

# 2021 COMPREHENSIVE PLAN MAP AMENDMENTS

## CHAPTER B

Yakima Valley Farmworkers Clinic  
CPA#002-21, RZ#012-21 & SEPA#012-21

EXHIBIT #	DOCUMENT	DATE
B-1	<b>Applications for Comprehensive Plan Map Amendment and Rezone (with narratives)</b>	04/27/2021
B-2	<b>SEPA Environmental Checklist</b>	04/27/2021
B-3	<b>Map Submitted with Applications</b>	04/27/2021
B-4	<b>Vicinity, Zoning, Future Land Use and Aerial Map</b>	04/28/2021
B-5	<b>Determination of Application Completeness</b>	06/04/2021
B-6	<b>Land Use Action Installation Certificate</b>	06/07/2021
B-7	<b>Notice of Application and Environmental Review</b> B-7a: Press Release & Distribution Email B-7b: Parties and Agencies Notified B-7c: Affidavit of Mailing	06/25/2021
B-8	<b>Notice of Public Hearing &amp; Determination of Non Significance</b> B-8a: Legal Notice B-8b: Press Release & Distribution Email B-8c: Parties and Agencies Notified B-8d: Affidavit of Mailing	07/22/2021
B-9	<b>DST Review &amp; Comments</b>	08/03/2021
B-10	<b>Yakima Planning Commission Agenda &amp; Distribution List</b>	08/04/2021
B-11	<b>Staff Report</b>	08/11/2021
B-12	<b>YPC Agenda &amp; Sign-In Sheet</b>	08/11/2021
B-13	<b>Notice of Yakima Planning Commission's Recommendation</b> B-13a: Parties and Agencies Notified B-13b: Affidavit of Mailing	08/31/2021
B-14	<b>Letter of Transmittal to City Clerk for Public Hearing Notice</b>	10/07/2021
B-15	<b>Yakima Planning Commission's Recommendation</b>	08/25/2021



DEPARTMENT OF COMMUNITY DEVELOPMENT

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## **YAKIMA PLANNING COMMISSION**

### **RECOMMENDATION TO THE YAKIMA CITY COUNCIL FOR COMPREHENSIVE PLAN AMENDMENT AND REZONE CPA#002-21, RZ#002-21**

**August 11, 2021**

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

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

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

**WHEREAS**, On April 27, 2021 applications for Comprehensive Plan Amendment and Rezone were submitted by Yakima Valley Farmworkers Clinic., to amend the Comprehensive Plan Future Land Use Map Designation from Mixed Residential to Community Mixed-Use, and to concurrently rezone from Two-Family Residential (R-2) to Local Business District (B-2), a portion of parcel 181321-13469 (City File CPA#002-21, RZ#002-21); and

**WHEREAS**, The applications were considered complete for processing on June 4, 2021 and public notice was provided, in accordance with the provisions of YMC Ch. 16.10, on June 25, 2021, and July 22, 2021; and

**WHEREAS**, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on July 22, 2021, which was not appealed (City File SEPA#012-21); and

**WHEREAS**, The YPC held a study session to review this Comprehensive Plan Amendment and Rezone on July 14, 2021; and

**WHEREAS**, The Yakima Planning Commission held an open record public hearing on August 11, 2021 to hear testimony from the public, consider the Amendment and Rezone, and provide a recommendation to the Yakima City Council;

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

**DOC.  
INDEX  
# B-15**

**APPLICATION #** CPA#002-21, RZ#002-21  
**APPLICANT:** Yakima Valley Farmworkers Clinic  
**APPLICANT ADDRESS:** 604 W. 1<sup>ST</sup> Ave. Toppenish, WA 98948  
**PROJECT LOCATION:** 5109 Summitview Ave.  
**PARCEL(S):** 181321-13469

### **FINDINGS OF FACT**

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Mixed Residential to Community Mixed-Use and to concurrently rezone from Two-Family Residential (R-2) to Local Business District (B-2).
2. The subject parcel is approximately 9.93 acres in size, but the area subject to the rezone is .46 acres in size, and is surrounded by vacant, single family, and multifamily uses.
3. The City of Yakima Planning Division provided a detailed staff report to the Planning Commission for review during their August 11, 2021 public hearing, with the recommendation of APPROVAL of the proposed amendment and rezone.
4. The proposed Comprehensive Plan Amendment is consistent with the applicable approval criteria in YMC § 16.10.040, as follows:
  - a. This project is being processed to facilitate the creation of a single contiguous zoning boundary.
  - b. The Community Mixed-Use designation implements several goals and policies of the 2040 plan.
  - c. The amendment does not correct an obvious mapping error, does not address a deficiency of the 2040 plan, and is consistent with the Growth Management Act and County-wide Planning Policies.
  - d. The impact should be minimal because the property under consideration is better suited for industrial development as opposed to commercial use. The total acreage of this proposal will remove .46 acres of Low Density Residential land. However, examining all proposals for the previous cycles since 2018, the net impact is an increase of 3.29 acres of Community Mixed-Use land and a 1.84 acre increase of Mixed Residential land.
5. The proposed Rezone from Two-family Residential (R-2) to Local Business District (B-2) is consistent with the applicable approval criteria in YMC § 15.23.030, as follows:
  - a. Testimony at the public hearing was considered.
  - b. The property is suitable for uses within the B-2 zoning district and will facilitate a single contiguous zoning district.
  - c. The B-2 zoning district is an implementing zone of the Community Mixed-Use Future Land Use Designation.
  - d. The property is currently capable of being served by all necessary public utilities and can be accessed by public streets.
  - e. The proposed Rezone is considered compatible with the surrounding neighborhood and no mitigation is proposed at this time.
  - f. The public need for this Rezone is to create more land for commercial development.

### **CONCLUSIONS**

1. The Amendment and Rezone are minor in nature;
2. No adverse impacts have been identified;
3. No written comments or testimony was received in opposition to the request;
4. This proposal underwent Environmental Review;
5. The proposed Comprehensive Plan Future Land Use Map Amendment from Mixed Residential to Community Mixed-Use and to concurrently rezone from Two-Family

**DOC.**  
**INDEX**  
**# B-15**



Residential (R-2) to Local Business District (B-2) is consistent with the Yakima Urban Area Zoning Ordinance and Yakima Comprehensive Plan 2040.

**MOTION**

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

**RECOMMENDATION TO CITY COUNCIL**

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed Comprehensive Plan Amendment from Mixed Residential to Community Mixed-Use and Rezone from Two-Family Residential (R-2) to Local Business District (B-2) for files CPA#002-21 and RZ#002-21.

SIGNED this 25<sup>th</sup> day of August, 2021.

By: \_\_\_\_\_

  
**Jacob Liddicoat, Chair**  
**Yakima Planning Commission**

**DOC.**  
**INDEX**

**# B-15**



CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

I, Analilia Núñez, 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. Copy of mailing labels for Yakima Valley Farmworker's Clinic (CPA#002-21, RZ#002-21, SEPA#012-21) including all labels for parties of record and property owners within a radius of 300 feet of the subject property, SEPA mailing labels, In-House Distribution/Parties of Record List Form, e-mail distribution lists for in-house, local media and SEPA/property owners mailing lists.
2. Vicinity Map

Signed this 6<sup>th</sup> day of October, 2021.

  
\_\_\_\_\_  
Analilia Núñez  
Planning Technician

Received By: Jodi Stephens

Date: 10-6-21

DOC.  
INDEX

# B-14

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DOC.  
INDEX  
# B-14

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DOC.  
INDEX  
# B-14

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*NOTE of City Council Hearing  
CPA # 004-21  
11/1/21*

**DOC.  
INDEX**  
# B-14



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DOC.  
INDEX

# B-14

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INDEX

# B-14

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SEPA REVIEWING AGENCIES\_updated  
08/20/2021

Type of Notice: Notice of City Council Hearing  
File Number: CPA #02-21, RZ #02-21, SEPA #02-21  
Date of Mailing: Hearing 11/1/21

DOC.  
INDEX  
# B-14

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Revised 09/02/2021

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

Type of Notice: NTC of city council Hearing  
 File Number(s): CPA #002-21, RZ# 002-21, SEPA# 012-21  
 Date of Mailing: 11/1/21

DOC.  
INDEX  
# B-14

**Project Name:** YAKIMA VALLEY FARMWORKERS CLINIC /  
AGENA

**Site Address:** 5109 SUMMITVIEW AVE

**File Number(s):** CPA#002-21, RZ#002-21, SEPA#012-21

**Proposal:** Proposed change to the Future Land Use map designation for one parcel from Mixed Residential to Community Mixed-Use and concurrent rezone from Two-Family Residential (R-2) to Local Business (B-2).



## VICINITY MAP



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 hereon.  
Date Created: 4/28/2021



DOC.  
**INDEX**  
# B-14

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#002-21, RZ#002-21, SEPA#012-21

YVFWC/Agena

5109 Summitview Ave.

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 31<sup>st</sup> day of **August, 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

**DOC.**  
**INDEX**  
**# B-13b**

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18132113012  
DRAFT ISSUE HOLDINGS LLC  
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18132113024  
JPMORGAN CHASE BANK  
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18132141413  
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18132113438  
KEARNEYS SURVIVORS TRUST  
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18132113428  
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215 N 56TH AVE APT 21  
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18132113455  
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18132142500  
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18132114446  
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18132113467  
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5111 SUMMITVIEW AVE  
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18132113005  
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18132114448  
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18132114456  
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18132142505  
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18132142502  
CALEB BOS  
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18132142432  
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18132114462  
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18132142496  
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18132113029  
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18132113401  
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**INDEX**  
**# B-13a**

18132114464  
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18132142445  
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18132113421  
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18132142495  
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18132114447  
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18132113433  
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**DOC.  
INDEX**

# B-13a



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DOC.  
INDEX  
# B-13a

90

Total Parcels - Yakima Valley Farm  
Worker's Clinic - CPA#002-21, RZ#002-21,  
SEPA#012-21

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ERIC HERZOG  
HLA ENGINEERING & LAND  
SURVEYING INC  
2803 RIVER ROAD  
YAKIMA, WA 98902

NAC of YPC REC.

CPA# 002-21

8/31/21

DOC.  
INDEX  
# B-13a

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Revised 06/14/2021

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Jeremy Rodriguez	Fire	<a href="mailto:Jeremy.Rodriguez@yakimawa.gov">Jeremy.Rodriguez@yakimawa.gov</a>
Sara Watkins	Legal	<a href="mailto:Sara.Watkins@yakimawa.gov">Sara.Watkins@yakimawa.gov</a>
Archie Matthews	ONDS	<a href="mailto:Archie.Matthews@yakimawa.gov">Archie.Matthews@yakimawa.gov</a>
Joseph Calhoun	Planning	<a href="mailto:Joseph.Calhoun@yakimawa.gov">Joseph.Calhoun@yakimawa.gov</a>
Analilia Nunez	Planning	<a href="mailto:Analilia.nunez@yakimawa.gov">Analilia.nunez@yakimawa.gov</a>
Matt Murray	Police	<a href="mailto:Matthew.murray@yakimawa.gov">Matthew.murray@yakimawa.gov</a>
Scott Schafer	Public Works	<a href="mailto:Scott.Schafer@yakimawa.gov">Scott.Schafer@yakimawa.gov</a>
Loretta Zammarchi	Refuse	<a href="mailto:Loretta.Zammarchi@yakimawa.gov">Loretta.Zammarchi@yakimawa.gov</a>
Randy Layman	Refuse	<a href="mailto:Randy.Layman@yakimawa.gov">Randy.Layman@yakimawa.gov</a>
Gregory Story	Transit	<a href="mailto:Gregory.Story@yakimawa.gov">Gregory.Story@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.Dean@yakimawa.gov">James.Dean@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:Dana.Kallevig@yakimawa.gov">Dana.Kallevig@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:Randy.Meloy@yakimawa.gov">Randy.Meloy@yakimawa.gov</a>
Dave Brown	Water/Irrigation	<a href="mailto:David.Brown@yakimawa.gov">David.Brown@yakimawa.gov</a>
Mike Shane	Water/Irrigation	<a href="mailto:Mike.Shane@yakimawa.gov">Mike.Shane@yakimawa.gov</a>

### Outside Distribution

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

Type of Notice: NTZ of YPC Recommendation  
 File Number(s): CPA# 002-21, RZ #002-21, SEPA# 012-21  
 Date of Mailing: 8/31/21

DOC.  
INDEX  
# B-13a

## Nunez, Analilia

---

**From:** Nunez, Analilia  
**Sent:** Tuesday, August 31, 2021 4:51 PM  
**To:** Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; 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; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Zammarchi, Loretta  
**Cc:** Martin, Trevor; 'JEFFBR@YVFWC.ORG'; 'eherzog@hlcivil.com'  
**Subject:** NOTICE OF YPC RECOMMENDATION\_YVFWC - CPA#002-21  
**Attachments:** NOTICE OF YPC RECOMMENDATION\_YVFWC - CPA#002-21.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](mailto:trevor.martin@yakimawa.gov).



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



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

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

**DATE:** August 31, 2021

**TO:** Applicant, Adjoining Property Owners and Parties of Record

**SUBJECT:** Notice of Yakima Planning Commission's Recommendation to The Yakima City Council

**FILE #(S):** CPA#002-21, RZ#002-21 & SEPA#012-21

**APPLICANT:** Yakima Valley Farmworkers Clinic

**PROJECT LOCATION:** 5109 Summitview Ave.

On August 11, 2021, the City of Yakima Planning Commission held a public hearing and rendered their recommendation for approval of **CPA#002-21 & RZ#002-21**, a proposal to change the Future Land Use map designation for one parcel from Mixed Residential to Community Mixed-Use and concurrently rezone from Two-Family Residential (R-2) to Local Business District (B-2).

A copy of the Planning Commission's Findings and Recommendation is enclosed, which was signed on August 25, 2021.

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

For further information or assistance you may contact Associate Planner Trevor Martin at (509) 575-6162 or email to: [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov)

Trevor Martin  
Associate Planner

Date of Mailing: **August 31, 2021**  
Enclosures: Planning Commission's Recommendation



**DOC.  
INDEX  
# B-13**



DEPARTMENT OF COMMUNITY DEVELOPMENT  
 Joan Davenport, AICP, Director  
 Planning Division  
 Joseph Calhoun, Manager  
 129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901  
 ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning/ypc/

**City of Yakima Planning Commission  
 PUBLIC HEARING  
 City Hall Council Chambers  
 Wednesday, August 11, 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 July 28, 2021
- V. Public Hearings: 2021 Comprehensive Plan Map Amendments (Part 1 of 2)
  - A. LINCOLN LEGACY WEST, HOBBS, YOUNG & CISNEROS  
 N. 40<sup>th</sup> Ave. & Summitview Ave.  
 CPA#001-21, RZ#001-21 & SEPA#011-21
  - B. YAKIMA VALLEY FARMWORKERS CLINIC  
 5109 Summitview Ave.  
 CPA#002-21, RZ#002-21 & SEPA#012-21
  - C. RAQUET LANE TOWNHOMES  
 2802 Racquet Ln.  
 CPA#003-21, RZ#003-21 & SEPA#013-21
  - F. KERRY & GINA MARTIN  
 706 S. 48<sup>th</sup> Ave.  
 CPA#006-21, RZ#006-21 & SEPA#016-21
- VI. Other Business
- VII. Adjourn

Next Meeting: August 25, 2021

DOC.  
 INDEX  
 # B-12

The meeting will also be recorded and posted on the Y-PAC website. Visit the Yakima Planning Commission webpage for more information.





**CITY OF YAKIMA**  
**YAKIMA PLANNING COMMISSION PUBLIC HEARING**  
 City Hall Council Chambers  
**SIGN-IN SHEET**



HEARING DATE: Wednesday, August 11, 2021

**PUBLIC HEARINGS:**

**B. YAKIMA VALLEY FARMWORKERS CLINIC**  
 5109 Summitview Ave.  
 CPA#002-21, RZ#002-21 & SEPA#012-21

**F. KERRY & GINA MARTIN**  
 706 S. 48<sup>th</sup> Ave.

CPA#006-21, RZ#006-21 & SEPA#016-21

**C. RAQUET LANE TOWNHOMES**  
 2802 Racquet Ln.  
 CPA#003-21, RZ#003-21 & SEPA#013-21

Mark X on item of interest (from list above)	NAME			ADDRESS	ZIP CODE	E-MAIL ADDRESS
	B	C	F Other			
X				2803 River Rd	98902	mhe.f@hlecivil.com
	X			521 N. 20 <sup>th</sup> Ave. Ste 3	98902	tduranta_pisa@yakima.com
		X		1909 W. Lincoln		leanne@3duakina.com
X				3306 Billerick Hwy	98908	amanda@viewmontyakima.com

**DOC. INDEX**  
 # B-12



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

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

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

Application # CPA#002-21, RZ#002-21

**APPLICANT:** Yakima Valley Farmworkers Clinic  
**APPLICANT ADDRESS:** 604 W. 1<sup>ST</sup> Ave. Toppenish, WA 98948  
**PROJECT LOCATION:** 5109 Summitview Ave.  
**PARCEL(S):** 181321-13468  
**DATE OF REQUEST:** April 27, 2021  
**DATE OF RECOMMENDATION:** August 11, 2021  
**STAFF CONTACT:** Trevor Martin, Associate Planner

**I. DESCRIPTION OF REQUEST:**

Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for a portion of one parcel from Mixed Residential to Community Mixed-Use and concurrent rezone from Two-Family Residential (R-2) to Local Business District (B-2).

**II. CURRENT ZONING AND LAND USE:**

The subject property is approximately 9.93 acres in size and is zoned Two-Family Residential (R-2) and Local Business District (B-2) – approximately 0.46 acres is the portion subject to this review process. Adjacent properties to this site have the following zoning and land use characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	R-1	Single Family
South	R-1	Single Family
East	R-1	Multifamily
West	R-2	Vacant

**III. PUBLIC NOTICE:**

<b>Posting of Property</b>	<b>June 7, 2021</b>
<b>Mailing of Notice of Application</b>	<b>June 25, 2021</b>
<b>Public Hearing Notice Published</b>	<b>July 22, 2021</b>

**IV. FINDINGS OF FACT:**

**A. Environmental Review.**

Environmental Review (SEPA#012-21) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on July 22, 2021. No appeals were filed.

**DOC.**  
**INDEX**  
**# B-11**



## **B. Comments Received**

During the 20 day public comment period, one comment was received from the Washington State Department of Ecology, and the comments state:

*"The sampling results for your property indicate lead or arsenic contamination is present at concentrations above Washington State cleanup standards and remediation is required under the Model Toxics Control Act (Chapter 173-340 WAC).*

*Our records indicate that you are currently working with the Department of Ecology to remediate your property prior to occupancy. You may follow one of the Model Remedies outlined in Ecology's Focus Sheet that address lead and arsenic pesticide contamination in historical orchards of Central Washington. The Focus Sheet can be found at <https://apps.ecology.wa.gov/publications/documents/2109007.pdf>*

*Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards. You may also develop your own site-specific cleanup solution in coordination with Ecology."*

*Staff Response – The applicant is aware of the environmental conditions of the site and has been working with the City and Department of Ecology to secure the proper permits during the development process of their project, which can be found under CL2#028-20 and SEPA #019-20.*

## **C. Comprehensive Plan Amendment (CPA) Approval Criteria.**

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

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

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

*Staff Response: The purpose of this request is to allow greater flexibility to redevelop land and expand an approved commercial area. The Yakima Valley Farmworkers Clinic has been working with the City over the past two years to develop the site at 5109 Summitview Ave. The site went through a Comprehensive Plan Amendment in 2015 (CPA#009-15) to get it to the existing zoning as it looks today. The current property owner has submitted several development applications, and is well underway on developing the site. The owner, would like to designate the subject area as additional parking area and a healing garden for the clinic that has been proposed on the site.*

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

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

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

**DOC.  
INDEX  
# B-11**

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

- Does the proposal conform to locational criteria set forth for the desired designation? Yes, the site is suitable for commercial use.*
- Is the site physically suited for the proposed designation? Yes. The site is suitable for commercial development and has access to necessary utilities as already existing adjacent to the site or capable of being extended.*
- Is the desired zone one of the implementing zones of the land use designation? Yes, the proposed Local Business District (B-2) zone is an implementing zone of the Community Mixed Use land use designation.*
- Is the proposal a spot zone or a similar change that may create instability with the surrounding neighborhood? The proposal is of sufficient size to not constitute a spot zone. Furthermore, the proposed change to Community Mixed Use will be consistent with a previous Comprehensive Plan Amendment (CPA#009-15) that was previously approved for this site. The applicant is request a small extension of what previously approved.*

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

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

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

*Goal 2.5: Arterial corridors and other mixed use centers. Enhance the character, function, and economic vitality of Yakima's arterial corridors and mixed-use centers.*

*Policy 2.5.1: Allow for a mixture of compatible land uses along corridors and within mixed-use designation areas.*

**(c) Correct an obvious mapping error:**

*Staff Response: Does not apply.*

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

*Staff Response: This change will promote infill use on property that is consistent with the surrounding area.*

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

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

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

*Staff Response: This proposal is consistent with the Growth Management Act and the Yakima Countywide Planning Policy because the proposal directs urban growth to an existing urban area (within City Limits first) and encourages infill in the area where all*

**DOC.  
INDEX  
# B-11**

*urban level services and facilities are currently provided. The proposal reduces sprawl and is served with an adequate transportation system. This proposal also encourages economic development in the urban area and provides goods and services for the surrounding neighborhood and general Yakima Area.*

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

*Staff Response: The impact should be minimal because the property under consideration is better suited for commercial development as opposed to residential use. The total acreage of this proposal will remove .46 acres of Low Density Residential land. The total reduction of Low Density Residential since 2018 is 11.04 acres. Even with this reduction, the City of Yakima still has sufficient Low Density Residential land to meet growth targets.*

**D. COMPREHENSIVE PLAN CONCLUSIONS:**

1. The amendment is minor in nature.
2. No adverse impacts have been identified by approving this amendment request.
3. A DNS was issued for this proposal on July 22, 2021, and the 14-day appeal period ended on August 5, 2021. No appeals were received.
4. No public comments were received in opposition to this proposed amendment.

**E. REZONE APPROVAL CRITERIA**

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

**(1) Testimony at public hearing.**

After consideration of any public comments received during the course of the hearing it may be appropriate for the Planning Commission to modify the staff's recommendation. There were no public comments received during the comment period.

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

The property is well suited for uses listed within Table 4-1 for the SCC zoning district, and will facilitate new mixed-use development.

**(3) The recommendations from interested agencies and departments.**

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

**(4) Compliance with the Comprehensive Plan.**

The proposed Small Convenience Center zoning district is an implementing zone of the Community Mixed Use land use designation, and is consistent with several goals and policies, as indicated above in section IV.C of this report.

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

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

**DOC.  
INDEX  
# B-11**

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

The proposed zone change is compatible with existing neighboring land uses. Project-level review will include analysis for sitescreening and landscaping, which are intended to provide a visual buffer between uses of different intensity.

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

No mitigation is proposed as part of this non-project rezone request. Any needed mitigations could be required as part of regular site plan approval.

**(7) The public need for the proposed change.**

The public need for this change is to create more land for mixed use commercial development.

**F. REZONE CONCLUSIONS:**

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

**V. RECOMMENDATION**

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

RECOMMENDATION made this 11th day of August, 2021.

DOC.  
INDEX  
# B-11



DEPARTMENT OF COMMUNITY DEVELOPMENT  
 Joan Davenport, AICP, Director  
 Planning Division  
 Joseph Calhoun, Manager  
 129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901  
 ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning/ypc/

**City of Yakima Planning Commission  
 PUBLIC HEARING  
 City Hall Council Chambers  
 Wednesday, August 11, 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 July 28, 2021
- V. Public Hearings: 2021 Comprehensive Plan Map Amendments (Part 1 of 2)
  - A. LINCOLN LEGACY WEST, HOBBS, YOUNG & CISNEROS  
 N. 40<sup>th</sup> Ave. & Summitview Ave.  
 CPA#001-21, RZ#001-21 & SEPA#011-21
  - B. YAKIMA VALLEY FARMWORKERS CLINIC  
 5109 Summitview Ave.  
 CPA#002-21, RZ#002-21 & SEPA#012-21
  - C. RAQUET LANE TOWNHOMES  
 2802 Racquet Ln.  
 CPA#003-21, RZ#003-21 & SEPA#013-21
  - F. KERRY & GINA MARTIN  
 706 S. 48<sup>th</sup> Ave.  
 CPA#006-21, RZ#006-21 & SEPA#016-21
- VI. Other Business
- VII. Adjourn

Next Meeting: August 25, 2021

**DOC.  
 INDEX  
 # B-10**

The meeting will also be recorded and posted on the Y-PAC website. Visit the Yakima Planning Commission webpage for more information.



**YPC Staff Report & Packet Distribution List  
2021 Comprehensive Plan Amendments Public Hearings**

**YPC PACKET:**

Jake Liddicoat  
[jake@3dyakima.com](mailto:jake@3dyakima.com)

Leanne Hughes-Mickel  
[leanne.mickel@me.com](mailto:leanne.mickel@me.com)

Al Rose  
[aar7040@gmail.com](mailto:aar7040@gmail.com)

Rob McCormick  
[rob@mccormickaircenter.com](mailto:rob@mccormickaircenter.com)

Philip Ostriem  
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Lisa Wallace  
[lisakwallace@hotmail.com](mailto:lisakwallace@hotmail.com)

Kay Funk – Council Liaison  
[Kay.funk@yakimawa.gov](mailto:Kay.funk@yakimawa.gov)

Sara Watkins – Legal Dept  
[Sara.watkins@yakimawa.gov](mailto:Sara.watkins@yakimawa.gov)

- CPA#001-21, RZ#001-21 & SEPA#011-21
- CPA#002-21, RZ#002-21 & SEPA#012-21
- CPA#003-21, RZ#003-21 & SEPA#013-21
- CPA#006-21

Date Distributed: 8/4/21

**DOC.  
INDEX  
# B-10**

# DST REVIEW & COMMENTS

Yakima Valley Farmworkers Clinic  
CPA#002-21, RZ#012-21 & SEPA#012-21

Name	Comment	Date
Kristen McPherson – Nob Hill Water	NOB HILL WATER IS WORKING ON DESIGN AND COST ESTIMATE FOR NEW MEDICAL BUILDING. WILL CONTACT DEVELOPER WHEN READY.	05/05/2021

DOC.  
INDEX

# B-9

**AFFIDAVIT OF MAILING**

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#002-21, RZ#002-21, & SEPA#012-21

Yakima Valley Farmworkers Clinic

5109 Summitview Ave.

I, Analilia Núñez, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Public Hearing and DNS**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, parties of record, listed SEPA agencies and all property owners of record within a radius of 300 feet of subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 22<sup>nd</sup> day of July, 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

DOC.  
INDEX

# B-8d



18132113468  
AGENA  
PO BOX 190  
TOPPENISH, WA 98948

18132114445  
BARBARA A KELLER TRUSTEE OF THE  
BARBARA  
5101 SUMMITVIEW AVE UNIT 4  
YAKIMA, WA 98908

18132141425  
BICYCLE APARTMENTS LLC  
2900 POWERHOUSE RD STE 120  
YAKIMA, WA 98902

18132113012  
DRAFT ISSUE HOLDINGS LLC  
222 S 1ST ST  
YAKIMA, WA 98901

18132113024  
JPMORGAN CHASE BANK  
390 MADISON AVE  
NEW YORK, NY 10017

18132141413  
KCP RE LLC  
6310 SAN VICENTE BLVD #250  
LOS ANGELES, CA 90048

18132113438  
KEARNEYS SURVIVORS TRUST  
215 N 56TH AVE APT 31  
YAKIMA, WA 98908

18132113428  
LOVINS LIVING TRUST  
215 N 56TH AVE APT 21  
YAKIMA, WA 98908

18132141005  
SOLARITY CREDIT UNION  
PO BOX 2922  
YAKIMA, WA 98907

18132114450  
ADELE E BAILEY  
5101 SUMMITVIEW AVE UNIT 9  
YAKIMA, WA 98908

18132114442  
ALBERT E & SUZANNE K LAWRENCE  
5101 SUMMITVIEW AVE UNIT 2  
YAKIMA, WA 98908

18132113455  
ANDREW & DIANE PATTERSON  
5209 BITTERROOT WAY  
YAKIMA, WA 98908

18132142500  
ANDREW CARKNER & LEANDRA A  
HOLBROOK  
5205 CASCADE DR  
YAKIMA, WA 98908

18132114446  
ANNE DEN HOED  
5101 SUMMITVIEW AVE UNIT 5  
YAKIMA, WA 98908

18132113467  
ANNE M & ROBBY D ROBINSON  
5111 SUMMITVIEW AVE  
YAKIMA, WA 98908

18132113005  
ARNOLD W III & DIANNA KUNZE  
5406 W LINCOLN AVE  
YAKIMA, WA 98908

18132114448  
ARTHUR & JOANNE MARSH  
5101 SUMMITVIEW AVE # 7  
YAKIMA, WA 98908

18132113422  
BARBARA L SHAVER  
215 N 56TH AVE APT 15  
YAKIMA, WA 98908

18132114456  
BRUCE & JOYCE KITE  
5101 SUMMITVIEW AVE UNIT 15  
YAKIMA, WA 98908

18132142505  
BUCK KWONG CHAN  
5307 CASCADE DR  
YAKIMA, WA 98908

18132142502  
CALEB BOS  
5301 CASCADE DR  
YAKIMA, WA 98908

18132113424  
CECIL W & EILEEN M MELLINGER  
215 N 56TH AVE APT 17  
YAKIMA, WA 98908

18132142442  
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DOC.  
INDEX  
# B-80

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DOC.  
INDEX  
# B-80

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DOC.  
INDEX  
# B-8C

90  
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Worker's Clinic - CPA#002-21, RZ#002-21,  
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DOC.  
INDEX  
# B-80

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DOC.  
INDEX  
# B-8c

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DOC.  
INDEX  
# B-80

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SEPA REVIEWING AGENCIES\_updated  
06/08/2021

Type of Notice: NOTICE of public Hearing ; DNS  
File Number: CPA #002-21, RZ #002-21, SEPA #012-21  
Date of Mailing: 7/22/21

DOC.  
INDEX  
# B-8C

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Revised 06/14/2021

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Loretta Zammarchi	Refuse	<a href="mailto:Loretta.Zammarchi@yakimawa.gov">Loretta.Zammarchi@yakimawa.gov</a>
Randy Layman	Refuse	<a href="mailto:Randy.Layman@yakimawa.gov">Randy.Layman@yakimawa.gov</a>
Gregory Story	Transit	<a href="mailto:Gregory.Story@yakimawa.gov">Gregory.Story@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.Dean@yakimawa.gov">James.Dean@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:Dana.Kallevig@yakimawa.gov">Dana.Kallevig@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:Randy.Meloy@yakimawa.gov">Randy.Meloy@yakimawa.gov</a>
Dave Brown	Water/Irrigation	<a href="mailto:David.Brown@yakimawa.gov">David.Brown@yakimawa.gov</a>
Mike Shane	Water/Irrigation	<a href="mailto:Mike.Shane@yakimawa.gov">Mike.Shane@yakimawa.gov</a>

### Outside Distribution

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

Type of Notice: NOTICE OF PUBLIC HEARING  
 File Number(s): CPA # 002-21, RZ # 002-21, SEPA # 012-21  
 Date of Mailing: 7/22/21

DOC.  
INDEX  
# B-8b



**Nunez, Analilia**

**From:**

**Sent:**

**To:**

Nunez, Analilia

Thursday, July 22, 2021 3:51 PM

Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; 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 - Former Orchards; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology - CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bertrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Dept of Social & Health Services - Larry Covey; Dept. Archaeology & Historic Preservation - SEPA Review; 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; Riddle, Dan; US Army Corps of Engineers - David Moore; WA State Dept of Health, Kelly Cooper; 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; Yakama-Klickitat Fisheries Project - 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; Brown, Michael; Davido, Sean; El Mundo; El Sol de Yakima; Fannin, John; KAPP TV News; KBBO-KRSE Radio - manager; 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; Tu Decides - Albert Torres; West Valley School District - Angela Watts; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima Valley Business Times; YPAC - Randy Beehler; Al Rose; Funk, Kay; Jacob Liddicoat; Leanne Hughes-Mickel; Lisa Wallace; Mary Place; Philip Ostriem; Rob McCormick

Martin, Trevor

NOTICE OF PUBLIC HEARING & DNS\_YVFWC - CPA#002-21, RZ#002-21 & SEPA# 012-21

NOTICE OF PUBLIC HEARING & DNS\_YVFWC - CPA#002-21, RZ#002-21 & SEPA# 012-....pdf

**Cc:**

**Subject:**

**Attachments:**

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



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

**YAKIMA**  
**HERALD-REPUBLIC**  
WE TELL YOUR STORIES YAKIMAHERALD.COM

**El Sol de Yakima**  
**-Ad Proof-**

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

Date:	07/20/21
Account #:	110358
Company Name:	CITY OF YAKIMA PLANNING
Contact:	ROSALINDA IBARRA,AP
Address:	129 N 2ND STREET YAKIMA, WA 98901-2720
Telephone:	(509) 575-6164
Fax:	

Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@YAKIMAHERALD.COM
Ad ID:	982157
Start:	07/22/21
Stop:	07/22/21
Total Cost:	\$532.90
Lines:	292.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	07/22/21

DOC.  
INDEX  
# B-89

CITY OF YAKIMA  
LEGAL NOTICE OF PUBLIC HEARINGS  
2021 COMPREHENSIVE PLAN AMENDMENT & REZONE  
APPLICATIONS

Date: July 22, 2021

**File Numbers:** CPA#001-21, RZ#001-21, & SEPA#011-21;  
**Project Applicant:** Daniel Tiley, on behalf of Lincoln Legacy  
and property owners; **Project Location:** Vicinity of N 40th  
and Summerview Avenues; **Parcel Numbers:** 191329-42486,  
42487, 42488, 42489, 42490, 42492; **PROPOSAL:** Comprehensive  
Plan Map Amendment (CPA) and Environmental Review  
requesting to the Future Land Use map designation for 6 parcels  
from Low Density Residential to Community Mixed-Use  
and concurrent rezone from Single Family Residential (R-1) to  
Small Convenience Center (SCC).

**File Numbers:** CPA#002-21, RZ#002-21, & SEPA#012-21  
**Project Applicant:** Yakima Valley Farmers Clinic Project  
**Location:** 5109 Summerview Ave. **Parcel Numbers:** 191321-  
13468 **PROPOSAL:** Comprehensive Plan Map Amendment  
(CPA) and Environmental Review requesting to the Future  
Land Use map designation for 1 parcel from Mixed Residential  
to Community Mixed-Use and concurrent rezone from Two-  
Family Residential (R-2) to Local Business District (B-2).  
**File Numbers:** CPA#003-21, RZ#003-21, & SEPA#013-21;  
**Project Applicant:** PLSA Engineering and Surveying, on  
behalf of Racquet Lane Townhomes; **Project Location:**  
2902 Racquet Ln; **Parcel Numbers:** 191335-23406; **PRO-**  
**POSAL:** Comprehensive Plan Map Amendment (CPA) and  
Environmental Review requesting to the Future Land Use map  
designation for one parcel from Low Density Residential to  
Mixed-Residential and concurrent rezone from Single-Family  
Residential (R-1) to Multi-Family Residential (R-3).

**NOTICE OF PUBLIC HEARING** The proposals listed above  
require two public hearings: one open record hearing before the  
City of Yakima's Planning Commission to be followed by an  
open record hearing before the Yakima City Council. A  
**separate notice will be provided for the public hearing**  
**before the Yakima City Council.** The public hearing before the  
Planning Commission has been scheduled for **8/11/2021**,  
beginning at 3:00 p.m. in the City Hall Council Chambers.  
Any person desiring to express their views on the matter is  
invited to attend the hearing to provide testimony. **NOTICE OF**  
**RECOMMENDATION** Following the public hearing, the YPC  
will issue its recommendation within ten (10) business days.  
The files containing the complete applications are available  
for public review at the City of Yakima Planning Division, City  
Hall - 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have  
questions regarding these proposals, please call (509) 575-6183, or  
email to: ask\_planning@yakimawa.gov.

**File Numbers:** CPA#004-21, RZ#004-21, & SEPA#014-21  
**Project Applicant:** PLSA Engineering & Surveying **Project**  
**Location:** 1105 S. 30th Ave. **Parcel Numbers:** 191326-32008  
**PROPOSAL:** Comprehensive Plan Map Amendment (CPA) and  
Environmental Review requesting to the Future Land Use map  
designation for 1 parcel from Low Density Residential to Com-  
munity Mixed-Use and concurrent rezone from Single Family  
Residential (R-1) to Local Business District (B-2).  
**File Numbers:** CPA#005-21, RZ#005-21, & SEPA#015-21;  
**Project Applicant:** Jordan Planning Services, on behalf of  
Rick Hargraves; **Project Location:** 310 W Mead Ave; **Parcel**  
**Numbers:** 191331-22545; **PROPOSAL:** Comprehensive Plan  
Map Amendment (CPA) and Environmental Review request-  
ing to the Future Land Use map designation for a portion of one  
parcel from Community Mixed-Use to Mixed-Residential and  
concurrent rezone from Local Business (B-2) to Two-Family  
Residential (R-2).

**File Numbers:** CPA#007-21, RZ#007-21, & SEPA#017-21;  
**Project Applicant:** Digital Design and Development, on behalf  
of Casey and Shawna Gamacher; **Project Location:** 1103 S  
72nd Ave. **Parcel Numbers:** 191329-42428; **PROPOSAL:**  
Comprehensive Plan Map Amendment (CPA) and Environ-  
mental Review requesting to the Future Land Use map desig-  
nation of one parcel from Low Density Residential to Com-  
mercial Mixed Use and concurrent rezone from Single-Family  
Residential (R-1) to Large Convenience Center (LCC).

**NOTICE OF PUBLIC HEARING** This comprehensive plan  
map amendment request and concurrent rezone will require  
two public hearings: one open record hearing before the City  
of Yakima's Planning Commission to be followed by an open  
record hearing before the Yakima City Council. A separate  
**notice will be provided for the public hearing before the**  
**Yakima City Council.** The public hearing before the Planning  
Commission has been scheduled for **8/25/2021**, beginning at  
3:00 p.m. in the City Hall Council Chambers. Any person  
desiring to express their views on the matter is invited to attend  
the hearing to provide testimony. **NOTICE OF RECOMMEN-**  
**DATION** Following the public hearing, the Planning Commis-  
sion will issue its recommendation within ten (10) business  
days. When available, a copy of the recommendation will be  
mailed to parties of record and entities who were provided this  
notice. The files containing the complete applications are avail-  
able for public review at the City of Yakima Planning Division,  
City Hall - 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have  
questions regarding these proposals, please call (509) 575-  
6183, or email to: ask\_planning@yakimawa.gov.

**File Numbers:** CPA#006-21, RZ#006-21, SEPA#016-21,  
CL2#024-21, & ADJ#012-21 **Project Applicant:** Digital Design  
& Development c/o Leanne Lidgcoat **Project Location:** 706  
S. 48th Ave. **Parcel Numbers:** 191328-11008 **PROJECT**

**DESCRIPTION:** Comprehensive Plan Map Amendment (CPA)  
and Environmental Review requesting to the Future Land Use  
map designation for 1 parcel from Low Density Residential to  
Community Mixed-Use and concurrent rezone from Single-  
Family Residential (R-1) to Local Business District (B-2); and  
proposed multi-family development consisting of 14 apartment  
units with 20 parking spaces and associated site improve-  
ments. **NOTICE OF PUBLIC HEARING** This comprehensive  
plan map amendment request and concurrent rezone will  
require three public hearings: one open record hearing before  
the City of Yakima's Planning Commission to review the Com-  
prehensive Plan Amendment, one open record public hearing  
before the Yakima Hearing Examiner to review the Type 2 Land  
Use Review and Rezone, and finally an open record hearing  
before the Yakima City Council. A separate notice will be  
provided for the public hearing before the Yakima City  
Council. The public hearing before the Planning Commission,  
regarding the Comprehensive Plan Amendment, has been  
scheduled for **8/11/2021**, beginning at 3:00 p.m. in the City  
Hall Council Chambers. Any person desiring to express their  
views on the matter is invited to attend the hearing to provide  
testimony. The public hearing before the Yakima Hearing  
Examiner, regarding the Type 2 Land Use Review and Rezone,  
has been scheduled for **8/28/2021**, beginning at 9:00 a.m.  
in the City Hall Council Chambers. Any person desiring to  
express their views on the matter is invited to attend the hear-  
ing to provide testimony. **NOTICE OF RECOMMENDATION**  
Following the public hearings, the Planning Commission will  
issue its recommendation within ten (10) business days, and  
the Yakima Hearing Examiner will issue a recommendation  
within ten (10) business days. The files containing the complete  
application is available for public review at the City of Yakima  
Planning Division, City Hall - 2nd Floor, 129 N. 2nd St., Yakima,  
WA. If you have questions regarding this proposal, please call  
Trevor Martin, Associate Planner, at (509) 575-6162, or email  
to: Trevor.Martin@yakimawa.gov.

(982157) July 22, 2021

Courtesy of Yakima Herald-Republic

DOC.  
INDEX  
# B-89

## CITY OF YAKIMA

LEGAL NOTICE OF PUBLIC HEARINGS  
2021 COMPREHENSIVE PLAN AMENDMENT & REZONE APPLICATIONS

Date: July 22, 2021

**File Numbers:** CPA#001-21, RZ#001-21, & SEPA#011-21;  
**Project Applicant:** Daniel Tilley, on behalf of Lincoln Legacy and property owners; **Project Location:** Vicinity of N 40th and Summitview Avenues; **Parcel Numbers:** 181322-42486, 42487, 42488, 42489, 42490, 42492. **PROPOSAL** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for 6 parcels from Low Density Residential to Community Mixed-Use and concurrent rezone from Single-Family Residential (R-1) Small Convenience Center (SCC).

**File Numbers:** CPA#002-21, RZ#002-21, & SEPA#012-21  
**Project Applicant:** Yakima Valley Farmworkers Clinic **Project Location:** 5109 Summitview Ave. **Parcel Numbers:** 181321-13468 **PROPOSAL** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for 1 parcel from Mixed Residential to Community Mixed-Use and concurrent rezone from Two-Family Residential (R-2) to Local Business District (B-2).  
**File Numbers:** CPA#003-21, RZ#003-21, & SEPA#013-21;  
**Project Applicant:** PLSA Engineering and Surveying, on behalf of Racquet Lane Townhomes; **Project Location:** 2802 Racquet Ln; **Parcel Numbers:** 181335-23406; **PROPOSAL** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for one parcel from Low Density Residential to Mixed-Residential and concurrent rezone from Single-Family Residential (R-1) to Multi-Family Residential (R-3).

**NOTICE OF PUBLIC HEARING** The proposals listed above require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by an open record hearing before the Yakima City Council. A separate notice will be provided for the public hearing before the Yakima City Council. The public hearing before the Planning Commission has been scheduled for 8/11/2021, beginning at 3:00 p.m. in the City Hall Council Chambers. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. **NOTICE OF RECOMMENDATION** Following the public hearing, the YPC will issue its recommendation within ten (10) business days. The files containing the complete applications are available for public review at the City of Yakima Planning Division, City Hall - 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding these proposals, please call (509) 575-6183, or email to: ask.planning@yakimawa.gov.

**File Numbers:** CPA#004-21, RZ#004-21, & SEPA#014-21  
**Project Applicant:** PLSA Engineering & Surveying **Project Location:** 1108 S. 30th Ave. **Parcel Numbers:** 181326-32008 **PROPOSAL** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for 1 parcel from Low Density Residential to Community Mixed-Use and concurrent rezone from Single Family Residential (R-1) to Local Business District (B-2).

**File Numbers:** CPA#005-21, RZ#005-21, & SEPA#015-21;  
**Project Applicant:** Hordan Planning Services, on behalf of Rick Hargraves; **Project Location:** 210 W Mead Ave; **Parcel Numbers:** 191331-22545; **PROPOSAL** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for a portion of one parcel from Community Mixed-Use to Mixed-Residential and concurrent rezone from Local Business (B-2) to Two-Family Residential (R-2).

**File Numbers:** CPA#007-21, RZ#007-21, & SEPA#017-21;  
**Project Applicant:** Digital Design and Development, on behalf of Casey and Shawna Gamache; **Project Location:** 1103 S 72nd Ave; **Parcel Numbers:** 181329-42428; **PROPOSAL** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation of one parcel from Low Density Residential to Commercial Mixed Use and concurrent rezone from Single-Family Residential (R-1) to Large Convenience Center (LCC).

**NOTICE OF PUBLIC HEARING** This comprehensive plan map amendment request and concurrent rezone will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by an open record hearing before the Yakima City Council. A separate notice will be provided for the public hearing before the Yakima City Council. The public hearing before the Planning Commission has been scheduled for 8/25/2021, beginning at 3:00 p.m. in the City Hall Council Chambers. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. **NOTICE OF RECOMMENDATION** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice. The files containing the complete applications are available for public review at the City of Yakima Planning Division, City Hall - 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding these proposals, please call (509) 575-6183, or email to: ask.planning@yakimawa.gov.

**File Numbers:** CPA#006-21, RZ#006-21, SEPA#016-21, CL2#024-21, & ADJ#012-21 **Project Applicant:** Digital Design & Development c/o Leanne Liddicoat **Project Location:** 706 S. 48th Ave. **Parcel Numbers:** 181328-11008 **PROJECT DESCRIPTION** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for 1 parcel from Low Density Residential to Community Mixed-Use and concurrent rezone from Single Family Residential (R-1) to Local Business District (B-2), and proposed multi-family development consisting of 14 apartment units with 29 parking spaces and associated site improvements. **NOTICE OF PUBLIC HEARING** This comprehensive plan map amendment request and concurrent rezone will require three public hearings; one open record hearing before the City of Yakima's Planning Commission to review the Comprehensive Plan Amendment, one open record public hearing before the Yakima Hearing Examiner to review the Type 2 Land Use Review and Rezone, and finally an open record hearing before the Yakima City Council. A separate notice will be provided for the public hearing before the Yakima City Council. The public hearing before the Planning Commission, regarding the Comprehensive Plan Amendment, has been scheduled for 8/11/2021, beginning at 3:00 p.m. in the City Hall Council Chambers. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. The public hearing before the Yakima Hearing Examiner, regarding the Type 2 Land Use Review and Rezone, has been scheduled for 8/26/2021, beginning at 9:00 a.m. in the City Hall Council Chambers. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. **NOTICE OF RECOMMENDATION** Following the public hearings, the Planning Commission will issue its recommendation within ten (10) business days, and the Yakima Hearing Examiner will issue a recommendation within ten (10) business days. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall - 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or email to: Trevor.Martin@yakimawa.gov.

(982157) Julv 22, 2021



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

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

**NOTICE OF PUBLIC HEARING**

**DATE:** July 22, 2021  
**TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director  
**SUBJECT:** Comprehensive Plan Map Amendment, Rezone and Environmental Review  
**File Numbers:** CPA#002-21, RZ#002-21, & SEPA#012-21  
**Project Applicant:** Yakima Valley Farmworkers Clinic  
**Project Location:** 5109 Summitview Ave.  
**Parcel Numbers:** 181321-13468

**PROJECT DESCRIPTION** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for 1 parcels from Mixed Residential to Community Mixed-Use and concurrent rezone from Two-Family Residential (R-2) to Local Business District (B-2).

**NOTICE OF PUBLIC HEARING** This comprehensive plan map amendment request and concurrent rezone will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by an open record hearing before the Yakima City Council. **A separate notice will be provided for the public hearing before the Yakima City Council.** The public hearing before the Planning Commission has been scheduled for **Wednesday, August 11, 2021**, beginning at **3:00 p.m. in the City Hall Council Chambers**. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony.

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

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

**DOC.  
INDEX  
# B-8**



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

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

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

**PROPOSAL:** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for 1 parcels from Mixed Residential to Community Mixed-Use and concurrent rezone from Two-Family Residential (R-2) to Local Business District (B-2).

**PROPONENT:** Yakima Valley Farmworkers Clinic  
**LOCATION:** 5109 Summitview Ave.  
**PARCEL NUMBERS:** 181321-13468  
**LEAD AGENCY:** City of Yakima  
**FILE NUMBERS:** CPA#002-21, RZ#002-21, & SEPA#012-21

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

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

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

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

**SIGNATURE:** *JC Acting* **DATE:** July 22, 2021

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

No later than: **August 5, 2021**

By (method): Complete appeal application form and payment of \$580 appeal fee.

You should be prepared to make specific factual objections.

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

**DOC.  
INDEX  
# B-8**

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#002-21, RZ#002-21, SEPA#012-21

Yakima Valley Farm Workers Clinic

5109 Summitview Avenue

I, Rosalinda Ibarra, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Application and Environmental Review**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, SEPA reviewing agencies, and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division; and that said notices were mailed by me on the 25th day of June, 2021.

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



Rosalinda Ibarra

Community Development Administrative Assistant

DOC.  
INDEX

# B-7C



18132113468  
AGENA  
PO BOX 190  
TOPPENISH, WA 98948

18132114445  
BARBARA A KELLER TRUSTEE OF THE  
BARBARA  
5101 SUMMITVIEW AVE UNIT 4  
YAKIMA, WA 98908

18132141425  
BICYCLE APARTMENTS LLC  
2900 POWERHOUSE RD STE 120  
YAKIMA, WA 98902

18132113012  
DRAFT ISSUE HOLDINGS LLC  
222 S 1ST ST  
YAKIMA, WA 98901

18132113024  
JPMORGAN CHASE BANK  
390 MADISON AVE  
NEW YORK, NY 10017

18132141413  
KCP RE LLC  
6310 SAN VICENTE BLVD #250  
LOS ANGELES, CA 90048

18132113438  
KEARNEYS SURVIVORS TRUST  
215 N 56TH AVE APT 31  
YAKIMA, WA 98908

18132113428  
LOVINS LIVING TRUST  
215 N 56TH AVE APT 21  
YAKIMA, WA 98908

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18132113401  
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DOC.  
INDEX  
# B-7b

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DOC.  
INDEX  
# B-7b

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18132114460  
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18132114467  
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DOC.  
INDEX

# B-7b

90

Total Parcels - Yakima Valley Farm  
Worker's Clinic - CPA#002-21, RZ#002-21,  
SEPA#012-21

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Notice of Application's SEPA  
06/25/2021

DOC.  
INDEX  
# B-7b

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**DOC.  
INDEX  
# 8-76**

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DOC.  
INDEX  
# B-76

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SEPA REVIEWING AGENCIES\_updated  
06/08/2021

Type of Notice: Notice of Application 3 SEPA

File Number: CPA# 002-21, RZ# 002-21, SEPA# 012-21

Date of Mailing: 06/25/2021

**DOC.  
INDEX  
# B-7b**

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**Notice of Application & SEPA  
Review**

2021 Comp Plan Amendments

CPA#001-21

CPA#002-21

CPA#003-21

CPA#004-21

CPA#005-21

CPA#006-21

CPA#007-21

Mailing Date: 06/25/2021

DOC.  
INDEX  
# B-7b



### In-House Distribution E-mail List

Revised 06/14/2021

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

### Outside Distribution

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

**Type of Notice:** Notice of Application & SEPA  
**File Number(s):** CPA#002-21, RZ#002-21, SEPA# 012-21  
**Date of Mailing:** 06/25/2021

**DOC.  
INDEX  
# B-7a**

**From:** Ibarra, Rosalinda  
**Sent:** Friday, June 25, 2021 12:37 PM  
**To:** Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; 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 - Former Orchards; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bertrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Dept of Social & Health Services - Larry Covey; Dept. Archaeology & Historic Preservation - SEPA Review; 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; Riddle, Dan; US Army Corps of Engineers - David Moore; WA State Dept of Health, Kelly Cooper; 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; Yakama-Klickitat Fisheries Project - 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; Al Rose; Funk, Kay; Jacob Liddicoat; Leanne Hughes-Mickel; Lisa Wallace; Mary Place; Philip Ostriem; Rob McCormick

**Cc:** Calhoun, Joseph; Martin, Trevor  
**Subject:** NOTICE OF APPLICATION & SEPA REVIEW - YVFWC - CPA#002-21 RZ#002-21 SEPA#012-21  
**Attachments:** NOTICE OF APPLICATION & SEPA\_YVFWC - CPA#002-21 RZ#002-21 SEPA#012-21.pdf

Attached is Notice of Application & SEPA Review regarding the above-entitled project. This review also requires a public hearing which will be scheduled at a later time and a Notice of Public Hearing will be provided separately.

If you have any questions about this proposal please contact the assigned planner.

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.*

**DOC.**  
**INDEX**  
 # B-7a



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

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

**NOTICE OF APPLICATION & ENVIRONMENTAL REVIEW**

**DATE:** June 25, 2021  
**TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director  
**APPLICANT:** Yakima Valley Farmworkers Clinic / Agena  
**FILE NUMBER:** CPA#002-21, RZ#002-21, & SEPA#012-21  
**LOCATION:** 5109 Summitview Ave.  
**TAX PARCEL NUMBER(S):** 181321-13468  
**DATE OF APPLICATION:** April 27, 2021  
**DATE OF COMPLETENESS:** June 4, 2021

**PROJECT DESCRIPTION** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for one parcel from Mixed Residential to Community Mixed-Use and concurrent rezone from Two-Family Residential (R-2) to Local Business (B-2).

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

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

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

- 1. The type of land use: The property is currently vacant
- 2. Density of Development: Non project
- 3. Availability and adequacy of infrastructure and public utilities: Adequate public facilities are in the vicinity of this site

**NOTICE OF ENVIRONMENTAL REVIEW:** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, under WAC § 197-11-930 for this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170.

**Required Permits:** None

**Required Studies:** None

**Existing Environmental Documents:** SEPA#015-20, SEPA#016-15, & SEPA#019-20

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

**REQUEST FOR WRITTEN COMMENTS** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **July 15, 2021**, will be considered prior to issuing the final SEPA determination. Please

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

reference file numbers (CPA#002-21, RZ#002-21, & SEPA#012-21) and applicant's name (Yakima Valley Farmworkers / Agena) in any correspondence you submit. You can mail your comments to:

**Joan Davenport, AICP, Community Development Director  
City of Yakima, Department of Community Development  
129 North Second Street, Yakima, WA 98901**

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

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

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

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

**DOC.  
INDEX**  
# B-7





DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

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

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

AVISO DE APLICACIÓN Y REVISIÓN AMBIENTAL

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

FECHA OTORGADA: 25 de junio, 2021
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Yakima Valley Farmworkers Clinic / Agena
No. DE ARCHIVO: CPA#002-21, RZ#002-21, & SEPA#012-21
UBICACIÓN: 5109 Summitview Ave.
No. DE PARCELA: 181321-13468
FECHA DE APLICACIÓN: 27 de abril, 2021
FECHA DE APLICACIÓN COMPLETA: 4 de junio, 2021

DESCRIPCIÓN DEL PROYECTO: Enmienda al Mapa del Plan Integral (CPA) y Revisión Ambiental que solicita cambiar la designación del Mapa del Uso Futuro para un parcel de Residencial Mixto a Comunidad Uso-Mixto, y rezonificar la propiedad de Residencial Duplex (R-2) a Comercio Local (B-2).

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

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

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

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

AVISO DE REVISIÓN AMBIENTAL: Esto es para notificar a las agencias con jurisdicción y experiencia ambiental y al público que la Ciudad de Yakima, Division de Planificación, se establece como la agencia principal, de acuerdo con la Ley Estatal de Política Ambiental de Washington (SEPA) bajo WAC §197-11-930 para la revisión de este proyecto. La Ciudad de Yakima ha revisado el proyecto propuesto para posibles impactos ambientales adversos y espera emitir una Determinación de No-Significancia (DNS) para este proyecto conforme al proceso DNS opcional en WAC § 197-11-355. La propuesta puede incluir medidas de mitigación bajo los códigos aplicables y el proceso de revisión del proyecto puede incorporar o requerir medidas de mitigación independientemente de si se prepara un EIS (Declaración de Impacto Ambiental). Una copia de la determinación de umbral posterior se puede obtener por solicitud y se puede apelar de acuerdo con el Código Municipal de Yakima YMC § 6.88.170.

Permisos Requeridos: Ninguno

Estudios Requeridos: Ninguno

Documentos Ambientales Existentes: SEPA#015-20, SEPA#016-15, & SEPA#019-20

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

DOC.
INDEX
# 07

**SOLICITUD DE COMENTARIOS ESCRITOS:** Se anima a las agencias, tribus, y el público a revisar y comentar sobre el proyecto y sobre sus probables impactos ambientales. Habrá un periodo de veinte días para hacer sus comentarios. Este podría ser su única oportunidad para comentar. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el **15 de julio, 2021**, serán considerados antes de emitir la decisión final sobre la Revisión Ambiental. Por favor de hacer referencia al número de archivo (CPA#002-21, RZ#002-21, & SEPA#012-21) o al nombre del solicitante (Yakima Valley Farmworkers / Agena) en cualquier correspondencia que envíe. Envíe sus comentarios sobre esta propuesta a:

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

**AVISO DE LA DECISIÓN FINAL:** Cuando la determinación de la Revisión Ambiental (SEPA) sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso inicial después del periodo de comentarios de 20 días. Después habrá un periodo de apelación de SEPA de 14 días a partir de la fecha de envió.

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

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

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

**DOC.  
INDEX  
# B-7**



CITY OF YAKIMA

RECEIVED

LAND USE ACTION INSTALLATION CERTIFICATE

JUN 07 2021

CITY OF YAKIMA PLANNING DIV.

<b>File Number:</b>	CL# 174-21 SEPA # 019-21
<b>Applicant/Project Name:</b>	Yakima Valley Farmworkers Clinic
<b>Site Address:</b>	1410 S 7th Ave St
<b>Date of Posting:</b>	6/7/21
<b>Land Use Sign ID#(s):</b>	22

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.

[Signature]  
Applicant's Signature

6 7 2021  
Date

CAROL R FIVICK  
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 2<sup>nd</sup> Street, Yakima, WA 98901.



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Planning Division

Joan Davenport, AICP, Director  
129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

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

June 4, 2021

<b>FILE NUMBER:</b>	CPA#002-21, RZ#002-21, & SEPA#012-21
<b>APPLICANT:</b>	Yakima Valley Farmworkers Clinic
<b>APPLICANT ADDRESS:</b>	604 W. 1 <sup>st</sup> Ave., Toppenish, WA 98948
<b>PROJECT LOCATION:</b>	5109 Summitview Ave.
<b>TAX PARCEL NO:</b>	181322-42492, -42486, -42489, -42490, -42487, & -42488
<b>DATE OF REQUEST:</b>	April 27, 2021
<b>SUBJECT:</b>	Notice of Complete Application

To Whom It May Concern;

The application for your Comprehensive Plan Amendment, Rezone, and Environmental Review was received on April 27, 2021. As of June 4, 2021, your application is considered **complete** as required by YMC §§ 15.11.020 and 16.10.050(1).

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

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

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

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

Sincerely,

Trevor Martin  
Associate Planner

**DOC.  
INDEX**

# B-5





**Project Name:** YAKIMA VALLEY FARMWORKERS CLINIC / AGENA  
**Site Address:** 5109 SUMMITVIEW AVE  
**File Number(s):** CPA#002-21, RZ#002-21, SEPA#012-21



## AERIAL MAP



DOC.  
INDEX  
# B-4

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.  
Date Created: 4/28/2021





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

**Project Name:** YAKIMA VALLEY FARMWORKERS CLINIC / AGENA  
**Site Address:** 5109 SUMMITVIEW AVE  
**File Number(s):** CPA#002-21, RZ#002-21, SEPA#012-21

# FUTURE LAND USE MAP



**DOC. INDEX**  
 # B-4



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 Date Created: 4/28/2021



- 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



# ZONING MAP

**Project Name:** YAKIMA VALLEY FARMWORKERS CLINIC / AGENA  
**Site Address:** 5109 SUMMITVIEW AVE  
**File Number(s):** CPA#002-21, RZ#002-21, SEPA#012-21



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 Date Created: 4/28/2021

**DOC. INDEX # B-4**

**Project Name:** YAKIMA VALLEY FARMWORKERS CLINIC /  
AGENA

**Site Address:** 5109 SUMMITVIEW AVE

**File Number(s):** CPA#002-21, RZ#002-21, SEPA#012-21

**Proposal:** Proposed change to the Future Land Use map designation for one parcel from Mixed Residential to Community Mixed-Use and concurrent rezone from Two-Family Residential (R-2) to Local Business (B-2).



## VICINITY MAP

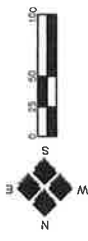


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Date Created: 4/28/2021

**DOC.  
INDEX  
# B-4**





**LEGEND**

- EXISTING BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- EXISTING TRAIL
- EXISTING WATER
- EXISTING SLOPE
- EXISTING STORM DRAINAGE
- EXISTING NATURAL GAS
- EXISTING OVERHEAD POWER
- EXISTING UNDERGROUND POWER
- EXISTING FIBER OPTIC
- EXISTING STRUCTURE
- EXISTING RECORDS TREE
- EXISTING EXPOSED TREE
- ASPHALT DRIVE
- POCKET ALLEYS
- EXISTING EASEMENT
- EXISTING PROPERTY CORNER/TOWNSHIP
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CLEARCUT
- EXISTING CATCH BASIN
- EXISTING SEWER SHAM MANHOLE
- EXISTING SIGN
- EXISTING MARKET SIGN
- EXISTING ANCHOR POLE
- EXISTING PULL BOX
- EXISTING TELEPHONE POLE
- EXISTING UTILITY POLE
- EXISTING STAND PIPE

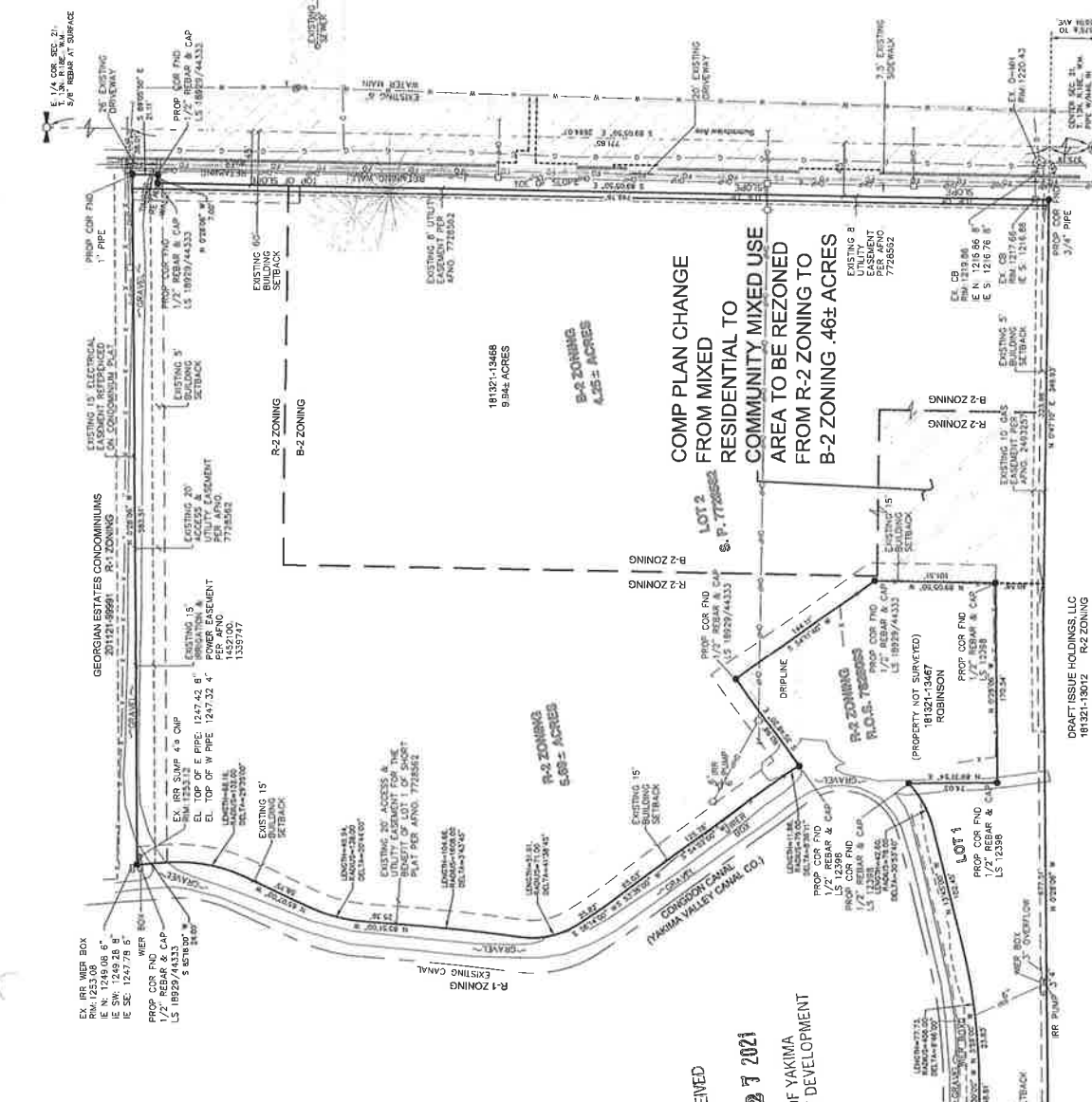
- 181321-13468 9.94± ACRES
- B-2 ZONING 4.25± ACRES
- R-2 ZONING 5.09± ACRES
- B-2 ZONING 181321-13467
- LOT 2
- LOT 1

**COMP PLAN CHANGE FROM MIXED RESIDENTIAL TO COMMUNITY MIXED USE AREA TO BE REZONED FROM R-2 ZONING TO B-2 ZONING .46± ACRES**

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**YVFC 5109 SUMMITVIEW AVENUE PROPERTY YAKIMA, YAKIMA COUNTY, WASHINGTON**

**COMP PLAN / REZONE SITE PLAN**



**OWNER:** YAKIMA VALLEY FARM WORKER'S CLINIC  
604 WEST 1ST AVENUE  
TOPPENISH WA 98946

**CONTACT:** JEFF BREWMEYER  
(509)-865-5898 ext. 2364

**PROPERTY INFORMATION:** 5109 SUMMITVIEW AVENUE  
YAKIMA WA 98902  
PARCEL: 181321-13468

**LEGAL DESCRIPTION:**  
ZONE B & AREA DETERMINED TO BE FLOODPLAIN PER FEMA MAP PANEL 2206-307670000, DATED NOVEMBER 15, 2006.

**ZONING INFORMATION:**  
B-2 - LOW FAMILY RESIDENTIAL  
FRONT YARD SETBACK: 60' FROM CENTER OF RIGHT-OF-WAY TO PROPERTY LINE IF NOT ADJACENT TO HIGHWAY.  
SIDE YARD SETBACK: 5' FROM PROPERTY LINE  
REAR YARD SETBACK: 15' FROM PROPERTY LINE  
MAX BUILDING HEIGHT: 30'  
B-2 - LOCAL BUSINESS  
FRONT YARD SETBACK: 40' FROM CENTER OF RIGHT-OF-WAY (ARTERIAL)  
SIDE YARD SETBACK: 20' FROM PROPERTY LINE  
REAR YARD SETBACK: 0' FROM PROPERTY LINE OR 20' FROM PROPERTY LINE ADJACENT TO A RESIDENTIAL DISTRICT  
MAX BUILDING HEIGHT: 30'

**FLOOD ZONE CLASSIFICATION:**  
ZONE B & AREA DETERMINED TO BE FLOODPLAIN PER FEMA MAP PANEL 2206-307670000, DATED NOVEMBER 15, 2006.

**DATUM ELEVATION:**  
ELEVATIONS BASED ON REFERENCED NETWORK (WSN) NAVD83

**LOT COVERAGE:**  
EXISTING CONDITIONS HAVE REMAINS AREA

**PROF COR FND 1/2' REBAR & CAP**  
LS 18297/4433

**PROF COR FND 1/2' REBAR & CAP**  
LS 18297/4433

**PROF COR FND 1/2' REBAR & CAP**  
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**PROF COR FND 1/2' REBAR & CAP**  
LS 18297/4433

**PROF COR FND 1/2' REBAR & CAP**  
LS 18297/4433

JOB NUMBER	DATE
20190	4-23-21
FILE NAMES:	
DRAWING:	19097.dwg
PROJECT:	
DESIGNED BY:	ETH
ENTERED BY:	BPF
DATE:	
REVISION:	

**BLA**  
Engineering and Land Surveying, Inc.  
2803 River Road  
Yakima, WA 98902  
509-966-7000  
Fax: 509-965-3800  
www.blaetvl.com

**HLA**  
Engineering and Land Surveying, Inc.

**DOC. INDEX # B-3**

**BLA**  
Engineering and Land Surveying, Inc.

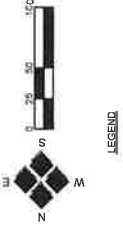
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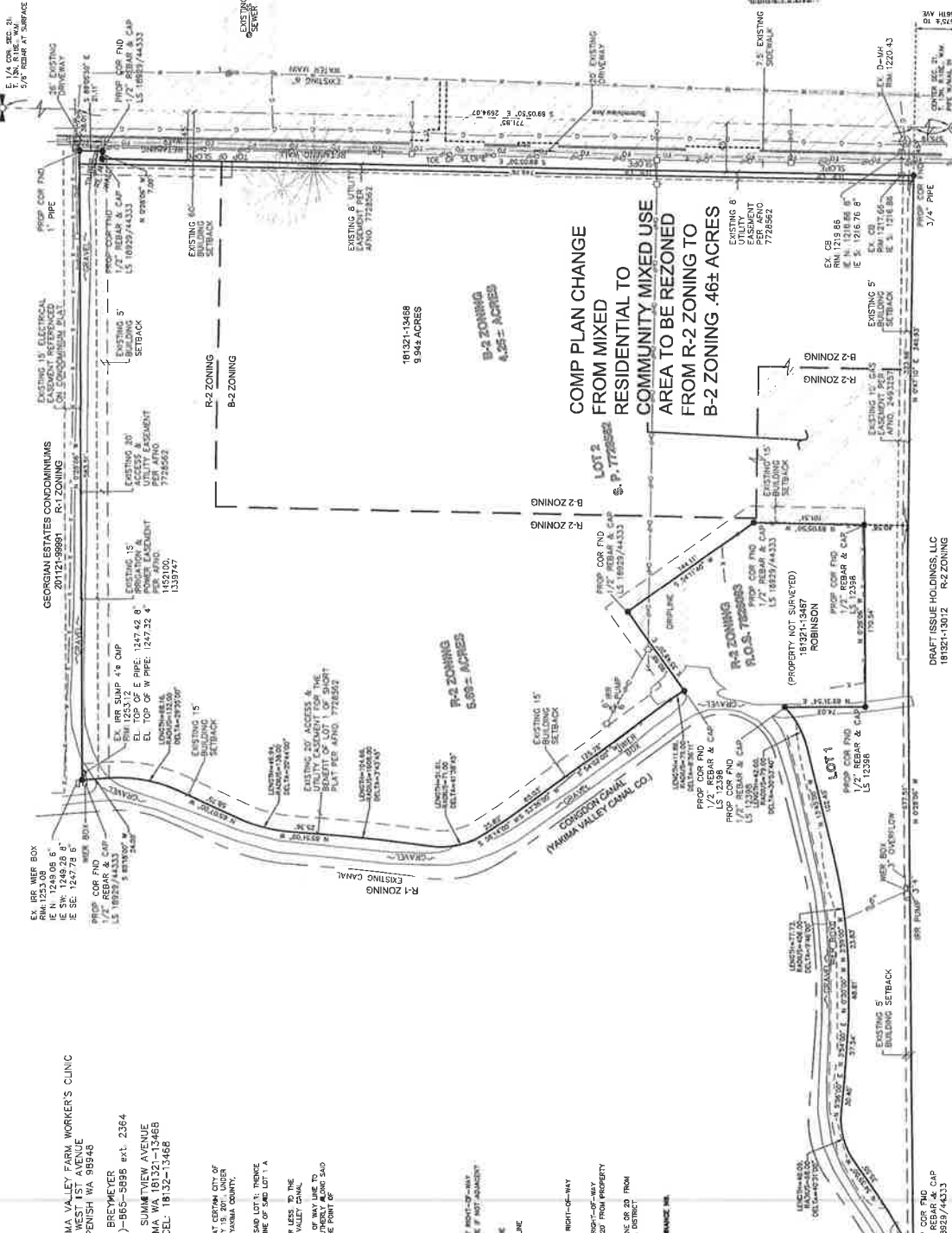
**LEGEND**

---	EXISTING BOUNDARY
---	EXISTING RIGHT-OF-WAY
---	EXISTING EASEMENT
---	EXISTING FENCE
---	EXISTING WALKWAY
---	EXISTING STORM DRAINAGE
---	EXISTING NATURAL GAS
---	EXISTING OVERHEAD POWER
---	EXISTING UNDERGROUND POWER
---	EXISTING FIBER OPTIC
---	EXISTING UTILITIES
---	EXISTING OCCUPANCY
---	EXISTING EXISTING TREE
---	EXISTING EXISTING TREE
---	ASPHALT DRIVE
---	CONCRETE DRIVE
---	EXISTING SIDEWALK
---	EXISTING PROPERTY CORNER TO ADJ.
---	EXISTING WATER VALVE
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING CLEARCUT
---	EXISTING CATCH BASIN
---	EXISTING STORM SEWER MANHOLE
---	EXISTING SIGN
---	EXISTING MARKER SIGN
---	EXISTING ANCHOR POLE
---	EXISTING PULL BOX
---	EXISTING TELEPHONE POLE
---	EXISTING UTILITY POLE
---	EXISTING STAND PIPE

- EXISTING SIDEWALK
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**COMP PLAN CHANGE  
FROM MIXED  
RESIDENTIAL TO  
COMMUNITY MIXED USE  
AREA TO BE REZONED  
FROM R-2 ZONING TO  
B-2 ZONING .46± ACRES**

JOB NUMBER: 20190 DATE: 4-23-21	
FILE NAME: 19097-049	
DRAWING PROFILE	
DESIGNED BY: ETH	BPP
ENTERED BY:	
DATE:	
REVISION:	
JOB NUMBER: 20190 DATE: 4-23-21	
FILE NAME: 19097-049	
DRAWING PROFILE	
DESIGNED BY: ETH	BPP
ENTERED BY:	
DATE:	
REVISION:	

**YVFWC**  
5109 SUMMITVIEW AVENUE PROPERTY  
YAKIMA, YAKIMA COUNTY, WASHINGTON

COMP PLAN / REZONE SITE PLAN

**OWNER:** YAKIMA VALLEY FARM WORKERS' CLINIC  
604 WEST 1ST AVENUE  
TOPPENISH WA 98946

**CONTACT:** JEFF BREYMEYER  
(509)-865-8898 ext. 2364

**PROPERTY INFORMATION:** 5109 SUMMITVIEW AVENUE  
YAKIMA WA 98901-1346B  
PARCEL: 18132-1346B

**LEGAL DESCRIPTION**  
LOT 9, AND PART OF OTHER LOTS, OF THE CITY OF YAKIMA SUBDIVISION, FILED FOR RECORD MAY 19, 2010 UNDER RECORDER'S FILE NO. 772652, RECORDS OF YAKIMA COUNTY, WASHINGTON, IN THE SOUTHWEST QUARTER OF SAID LOT 9, BEING SOUTH 80.00' OF EAST ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 49.59 FEET, THENCE THENCE NORTH 89.54° EAST 74.00 FEET, MORE OR LESS TO THE CORNER OF SAID QUARTER, THENCE NORTHWESTLY ALONG SAID RIGHT-OF-WAY LINE TO THE WEST LINE OF 677 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

**FLOOD ZONE CLASSIFICATION**  
OUTSIDE THE 100-YEAR FLOOD ZONE  
FLOODPLAIN: PER FROM MAP FRAME  
2008 307577-DATED NOVEMBER 16, 2008

**ZONING INFORMATION**  
B-2 - TWO-FAMILY RESIDENTIAL  
FRONT YARD SETBACK: 40' FROM CENTER OF RIGHT-OF-WAY TO BUILDING  
SIDE YARD SETBACK: 5' FROM PROPERTY LINE  
REAR YARD SETBACK: 5' FROM PROPERTY LINE  
MAX BUILDING HEIGHT: 32'

**LOT COVERAGE**  
EXISTING CONDITIONS: 100% PERMANENT AREA

**DATUM ELEVATION**  
ELEVATIONS BASED ON REFERENCE NETWORK (NAD83) NAVD83

2803 River Road  
Yakima, WA 98902  
509-966-7000  
Fax: 509-965-3800  
www.hlaenv.com



DOC. INDEX  
# B-3



# 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):**  
Yakima Valley Farm Worker's Clinic - Summitview Avenue
2. **Applicant's Name & Phone:**  
Jeff Breymeyer, (509) 865-5898 ext. 2364
3. **Applicant's Address:**  
604 West 1st Avenue, Toppenish WA 98948
4. **Contact Person & Phone:**  
Jeff Breymeyer, (509) 865-5898 ext. 2364
5. **Agency Requesting Checklist:** City of Yakima
6. **Proposed Timing Or Schedule (Including Phasing, If Applicable):**  
Work is anticipated to start in July 2021 with approximately a 12 month construction duration.
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:**  
The proposed clinic construction project has been approved by CL2#028-20 and SEPA #19-20.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:**  
Environmental studies have been prepared to develop a Cleanup Action Plan.

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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:**

City of Yakima Applications CL2#028 and SEPA #19-20.

City of Yakima preliminary Short Plat application.

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

Clean Up Action Plan approval by Department of Ecology.  
Building Permit.  
Grading Permit.

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COMMUNITY DEVELOPMENT

**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.):**

This SEPA application is for a comprehensive plan amendment and rezone for a 0.46 acre portion of Yakima County parcel 181321-13468.

**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 at 5109 Summitview Avenue in Yakima. Section 21, Township 13 North, Range 18 East. See the attached site plan for reference.



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

**EARTH**

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

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

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

The steepest slope is approximately 10:1.

CITY OF YAKIMA  
COMMUNITY DEVELOPMENT

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.**

The top soil is mostly silty soil above pockets of caliche. The site has been an orchard since the 1960's and due to years of pesticide and insecticide use, the soils are contaminated with arsenic and lead in concentrations above MTCA method A. The contaminated soils will be mapped, relocated on site, and capped to meet Department of Ecology requirements.

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

None are known to exist.

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.**

There is no grading anticipated as part of this comprehensive plan amendment and rezone application.

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

No erosion is anticipated. There is no construction anticipated as part of this comprehensive plan amendment and rezone application.

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

0-percent. There is no construction anticipated as part of this comprehensive plan amendment and rezone application.

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

No impacts are anticipated as part of this comprehensive plan amendment and rezone application.

**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.**

There is no construction anticipated as part of this comprehensive plan amendment and rezone application.

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

None are known to exist.

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

There are no impacts to air anticipated as part of this comprehensive plan amendment and rezone application.

**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.

The site is bordered on the north by a season irrigation canal, Congdon Canal.

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.

There is no construction anticipated as part of this comprehensive plan amendment and rezone application.

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

None.

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APR 27 2021

CITY OF YAKIMA

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

None.

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

No.

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

No.

**GROUND WATER**

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

No.

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.

None.

**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 runoff generated onsite is contained onsite and dispersed into the underlying soils. There is no construction anticipated as part of this comprehensive plan amendment and rezone application.

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

No.

APR 27 2021

CITY OF YAKIMA  
COMMUNITY DEVELOPMENT

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

No.

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

There is no construction anticipated or measures proposed as part of this comprehensive plan amendment and rezone application.

**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 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 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 type="checkbox"/> Other types of vegetation                     |

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

There is no construction anticipated as part of this comprehensive plan amendment and rezone application.

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

None are known.

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

There is no construction anticipated as part of this comprehensive plan amendment and rezone application.

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

None are known.

**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:*

birds, hawks, song birds, crows, geese

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

None are known.

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

Migration route for geese, and other local birds.

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

None.

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

None are 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.

there are no energy needs.

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

No.

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:

None.

**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.**

There is no health hazards anticipated as part of this comprehensive plan amendment and rezone application.

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

The soil is contaminated with arsenic and lead. This site is being cleaned up under a separate submittal. CITY OF YAKIMA

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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 are known.

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

None are known.

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

Special emergency services not anticipated.

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

There is no construction anticipated as part of this comprehensive plan amendment and rezone application.

**NOISE**

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

None.

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.**

There is no construction anticipated as part of this comprehensive plan amendment and rezone application.

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

There is no construction anticipated as part of this comprehensive plan amendment and rezone application.

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

**LAND AND SHORELINE USE**

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

The site is vacant. Adjacent property uses include condominium complex, orchard, and single family residential. There will be no affect to current or adjacent land uses.

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 entire site (9.93 ac) was a former orchard.

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 an existing home adjacent to the property and has an access easement across the subject property.

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

None.

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COMMUNITY DEVELOPMENT

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

No.

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

R-2 and B-2

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

Community Mixed Use / Mixed Residential

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

Not applicable.

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

No.

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

None.

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

None.

**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.

13. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
All future projects will be permitted through the local jurisdiction in accordance with all applicable zoning codes.

14. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:  
None.

**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?  
Not applicable.

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2. What views in the immediate vicinity would be altered or obstructed?  
None.

CITY OF YAKIMA  
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3. Proposed measures to reduce or control aesthetic impacts, if any:  
None.

**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?

None.

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

No.

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

None.

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CITY OF YAKIMA  
COMMUNITY DEVELOPMENT

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

None.

**RECREATION**

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

Nearby locations are Gilbert Park. Bus stop access for public transit is adjacent to the site. There is a golf course 1.15 miles away.

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

No.

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

None.

**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.



**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.

No.

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CITY OF YAKIMA  
COMMUNITY DEVELOPMENT

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.

**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.

Summitview Avenue serves the site. Access will be from one of the existing curb cuts.

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?

There is a bus stop in front of the property.

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

None.

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).

No.

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

No.

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?

There is no construction anticipated as part of this comprehensive plan amendment and rezone application.

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

**TRANSPORTATION**

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:  
No.

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8. Proposed measures to reduce or control transportation impacts, if any:  
None.

APR 27 2021

CITY OF YAKIMA  
COMMUNITY DEVELOPMENT

**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:  
No.

2. Proposed measures to reduce or control direct impacts on public services, if any.  
None.

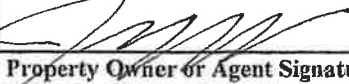
**UTILITIES**

1. Check (✓) utilities currently available at the site:  
 electricity  natural gas  water  refuse service  telephone  
 sanitary sewer  septic system  other Irrigation water.

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.  
There is no construction anticipated as part of this comprehensive plan amendment and rezone application.

**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.

  
Property Owner or Agent Signature

4.26.2021  
Date Submitted

Jeff Brey Meyer  
Name of Signee

VP Facilities / Yakima Valley  
Farm Workers Clinic  
Position and Agency/Organization

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



**LAND USE APPLICATION**

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

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

**PART I – GENERAL INFORMATION**

1. Applicant's Information:	Name:	Yakima Valley Farm Worker's Clinic						
	Mailing Address:	604 West 1st Avenue						
	City:	Toppenish	St:	WA	Zip:	98948	Phone:	( 509 ) 865-5898
	E-Mail:	jeffbr@yvwfc.org						
2. Applicant's Interest in Property:	Check One:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____			
	Name:	Same						
3. Property Owner's Information (If other than Applicant):	Mailing Address:							
	City:		St:		Zip:		Phone:	( RECEIVED
	E-Mail:							
	4. Subject Property's Assessor's Parcel Number(s): 181321-13468							

APR 27 2021

CITY OF YAKIMA  
COMMUNITY DEVELOPMENT

5. Legal Description of Property. (if lengthy, please attach it on a separate document) See attached site plan.	
6. Property Address: 5109 Summitview Avenue, Yakima, WA	
7. Property's Existing Zoning: <input type="checkbox"/> SR <input type="checkbox"/> R-1 <input checked="" type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2	
8. Type Of Application: (Check All That Apply) <input checked="" type="checkbox"/> Comprehensive Plan Amendment <input checked="" type="checkbox"/> Environmental Checklist (SEPA Review) <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Transportation Concurrency <input type="checkbox"/> Master Application (select if submitting two or more applications under Title 15) <input type="checkbox"/> Other: _____	

**PART II – SUPPLEMENTAL APPLICATION, PART III – REQUIRED ATTACHMENTS, & PART IV – NARRATIVE**  
 SEE ATTACHED SHEETS

**PART V – CERTIFICATION**

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

[Signature]  
Property Owner's Signature

4.26.2021  
Date

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

FILE/APPLICATION(S)# CPA#002-21, RZ#002-21, SEPA# 012-21

DATE FEE PAID: <u>4/28/21</u>	RECEIVED BY: <u>[Signature]</u>	AMOUNT PAID: <u>\$1250.00</u>	RECEIPT NO: <u>CR-21-001329</u>
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**DOC. INDEX # B-1**



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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INSTRUCTIONS - PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.

If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are not refundable. This application consists of several parts. PART I - GENERAL INFORMATION, PART II - SUPPLEMENTAL APPLICATION, and PART III - CERTIFICATION are on this page. PART II, III, and IV 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: Yakima Valley Farm Worker's Clinic, Mailing Address: 604 West 1st Avenue, City: Toppenish, St: WA, Zip: 98948, Phone: (509) 865-5898, E-Mail: JeffBr@yvwfc.org
2. Applicant's Interest in Property: Check One: [X] Owner [ ] Agent [ ] Purchaser [ ] Other
3. Property Owner's Information (If other than Applicant): Name: Same, Mailing Address: , City: , St: , Zip: , Phone: ( )
4. Subject Property's Assessor's Parcel Number(s): 181321-13468
5. Legal Description of Property: (if lengthy, please attach it on a separate document) See Attached Site Plan.
6. Property Address: 5109 Summitview Avenue, Yakima WA 98908
7. Property's Existing Zoning: [ ] SR [ ] R-1 [X] R-2 [ ] R-3 [ ] B-1 [X] B-2 [ ] HB [ ] SCC [ ] LCC [ ] CBD [ ] GC [ ] AS [ ] RD [ ] M-1 [ ] M-2
8. Type Of Application: (Check All That Apply) [X] Environmental Checklist (SEPA Review) [ ] Administrative Adjustment [X] Type (1) Review [ ] Type (2) Review [ ] Type (3) Review [ ] Binding Site Plan [ ] Comprehensive Plan Text or Map Amendment [ ] Critical Areas Review [ ] Easement Release [ ] Planned Development [ ] Preliminary Short Plat [ ] Preliminary Long Plat [ ] Amended Long Plat [ ] Rezone [ ] Shoreline [ ] Transportation Concurrence [ ] Other: [ ] Other:

PART II - SUPPLEMENTAL APPLICATION - SEPA CHECKLIST

Environmental Checklist (see attached forms)

PART III - CERTIFICATION

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

Property Owner's Signature

Date 4.26.2021

Applicant's Signature

Date

FILE/APPLICATION(S)#

DATE FEE PAID:

RECEIVED BY:

AMOUNT PAID:

RECEIPT NO:



Supplemental Application For:  
**COMPREHENSIVE PLAN  
 AMENDMENT**

YAKIMA MUNICIPAL CODE, CHAPTER 16.10  
 ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

**PART II - APPLICATION INFORMATION**

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

2. EXISTING ZONING OF SUBJECT PROPERTY:

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

3. DESIRED ZONING OF SUBJECT PROPERTY:

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

4. EXISTING FUTURE LAND USE DESIGNATION:

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

5. DESIRED FUTURE LAND USE DESIGNATION:

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

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

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 COMMUNITY DEVELOPMENT

**PART III - REQUIRED ATTACHMENTS**

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

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

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

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

5. **ENVIRONMENTAL CHECKLIST** (required)

6. **SITE PLAN**

7. **AUTHORIZATION:**

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

  
 Property Owner Signature (required)

4.26.2021  
 Date

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183



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

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

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

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

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

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COMMUNITY DEVELOPMENT

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

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

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

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

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



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

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 APR 27 2021  
 CITY OF  
 COMMUNITY DEVELOPMENT

5. PROPOSED FUTURE LAND USE DESIGNATION:

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

If so what is the proposed future land use designation?

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

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

**PART III - REQUIRED ATTACHMENTS**

1. **WRITTEN NARRATIVE** (required): (stating the reason for the request for the rezone, explaining how the proposed amendment meets the proposed rezone request)

2. **ENVIRONMENTAL CHECKLIST** (required)

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

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

5. **AUTHORIZATION:**

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

  
 Property Owner Signature (required)

4.26.2021  
 Date



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

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

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

See attached.

What is the status of existing land use?

See attached.

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COMMUNITY DEVELOPMENT

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.

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

See attached.



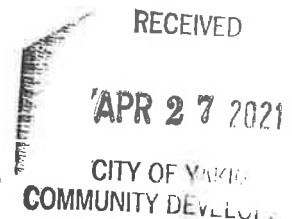
## PART III

### WRITTEN NARRATIVE

The property being requested for Comprehensive Plan Amendment and rezoning consists of a 0.46-acre portion of Yakima County Tax Parcel No. 181321-13468 located at 5109 Summitview Avenue. The property is currently designated as Mixed Residential in the Comprehensive Plan or R-2 on the zoning map. The proposal is to amend the Comprehensive Plan from mixed residential to Community Mixed-Use and rezone the property from R-2 to B-2 to allow development of a 30,000-square-foot clinic, parking lots, and healing garden. The existing land use is vacant. The 30,000-square-foot clinic has been conditionally approved by CL2#028-20 and SEPA#19-20. The purpose of this Comprehensive Plan Amendment and rezone request is to include a portion of property currently zoned R-2 into the B-2 portion of the site to include a parking lot and healing garden into the project.

## PART IV

### COMPREHENSIVE PLAN AMENDMENT



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

Yes. Future use of the site was unknown at the time of the last comprehensive map or text was considered. The subject property is designated as Community Mixed Use/Mixed Residential. This proposal would include a 0.46-acre portion of Mixed Residential into the Community Mixed Use designation to accommodate a parking area and healing garden into the proposed site development.

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

Yes. This proposal complies with the goals and policies of the City of Yakima Comprehensive Plan. Policy 2.5.1: Allows for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential, and office uses with retail and service commercial uses. This proposal would allow a small portion of property to be rezoned from R-2 to B-2 to accommodate a parking area for the proposed clinic site.

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

No, there is not an obvious mapping error.

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

The proposal addresses the identified deficiency of a small portion of R-2 zoned land lying westerly and northerly of land zoned B-2. There is an existing single-family home lying to the north and R-2 zoned land to the west. Based on the proposal to construct a 30,000-square-foot clinic on the adjacent B-2 zoned property, it would be difficult to develop the 0.46-acre portion of the property with R-2 zoning.

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

The proposed Comprehensive Plan Amendment area does not border any Yakima County or other City borders or regions.

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

The proposed Comprehensive Plan Amendment is consistent with The Growth Management Act and the Yakima County-Wide Planning Policy's goal of encouraging development in urban areas where adequate public facilities and services exist or can be provided in an efficient Manner.

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

Yes, the cumulative impacts have been considered. The road capacity was reviewed, the water and sewer capacities were reviewed, and the ability to extend utilities to and through the property were all evaluated to assure that a community mixed-use designation is appropriate for the property.

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

The property being requested for Comprehensive Plan Amendment and rezoning consists of a 0.46-acre portion of Yakima County Tax Parcel No. 1891321-13468 located at 5109 Summitview Avenue and is currently designated as Mixed Residential. This proposal would include a 0.46-acre portion of Mixed Residential into the Community Mixed Use designation to accommodate a parking area and healing garden into the proposed site development.

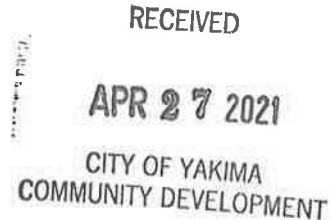
The property fronts on Summitview Avenue, a four-lane major collector. Surplus capacity for traffic exists along Summitview Avenue.

Public water currently serves the site, and sewer is located to the south of the property and could be extended to service the site as part of the proposed development. The water and sewer systems both have the necessary capacity to service the additional B-2 zoned land.

All other utilities such as telephone, cable, natural gas, and electricity are located on, or near the property, and can be easily extended to the property. School, police, and fire services are available and already service the property.

## **PART IV**

### **REZONES**



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

The property being requested for rezoning consists of a 0.46-acre portion of Yakima County Tax Parcel No. 181321-13468 located at 5109 Summitview Avenue. The parcel is currently zoned Local Business District (B-2) and Two-Family Residential District (R-2). Rezoning a 0.46-acre portion of the parcel would allow the area to be used for the proposed development of a 30,000-square-foot clinic, parking lots, and healing garden. The 30,000-square-foot clinic has been conditionally approved by CL2#028-20 and SEOPA#19-20.

The property is well suited for all uses permitted under the B-2 zoning district and is located adjacent to other B-2-zoned property. Within the Yakima City Limits there is B-2 land located to east and south of the property, and the land to the north and west is zoned R-2.

Rezoning the property to B-2 would be more consistent with proposed use of the property.

The property is served with domestic water and can be served with sanitary sewer and all utilities.

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

The existing land is vacant. The prior use of the site was an orchard and agricultural uses.

**3. How is the rezone in compliance with and/or deviates from the Comprehensive Plan?**

This application includes a Comprehensive Plan Amendment as part of this rezone application. The property is currently designated as Mixed Residential in the Comprehensive Plan or R-2 on the zoning map. The proposal is to amend the Comprehensive Plan from mixed residential to Community Mixed-Use and rezone the property from R-2 to B-2.

This proposal complies with the goals and policies of the City of Yakima Comprehensive Plan. Policy 2.5.1: Allows for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential, and office uses with retail and service commercial uses. This proposal would allow a portion of property to be rezoned from R-2 to B-2 to include a small portion of the property to be included in the development of the clinic site.

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

The property that is being requested for rezoning consists of a 0.46-acre portion of Yakima County Tax Parcel No. 181321-13468 located at 5109 Summitview Avenue. The request is to rezone the property from R-2 to B-2 to allow the development of a 30,000-square-foot clinic, parking lots, and healing garden.

The property fronts on Summitview Avenue, a 4-lane major collector. Surplus capacity for traffic exists along Summitview Avenue.

Public water currently serves the site, and sewer is located to the south of the property and could be extended to service the site as part of the proposed development. The water and sewer systems both have necessary capacity to service the additional B-2 zoned land. All other utilities such as telephone, cable, natural gas, and electricity are located on, or near the property, and can be easily extended to the property. School, police, and fire services are available and already service the property.

Runoff from the development of the site will be collected, treated, and infiltrated on site as required within City of Yakima Municipal Code.

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

The zone change and associated use is compatible with neighboring land uses. The zoning of the property to the east and south is B-2. This request would allow a small portion of property currently zoned R-2 to be included in the B-2 zoned area to accommodate a parking lot and healing garden as part of the clinic site development.

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

There are no anticipated mitigation measures planned. All developments would be consistent with City of Yakima Municipal Code requirements for site screening, buffering, building design, and open space.

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

The proposal is to rezone the property from R-2 to B-2 to allow the development of a 30,000-square-foot clinic, parking lots, and healing garden. The existing land use is vacant. The 30,000-square-foot clinic has been conditionally approved by CL2#028-20 and SEOPA#19-20. The purpose of this rezone request is to include a portion of property currently zoned R-2 into the B-2 portion of the site to include a parking lot and healing garden into the project.

The new clinic will provide more health services to this growing area of Yakima.

This proposal complies with the goals and policies of the City of Yakima Comprehensive Plan. Policy 2.5.1: Allows for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential, and

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

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APR 27 2021

office uses with retail and service commercial uses. This proposal would allow a small portion of property to be rezoned from R-2 to B-2 for the development of the clinic site.

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APR 27 2021  
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