONCLUSIONS:

- A. A Notice of Application was sent out on January 8, 2021. Four (4) SEPA agency comments were received.
- B. As mitigated, this proposal will have no adverse environmental impacts.
- C. Project specific conditions for site improvements will be required when the applicant submits for a project specific land use action.

III. REQUIRED MITIGATION MEASURES:

This Mitigated Determination of Nonsignificance (MDNS) is hereby conditioned upon the following mitigated measures, as authorized under WAC 197-11-660 and Yakima Municipal Code YMC § 6.88.160, and the Yakima Urban Area Comprehensive Plan, which contains goals, policies, and regulations which provide substantive authority to require mitigation under the State Environmental Policy Act (SEPA).

- 1. A professional archaeological survey of the site shall be conducted, including notifying DAHP and consultation with the Yakama Nation, prior to any ground disturbing activities being permitted.
- 2. Future development shall require a Critical Areas Report consistent with the applicable standards of YMC Ch. 15.27.

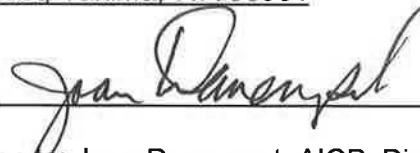
☒ This MDNS is issued under WAC 197-11-355. There is no further comment period on the MDNS.

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

Date: February 4, 2021

Signature



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

No later than **February 18, 2021**.

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

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

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: RZ#003-20 & SEPA#020-20

Sozo Sports of Central WA c/o Leanne Liddicoat

4209 Sorenson Rd.

I, Analilia Núñez, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Application and Public Hearing**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant 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 January, 2021.

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



Analilia Núñez
Planning Technician

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18133434403 CITY OF YAKIMA 129 N 2ND ST YAKIMA, WA 98901	18133433401 CLEAT CITY LLC 7200 CHESTERLY DR STE 140 YAKIMA, WA 98902	18133433402 CLEAT CITY LLC 7200 CHESTERLY DR STE 140 YAKIMA, WA 98902
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18133432049 TAMARACK HOLDINGS LLC 1414 N 18TH ST BOISE, ID 83702	18120322008 VALLEY QUALITY HOMES OF SPOKANE LLC 1830 S 1ST ST YAKIMA, WA 98903	18120411002 VALLEY QUALITY HOMES OF SPOKANE LLC 1830 S 1ST ST YAKIMA, WA 98903
18120412001 VALLEY QUALITY HOMES OF SPOKANE LLC 1830 S 1ST ST YAKIMA, WA 98903	18133344416 CASEY R & LACY A POOR 5151 LYONS LOOP YAKIMA, WA 98903	18133344429 DANIEL C III & JOY L HAUGHTON 2017 S 52ND AVE YAKIMA, WA 98903
18133432012 DENNIS C & CHRISTINE E REID GRANSTRAND 2011 S 47TH AVE YAKIMA, WA 98903	18133431422 DONALD J & MARILYN L SPENCE 4303 COOLIDGE RD YAKIMA, WA 98903	18133432413 EDWARD A & SUZANNE M GIAUDRONE 1921 S 44TH AVE YAKIMA, WA 98903
18133344426 FILEMON GUZMAN & FLOR DE MARIA VELAZQUEZ 2211 S 52ND AVE YAKIMA, WA 98903	18133431015 FRANK B LAMB 2006 S 41ST AVE YAKIMA, WA 98903	18133432053 FRED J & HELEN HYATT 2008 S 47TH AVE YAKIMA, WA 98903
18133432414 JACK L & CAROLYN CAMERON 1919 S 44TH AVE YAKIMA, WA 98903	18133432412 JAMES A & DIANA RHODES 1923 S 44TH AVE YAKIMA, WA 98903	18133341419 JASON T & NICOLE D MILLS 5139 LYONS LOOP YAKIMA, WA 98903
18133432411 JEFFREY S & KARRI L FREISZ 1916 S 44TH AVE YAKIMA, WA 98903	18133344418 JOSEPH G & JACKIE M PAYNE 5159 LYONS LOOP YAKIMA, WA 98903	18133344430 JUVENTINO D & MARIA GUADALUPE CARDENAS PO BOX 697 MOXEE, WA 98936
18133431423 KAREN S HYATT 4301 COOLIDGE PL YAKIMA, WA 98903	18133431417 KENNETH M & REBECCA L ROBINSON 1913 S 44TH AVE UNION GAP, WA 98903	18133344008 KERRY & GINA MARTIN 10405 ORCHARD AVE YAKIMA, WA 98908
18133431419 MARIE T THOMAS 4305 COOLIDGE PL YAKIMA, WA 98903	18133432015 MARK W & MIDORI GIBSON 2007 S 47TH AVE YAKIMA, WA 98903	18133432016 MARY F & ISMAEL V OCHOA 2009 S 47TH AVE YAKIMA, WA 98903

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
Charter Communications Manager 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903 Dennis.henne@uniongapwa.gov	Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org
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Department of Ecology Annie Szvetcz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov sepaunit@ecy.wa.gov lori.white@ecy.wa.gov	Department of Ecology Gwen Clear, Central Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov	Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov TeamYakima@dfw.wa.gov
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Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 bob@nobhillwater.org	Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org	Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901
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Yakima Valley Trolleys PO Box 796 Yakima, WA 98907 info@yakimavalleytrolleys.org	United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District, Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 david.j.moore@usace.army.mil

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<p>WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902</p>	<p>WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216 SEPA.reviewteam@doh.wa.gov 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@wvdsd208.org</p>	<p>West Valley School District Mike Brophy, Superintendent 8902 Zier Road Yakima, WA 98908-9299 brophym@wvdsd208.org</p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov</p>
<p>WSDOT South Central Regionl Planning Office SCplanning@wsdot.wa.gov</p>	<p>WSDOT, Aviation Division 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 marj@yakamafish-nsn.gov</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>
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<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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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		

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Type of Notice: Notice of App : SEPA : Hearing

File Number: RZ# 003-20, SEPA# 020-20

Date of Mailing: 11/8/21

In-House Distribution E-mail List			Revised 12/29/20
Name	Division	E-mail Address	
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Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov	
John Zabell	Code Administration	John.Zabell@yakimawa.gov	
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Linda Rossignol	Code Administration	Linda.Rossignol@yakimawa.gov	
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Rosalinda Ibarra	Community Development	Rosalinda.Ibarra@yakimawa.gov	
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Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov	
David Della	Engineering	David.Della@yakimawa.gov	
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Jeremy Rodriguez	Fire	Jeremy.Rodriguez@yakimawa.gov	
Jeff Cutter	Legal	Jeff.Cutter@yakimawa.gov	
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov	
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Analilia Nunez	Planning	Analilia.nunez@yakimawa.gov	
Matt Murray	Police	Matthew.murray@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: Notice of App and Hearing
File Number(s): RZ # 003-20, SEPA # 020-20
Date of Mailing: 11/8/21

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Nunez, Analilia

From: Nunez, Analilia
Sent: Friday, January 08, 2021 12:01 PM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Della, David; Denman, Glenn; Desgrosellier, Bob; Doan, Tony; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Nunez, Analilia; Preston, Bill; Riddle, Dan; Rodriguez, Jeremy; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Zammarchi, Loretta; Brown, Michael; Davido, Sean; El Mundo; El Sol de Yakima; Fannin, John; KAPP TV News; KBBO-KRSE Radio - manager; KDNA Noticias; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KUNW-TV Univision; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; RCDR - Maria DJ Rodriguez; Reed C. Pell; Tu Decides; Tu Decides - Albert Torres; West Valley School District - Angela Watts; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima School District - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Business Times; YPAC - Randy Beehler; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Dept of Social & Health Svcs - Robert Hubenthal; Dept. Archaeology & Historic Preservation - SEPA Review; Desgrosellier, Bob; Energy Facility Site Evaluation Council - Stephen Posner; Henne, Dennis; Ibarra, Rosalinda; Kallevig, Dana; Nob Hill Water - Bob Irving; Nunez, Analilia; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Preston, Bill; 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 Sanchey; Yakama-Klickitat Fisheries - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Troy Havens; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Manager - Tommy Carroll; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Public Svcs Director, Lisa Freund; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima School District - Jay Baucom; Yakima Valley Museum - Peter Arnold, Exec Director; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko; YVCOG - Lynn Deitrick; Al Rose; Funk, Kay; Jacob Liddicoat; Leanne Hughes-Mickel; Lisa Wallace; Mary Place; Philip Ostriem; Rob McCormick
Cc: Martin, Trevor
Subject: NOTICE OF APP, SEPA & YPC HEARING - Sozo RZ#003-20, SEPA#020-20
Attachments: NOTICE OF APP, SEPA, & YPC HEARING_SOZO RZ#003-20, SEPA#020-20.pdf

Attached is a Notice of Application, SEPA and YPC Hearing regarding the above-entitled project. If you have any

questions about this proposal, please contact assigned planner Trevor Martin at trevor.martin@yakimawa.gov

Thank you,



Analilia Núñez
Planning Technician
City of Yakima Planning Division
p: 509.575.6261
129 North 2nd Street, Yakima, Washington, 98901

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Nunez, Analilia

From: Simon Sizer <ssizer@yakimaherald.com>
Sent: Tuesday, January 05, 2021 3:51 PM
To: Nunez, Analilia
Subject: Re: Legal Notice for RZ#003-20 & SEPA#020-20
Attachments: IBARRAAP-45-968278-1.pdf

Good afternoon. I have scheduled this legal notice for 1/8, for a cost of \$350.40.

Simon Sizer | Legal & Obituary Clerk
Yakima Herald-Republic
114 North 4th Street, Yakima, WA 98901
P.O. Box 9668, Yakima, WA 98909
Phone: (509) 577-7740 | Fax: (509) 577-7766

From: Nunez, Analilia <analilia.nunez@yakimawa.gov>
Sent: Tuesday, January 5, 2021 10:30 AM
To: Simon Sizer <ssizer@yakimaherald.com>
Subject: Legal Notice for RZ#003-20 & SEPA#020-20

Hi Simon,

Please publish the attached legal notice on Friday, January 8, 2021. The ad can be charged to City Planning account #110358.

Thank you,



Analilia Núñez
Planning Technician
City of Yakima Planning Division
p: 509.575.6261
129 North 2nd Street, Yakima, Washington, 98901

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Public Legal Notices

Public Legal Notices

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING LEGAL NOTICE

DATE: 01/08/2021 **TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners **FROM:** Joan Davenport, AICP, Community Development Director **APPLICANT:** Sozo Sports of Central WA c/o Digital Design & Development, Leanne Liddicoat **FILE NUMBER:** RZ#003-20 & SEPA#020-20 **LOCATION:** 2409 Sorenson Rd. **TAX PARCEL NUMBER(S):** 181334-33401, -33402, -33403, -34401 & -34402 **DATE OF APPLICATION:** 11/03/2020 **DATE OF COMPLETENESS:** 12/01/2020 **PROJECT DESCRIPTION**
Proposal to rezone five parcels totaling approximately 60 acres from Suburban Residential (SR) to General Commercial (GC) for the future expansion of the Sozo Sports Complex. **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: Rezone approximately 60 acres from Suburban Residential (SR) to General Commercial (GC) 2. Level of Development: Non-project Rezone 3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc. 4. Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards. Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows: 1. The type of land use: Nonproject Rezone of approximately 60 acres from Suburban Residential (SR) to General Commercial (GC) zoning. 2. Density of Development: N/A 3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc. **NOTICE OF ENVIRONMENTAL REVIEW** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, under WAC § 197-11-928 for this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination will be mailed to parties of record and entities who were provided this notice and may be appealed pursuant to YMC § 6.88.170. **Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: N/A – future development will undergo project-specific environmental and land use review **Required Studies:** N/A **Existing Environmental Documents:** CAO#003-15 **Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive

Plan. REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **February 24, 2021 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. 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 **January 28, 2021**, will be considered prior to issuing the final SEPA determination. Please reference file numbers (RZ#003-20 & SEPA#020-20) and applicant's name (Sozo Sports of Central WA) in any correspondence you submit. You can mail your comments to: **Joan Davenport, AICP, Community Development Director City of Yakima, Department of Community Development, 129 N. 2nd St.; Yakima, WA 98901. IF YOU WOULD LIKE TO ATTEND THIS VIRTUAL MEETING TO LISTEN AND/OR TESTIFY, PLEASE REGISTER WITH YOUR NAME AND EMAIL ADDRESS HERE:** https://cityofyakima.zoom.us/webinar/register/WN_dKGpifuxTYejcwVgTrYBqg After registering, you will receive emailed instructions for joining the meeting online with your device or by calling in. **NOTICE OF RECOMMENDATION** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or e-mail to trevor.martin@yakimawa.gov.

(968278) January 8, 2021

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING

DATE: January 8, 2021
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Sozo Sports of Central WA c/o Digital Design & Development, Leanne Liddicoat
FILE NUMBER: RZ#003-20 & SEPA#020-20
LOCATION: 2409 Sorenson Rd.
TAX PARCEL NUMBER(S): 181334-33401, -33402, -33403, -34401 & -34402
DATE OF APPLICATION: November 3, 2020
DATE OF COMPLETENESS: December 1, 2020

PROJECT DESCRIPTION Proposal to rezone five parcels totaling approximately 60 acres from Suburban Residential (SR) to General Commercial (GC) for the future expansion of the Sozo Sports Complex.

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: Rezone approximately 60 acres from Suburban Residential (SR) to General Commercial (GC)
2. Level of Development: Nonproject Rezone
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.
4. Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards.

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

1. The type of land use: Nonproject Rezone of approximately 60 acres from Suburban Residential (SR) to General Commercial (GC) zoning.
2. Density of Development: N/A
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.

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

Required Permits: The following local, state, and federal permits/approvals may or will be needed for this project: N/A – future development will undergo project-specific environmental and land use review

Required Studies: N/A

Existing Environmental Documents: CAO#003-15

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

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REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. This request requires that the Yakima Planning Commission hold an open record public hearing, which is scheduled for **February 24, 2021 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.

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 **January 28, 2021**, will be considered prior to issuing the final SEPA determination. Please reference file numbers (RZ#003-20 & SEPA#020-20) and applicant's name (Sozo Sports of Central WA) in any correspondence you submit. You can mail your comments to:

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

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_dKGpifuxTYejcwVgTrYBqg

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 once it is rendered.

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

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

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DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

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

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

AVISO DE APLICACIÓN, REVISIÓN AMBIENTAL, Y AUDIENCIA PÚBLICA

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

FECHA OTORGADA: 8 de enero, 2021

PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes

DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario

SOLICITANTE: Sozo Sports of Central WA c/o Digital Design & Development, Leanne Liddicoat

No. DE ARCHIVO: RZ#003-20 & SEPA#020-20

UBICACIÓN: 4209 Sorenson Rd.

No. DE PARCELA(S): 181334-33401, -33402, -33403, -34401 & -34402

FECHA DE APLICACIÓN: 3 de noviembre, 2020

FECHA DE APLICACIÓN COMPLETA: 1 de diciembre, 2020

DESCRIPCIÓN DEL PROYECTO: Propuesta para rezonificar cinco parcelas aproximadamente 60 acres de zona residencial (SR) a zona comercial (GC) para la futura expansión del Complejo Sozo Sports.

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

1. El tipo de uso terrenal: Rezonificar aproximadamente 60 acres de zona residencial (SR) a zona comercial (GC)
2. Nivel de desarrollo: rezonificación sin proyecto asociado
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a las normas de desarrollo del Título 12 y Título 15.

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

1. El tipo del uso terrenal: Rezonificación sin proyecto de aproximadamente 60 acres de zona residencial SR a zona comercial GC.
2. Densidad del desarrollo: N/A
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.

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

Permisos Requeridos: Los siguientes permisos/aprobaciones locales, estatales, y federales pueden o serán necesarios para este proyecto: N/A – el futuro desarrollo se someterá a revisiones apropiadas al uso específico.

Estudios Requeridos: N/A

Documentos Ambientales Existentes: CAO#003-15

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

SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA: Se anima a las agencias, tribus, y el público a revisar y comentar sobre el proyecto y sobre sus probables impactos ambientales. Esta propuesta requiere una audiencia pública con registro abierto con la Comisión de Planificación de Yakima. Por lo tanto, una audiencia pública ha sido programada para el **miércoles 24 de febrero, 2021 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.

Habrà 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 **28 de enero, 2021** serán considerados antes de emitir la decisión final sobre esta solicitud. Por favor de hacer referencia al número de archivo (RZ#003-20 & SEPA#020-20) o al nombre del solicitante (SOZO) en cualquier correspondencia que envíe. Por favor de enviar sus comentarios sobre esta propuesta a:

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

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_dKGpifuxTYejcwVgTrYBqg

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

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

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

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

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA.

Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov

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

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CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE

File Number:	RZ #003-20
Applicant/Project Name:	Sozo Sports of Central Washington
Site Address:	4209 Sorenson Rd
Date of Posting:	January 8, 2021
Land Use Sign ID#(s):	50 & 27

Location of Installation (Check One):

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

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

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

The alternative location is:

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

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


Applicant's Signature

1/8/21
Date

Applicant's Name (Please Print)

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

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

December 22, 2020

FILE NUMBER(S) RZ#003-20 & SEPA#020-20
APPLICANT: Digital Design & Development LLC.
APPLICANT ADDRESS: 3611 River Rd. #100, Yakima, WA 98902
PROJECT LOCATION: 4209 Sorenson Rd.
TAX PARCEL NO: 181334-33401, -33402, -33403, -34401 & -34402
DATE OF REQUEST: November 3, 2020
SUBJECT: Notice of Complete Application

To Whom It May Concern:

The application for your Rezone at 4209 Sorenson Rd. was received on November 22, 2020. As of December 1, 2020, your application is considered **complete** as required by the City of Yakima's Municipal Code (YMC) and site plan checklist, as referenced in YMC § 15.14.030.

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

1. A Notice of Application, SEPA, and Public Hearing will be sent to all property owners within a 300-foot radius of your site. This notice will include a request for public comments during a 20-day comment period as is required by the City of Yakima. Notice of Application is scheduled to be issued around January 8, 2021, and the comment period will end around January 28, 2021.
2. A Public Hearing has been tentatively scheduled for February 25, 2021, with the City of , Yakima Hearing Examiner.

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

Sincerely,

A handwritten signature in black ink, appearing to read "T. Martin", written over a horizontal line.

Trevor Martin
Associate Planner

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“SOZO Sports of Central WA”
RZ#003-20 & SEPA#020-20

EXHIBIT LIST

CHAPTER H

Public Comments

[illegible]



Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

LISA H. FREUND – Director

February 12, 2021

Joan Davenport, AICP
Community Development Director
City Hall – 2nd Floor
129 N. 2nd St
Yakima, WA 98901

RE: RZ#003-20, SEPA#020-20 Sozo Sports of Central WA

Dear Joan,

This message provides additional detail regarding comments submitted on Thursday, January 28th regarding the subject line applications. These comments are from the Yakima County Flood Control Zone District (FCZD) who was active in creation of the effective maps and provides floodplain management services and recommendations through the adopted Ahtanum and Wide Hollow Comprehensive Flood Hazard Management Plan to citizens and communities on floodplain development.

The FCZD has significant concerns regarding existing unpermitted modifications to the FEMA mapped floodway during prior phases of this development, and the proposal for further modification under the above SEPA. These concerns have been expressed for several years and we continue to strongly encourage violations related to the floodway in this area be examined and remedied.

From 2015 to 2020, several Sozo Sports consultants requested input from the FCZD about FEMA flood maps. During calls and meetings, the consultants discussed options for developing the sports complex considering a floodway that crosses many of the parcels. FCZD staff repeated the need to either avoid development in the floodway or obtain approval of a No-Rise Certification or Conditional Letter of Map Revision (CLOMR).

The site plan accompanying the subject line application appears to provide no consideration for the floodway. We understand these are non-project applications, however past oversight of floodway boundaries and associated prohibitions is concerning. The application references a wetland investigation and delineation (Widener, Sept. 2018) for Sozo stating, "They are within the FEMA mapped 100-year floodplains, but recent fill appears to block that connection." This

Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.

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report calls the channel containing the floodway a "relict". The determination in the report that an active stream channel no longer exists has no bearing on FEMA designation of mapped floodways or National Flood Insurance Program (NFIP) requirements.

The National Flood Insurance Program (NFIP) provides access to flood insurance and disaster assistance for property owners and communities that comply with NFIP requirements. Communities commit to adopting and adhering to NFIP/FEMA floodplain requirements when they join the program. Under the NFIP physical changes to floodways require FEMA approval of a CLOMR or a No-Rise Certification stamped by a Professional Engineer and submitted to the floodplain administrator for approval prior to disturbance. These options require hydraulic analysis to ensure the proposal will not result in increased flood risk to the site, adjacent landowners, and the community.

Public funds at the local, state and federal level have been invested to create these flood maps for the community, and we fear that unauthorized development within the floodway may place the community's NFIP standing in jeopardy.

Please contact me if we can be of any further support, or with any questions regarding this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy Havens", with a small "(Digital)" written in parentheses to the right of the signature.

Troy Havens, PE
Water Resources Division Manager
(509)574-2300
Troy.havens@co.yakima.wa.us

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Yakima County ensures full compliance with Title VI of the Civil Rights Act of 1964 by prohibiting discrimination against any person on the basis of race, color, national origin, or sex in the provision of benefits and services resulting from its federally assisted programs and activities. For questions regarding Yakima County's Title VI Program, you may contact the Title VI Coordinator at 509-574-2300.

If this letter pertains to a meeting and you need special accommodations, please call us at 509-574-2300 by 10:00 a.m. three days prior to the meeting. For TDD users, please use the State's toll free relay service 1-800-833-6388 and ask the operator to dial 509-574-2300.



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**Washington State
Department of Transportation**

Aviation Division
7702 Terminal St SW
Tumwater, WA 98501
360-709-8015 / FAX: 360-709-8009
Toll Free: 1-800-552-0666
TTY: 1-800-833-6388
www.wsdot.wa.gov

January 27, 2021

Joan Davenport
Community Development Director
City of Yakima
129 N. Second Street
Yakima, WA 98901

RE: Notice of App Sozo
Applicant: Sozo Sports of Central Washington
File Number: RZ#003-20 SEPA #020-20

Dear Ms. Davenport:

Thank you for the opportunity to provide comment regarding the Sozo Rezoning, RZ#003-20 SEPA #020-20 near the Yakima Air Terminal.

Washington State Department of Transportation (WSDOT) has reviewed the SEPA package and the site for the development is located in Zone 6 of the WSDOT Airports and Compatible Land Use Guidebook Compatibility Zones. The proposed development is consistent with WSDOT's guidance, but given the proximity of the location to the airport it should be noted that the property may experience low flying aircraft, aircraft engine and propeller noise, vibrations, exhaust fumes, which may be perceived as a nuisance to the future residents.

Also because the property is in Zone 6 there should be a plan in place to ensure that the construction and the subsequent development to ensure that there will not be height hazard obstructions, smoke, glare, electronic interference, wildlife attractants, or other hazards to the airspace.

We appreciate the opportunity to offer written comments. Our office is available for any questions or further discussions on airport land use planning. Please don't hesitate to contact me at (360) 890-5258, max.platts@wsdot.wa.gov.

Sincerely,

Thomas S. "Max" Platts
Aviation Planner, WSDOT Aviation Division

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

January 26, 2021

Trevor Martin
Community Development
City of Yakima
129 North 2nd Street
Yakima, WA 98901

Re: 202100099, RZ#003-20, SEPA#020-20

Dear Trevor Martin:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the rezoning of 5 parcels totaling approximately 60 acres from Suburban Residential (SR) to General Commercial (GC) for the future expansion of the SOZO Sports Complex. We have reviewed the documents and have the following comments.

SHORELANDS AND ENVIRONMENTAL ASSISTANCE

Information provided within the SEPA Checklists states a wetland report has been conducted. This report was not provided as part of the SEPA package. Ecology requests this report be made available for review and verification as the area likely supports a wetland complex.

Ecology staff has conducted a desktop review of the area by reviewing current and historical aerial imagery, National Wetlands Inventory (NWI) data, LiDAR imagery, and soil data. The collective information suggests a wetland complex is located within the area proposed for rezoning and expansion (Images 1-3 below).

NWI data suggests palustrine emergent wetlands are present (Image 1). The provided Soilweb data (Image 2), depicts hydric soils are present (areas of red and orange on image 2). Hydric soils are one of three required characterizes of wetland habitat. The two soils of interest are 66-Kittitas Silt Loam and 165-Track Loam. Image 3, LiDAR image from DNR's LiDAR Portal, shows two streams flowing through the area. The stream are surrounded by lower depression areas where water is likely to pond and create wetland criteria.

Please keep in mind wetland delineations are valid for a period of 5 years, unless otherwise requested. Any delineations or reports that are over 5 years old will need to be re-investigated.

Any wetlands found on the parcel are considered to be a Water of the State and potentially a Water of the United States. Per Revised Code of Washington (RCW) 90.48.030, the Department of Ecology has authority to control and prevent pollution of waters of the State. Therefore, Ecology has the ability to request a wetland delineation be conducted on the site to prevent the pollution of state waters. Any wetland habitat found on site (or adjacent to) should be rated using the 2014 Update for the Washington State Wetland Rating System for Eastern Washington (Hruby, 2014). Rating scores will be used to determine the width of the City's required wetland buffer surrounding any delineated wetlands.

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Trevor Martin
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Waters of the United States are within the jurisdictional authority of the U.S. Army of Corps of Engineers (Corps). Placement of fill in wetlands may require an individual or general (nationwide) permit from the Corps. We advise the applicant to contact the Corps to determine if a permit is needed. In the event the Corps determines the wetland is not located within their jurisdiction, Ecology review and permitting would still be required.

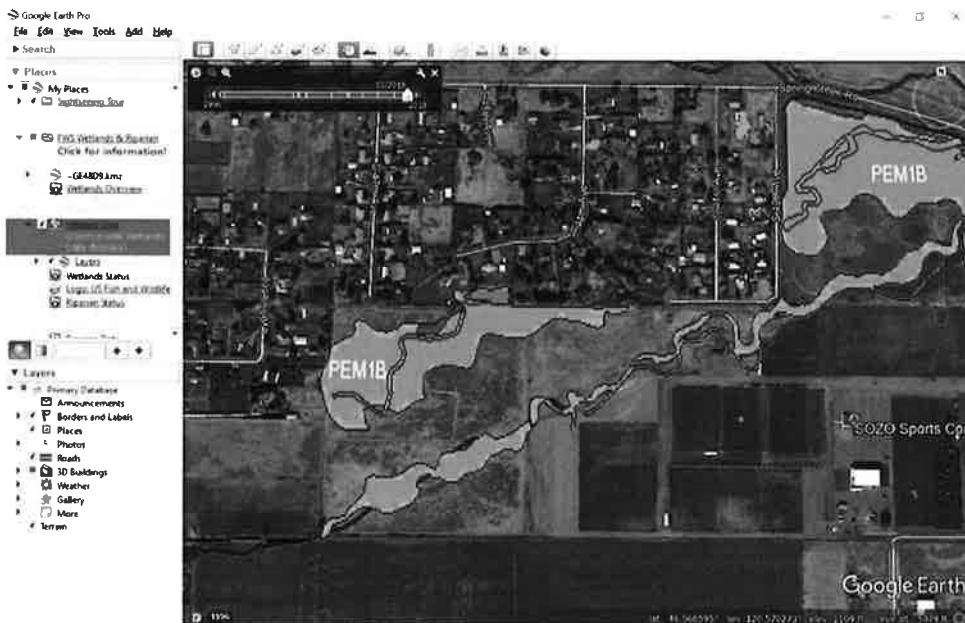
Ecology's SEA Program requests a wetland delineation (and rating) be provided to identify wetland presence or absence prior to construction activities.

Ecology encourages the use of mitigation sequencing to avoid, reduce, and minimize impacts to wetland habitat. In the event impacts are unavoidable, a mitigation and monitoring plan must be submitted with any application material for review and consideration.

Ecology staff are available to provide technical assistance to the City by reviewing documents related to wetland habitats and conducting a joint site visit to verify the presence or absence of wetlands on the property.

Please contact Lori White at (509)575-2616 or email at lori.white@ecy.wa.gov should you have any questions or would like to discuss the above comments.

Image 1



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Image 2

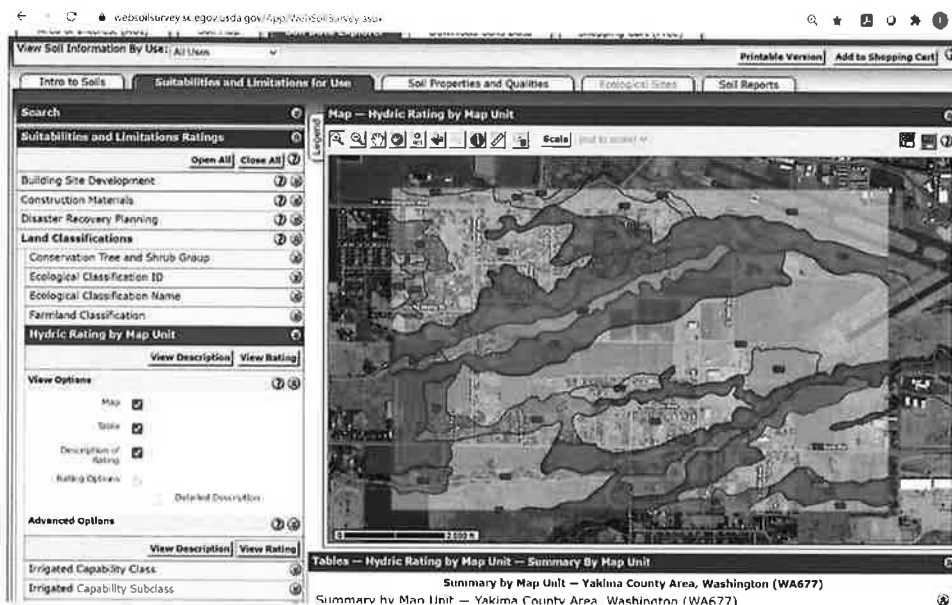


Image 3



Sincerely,

Tricia Sawyer

Tricia Sawyer on behalf of Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509)575-2012
crosepacoordinator@ecy.wa.gov

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Allyson Brooks Ph.D., Director
State Historic Preservation Officer

January 21, 2021

Trevor Martin
Planner
City of Yakima
129 North 2nd Street
Yakima, WA 98901

In future correspondence please refer to:

Project Tracking Code: 2021-01-00373

Property: City of Yakima_Sozo Sports Complex Rezone and Expansion Project (SEPA#020-20)

Re: Survey Requested

Dear Trevor Martin:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. This is due, in part, to the proximity of the proposed project area to Spring Creek, a resource that may have been historically important to Native American groups and/or settlers in the area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov

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RECEIVED

RZ#003-20 & SEPA#020-20
Sozo Sports of Central WA

JAN 20 2021

CITY OF YAKIMA
PLANNING DIV

First, I am the parent of a soccer player. I like the SOZO complex, I want to see it succeed and grow. But as a property owner who borders the complex, I have some concerns, and would like to comment on some of their narratives the SOZO complex submitted.

Under Part IV, section C of the REZONES section & under the Transportation #1& #4, they discuss the Spring Creek and Ahtanum road future improvements will support the traffic. Knowing that Mr. Kerry Martin owns the property west of lots 7&8, and using common sense, I know that he owns this property to connect SOZO and Sorenson Rd to 52nd avenue at some point in the future. I didn't see any mention of future improvements to 52nd to support traffic. Have SOZO and the City of Yakima discussed this with the county? And will that property west of lot 7&8 be used as an access for the construction crew/ heavy machinery so they don't have to go through the phase 1 area of SOZO?

Under the surface water #1, and Water runoff #3, SOZO says there is no surface water (year-round and seasonal) in the vicinity of the site, and that the proposal doesn't affect drainage patterns. I have attached 2 pictures taken in March 2017 showing surface water creating a wetland that was there well into April. I believe it is ground water swelling to the surface. While I haven't seen it to that level since, it does contain some water during early spring, depending on how fast the melt is. As for affecting drainage, I have included a map of the area showing a creek bed that goes through 2 neighborhoods (Lyons Loop and Walla Walla) that in 2016 was used to relieve other area creeks from flooding and did reach the SOZO boundary. And, also on the map I show the storm drains for Lyons Loop, that drain past my property to the south, and towards the complex. Will SOZO's storm drain system allow for these creeks and areas of drainage to flow into their system, or will it back up onto the properties of Lyons Loop?

Under the Plants #1, There **were** cattail plants around the above-mentioned wetland area, but were mowed down a couple of years ago.

Under the Animals #1, animals that need to be included are: coyotes, raccoons, skunks, pheasants and quail.

Under the Noise #3, It says SOZO hours of operation are consistent with the city parks, which close at 10:00pm. But SOZO has had events like the dye hard 5k go till 11:00pm with music, and at some events has had overnight camping, dancing and beer gardens. Will SOZO keep these late-night events/all nights camping on the already developed part of the complex, away from the neighborhoods, or are they going to stop these after 10:00pm events?

Under the Land and Shoreline use #13 and recreation #3, SOZO states they are adding park space, and play fields, but I noticed (pre COVID) that their gates were closed during the day unless practices or events were happening. Will the community be able to go during

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normal park hours (6:00am-10:00pm) to use these benefits/ green space/ play equipment they mentioned?

Under the Light and Glare #4, SOZO states they will be "sensitive to the neighboring residences". The city of Yakima, when dealing with the West Valley Walmart development, made sure that Walmart use special lights and spacing for their parking lots to decrease light pollution into the neighborhood to the west. Will SOZO have to follow the same guidelines for their lights as they get closer to the neighborhoods?

Under Transportation #8, SOZO mentions "neighboring properties that could serve as event parking lots". Where are these properties? And will SOZO help the close by neighborhoods with signage, security, and possible towing for people who choose to park in front of driveways, and on private property? I have been to many tournaments all over this state as a parent and know that people will park anywhere to avoid having to pay \$5-\$10 parking fees.

On the map showing the revised lots, what is the plan for revised lot 7? There is nothing describing what it will be. Will it be grass, dirt, a parking lot until they know what to do with it? Also, what will the 100 ft buffer zone be? Grass, gravel, etc.?

I know that SOZO is a public and private partnership and answering some of these questions will depend on if it is treated as public or private. But It is mentioned that this is a park area that contributes to the city of Yakima Parks Department plans. And that it is a benefit to the community. It sounds like it is to be considered a city park. All other city parks are open to the public to use during the day (including now during COVID times), and so should SOZO. Except for when there are games or special events that would require a charge for parking.

Thank you for allowing me to comment on this rezone proposal.

Casey Poor
kc.poor@hotmail.com

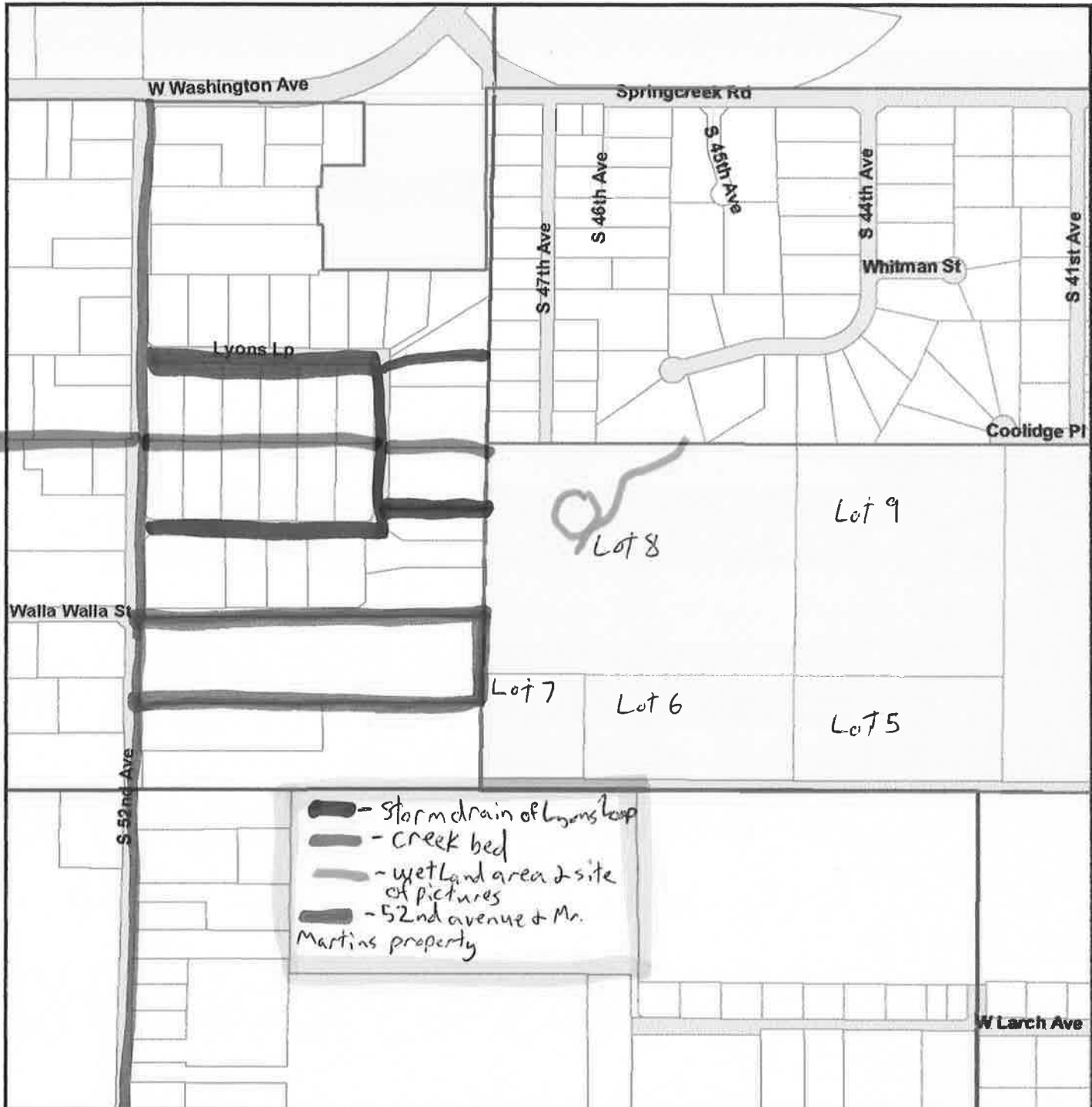


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Yakima County GIS - Washington Land Information Portal

[Print Map]
[Close Map]

Yakimap.com



Map Center: Range: **18** Township: **13** Section: **34**

City Limits
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WWW.YAKIMAP.COM

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



One Inch = 600 Feet

Feet 250 500 750 1000

MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE, BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT

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[Print Map]
[Close Map]

Yakimap.com



Map Center: Range: **18** Township: **13** Section: **34**

2017 Ortho Photography

 City Limits
 Sections

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Feet 250 500 750 1000

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SOZO Sports of Central Washington



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< SOZO Sports of Central Washington

March 28, 2017 7:29 PM

Edit



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Date: January 20, 2021
To: Joan Davenport, AICP, Community Development Director
From: Diana and James Rhodes, Property owners and residents at 1923 S. 44th Ave, Yakima, WA 98903, 509-225-9810
File number: RZ#003-20 & SEPA#020-20
Applicant's name: Sozo Sports of Central WA

Thank you for sending us a copy of the Notice of Application, Environmental Review, and Public Hearing information (RZ#003-20 & SEPA#020-20) dated January 8, 2021. Being the property owners of a house directly adjacent to the north boundary of parcel 18133433403, we read with great interest the current application.

Let us start by saying that we realize that having a sports complex the caliber of the one envisioned by Sozo Sports has many benefits to the Yakima region and we hope that both Sozo and we can be good neighbors to each other. As part of being good neighbors, clear consistent communication will be important. Moving forward, the current request brings up several important issues, and this probably would be a good time for discussion of the overall plans for these parcels, which seemed to have changed from those articulated in earlier meetings.

1) Our first question is why is it necessary to rezone an entire 60 acres from "Suburban Residential" to "General Commercial" if most of this area will be developed into soccer fields and parkland, with the only commercial activity being vendors that "support spectators, visitors, and participants" at the Sozo complex? To the uninstructed eye, the request being put forward would be more appropriate for a small shopping mall than for sports fields and parkland. We have a major concern that once this land is zoned for general commercial, significantly more commercial operations can move in than may be initially detailed (and virtually none are detailed at this point in the application).

More information on future plans seems to be needed before taking this significant step. How much of the 60 acres will be devoted to retail businesses and how much will be used for soccer fields and parkland? Would it be possible and preferable to restrict the commercial development (and thus rezoned area) to the portions of the property that are distant from the adjacent residential properties so as to limit the negative impact of this development on the adjacent residential community?

Other Yakima city parks appear to be zoned R-1. If the intent of Sozo Sports is, as detailed in this application, primarily to become soccer and other sports fields in a parklike setting, this R-1 classification seems much more appropriate for the majority of this land, and will preserve the integrity of the surrounding residential neighbors more than changing the entire 60 acres to a commercial property.

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2) **Noise and light pollution** from this sports complex already is a problem, even with the current fields that are far removed from our house. As new fields are built closer, and are eventually almost in our backyard, this is something that could be a huge issue! Currently, the field lights shine into our house and when walking in our backyard at night, we are blinded by the light if we look to the southeast (towards the Sozo fields). This is from fields currently in the developed region of the park; how much worse will it be when the proposed lights are installed much closer to our property?

Our recollection of the public meeting five years ago, which preceded the first zoning changes requested by Sozo, was that the community was promised that Sozo would install fencing and shrubbery to shield the neighborhood from the field lights – as well as the explanation that much of the 60 acres currently in question would be turned more into a city park with walking trails than in to sports fields.

The current request states “The intent is for the lighting to not exceed the boundaries of the property since it will be focused inward on the fields, not outward to the edges of the park or residences.” (Section B “Light and Glare”, item 2). Can the Zoning Commission put in place a mechanism to ensure that Sozo follows through on their promises? Could the Zoning Commission require that an **independent engineering audit of Sozo’s lighting** to ensure that the final lighting design fulfills the intent expressed in the Application?

The current Application for the zoning variance notes that our neighborhood already is negatively impacted by the noise from the airport (B. Environmental Elements, “Noise”, section 1); however, in their 11/6/15 Application (CL2#014-15, CAO#003-15, SEPA#035-15) (B. Environmental Elements, 7 b. “Noise”), Sozo listed other noise in the area as “minimum air traffic from Yakima Airport” – an assessment with which we agree. We have two comments relative to noise associated with these changes. First, the cheering of crowds from the Sozo fields is much more constant and seems to be louder than the occasional airport noise. Second, the airport existed before our subdivision was built and the negative impact of the airport on our neighborhood presumably was factored into the cost of our property when we purchased it. Any negative change in property values resulting from the zoning changes requested by Sozo will be losses that are sustained by the current property owners. To **decrease the crowd noise**, perhaps moving the fields further from the boundaries with the houses (placing storage sheds closer to the houses, rather than the fields near property lines), erecting the 6-foot shielding fence and shrubbery as promised (which has NOT been erected, at least by our property yet), and keeping activities early in the morning and at night concentrated on the fields furthest from houses.

3) We were informed several years ago that our property now is considered part of the 100 year flood plan, along with some of the adjacent Sozo fields. This is a significant concern for us. Currently, our property is at a higher elevation than the Sozo property to the south of us. It is imperative to us that the **elevation of that land not be raised** and that water will flow away from our property line that we share with Sozo Sports, instead of towards us.

4) Our property, along with our neighbors, is supplied by water from wells. While we note that Sozo will use city water for drinking water, there is no mention of the water to be used in irrigating the numerous sports fields. What mitigation factors can be put in place to ensure the irrigation water usage by Sozo does not adversely affect our well water supply?

5) If Sozo anticipates that their complex will generate only 141 cars "in" and 73 cars "out" at peak hours, why is Sozo planning on building a parking lot that will accommodate over 1,000 vehicles? Has the impact of this development on local traffic been underestimated or is the large parking lot needed for some other purpose (e.g. a shopping mall)?

6) In case it is important in the decisions being made, the list of birds and animals in this area was much abbreviated on the application. In addition to those listed (B. Environmental Elements, "Animals", item 1), we commonly have coyotes, racoons, skunks, moles, pheasants, owls, killdeers, quails, magpies, ducks, and geese.

Again, thank you for the opportunity to read and submit feedback and questions on this application for rezoning. If we can clarify anything in this letter, please don't hesitate to let us know.



State of Washington
DEPARTMENT OF FISH AND WILDLIFE
South Central Region 3 – 1701 S. 24th Avenue, Yakima, WA 98902-5720
Telephone: (509) 575-2740 • Fax: (509) 575-2474

January 11, 2021

Joan Davenport, AICP
Community Development Director
City of Yakima
129 North 2nd Street
Yakima, Washington 98901

Subject: State Environmental Policy Act Document, Comments on Preliminary Notice, Sozo Sports of Central WA, Yakima County, RZ#003-20 & SEPA#020-20.

Dear Joan,

The Washington Department of Fish and Wildlife (WDFW) has reviewed the above-referenced State Environmental Policy Act (SEPA), received on January 11, 2021, and offers the following comments at this time. Other comments may be offered as the project progresses.

Aerial photography evidence from 1998 and 2002 indicates that the site contains a spring and other wetland features. However, photography since 2005 indicates that those features were filled, as they cannot be identified any longer. Four of the five subject parcels revealed those wetland features. Parcel #181334-34401 did not. Industrial development or sports fields may not be well-suited to where a contiguous wetland buffer needs protection. Thus, a wetland delineation is a sensible preliminary assessment prior to a change in zoning for possible incompatible uses.

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2002 Photography – Yakima County GIS

Thank you for the opportunity to provide these comments. Please feel free to contact me with any questions or clarifications you may require. My phone number is 457-9310.

Sincerely,

Eric Bartrand

Eric Bartrand
Area Habitat Biologist

Cc: Lori White, Ecology

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