

2021 COMPREHENSIVE PLAN MAP AMENDMENTS

CHAPTER C

Racquet Lane Townhomes
CPA#003-21, RZ#013-21 & SEPA#013-21

EXHIBIT #	DOCUMENT	DATE
C-1	Applications for Comprehensive Plan Map Amendment and Rezone (with narratives)	04/29/2021
C-2	SEPA Environmental Checklist	04/29/2021
C-3	Map Submitted with Applications	04/27/2021
C-4	Vicinity, Zoning, Future Land Use and Aerial Map	04/28/2021
C-5	Determination of Application Completeness	06/04/2021
C-6	Land Use Action Installation Certificate	06/11/2021
C-7	Notice of Application and Environmental Review C-7a: Press Release & Distribution Email C-7b: Parties and Agencies Notified C-7c: Affidavit of Mailing	06/25/2021
C-8	Comment Letter from WA State Dept of Archeology & Historic Preservation	07/06/2021
C-9	Comment Letter from Doug Humphries	07/15/2021
C-10	Notice of Public Hearing & Determination of Non Significance C-10a: Legal Notice C-10b: Press Release & Distribution Email C-10c: Parties and Agencies Notified C-10d: Affidavit of Mailing	07/22/2021
C-11	DST Review & Comments	08/03/2021
C-12	Yakima Planning Commission Agenda & Distribution List	08/04/2021
C-13	Staff Report	08/11/2021
C-14	YPC Agenda & Sign-In Sheet	08/11/2021
C-15	Notice of Yakima Planning Commission's Recommendation C-15a: Parties and Agencies Notified C-15b: Affidavit of Mailing	08/31/2021
C-16	Letter of Transmittal to City Clerk for Public Hearing Notice	10/07/2021
C-17	Yakima Planning Commission's Recommendation	08/25/2021



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YAKIMA PLANNING COMMISSION

RECOMMENDATION TO THE YAKIMA CITY COUNCIL FOR COMPREHENSIVE PLAN AMENDMENT AND REZONE CPA#003-21, RZ#003-21

August 11, 2021

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

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

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

WHEREAS, On April 29, 2021 applications for Comprehensive Plan Amendment and Rezone were submitted by PLSA Engineering and Surveying, on behalf of Racquet Lane Townhomes to amend the Comprehensive Plan Future Land Use Map Designation from Low Density Residential to Mixed Residential, and concurrently Rezone from Single Family Residential (R-1) to Multifamily Residential (R-3), parcel 181335-23406 (City File CPA#003-21, RZ#003-21); 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

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on July 22, 2021, which was not appealed (City File SEPA#013-21); and

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

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

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

APPLICATION # CPA#0030-21, RZ#003-21
APPLICANT: PLSA Engineering and Surveying, on behalf of Racquet Lane Townhomes
APPLICANT ADDRESS: 521 N 20th Ave; Yakima, WA; 98902
PROJECT LOCATION: 2802 Racquet Lane
PARCEL(S): 181335-23406

FINDINGS OF FACT

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Low Density Residential to Mixed Residential with a concurrent Rezone from Single Family Residential (R-1) to Multifamily Residential (R-3).
2. The subject parcel is approximately 3.6 acres in size and is surrounded by residential and commercial land 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 change is being proposed to allow greater flexibility in the development of this vacant land for residential purposes.
 - b. The Mixed Residential designation implements several goals and policies of the 2040 plan.
 - c. The amendment does not correct an obvious mapping error, does not address a deficiency of the 2040 plan, and is consistent with the Growth Management Act and County-wide Planning Policies.
 - d. The impact should be minimal because the property under consideration could still be used for residential housing, as well as other uses. The site is also adjacent existing Mixed Residential property to the east. The total acreage of this proposal will remove 3.6 acres of Low-Density Residential land.
5. The proposed Rezone from Single Family Residential (R-1) to Multifamily Residential (R-3) is consistent with the applicable approval criteria in YMC § 15.23.030, as follows:
 - a. Testimony at the public hearing was considered.
 - b. The property is suitable for uses within the R-3 zoning district.
 - c. The R-3 zoning district is an implementing zone of the Mixed Residential Future Land Use Designation.
 - d. The property is currently capable of being served by all necessary public utilities and can be accessed by public streets.
 - e. The proposed Rezone is considered compatible with the surrounding neighborhood and no mitigation is proposed at this time. Mitigation measures will be considered during a project action on the site.
 - f. The public need for this Rezone is to create more land for multifamily development.

CONCLUSIONS

1. The Amendment and Rezone are minor in nature;
2. No adverse impacts have been identified;
3. One (1) written comments and zero verbal comments were received during public testimony.

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4. This proposal underwent Environmental Review;
5. The proposed Comprehensive Plan Future Land Use Map Amendment from Low Density Residential to Mixed Residential with a concurrent Rezone from Single Family Residential (R-1) to Multifamily (R-3) is consistent with the Yakima Urban Area Zoning Ordinance and Yakima Comprehensive Plan 2040.

MOTION

Based on the testimony and evidence presented during the public hearing, it was moved and seconded that the City of Yakima Planning Commission draft findings of fact and forward a recommendation of approval to the Yakima City Council. The motion carried 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 Low Density Residential to Mixed Residential and Rezone from Single Family Residential (R-1) to Multifamily Residential (R-3) for files CPA#003-21 and RZ#003-21.

SIGNED this 25th day of August, 2021.

By: _____

**Jacob Liddicoat, Chair
Yakima Planning Commission**

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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 Racquet Lane Townhomes, LLC (CPA#003-21, RZ#003-21, SEPA#013-21) 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 6th day of October, 2021.



Analilia Núñez
Planning Technician

Received By: Jodi Steptun

Date: 10-6-21

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*mtc of city council
hearing*

CPA # 003-21

R2 # 003-21

SEPA # 013-21

11/01/2021

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SEPA REVIEWING AGENCIES_updated
08/20/2021

Type of Notice: NTC of city council Hearing
File Number: CPA # 003-21, RZ # 003-21, SEPA # 013-21
Date of Mailing: Hearing 11/1/21

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Revised 09/02/2021

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

Type of Notice: NTC of City Council Hearing
 File Number(s): CPA# 003-21, RZ# 003-21, SEPA# 013-21
 Date of Mailing: 11/1/21

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Project Name: RACQUET LANE TOWNHOMES, LLC/ GARYN WOOD

Site Address: 2802 RACQUET LN

File Number(s): CPA#003-21, RZ#003-21, SEPA#013-21

Proposal: Proposed change 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).



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 herein.
Date Created: 4/30/2021



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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

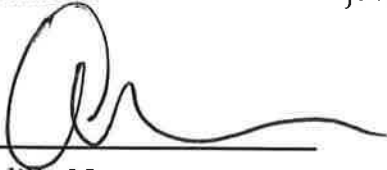
RE: CPA#003-21, RZ#003-21, SEPA#013-21

Racquet Lane Townhomes LLC

2802 Racquet Lane

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 31st 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

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RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

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1103 MADISON AVE
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RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

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18133524568
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524569
RACQUET LANE TOWNHOMES LLC
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RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524572
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
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18133524573
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18133524031
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899 CASSATT RD STE 210
BERWYN, PA 19312

18133522007
YAKIMA CITY
129 N 2ND ST
YAKIMA, WA 98901

18133524030
ARACELI GONZALEZ
14400 TIETON DR
YAKIMA, WA 98908

18133522401
BONNIE FAIRBAIRN
1620 S 27TH AVE
YAKIMA, WA 98902

18133522404
BRENDA K ETAL BURDETTE
1622 S 27TH AVE
YAKIMA, WA 98902

18133523401
CHET BEAMAN
3003 W WASHINGTON AVE
YAKIMA, WA 98903

18133521428
DANIEL L & COLLEEN M
ELLINGSWORTH
2610 HOLLOW CREEK PL
YAKIMA, WA 98902

18133522402
FRANCISCO J & SARAH L LOPEZ
1626 S 27TH AVE
YAKIMA, WA 98902

18133523405
GARYN WOOD
1015 TERRACE DR NW
SALEM, OR 97304

18133523406
GARYN WOOD
1015 TERRACE DR NW
SALEM, OR 97304

18133522403
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1622 S 27TH AVE
YAKIMA, WA 98902

18133523404
HAK S & EUN SOOK KIM
8110 PLATH AVE
YAKIMA, WA 98908

18133521471
JOAQUIN VALDOVINOS
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YAKIMA, WA 98909

18133521470
JOSHUA C ELLINGSWORTH
2607 HOLLOW CREEK PL
YAKIMA, WA 98902

18133521426
LOUIS & DIANA ROMERO
2606 HOLLOW CREEK PLACE
YAKIMA, WA 98902

18133522016
MARK A HUMPHRIES
3001 W WASHINGTON AVE
YAKIMA, WA 98903

18133523402
MARK A HUMPHRIES
3001 W WASHINGTON AVE
YAKIMA, WA 98903

18133521467
SCOTT & KIMBERLY WOODWARD
2604 HOLLOW CREEK PL
YAKIMA, WA 98902

18133521469
TINA RANAE ELLINGSWORTH
2605 HOLLOW CREEK PL
YAKIMA, WA 98902

18133521429
TRACY M & KAI CHRISTIANSON
2608 HOLLOW CREEK PL
YAKIMA, WA 98902

56
Total Parcels - RACQUET LANE
TOWNHOMES, LLC/ GARYN WOOD -
CPA#003-21, RZ#003-21, SEPA#013-
21

JEFF RAUTH
RACQUET LANE TOWNHOMES LLC
500 GRADE ST
KELSO, WA 98626

TOM DURANT
PLSA ENGINEERING & SURVEYING
521 N 20TH AVE, STE 3
YAKIMA, WA 98902

*MZ of YPC Rev.
sent 8/31/21
DOC.*

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In-House Distribution E-mail List

Revised 06/14/2021

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Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov
Analilia Nunez	Planning	Analilia.nunez@yakimawa.gov
Matt Murray	Police	Matthew.murray@yakimawa.gov
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
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Randy Layman	Refuse	Randy.Layman@yakimawa.gov
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James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov

Outside Distribution

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

Type of Notice: NTC of YPO Recommendation
 File Number(s): LPA #003-21, RZ #003-21, SEMA #013-21
 Date of Mailing: 8/31/21

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Nunez, Analilia

From: Nunez, Analilia
Sent: Tuesday, August 31, 2021 5:00 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: Calhoun, Joseph; 'jeff.ers@live.com'; 'tdurant@plsaoofyakima.com'
Subject: NOTICE OF YPC RECOMMENDATION_Racquet Ln Townhomes - CPA#003-21
Attachments: NOTICE OF YPC RECOMMENDATION_Racquet Ln Townhomes - CPA#003-21.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 Planning Manager Joseph Calhoun at joseph.calhoun@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#003-21, RZ#003-21 & SEPA#013-21
APPLICANT: PLSA Engineering and Surveying, on behalf of Racquet Lane
Townhomes
PROJECT LOCATION: 2802 Racquet Lane

On August 11, 2021, the City of Yakima Planning Commission held a public hearing and rendered their recommendation for approval of **CPA#003-21 & RZ#003-21**, a proposal to change the Future Land Use map designation for once parcel from Low Density Residential to Mixed Residential and concurrently rezone from Single-Family Residential (R-1) to Multi-Family Residential (R-3).

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 Planning Manager Joseph Calhoun at (509) 575-6042 or email to: joseph.calhoun@yakimawa.gov.

Joseph Calhoun
Planning Manager

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

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DEPARTMENT OF COMMUNITY DEVELOPMENT
 Joan Davenport, AICP, Director
 Planning Division
 Joseph Calhoun, Manager
 129 North Second Street, 2nd Floor, Yakima, WA 98901
 ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning/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. 40th 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. 48th Ave.
 CPA#006-21, RZ#006-21 & SEPA#016-21
- VI. Other Business
- VII. Adjourn

Next Meeting: August 25, 2021

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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. 48th 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				
X					
		Mike Herl	2803 River Rd	98902	mherl@hlcivil.com
X		Tom Durant	521 N. 20 th Ave Suite J	98902	tdurant@plsaofyakima.com
	X	Leanne Liddicoat	1909 W. Lincoln		leanne@3duakima.com
X		Amanda McKinney	5306 Billeriat Way	98908	amanda@viewmontyakima.com

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

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

Application # CPA#003-21, RZ#003-21

APPLICANT: PLSA Engineering and Surveying, on behalf of Racquet Lane Townhomes
APPLICANT ADDRESS: 1120 W Lincoln Ave; Yakima, WA 98902
PROJECT LOCATION: 2802 Racquet Ln
PARCEL(S): 181335-23406
DATE OF REQUEST: April 29, 2021
DATE OF RECOMMENDATION: August 11, 2021
STAFF CONTACT: Joseph Calhoun, Planning Manager

I. DESCRIPTION OF REQUEST:

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).

II. CURRENT ZONING AND LAND USE:

The subject property is approximately 3.5 acres in size and are zoned Low Density Residential (R-1). Adjacent properties to this site have the following zoning and land use characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	R-1	Residential
South	GC/M-1	Commercial/Vacant
East	GC/M-1	Residential
West	GC/M-1	Residential/Commercial

III. PUBLIC NOTICE:

Posting of Property	June 15, 2021
Mailing of Notice of Application	June 25, 2021
Public Hearing Notice Published	July 22, 2021

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.

B. Comments Received (summarized).

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1. **Washington Department of Archeology and Historic Preservation**

Provided comments that the statewide predicative model indicates a high probability of encountering cultural resources and recommends a cultural resources survey for the project area.

Staff Response: As a non-project action, a cultural resources survey will not be required at this time. Rather, as part of a future project action, a survey will be required.

2. **Doug Humphries**

Provided comments related to percentage of impervious surfaces, a stormwater pollution prevention plan/NPDES permit, questions about short term equipment noise and construction hours, affect on adjacent land uses, a question about an existing bridge over Wide Hollow Creek, questions about lighting and tree removal, concerns about access from the development through adjacent properties, and access to Washington Avenue.

Staff Response: This is a non-project action and many of the concerns such as impervious surfaces, stormwater pollution, existing bridges, trees, lighting, and access will be reviewed during a future project phase. Some project-level standards that will be reviewed at the appropriate time include: the R-3 zone has a maximum lot coverage of 80%, stormwater pollutions plans are required through the project-level SEPA and land use process, and access issues which may or may not require a second access to Washington. Short term construction noise is regulated by YMC Ch. 6.04. Wide Hollow Creek is a designated Type 2 Stream and is regulated by the Critical Areas Ordinance.

A. 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 density on the subject property, consistent with recent development in the area. The City adopted a Housing Action Plan in June 2021 which includes strategies centered around adding more housing in Yakima.

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

Staff Response: The purpose of the Mixed Residential Future Land Use category is to provide more areas with a mixture of housing types and densities. This proposal implements the following goals and policies:

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

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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 residential use.
- Is the site physically suited for the proposed designation? Yes. The site is suitable for residential 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 Multi-family Residential (R-3) zone is an implementing zone of the Mixed Residential land use designation.
- Is the proposal a spot zone or a similar change that may create instability with the surrounding neighborhood? The proposal is not considered a spot zone. It is a continuation of existing R-3 zoning to the east.

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

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

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

Goal 2.3: Residential uses. Preserve and enhance the quality, character and function of Yakima's residential neighborhoods.

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

(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 and will increase land available for high-density housing.

(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

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urban level services and facilities are currently provided. The proposal reduces sprawl and is served with an adequate transportation system.

(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 is minimal and intended to promote additional residential use, which is a goal of the Comprehensive Plan and recent Housing Action Plan. The total acreage of this proposal will remove 3.5 acres of Low Density Residential land. The total reduction of Low Density Residential since 2018 is 11.04 acres. Future proposals for high density residential will help achieve Yakima's housing targets.

B. 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. Public comments are related to future project actions and have been adequately addressed.

C. 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.

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

The property is well suited for uses listed within Table 4-1 for the R-3 zoning district, and will facilitate high-density residential 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 Multi-family Residential zoning district is an implementing zone of the Mixed Residential 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.

(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. Project-specific considerations will be addressed during future project level review.

(7) The public need for the proposed change.

The public need for this change is to create more land for high-density residential development.

D. REZONE CONCLUSIONS:

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

V. RECOMMENDATION

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

RECOMMENDATION made this 11th day of August, 2021.

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

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
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 2802 Racquet Ln.
 CPA#003-21, RZ#003-21 & SEPA#013-21
 - F. KERRY & GINA MARTIN
 706 S. 48th Ave.
 CPA#006-21, RZ#006-21 & SEPA#016-21
- VI. Other Business
- VII. Adjourn

Next Meeting: August 25, 2021

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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**

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Sara Watkins – Legal Dept
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

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DST REVIEW & COMMENTS

Racquet Lane Townhomes
CPA#003-21, RZ#013-21 & SEPA#013-21

NO DST COMMENTS RECEIVED FOR THIS PROJECT.

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#003-21, RZ#003-21, & SEPA#013-21

Racquet Lane Townhomes, LLC

2802 Racquet Lane

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 22nd 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.
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18133523012
FILLIOL PROPERTIES LLC
PO BOX 11498
YAKIMA, WA 98909

18133523403
LANCE HAL BLAIR & KAREN LYN
BLAIR LIVING TRUST
7405 SPOKANE ST
YAKIMA, WA 98908

18133523014
MCCORMICK LAND &
DEVELOPMENT LLC
161 MAPLEWAY RD
SELAH, WA 98942

18133524500
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524542
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524543
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524544
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524545
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524546
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524547
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524548
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524549
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524550
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524551
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524552
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524553
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524554
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

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RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524556
RACQUET LANE TOWNHOMES LLC
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YAKIMA, WA 98902

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RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
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18133524558
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524559
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524560
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524561
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524562
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524563
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524564
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524565
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524566
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524567
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

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18133524568
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524569
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524570
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524571
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524572
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524573
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524031
TRIUMPH ACTUATION SYSTEMS
899 CASSATT RD STE 210
BERWYN, PA 19312

18133522007
YAKIMA CITY
129 N 2ND ST
YAKIMA, WA 98901

18133524030
ARACELI GONZALEZ
14400 TIETON DR
YAKIMA, WA 98908

18133522401
BONNIE FAIRBAIRN
1620 S 27TH AVE
YAKIMA, WA 98902

18133522404
BRENDA K ETAL BURDETTE
1622 S 27TH AVE
YAKIMA, WA 98902

18133523401
CHET BEAMAN
3003 W WASHINGTON AVE
YAKIMA, WA 98903

18133521428
DANIEL L & COLLEEN M
ELLINGSWORTH
2610 HOLLOW CREEK PL
YAKIMA, WA 98902

18133522402
FRANCISCO J & SARAH L LOPEZ
1626 S 27TH AVE
YAKIMA, WA 98902

18133523405
GARYN WOOD
1015 TERRACE DR NW
SALEM, OR 97304

18133523406
GARYN WOOD
1015 TERRACE DR NW
SALEM, OR 97304

18133522403
GLENN H & BRENDA K OORD
1622 S 27TH AVE
YAKIMA, WA 98902

18133523404
HAK S & EUN SOOK KIM
8110 PLATH AVE
YAKIMA, WA 98908

18133521471
JOAQUIN VALDOVINOS
PO BOX 1247
YAKIMA, WA 98909

*Rtnd
6/28/21*

18133521470
JOSHUA C ELLINGSWORTH
2607 HOLLOW CREEK PL
YAKIMA, WA 98902

18133521426
LOUIS & DIANA ROMERO
2606 HOLLOW CREEK PLACE
YAKIMA, WA 98902

18133522016
MARK A HUMPHRIES
3001 W WASHINGTON AVE
YAKIMA, WA 98903

18133523402
MARK A HUMPHRIES
3001 W WASHINGTON AVE
YAKIMA, WA 98903

18133521467
SCOTT & KIMBERLY WOODWARD
2604 HOLLOW CREEK PL
YAKIMA, WA 98902

18133521469
TINA RANAE ELLINGSWORTH
2605 HOLLOW CREEK PL
YAKIMA, WA 98902

18133521429
TRACY M & KAI CHRISTIANSON
2608 HOLLOW CREEK PL
YAKIMA, WA 98902

56
Total Parcels - RACQUET LANE
TOWNHOMES, LLC/ GARYN WOOD -
CPA#003-21, RZ#003-21, SEPA#013-
21

JEFF RAUTH
RACQUET LANE TOWNHOMES LLC
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KELSO, WA 98626

TOM DURANT
PLSA ENGINEERING & SURVEYING
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*Notice of public
Hearing ^{DWS} mailed
7/22/21*

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Company/Organization	Name	Address	City	State	Zip Code	Contact #	E-mail	Notes
	Susan Mayo	910 S 32nd Avenue	Yakima	WA	98902			
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Yakima Valley Museum
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Yakima-Tieton Irrigation District
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Yakima, WA 98908

SEPA REVIEWING AGENCIES_updated
06/08/2021

Type of Notice: NOTICE OF PUBLIC HEARING : DNS

File Number: CPA #003-21, RZ#003-21, SEPA #013-21

Date of Mailing: 7/22/21

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In-House Distribution E-mail List

Revised 06/14/2021

Name	Division	E-mail Address
Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov
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Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
John Zabell	Code Administration	John.Zabell@yakimawa.gov
Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov
Linda Rossignol	Code Administration	Linda.Rossignol@yakimawa.gov
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.DeBusschere@yakimawa.gov
Tony Doan	Code Administration	Tony.Doan@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Rosalinda Ibarra	Community Development	Rosalinda.Ibarra@yakimawa.gov
Bill Preston	Engineering	Bill.preston@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
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Jeremy Rodriguez	Fire	Jeremy.Rodriguez@yakimawa.gov
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Analilia Nunez	Planning	Analilia.nunez@yakimawa.gov
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Randy Layman	Refuse	Randy.Layman@yakimawa.gov
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James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov

Outside Distribution

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

Type of Notice: NOTICE of public hearing & DNS
 File Number(s): CPA # 003-21, RZ # 003-21, SEPA # 013-21
 Date of Mailing: 7/22/21

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Nunez, Analilia

From: Nunez, Analilia
Sent: Thursday, July 22, 2021 4:20 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 Bartrand; 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; Beehler, Randy; Al Rose; Funk, Kay; Jacob Liddicoat; Leanne Hughes-Mickel; Lisa Wallace; Mary Place; Philip Ostriem; Rob McCormick
Cc: Calhoun, Joseph
Subject: NOTICE OF PUBLIC HEARING & DNS_RACQUET LANE TOWNHOMES - CPA#003-21, RZ#003-21 & SEPA#013-21
Attachments: NOTICE OF PUBLIC HEARING & DNS_RACQUET LANE TOWNHOMES - CPA#003-21, RZ#0....pdf

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, Joseph Calhoun at joseph.calhoun@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

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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: David Wiley, on behalf of Lewis Legacy
and property owners; **Project Location:** Vicinity of N 40th
and Somerlaw Avenues; **Parcel Numbers:** 181322-42466,
43497, 42489, 42489, 42490, 42492; **PROPOSAL:** Comprehensive
Plan Map Amendment (CPA) and Environmental Review
requesting to the Future Land Use map designation for 6 par-
cels 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 Farmworkers Clinic **Project**
Location: 5109 Summitview Ave. **Parcel Numbers:** 181321-
13469 **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 Racquel Lane Townhomes; **Project Location:**
2802 Racquel Ln; **Parcel Numbers:** 181335-23406; **PRO-**
POSAL: Comprehensive Plan Map Amendment (CPA) and
Environmental Review regarding 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 ques-
tions 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 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: Hordan Planning Services, on behalf of
Rick Hargraves; **Project Location:** 210 W Mead Ave; **Parcel**
Numbers: 181331-22545; **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:** 1102 S
72nd Ave; **Parcel Numbers:** 181329-42428; **PROPOSAL:**
Comprehensive Plan Map Amendment (CPA) and Environ-
mental Review requesting to the Future Land Use map des-
ignation 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,
CL#024-21, & AD#012-21 **Project Applicant:** Digital Design
& Development c/o Leanna Lidocot **Project Location:** 756
S. 46th 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 70 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 8/26/2021, 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 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 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 the proposal, please call
Trevor Martin, Associate Planner, at (509) 575-6183, or email
to: Trevor.Martin@yakimawa.gov.

(982157) July 22, 2021

Courtesy of Yakima Herald-Republic

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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 rezoning 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 rezoning 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 rezoning 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 rezoning 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:** 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 rezoning 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 rezoning from Single-Family Residential (R-1) to Large Convenience Center (LCC).

NOTICE OF PUBLIC HEARING This comprehensive plan map amendment request and concurrent rezoning 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 rezoning 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 rezoning 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) July 22, 2021

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

NOTICE OF 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#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

PROJECT DESCRIPTION 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 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 Joseph Calhoun, Planning Manager, at (509) 575-6042, or email to: joseph.calhoun@yakimawa.gov.

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
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 one parcel from Low Density Residential to Mixed-Residential and concurrent rezone from Single-Family Residential (R-1) to Multi-Family Residential (R-3).


PROPONENT: PLSA Engineering and Surveying, on behalf of Racquet Lane Townhomes
LOCATION: 2802 Racquet Ln
PARCEL NUMBERS: 181335-23406
LEAD AGENCY: City of Yakima
FILE NUMBERS: CPA#003-21, RZ#003-21, & SEPA#013-21

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: Joseph Calhoun, Planning Manager. Call (509) 575-6042 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:  Actins **DATE:** July 22, 2021

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

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Date: July 11, 2021
To: Joan Davenport, AICP, Community Development Director
From: Doug Humphries (Adjoining property owner)
File Number: CPA#003-21, RZ#003, & SEPA#013-21

Applicant

Name: PLSA/Racquet Lane Townhomes

Location: 2902 Racquet Ln

Tax Parcel

Number(s): 181335-23406

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JUL 15 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

Comments/questions on the proposed development:

From the "Environment Checklist", Section B, Environmental Elements:

1. Earth

- g. The answer "approximately percent" does not answer the question of "About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?" Please provide a numerical percentage estimate.

3. Water Runoff (including stormwater)

Pursuant to the Clean Water Act and federal regulations (Title 40 of the Code of Federal Regulations [CFR] 123.25(a)(9), 122.26(a), 122.26(b)(14)(x) and 122.26(b)(15)), what is being done to comply with the National Pollutant Discharge Elimination System (NPDES) to prevent any storm water runoff from entering Wide Hollow Creek, both during and after construction? Has a Storm Water Prevention Plan been developed?

7. Environmental Health

b. Noise

2. "Short term equipment noise during construction..." What does this mean? What types of equipment? Additionally, define "short term" – exact duration of construction, from start to end dates.
3. "Construction hours limited as required by City Code." Please state the exact hours of the day (and days of the week).

8. Land Shoreline use

- a. The stated answer omits the residential property to the West of the development, and South of Emil Kissel Park. The response does not directly answer the question, "Will the proposal affect current land uses *on nearby or adjacent properties*?" (Emphasis added.) Please state what if any effect on adjacent

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property, given that the property to the West of the development is between the property and Emil Kissel Park, and there is a potential for transitive access.,

- c. "A small bridge across Wide Hollow Creek" is part of the question response. Will this bridge be removed to enhance safety concerns?

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11. Light and Glare

JUL 15 2021

- a. For proposed "...external street...lighting", is "low-glare" lighting being considered to reduce light pollution?
- c. "Lighting from commercial use, arterial street and the airport may be visible from the development but shielded by trees along Wide Hollow Creek that are being preserved." Does this mean no trees whatsoever will be removed from along Wide Hollow Creek?

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

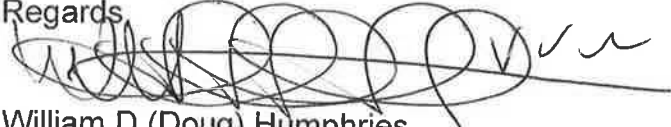
12. Recreation

- a. Given that Emil Kissel Park is "200 feet north of the site (one mile by road)", what measures are being taken to prevent transitive access from the development through adjacent properties (trespassing) to the park both during the construction phase and after the construction is completed?

14. Recreation

- a. Given the response that "existing vehicular access to Washington Ave. will not be used" – does this mean "will *never* be used"? Will the road be removed or otherwise rendered unusable (e.g., blocked, barricaded, etc.) to prevent use?

Regards


William D (Doug) Humphries
3001 W Washington Ave
Yakima, WA 98093

7/11/2021

Please send all replies to:

Doug Humphries
PO Box 15133
Federal Way, WA 98093

Phone: 253-350-8547
Email: doug7@frontier.com

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HUMPHRIES
3001 W WASH AVE
YAKIMA, WA 98903

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SEATTLE WA 980
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JUL 15 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

JOAN DAVENPORT, AICP Community Dev Director
City of Yakima, Department of Community Development
129 North Second Street, Yakima, WA 98901

98901-263733

POSTNET
98901-263733

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1000



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

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July 6, 2021

JUL 06 2021

CITY OF YAKIMA
PLANNING DIV.

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

In future correspondence please refer to:
Project Tracking Code: 2021-07-04173
Property: City of Yakima_Racquet Lane Townhomes Comprehensive Plan Map Amendment
(SEPA#013-21)
Re: Survey Requested

Dear Joan Davenport:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. This is due, in part, to the proximity of the project area to Wide Hollow Creek, a resource that may have been historically important to Native American groups and/or settlers in the area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present.

Our records indicate that the Racquet Lane vicinity has been in development since at least 2005. DAHP has recommended a cultural resources survey for at least one project in this area; however, it does not appear that our recommendation was considered. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to resources. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.



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Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

Should you have any questions, please feel free to contact me.

Sincerely,



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

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JUL 06 2021

CITY OF YAKIMA
PLANNING DIV.



From: Davenport, Joan
Sent: Tuesday, July 06, 2021 9:24 AM
To: Calhoun, Joseph
Cc: Ibarra, Rosalinda; Martin, Trevor
Subject: FW: City of Yakima_Racquet Lane Townhomes Comprehensive Plan Map Amendment (SEPA#013-21)_Survey Requested (DAHP Project Tracking # 2021-07-04173)
Attachments: 2021-07-04173_070621_Survey Requested.pdf

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Here is the DAHP comment letter for the Racquet Lane Townhomes CPA

JUL 06 2021

Joan

**CITY OF YAKIMA
PLANNING DIV.**

From: Hanson, Sydney (DAHP) [mailto:Sydney.Hanson@dahp.wa.gov]
Sent: Tuesday, July 06, 2021 9:16 AM
To: Davenport, Joan <Joan.Davenport@yakimawa.gov>
Cc: Casey Barney <Casey_Barney@Yakama.com>; Corrine Camuso <Corrine_Camuso@yakama.com>; Gregg Kiona <Gregg_Kiona@Yakama.com>; Jessica Lally <jessica_lally@yakama.com>; Kate Valdez <kate@yakama.com>; Noah Oliver <Noah_Oliver@yakama.com>
Subject: City of Yakima_Racquet Lane Townhomes Comprehensive Plan Map Amendment (SEPA#013-21)_Survey Requested (DAHP Project Tracking # 2021-07-04173)

Hi Joan,

Attached is our letter regarding the project referenced in the subject line. Please contact me with any questions.

All the best,

Sydney Hanson, MA | Transportation Archaeologist
(pronouns: she / her)
360.280.7563 (cell) | sydney.hanson@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

**All DAHP employees are currently working remotely as a precaution against COVID-19. Thank you for your patience and understanding.*

✿ Please consider the environment before printing this email

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#003-21, RZ#003-21, SEPA#013-21

Racquet Lane Townhomes LLC/ Garyn Wood

2802 Racquet Lane

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

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18133523012
FILLIOL PROPERTIES LLC
PO BOX 11498
YAKIMA, WA 98909

18133523403
LANCE HAL BLAIR & KAREN LYN
BLAIR LIVING TRUST
7405 SPOKANE ST
YAKIMA, WA 98908

18133523014
MCCORMICK LAND &
DEVELOPMENT LLC
161 MAPLEWAY RD
SELAH, WA 98942

18133524500
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524542
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524543
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524544
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524545
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524546
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524547
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524548
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524549
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524550
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524551
RACQUET LANE TOWNHOMES LLC
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18133524552
RACQUET LANE TOWNHOMES LLC
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18133524556
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
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RACQUET LANE TOWNHOMES LLC
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YAKIMA, WA 98902

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YAKIMA, WA 98902

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YAKIMA, WA 98902

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RACQUET LANE TOWNHOMES LLC
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YAKIMA, WA 98902

18133524565
RACQUET LANE TOWNHOMES LLC
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RACQUET LANE TOWNHOMES LLC
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18133524567
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1103 MADISON AVE
YAKIMA, WA 98902

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18133524568
RACQUET LANE TOWNHOMES LLC
1103 MADISON AVE
YAKIMA, WA 98902

18133524569
RACQUET LANE TOWNHOMES LLC
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YAKIMA, WA 98902

18133524570
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18133524571
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1103 MADISON AVE
YAKIMA, WA 98902

18133524572
RACQUET LANE TOWNHOMES LLC
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TRIUMPH ACTUATION SYSTEMS
899 CASSATT RD STE 210
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18133522007
YAKIMA CITY
130 N 2ND ST
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18133524030
ARACELI GONZALEZ
14400 TIETON DR
YAKIMA, WA 98908

18133522401
BONNIE FAIRBAIRN
1620 S 27TH AVE
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18133522404
BRENDA K ETAL BURDETTE
1622 S 27TH AVE
YAKIMA, WA 98902

18133523401
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3003 W WASHINGTON AVE
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18133521428
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FRANCISCO J & SARAH L LOPEZ
1626 S 27TH AVE
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18133523405
GARYN WOOD
1015 TERRACE DR NW
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18133523406
GARYN WOOD
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18133522403
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18133523404
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18133521426
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2605 HOLLOW CREEK PL
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18133521429
TRACY M & KAI CHRISTIANSON
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Total Parcels - RACQUET LANE
TOWNHOMES, LLC/ GARYN WOOD -
CPA#003-21, RZ#003-21, SEPA#013-
21.

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Notice of Application
to SEPA Review
06/25/2021

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SEPA REVIEWING AGENCIES_updated
06/08/2021

Type of Notice: Notice of App ; SEPA REVIEW
File Number: CPA #003-21, RZ #003-21, SEPA #013-21
Date of Mailing: 6/25/21

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In-House Distribution E-mail List

Revised 06/14/2021

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Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov
Linda Rossignol	Code Administration	Linda.Rossignol@yakimawa.gov
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Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
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Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov

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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 Review
File Number(s): CPA# 003-21, RZ# 003-21, SEPA# 013-21
Date of Mailing: 06/25/2021

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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

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From: Ibarra, Rosalinda
Sent: Friday, June 25, 2021 12:41 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 Bartrand; 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 Sanchez; 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 - Racquet Lane Townhomes - CPA#003-21, RZ#003-21, SEPA#013-21
Attachments: NOTICE OF APPLICATION & SEPA_Racquet Lane Townhomes - CPA#003-21 RZ#003-....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.

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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Joseph Calhoun, Manager
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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: PLSA Engineering and Surveying, on behalf of Racquet Lane Townhomes
FILE NUMBER: CPA#003-21, RZ#003-21, & SEPA#013-21
LOCATION: 2802 Racquet Ln
TAX PARCEL NUMBER(S): 181335-23406
DATE OF APPLICATION: April 29, 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 Low Density Residential to Mixed-Residential and concurrent rezone from Single-Family Residential (R-1) to Multi-Family Residential (R-3).

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

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

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

- 1. The type of land use: Non-project, future residential development anticipated
- 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: None

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

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5:00 p.m. on **July 15, 2021**, will be considered prior to issuing the final SEPA determination. Please reference file numbers (CPA#003-21, RZ#003-21, & SEPA#013-21) and applicant's name (PLSA/Racquet Lane Townhomes) in any correspondence you submit. You can mail your comments to:

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

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

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

The file containing the complete application for this proposal is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington. If you have any questions on this proposal please contact Joseph Calhoun, Planning Manager at (509) 575-6042 or email to: joseph.calhoun@yakimawa.gov.

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





DEPARTAMENTO DE DESARROLLO COMUNITARIO
Joan Davenport, AICP, Directora

Division de Planificación
Joseph Calhoun, Gerente
129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

AVISO DE APLICACIÓN Y REVISIÓN AMBIENTAL

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

FECHA OTORGADA:	25 de junio, 2021
PARA:	Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE:	Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE:	PLSA Engineering and Surveying, por parte de Racquet Lane Townhomes
No. DE ARCHIVO:	CPA#003-21, RZ#003-21, & SEPA#013-21
UBICACIÓN:	2802 Racquet Ln
No. DE PARCELA:	181335-23406
FECHA DE APLICACIÓN:	29 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 Baja-Densidad a Residencial Mixto, y rezonificar la propiedad de Residencial Unifamiliar (R-1) a Residencial Multi-Familiar (R-3).

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

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

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

1. El tipo del uso terrenal: Sin proyecto, futuro desarrollo residencial anticipado
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: Ninguno

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

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#003-21, RZ#003-21, & SEPA#013-21) o al nombre del solicitante (PLSA/Racquet Lane Townhomes) 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

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

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

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JUN 11 2021

CITY OF YAKIMA
 PLANNING DIV.

File Number:	CPA # 003-21
Applicant/Project Name:	Racquet Lane Townhomes
Site Address:	2802 Racquet Ln.
Date of Posting:	6/11/21
Land Use Sign ID#(s):	41

Location of Installation (Check One):

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

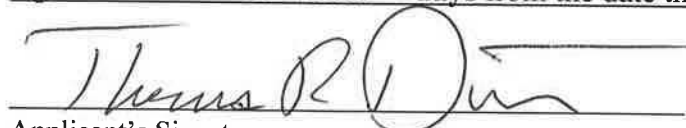
Land Use Action Sign is installed in an alternate location on the site.

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

The alternative location is:

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

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


 Applicant's Signature

June 11, 2021
 Date

Thomas R Durant
 Applicant's Name (Please Print)

575-6990
 Applicant's Phone Number

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



DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

Joan Davenport, AICP, Director

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

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

June 4, 2021

FILE NUMBER: CPA#003-21, RZ#003-21, & SEPA#013-21
APPLICANT: PLSA Engineering and Surveying, on behalf of Racquet Lane Townhomes
APPLICANT ADDRESS: 521 N 20th Ave., Yakima, WA 98902
PROJECT LOCATION: 2802 Racquet Ln
TAX PARCEL NO: 181335-23406
DATE OF REQUEST: April 29, 2021
SUBJECT: Notice of Complete Application

To Whom It May Concern;

The application for your Comprehensive Plan Amendment, Rezone, and Environmental Review was received on April 29, 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) 575-6042

Sincerely,

Joseph Calhoun
Planning Manager

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Project Name: RACQUET LANE TOWNHOMES, LLC/ GARYN WOOD

Site Address: 2802 RACQUET LN

File Number(s): CPA#003-21, RZ#003-21, SEPA#013-21



AERIAL MAP



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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: 4/30/2021





- 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: RACQUET LANE TOWNHOMES, LLC/ GARYN WOOD
Site Address: 2802 RACQUET LN
File Number(s): CPA#003-21, RZ#003-21, SEPA#013-21

FUTURE LAND USE MAP



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- 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

Project Name: RACQUET LANE TOWNHOMES, LLC/ GARYN WOOD
Site Address: 2802 RACQUET LN
File Number(s): CPA#003-21, RZ#003-21, SEPA#013-21

ZONING MAP



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Date Created: 4/30/2021



Project Name: RACQUET LANE TOWNHOMES, LLC/ GARYN WOOD

Site Address: 2802 RACQUET LN

File Number(s): CPA#003-21, RZ#003-21, SEPA#013-21

Proposal: Proposed change 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).



VICINITY MAP

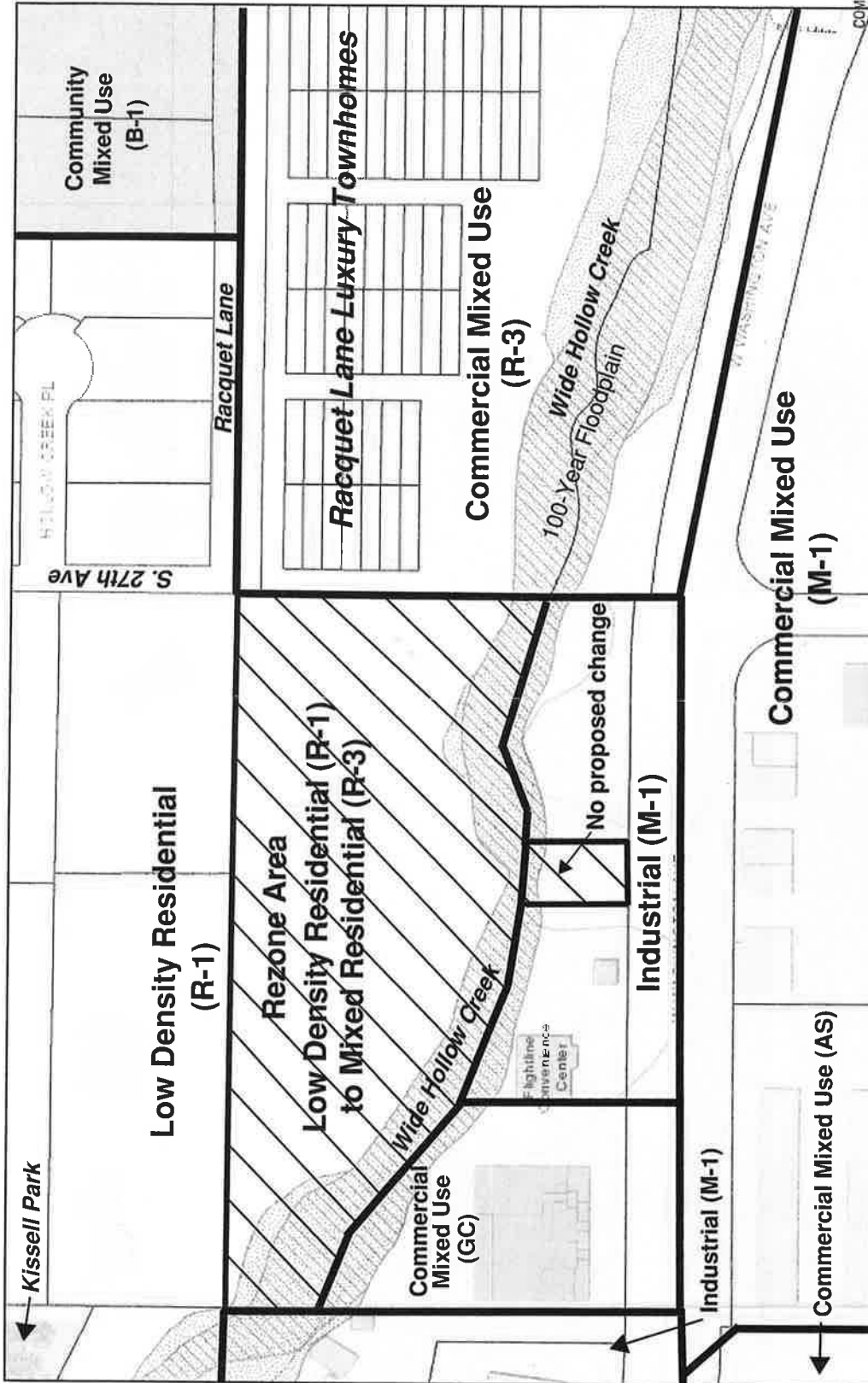


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Date Created: 4/30/2021

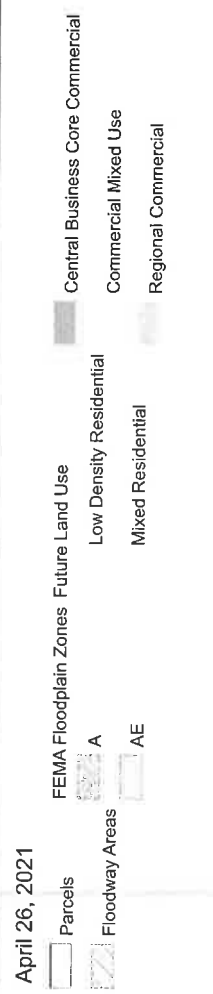


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Racquet Lane Townhomes



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 APR 29 2021
 CITY OF YAKIMA
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 # 03



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):

Racquet Lane Luxury Townhomes

2. Applicant's Name & Phone:

Jeff Rauth, Racquet Lane Townhomes, LLC
(360) 751-5803

3. Applicant's Address:

500 Grade St
Kelso, WA 98626

4. Contact Person & Phone:

Thomas R. Durant, 575-6990

5. Agency Requesting Checklist: City of Yakima

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

Completion of plan amendment and rezoning, Fall 2021; Begin construction, project development Spring 2022.

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

No.

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

SEPA environmental determinations for the existing Racquet Lane townhome development to the east.
Wetland delineation and report for the project site to the east.

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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:

Not aware of any.

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

Comprehensive Plan Amendment Permit for Utility Connections.
Rezone
Master Planned Development
Preliminary and final plat
Traffic Concurrency Review
Building Permits

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.):

Amendment of comprehensive plan future land use designation of most of a 3.62 acre parcel from Low Density Residential to Mixed Residential and rezone from Single Family Residential (R-1) to Multiple Family Residential (R-3). Develop a residential townhome complex consisting of between 30 and 40 attached 3-story residential units subdivided into individual common-wall lots with an additional tract in common ownership. Approval of a master planned development would be necessary to reduce minimum lot size and lot width.

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:

Southwest corner of S. 27th Avenue and Racquet Lane adjacent to the approved, under construction, Racquet Lane Luxury Townhome development at 2600 Racquet Lane. In the NW quarter of Section 35, T. 13 N., R. 18 E.W.M. Yakima County Parcel Number 181335-23406.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
1. Earth	
a. General description of the site (✓ one):	
<input type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input checked="" type="checkbox"/> other Gently sloping	
b. What is the steepest slope on the site (approximate percent slope)? Up to approximately 15% in the northeast corner of the site, and higher for short distances on the banks of Wide Hollow Creek	
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. NRCS soil classification is primarily Umapine silt loam. A very small area in the NE corner of the site is mapped as Harwood loam. The Umapine soil type is considered prime farmland. The Harwood type does not have this classification at slopes greater than 5%. The site is not agricultural land of long term significance due to its location in the City limits. No soil to be removed.	RECEIVED APR 29 2021 CITY OF YAKIMA COMMUNITY DEVELOPMENT
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No.	
e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. Site grading for road / parking area improvement, townhome construction and stormwater. Approximately two acres affected, excluding critical areas and buffer.	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Erosion potential during construction	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately percent.	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Commonly used practices to control erosion. Objective to balance cuts & fills to the extent possible. Landscaping and drainage control of impervious surfaces for completed project.	
2. Air	
a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Some dust emissions during construction. Minimal vehicle exhaust emissions from the completed development.	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No.	
c. Proposed measures to reduce or control emissions or other impacts to air, if any: Water site during construction.	
3. Water	
a. Surface Water	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>Wide Hollow Creek.</p>	<p>RECEIVED APR 29 2021 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p>
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>Yes. Buffers will be maintained from Wide Hollow Creek.</p>	
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>None.</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>A portion of the site is in the 100-year floodplain, but no development is proposed in that area.</p>	
<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>No.</p>	
<p>b. Ground Water</p>	
<p>1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.</p> <p>No. Domestic water to be provided by the City of Yakima.</p>	
<p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>None. Sewer service to be provided by the City of Yakima.</p>	
<p>c. Water Runoff (including stormwater)</p>	

B. ENVIRONMENTAL ELEMENTS (to be completed by the applicant)

Space Reserved for Agency Comments

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

Rooftops and hard-surfaced parking and travel surfaces. It will flow into on-site retention and infiltration facilities.

2. Could waste materials enter ground or surface waters? If so, generally describe.
No.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No.

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

Stormwater plan preparation and approval by the City. On-site retention of stormwater.

4. Plants

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

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

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

All vegetation will be removed during site development excluding areas that are to be protected by critical area buffers and the part of the property south of Wide Hollow Creek.

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

None known.

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

Existing vegetation in the critical area buffers will be preserved. Landscaping of the completed project.

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

None known.

5. Animals

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

Examples include:

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

~~mammals~~: deer, bear, elk, beaver, other: Ground Squirrel

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

Song birds. Small mammals.

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

None.

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B. ENVIRONMENTAL ELEMENTS (to be completed by the applicant)	Space Reserved for Agency Comments
<p>c. Is the site part of a migration route? If so, explain. Stream corridor is probably a migration route.</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any: No development in critical areas or 100-year floodplain.</p>	
<p>e. List any invasive animal species known to be on or near the site. None.</p>	
<p>6. Energy and Natural Resources</p>	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electric power and natural gas for heating, lighting and other residential energy needs.</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.</p>	
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: Construction to meet current energy codes.</p>	
<p>7. Environmental Health</p>	
<p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No.</p>	
<p>1. Describe any known or possible contamination at the site from present or past uses. None known.</p>	
<p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None.</p>	
<p>3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. Chemicals used for cleaning, maintenance and landscaping in the completed development, but nothing out of the ordinary for a typical residential land use.</p>	
<p>4. Describe special emergency services that might be required. None.</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any: None.</p>	
<p>b. Noise</p>	
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? Aircraft and vehicle noise from Washington Avenue.</p>	

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B. ENVIRONMENTAL ELEMENTS (to be completed by the applicant)	Space Reserved for Agency Comments
<p>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.</p> <p>Short term equipment noise during construction, some traffic noise and typical noise levels associated with residential use when the project is completed.</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any: Construction hours limited as required by City Code. Distance from Washington Ave. and the buffering effect of preserved stream corridor vegetation should reduce noise impacts on proposed residential units.</p>	
<p>8. Land and Shoreline Use</p>	
<p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>The site is a vacant formerly residential parcel. Similar townhomes being constructed to the east Single-family residential to the north. Arterial street, commercial and airport to the south.</p>	
<p>b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?</p> <p>The site does not appear to have been in commercial agricultural use. It does not have current use tax status. No farmland of long-term commercial significance would be converted to non-farm use by this proposal.</p> <p>1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:</p> <p>No.</p>	<p>RECEIVED</p> <p>APR 29 2021</p> <p>CITY OF YAKIMA COMMUNITY DEVELOPMENT</p>
<p>c. Describe any structures on the site.</p> <p>Remnants of a residential accessory building. A small bridge across Wide Hollow Creek.</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>Yes. The building will be demolished.</p>	
<p>e. What is the current zoning classification of the site?</p> <p>R-1, Single Family Residential</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Low Density Residential</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>N/A.</p>	
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify.</p> <p>100-year floodplain and Wide Hollow Creek.</p>	
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>60 to 80 residents depending on the number of residential units that are provided.</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>None.</p>	

B. ENVIRONMENTAL ELEMENTS (to be completed by the applicant)	Space Reserved for Agency Comments
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>N/A.</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Compatible with similar development to the east. Similar compatibility measures including landscaping, providing adequate parking, access to site through higher intensity areas.</p>	
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: No agricultural or forest lands of long-term commercial significance in the vicinity.</p>	
9. Housing	
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 30 to 40 middle income housing units.</p>	
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None.</p>	
<p>c. Proposed measures to reduce or control housing impacts, if any: None proposed.</p>	<p>RECEIVED APR 29 2021 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p>
10. Aesthetics	
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 35 feet. Wood frame structures.</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed? No substantial view obstruction expected because it is downslope from residences to the north and partially obscured by trees along Wide Hollow Creek that will be preserved. To the extent that it can be seen, the appearance of the site will change from mostly open land to a developed residential townhome community.</p>	
<p>c. Proposed measures to reduce or control aesthetic impacts, if any: Residential structures similar to those being developed to the east. Abandoned vehicles and other materials are being cleared from the site.</p>	
11. Light and Glare	
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Typical external street and typical residential lighting. During all hours of darkness.</p>	
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views? No.</p>	
<p>c. What existing off-site sources of light or glare may affect your proposal? Lighting from commercial use, arterial street and the airport may be visible from the development but shielded by trees along Wide Hollow Creek that are being preserved.</p>	
<p>d. Proposed measures to reduce or control light and glare impacts, if any: Lighting fixtures shielded and not directed toward surrounding areas.</p>	
12. Recreation	

B. ENVIRONMENTAL ELEMENTS (to be completed by the applicant)	Space Reserved for Agency Comments
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? Kissel Park is about 200 feet north of the site (one mile by road).</p>	
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. No.</p>	
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: No expected impacts.</p>	
13. Historic and Cultural Preservation	
<p>a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. None identified.</p>	<p>RECEIVED APR 29 2021 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p>
<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None identified.</p>	
<p>c. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. None</p>	
14. Transportation	
<p>a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Racquet Lane is being constructed to the east end of the site and is planned for access. Unimproved right-of-way for S. 27th Ave. extends north. Existing vehicular access to Washington Ave. will not be used.</p>	
<p>b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Yes. On W. Washington Avenue</p>	
<p>c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? At least two residential parking spaces per dwelling unit along with overflow parking. No parking eliminated.</p>	
<p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). Racquet Lane is being constructed to the site as part of the townhome development to the east. A private access way will be extended into the site and will connect the new development with parking and access to the existing project to the east.</p>	
<p>e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. The Yakima Air Terminal is south across Washington Avenue from the site.</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?</p> <p>Per ITE Trip Generation 9th Edition: 6.65 trips / unit = 200 to 266 trips / day. As reported in Traffic Analysis Report for Racquet Lane Apartments by Charbonneau Engineering, LLC January 2018</p>	<p>RECEIVED</p> <p>APR 29 2021</p> <p>CITY OF YAKIMA COMMUNITY DEVELOPMENT</p>
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:</p> <p>No.</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any:</p> <p>No direct access from the site is proposed to Washington Avenue. Access to the site from S. 24th Avenue on Racquet Lane passes through similarly high density residential and commercial areas.</p>	
<p>15. Public Services</p>	
<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:</p> <p>There would be an increase in the need for public services, slightly higher than for the growth potential being planned for in this location as a result of the higher density, but generally consistent given the urban location.</p>	
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>None.</p>	
<p>16. Utilities</p>	
<p>a. Circle utilities currently available at the site: <u>electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,</u> other _____</p>	
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>City of Yakima to provide sewer service and domestic water. Energy from Pacific Power and Cascade Natural Gas. Utility installation in conjunction with site development.</p>	
<p>C. SIGNATURE (To be completed by the applicant.)</p>	
<p>The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.</p>	
	
<p>Property Owner or Agent Signature</p> <p>Thomas R. Durant</p>	<p>Date Submitted</p> <p>Planning Manager PL&A Eng'g & Surveying</p>
<p>Name of Signee</p>	<p>Position and Agency/Organization</p>
<p>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</p>	

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (IT IS NOT NECESSARY to use this sheet for project actions)	Space Reserved For Agency Comments
<p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities that would likely result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.</p>	
<p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? Any development of the rezoned property would result in some increase in air emissions from construction dust, vehicle exhaust and increased noise from vehicles and increased activity</p>	
<p>Proposed measures to avoid or reduce such increases are: Dust control measures during construction. Noise levels from vehicles and other residential use should not be substantially different from development allowed under current R-1 zoning.</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life? Existing vegetation would be cleared for development whether developed under current R-1 or proposed R-3 zoning. Limited to parts of the site not protected as critical areas.</p>	
<p>Proposed measures to protect or conserve plants, animals, fish, or marine life are: No development would occur in the critical area buffers.</p>	
<p>3. How would the proposal be likely to deplete energy or natural resources? The use of energy and natural resources is not expected to be substantially greater than it would for the development of this property under its current R-1 zoning. It may generate more traffic.</p>	
<p>Proposed measures to protect or conserve energy and natural resources are: Construction to meet energy code requirements.</p>	<p>RECEIVED APR 29 2021 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p>
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Wide Hollow Creek and the 100-year floodplain is to be avoided in site development.</p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are: Development restricted to outside of critical area buffers and 100-year floodplain. Completion of the townhome development to the east is providing access that can avoid crossing the creek.</p>	
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? Proposed rezone increases allowable density from no more than 7 dwelling units per acre to a higher density primarily limited by other development code restrictions. It is compatible with townhomes to the east and transitions from commercial/industrial to single family residential.</p>	
<p>Proposed measures to avoid or reduce shoreline and land use impacts are: Access to the site from the adjacent townhome development passing through higher intensity commercial areas. Attractively designed buildings and landscaping.</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities? Some increase in traffic generation, utility and service demands. Traffic not expected to exceed capacity. This area is planned for growth; utilities & services not expected to exceed capacity.</p>	
<p>Proposed measures to reduce or respond to such demand(s) are: Racquet Lane is being improved as a City street and provides direct access from this site to the arterial street network.</p>	
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. No known conflicts.</p>	

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LAND USE APPLICATION

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

APR 29 2021

CITY OF YAKIMA
 COMMUNITY DEVELOPMENT

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:	Jeff Rauth, Racquet Lane Townhomes, LLC						
	Mailing Address:	500 Grade St						
	City:	Kelso	St:	WA	Zip:	98626	Phone:	(360) 751-5803
	E-Mail:	jeff.ers@live.com						
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input checked="" type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____			
3. Property Owner's Information (If other than Applicant):	Name:	Garyn Wood						
	Mailing Address:	1015 Terrace Dr, NW						
	City:	Salem	St:	WA	Zip:	97304	Phone:	()
	E-Mail:							
4. Subject Property's Assessor's Parcel Number(s): 181335-23406								
5. Legal Description of Property. (if lengthy, please attach it on a separate document) Lot 4, Short Plat Vol. 82, Page 28, except S. 10 feet for County road right-of-way								
6. Property Address: 2802 Racquet Lane								
7. Property's Existing Zoning: <input type="checkbox"/> SR <input checked="" type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2								
8. Type Of Application: (Check All That Apply) <input checked="" type="checkbox"/> Comprehensive Plan Amendment <input checked="" type="checkbox"/> Environmental Checklist (SEPA Review) <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Transportation Concurrency <input type="checkbox"/> Master Application (select if submitting two or more applications under Title 15) <input type="checkbox"/> Other: _____								

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

SEE ATTACHED SHEETS

PART V - CERTIFICATION

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

DocuSigned by:

 Property Owner's Signature

4/27/2021 | 11:16 AM PDT
 Date

Applicant's Signature

4/26/21
 Date

FILE/APPLICATION(S)# **CPA#003-21, RZ#003-21, SEPA#013-21**

FILED	RECEIVED BY	AMOUNT PAID	REMARKS
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4/29/21
 Revised 10/2018

Rulson

\$3,125.00

CR-21-001345

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Supplemental Application For: COMPREHENSIVE PLAN AMENDMENT

YAKIMA MUNICIPAL CODE, CHAPTER 16.10
ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

PART II - APPLICATION INFORMATION

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

2. EXISTING ZONING OF SUBJECT PROPERTY:

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

3. DESIRED ZONING OF SUBJECT PROPERTY:

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

4. EXISTING FUTURE LAND USE DESIGNATION:

Low Density Residential Mixed Residential Community Mixed-Use Commercial Mixed-Use

CBD Commercial Core Regional Commercial Industrial

5. DESIRED FUTURE LAND USE DESIGNATION:

Low Density Residential Mixed Residential Community Mixed-Use Commercial Mixed-Use

CBD Commercial Core Regional Commercial Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

Transportation Rights-Of-Way Police And Fire Protection Parks And Trails Schools

Water Sewer Storm Drainage Electricity Natural Gas Telephone Cable TV

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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.

DocuSigned by:

Property Owner Signature (required)

4/27/2021 | 11:16 AM PDT

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 narrative

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

See attached narrative

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

See attached narrative

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

See attached narrative

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

See attached narrative

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

See attached narrative

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

See attached narrative

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

See attached narrative

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APR 29 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT**Narrative**

This is an application to change the future land use designation of most of a 3.62-acre parcel from Low Density Residential to Mixed Residential and the zoning from Single-Family Residential (R-1) to Multiple Family Residential (R-3). The property is located at the southwest corner of S. 27th Avenue and Racquet Lane and would provide for continued development of the Racquet Lane Luxury Townhomes, a subdivision and planned residential development on the neighboring property to the east.

The proposed future land use designation is Mixed Residential rather than Community Mixed Use or the Commercial Mixed-Use designation of the approved Racquet Lane site because Mixed Residential has less of a commercial orientation and should be more appropriate in this location deeper in a residential area and farther removed from arterial streets. According to the comprehensive plan, there is no difference in the residential density allowed in Mixed Residential and Community Mixed Use.

A small part of the property extends to Washington Avenue on the south. This area has an Industrial future land use designation and is zoned M-1, but is partially in critical areas including floodway, effectively cutting it off from the remaining property and as such it is unsuitable for the development plans for this property. Consequently, the future land use designation and zoning of this area is not being proposed for change.

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

Approval and partial completion of the Racquet Lane Luxury Townhome development to the east has extended a public street and other infrastructure to the site. The proposed plan amendment would allow the townhomes to be expanded to the west consistent with that use. It also provides for access to the site from Racquet Lane rather than being limited to Washington Avenue across Wide Hollow Creek. While the existing Racquet Lane development was initiated by the proponent, it was done in a manner consistent with City code and comprehensive plan policies. The proposed future land use designation is consistent with plan policies as explained further in this narrative.

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

The proposal is consistent with the locational criteria from the comprehensive plan for the Mixed Residential future land use designation because the site is in an area that is characterized by a mixture of housing types, including the townhome development to the east and single family residential to the north and is in close proximity to commercial services, transit, parks and other public recreational facilities. It, along with the existing townhome development creates a transition from commercial and mixed-use areas to the south and east to generally single-family residential areas to the north. The location is more consistent with

these locational criteria because it does not have the following characteristics of the locational criteria for Low Density Residential: It is not in a part of the City that is inappropriate for more intensive urban development or in a transitional area between higher density development and unincorporated rural pasture, foothills or agricultural land.

The topography and floodplain areas pose suitability challenges to part of the property but can be avoided by development in the same manner as they were for the existing townhome development.

The proposed rezone is consistent with the following goals and policies from the Comprehensive Plan:

GOAL 2.1: Establish a development pattern consistent with the community's vision

Policy 2.1.1: Designate the general distribution, location and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities and facilities and other land uses.

Policy 2.1.2: Establish land use designations, densities and intensities as shown under Goal 2.2.

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

- Does the proposal conform to locational criteria set forth for the desired designation?
- Is the site physically suited for the proposed designation?
- Is the desired zone one of the implementing zones of the land use designation?
- Is the proposal a spot zone or similar change that may create instability with the surrounding neighborhood?

GOAL 2.2: Provide a mix of land use designations consistent with the community's vision.

Goal 2.3: Residential uses. Preserve and enhance the quality, character and function of Yakima's residential neighborhoods.

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

Policy 2.3.1.F: Townhouses. Encourage the development of townhouses in the R-2 and R-3 zones and commercial/mixed-use zones as an efficient form of housing. Design standards should emphasize pedestrian-oriented design, façade articulation, and usable open space.

Policy 2.3.2: Preserve and enhance established residential neighborhoods. Specifically:

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

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COMMUNITY DEVELOPMENT

Policy 2.3.2.B: Protect the character of single-family neighborhoods by focusing higher intensity land uses close to commercial and community services and transit.

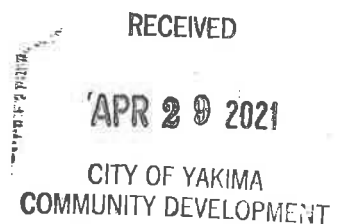
Policy 2.3.7: Explore the development of zoning incentives to help meet housing diversity and affordability goals. Examples could include residential density bonuses, variations in allowed housing type, or flexibility in regulations, if a proposal meets community goals for affordable, senior, size-limited or other types of innovative housing. If not permitted outright or through discretionary review processes, consider providing for these incentives through pilot programs or other innovative measures.

GOAL 5.1: Encourage diverse and affordable housing choices.

Policy 5.1.4: Facilitate small lot sizes, condominiums, clustering and other options that increase the supply of affordable homeownership options and the diversity of housing that meet the needs of aging, young professional, and small and large households.

Policy 5.1.9: Support proposals for affordable assisted and market rate housing based on the following criteria:

- Dispersion of affordable housing throughout the City
- Convenient access to transit
- A range of unit types
- Ownership housing when possible
- Long-term affordability



Goal 5.4: Encourage design, construction, and maintenance of high-quality housing.

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

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

Preservation of the Wide Hollow Creek corridor and 100-year floodplain in the same manner as the existing townhome development is consistent with the policies under Goal 9.3 to manage floodplains to protect public health and safety and to support ecological function.

The site is close to commercial and community services and transit lines. The flexibility of the Planned Development regulations allowed the existing Racquet Lane development to provide for variations in local housing type to meet community goals of affordable, innovative and diverse housing types.

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

We are not asserting that there is an obvious mapping error.

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

While it might not be a deficiency, the proposal provides a better transition from the commercial and industrial land uses to the south and east, the existing townhomes to the east and the lower density residential neighborhoods to the north. This is consistent with the locational criteria (Comprehensive Plan, Goal 2.2).

E. 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 site is not in proximity to unincorporated Yakima County or the other cities, with the City of Union Gap being the closest jurisdiction, approximately one mile to the east. No inconsistencies have been identified with the comprehensive plans of either Union Gap or Yakima County. Regional issues that appear to be relevant are providing for affordable and diversified housing and protection of critical areas. The airport has regional significance, but the site location is in zone 6 in which multiple-family residential is permitted provided the buildings do not exceed 35 feet in height.

F. 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 plan amendment is consistent with the planning goals of RCW 36.70A.020:

1. Urban Growth – The site is in an urban area where adequate public facilities and services exist or can be provided in an efficient manner.
2. Reduce Sprawl – The proposal would not convert undeveloped land into sprawling, low-density development.
4. Housing – Contributes to the availability of affordable housing to all economic segments and a variety of residential densities and housing types.
9. Open space and recreation – Open space is being retained, fish and wildlife habitat reserved.
10. Environment – Open space and the preservation of critical areas protects the environment, air and water quality.
12. Public Facilities and Services – Necessary public facilities and services adequate to serve the development are or will be available at the time of occupancy and use without decreasing current service levels below locally established minimum standards.

No inconsistencies with the other planning goals were identified.

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The plan amendment is consistent with relevant County-wide planning policies in large part because it is infill development in an urban growth area that is already characterized by urban growth with existing public facilities and sufficient service capacities.

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

Since at the time this application is being prepared, we do not have access to most of the other comprehensive plan amendments being considered by the City, the answer to this question is generally no. PLSA is submitting a separate application that would remove a 9,583 square foot parcel from a residential land use and zoning designation, resulting in a net decrease of 0.22 acre (9,583 square feet) with residential future land use designations. On a residential density basis, a maximum of two residential units could be allowed on the other parcel and at a maximum density of 7 dwelling units per acre, 24 dwelling units could (theoretically) be allowed on this property. At 12 dwelling units per acre under the proposed Mixed Residential designation, this property could have 41 dwelling units or more, since exceeding 12 units per acre may be allowed. This is a possible net increase of 17 or more dwelling units. Since residential use is now allowed in certain non-residential future land use designations, the other application doesn't necessarily contribute to the decrease, although a non-residential zoning designation is more likely to be developed for non-residential use. That property could have 3 dwelling units under its proposed non-residential future land use designation at a density of 12 dwelling units per acre or it could have more since a higher density is allowed. Considering environmental and zoning constraints of both sites, the net increase is likely to be 10 to 20 dwelling units.

H. 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 school, fire and police services.

The site is proposed primarily to expand the existing Racquet Lane Luxury Townhomes to property with similar characteristics and available services and infrastructure. The property is a 3.62 acre generally undeveloped site according to Yakima County Assessor information and similar topographically to the existing Racquet Lane site. It had been used for a single family residence but it is currently unoccupied. Existing structures will be removed for the development of the site and the property is being cleaned up. Access to the site has historically been across Wide Hollow Creek where the property fronts on Washington Avenue but this will be discontinued with Racquet Lane having been improved to the northeast corner of the property and to avoid impacts on the critical areas. City water and sewer connections are available to the east from the improved Racquet Lane development. Wide Hollow Creek and its floodplain would be preserved in the same manner as the current development site providing an open space area.



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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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

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COMMUNITY DEVELOPMENT

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.

DocuSigned by:

Handwritten signature

Property Owner Signature (required)

4/27/2021 | 11:16 AM PDT

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 narrative

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What is the status of existing land use?

See attached narrative

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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 narrative

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

See attached narrative

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

See attached narrative

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

See attached narrative

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

See attached narrative

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

See attached narrative

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This is an application to change the future land use designation of most of a 3.62-acre parcel from Low Density Residential to Mixed Residential and the zoning from Single-Family Residential (R-1) to Multiple Family Residential (R-3). The property is located at the southwest corner of S. 27th Avenue and Racquet Lane and would provide for continued development of the Racquet Lane Luxury Townhomes, a subdivision and planned residential development on the neighboring property to the east.

The proposed future land use designation is Mixed Residential rather than Community Mixed Use or the Commercial Mixed-Use designation of the approved Racquet Lane site because Mixed Residential has less of a commercial orientation and should be more appropriate in this location deeper in a residential area and farther removed from arterial streets. According to the comprehensive plan, there is no difference in the residential density allowed in Mixed Residential and Community Mixed Use.

A small part of the property extends to Washington Avenue on the south. This area has an Industrial future land use designation and is zoned M-1, but is partially in critical areas including floodway, effectively cutting it off from the remaining property and as such it is unsuitable for the development plans for this property. Consequently, the future land use designation and zoning of this area is not being proposed for change.

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

Approval and partial completion of the Racquet Lane Luxury Townhome development to the east has extended a public street and other infrastructure to the site. The proposed plan amendment would allow the townhomes to be expanded to the west consistent with that use. It also provides for access to the site from Racquet Lane rather than being limited to Washington Avenue across Wide Hollow Creek. While the existing Racquet Lane development was initiated by the proponent, it was done in a manner consistent with City code and comprehensive plan policies. The proposed future land use designation is consistent with plan policies as explained further in this narrative.

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

The proposal is consistent with the locational criteria from the comprehensive plan for the Mixed Residential future land use designation because the site is in an area that is characterized by a mixture of housing types, including the townhome development to the east and single family residential to the north and is in close proximity to commercial services, transit, parks and other public recreational facilities. It, along with the existing townhome development creates a transition from commercial and mixed-use areas to the south and east to generally single-family residential areas to the north. The location is more consistent with

these locational criteria because it does not have the following characteristics of the locational criteria for Low Density Residential: It is not in a part of the City that is inappropriate for more intensive urban development or in a transitional area between higher density development and unincorporated rural pasture, foothills or agricultural land.

The topography and floodplain areas pose suitability challenges to part of the property but can be avoided by development in the same manner as they were for the existing townhome development.

The proposed rezone is consistent with the following goals and policies from the Comprehensive Plan:

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GOAL 2.1: Establish a development pattern consistent with the community's vision.

Policy 2.1.1: Designate the general distribution, location and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities and facilities and other land uses.

Policy 2.1.2: Establish land use designations, densities and intensities as shown under Goal 2.2.

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

- Does the proposal conform to locational criteria set forth for the desired designation?
- Is the site physically suited for the proposed designation?
- Is the desired zone one of the implementing zones of the land use designation?
- Is the proposal a spot zone or similar change that may create instability with the surrounding neighborhood?

GOAL 2.2: Provide a mix of land use designations consistent with the community's vision.

Goal 2.3: Residential uses. Preserve and enhance the quality, character and function of Yakima's residential neighborhoods.

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

Policy 2.3.1.F: Townhouses. Encourage the development of townhouses in the R-2 and R-3 zones and commercial/mixed-use zones as an efficient form of housing. Design standards should emphasize pedestrian-oriented design, façade articulation, and usable open space.

Policy 2.3.2: Preserve and enhance established residential neighborhoods. Specifically:

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

Policy 2.3.2.B: Protect the character of single-family neighborhoods by focusing higher intensity land uses close to commercial and community services and transit.

Policy 2.3.7: Explore the development of zoning incentives to help meet housing diversity and affordability goals. Examples could include residential density bonuses, variations in allowed housing type, or flexibility in regulations, if a proposal meets community goals for affordable, senior, size-limited or other types of innovative housing. If not permitted outright or through discretionary review processes, consider providing for these incentives through pilot programs or other innovative measures.

GOAL 5.1: Encourage diverse and affordable housing choices.

Policy 5.1.4: Facilitate small lot sizes, condominiums, clustering and other options that increase the supply of affordable homeownership options and the diversity of housing that meet the needs of aging, young professional, and small and large households.

Policy 5.1.9: Support proposals for affordable assisted and market rate housing based on the following criteria:

- Dispersion of affordable housing throughout the City
- Convenient access to transit
- A range of unit types
- Ownership housing when possible
- Long-term affordability

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Goal 5.4: Encourage design, construction, and maintenance of high-quality housing.

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

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

Preservation of the Wide Hollow Creek corridor and 100-year floodplain in the same manner as the existing townhome development is consistent with the policies under Goal 9.3 to manage floodplains to protect public health and safety and to support ecological function.

The site is close to commercial and community services and transit lines. The flexibility of the Planned Development regulations allowed the existing Racquet Lane development to provide for variations in local housing type to meet community goals of affordable, innovative and diverse housing types.

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

We are not asserting that there is an obvious mapping error.

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

While it might not be a deficiency, the proposal provides a better transition from the commercial and industrial land uses to the south and east, the existing townhomes to the east and the lower density residential neighborhoods to the north. This is consistent with the locational criteria (Comprehensive Plan, Goal 2.2).

E. 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?

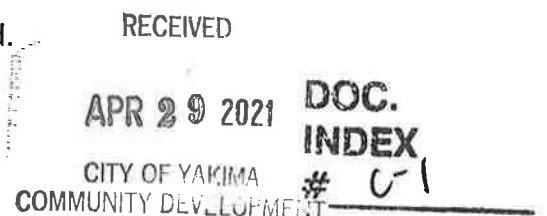
The site is not in proximity to unincorporated Yakima County or the other cities, with the City of Union Gap being the closest jurisdiction, approximately one mile to the east. No inconsistencies have been identified with the comprehensive plans of either Union Gap or Yakima County. Regional issues that appear to be relevant are providing for affordable and diversified housing and protection of critical areas. The airport has regional significance, but the site location is in zone 6 in which multiple-family residential is permitted provided the buildings do not exceed 35 feet in height.

F. 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 plan amendment is consistent with the planning goals of RCW 36.70A.020:

1. Urban Growth – The site is in an urban area where adequate public facilities and services exist or can be provided in an efficient manner.
2. Reduce Sprawl – The proposal would not convert undeveloped land into sprawling, low-density development.
4. Housing – Contributes to the availability of affordable housing to all economic segments and a variety of residential densities and housing types.
9. Open space and recreation – Open space is being retained, fish and wildlife habitat reserved.
10. Environment – Open space and the preservation of critical areas protects the environment, air and water quality.
12. Public Facilities and Services – Necessary public facilities and services adequate to serve the development are or will be available at the time of occupancy and use without decreasing current service levels below locally established minimum standards.

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