

2021 COMPREHENSIVE PLAN MAP AMENDMENTS

CHAPTER D

2906 WEST NOB HILL LLC

CPA#004-21, RZ#004-21 & SEPA#014-21

EXHIBIT #	DOCUMENT	DATE
D-1	Applications for Comprehensive Plan Map Amendment and Rezone (with narratives)	04/29/2021
D-2	SEPA Environmental Checklist	04/29/2021
D-3	Map Submitted with Applications	07/08/2021
D-4	Vicinity, Zoning, Future Land Use and Aerial Map	05/03/2021
D-5	Determination of Application Completeness	06/04/2021
D-6	Land Use Action Installation Certificate	06/11/2021
D-7	Notice of Application and Environmental Review D-7a: Press Release & Distribution Email D-7b: Parties and Agencies Notified D-7c: Affidavit of Mailing	06/25/2021
D-8	Comments from Dept. of Ecology	07/13/2021
D-9	Notice of Public Hearing & Determination of Non Significance D-9a: Legal Notice D-9b: Press Release & Distribution Email D-9c: Parties and Agencies Notified D-9d: Affidavit of Mailing	07/22/2021
D-10	DST Review & Comments	08/04/2021
D-11	Yakima Planning Commission Agenda & Distribution List	08/18/2021
D-12	Staff Report	08/25/2021
D-13	YPC Agenda & Sign-In Sheet	08/25/2021
D-14	Notice of Yakima Planning Commission's Recommendation D-14a: Parties and Agencies Notified D-14b: Affidavit of Mailing	09/10/2021
D-15	Letter of Transmittal to City Clerk for Public Hearing Notice	10/07/2021
D-16	Yakima Planning Commission's Recommendation	09/08/2021



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YAKIMA PLANNING COMMISSION

RECOMMENDATION TO THE YAKIMA CITY COUNCIL FOR COMPREHENSIVE PLAN AMENDMENT AND REZONE CPA#004-21, RZ#004-21

August 25, 2021

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

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

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

WHEREAS, On April 29, 2021 applications for Comprehensive Plan Amendment and Rezone were submitted by PLSA Engineering and Surveying, on behalf of 2906 West Nob Hill, LLC., to amend the Comprehensive Plan Future Land Use Map Designation from Low Density Residential to Community Mixed-Use, and to concurrently rezone from Single Family Residential (R-1) to Local Business District (B-2), parcel 181326-32008 (City File CPA#004-21, RZ#004-21); and

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

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on July 22, 2021, which was not appealed (City File SEPA#014-21); and

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

WHEREAS, The Yakima Planning Commission held an open record public hearing on August 25, 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#004-21, RZ#004-21
APPLICANT: PLSA Engineering & Surveying, on behalf of 2906 West Nob Hill, LLC
APPLICANT ADDRESS: 521 N. 20th Ave., Suite 3, Yakima, WA 98902
PROJECT LOCATION: 2906 W. Nob Hill Blvd.
PARCEL(S): 181326-32008

FINDINGS OF FACT

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Low Density Residential to Community Mixed-Use and to concurrently rezone from Single Family Residential (R-1) to Local Business District (B-2).
2. The subject parcel is approximately .22 acres in size, and is currently vacant.
3. The City of Yakima Planning Division provided a detailed staff report to the Planning Commission for review during their August 25, 2021 public hearing, with the recommendation of APPROVAL of the proposed amendment and rezone.
4. The proposed Comprehensive Plan Amendment is consistent with the applicable approval criteria in YMC § 16.10.040, as follows:
 - a. This project is being processed to facilitate the creation of a single contiguous zoning boundary.
 - b. The Community Mixed-Use designation implements several goals and policies of the 2040 plan.
 - c. The amendment does not correct an obvious mapping error, does not address a deficiency of the 2040 plan, and is consistent with the Growth Management Act and County-wide Planning Policies.
 - d. The impact should be minimal because the property under consideration is better suited for industrial development as opposed to commercial use. The total acreage of this proposal will remove .22 acres of Low Density Residential land. However, examining all proposals for the previous cycles since 2018, the net impact is an increase of 3.29 acres of Community Mixed-Use land.
5. The proposed Rezone from Single Family Residential (R-1) to Local Business District (B-2) is consistent with the applicable approval criteria in YMC § 15.23.030, as follows:
 - a. Testimony at the public hearing was considered.
 - b. The property is suitable for uses within the B-2 zoning district and will facilitate a single contiguous zoning district.
 - c. The B-2 zoning district is an implementing zone of the Community Mixed-Use Future Land Use Designation.
 - d. The property is currently capable of being served by all necessary public utilities and can be accessed by public streets.
 - e. The proposed Rezone is considered compatible with the surrounding neighborhood and no mitigation is proposed at this time.
 - f. The public need for this Rezone is to create more land for commercial development.

CONCLUSIONS

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

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Density Residential to Community Mixed-Use and to concurrently rezone from Single Family Residential (R-1) to Local Business District (B-2) is consistent with the Yakima Urban Area Zoning Ordinance and Yakima Comprehensive Plan 2040.

MOTION

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

RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed Comprehensive Plan Amendment from Low Density Residential to Community Mixed-Use and Rezone from Single Family Residential (R-1) to Local Business District (B-2) for files CPA#004-21 and RZ#004-21.

SIGNED this 8th day of September, 2021.

By: _____



**Jacob Liddicoat, Chair
Yakima Planning Commission**

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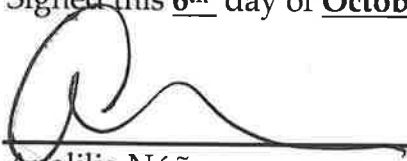
CITY OF YAKIMA, PLANNING DIVISION

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 2906 W. Nob Hill Blvd. LLC. (CPA#004-21, RZ#004-21, SEPA#014-21) 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 Stephens

Date: 10-6-21

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LLC
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BOISE, ID 83704

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BROWN FAMILY HOLDING TRUST
1019 S 31ST AVE
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18132632008
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2906 W NOB HILL BLVD
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18132632011
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Hearing

CRA #004-21

11/01/2021

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Yakima, WA 98908

SEPA REVIEWING AGENCIES_updated
08/20/2021

Type of Notice: NTC of city council Hearing
File Number: CPA#004-21, RZ#004-21, SEPA#014-21
Date of Mailing: ^{Hearing} 11/1/21

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In-House Distribution E-mail List		
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Revised 09/02/2021

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

Type of Notice: NTC of city Council Hearing
 File Number(s): Hearing CPA #004-21, RZ #004-21, SE #014-21
 Date of Mailing: 11/1/21

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Project Name: 2906 WEST NOB HILL LLC

Site Address: 1108 S 30TH AVE

File Number(s): CPA#004-21, RZ#004-21, SEPA#014-21

Proposal: Proposed change to the Future Land Use map designation for one parcel from Low Density Residential to Community Mixed Use and concurrent rezone from Single-Family Residential (R-1) to Local Business (B-2).



VICINITY MAP



Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.
Date Created: 5/3/2021



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AFFIDAVIT OF MAILING

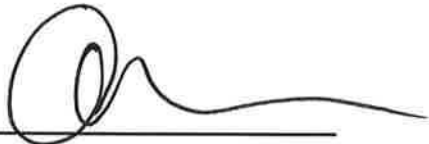
STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#00421 , RZ#004-21, SEPA# 014-21
2906 W NOB HILL
1108 S 30th Ave

I, Analilia Núñez, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Yakima Planning Commission's Recommendation to City Council**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, all parties of record, and all property owners of record within a radius of **300** feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the **10th** day of **September, 2021**.

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



Analilia Núñez
Planning Technician

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18132632007
2906 W NOB HILL LLC
2906 W NOB HILL BLVD
YAKIMA, WA 98902

18132632004
2906 WEST NOB HILL LLC
2906 W NOB HILL BLVD
YAKIMA, WA 98902

18132632005
2906 WEST NOB HILL LLC
2906 W NOB HILL BLVD
YAKIMA, WA 98902

18132632039
2906 WEST NOB HILL LLC
2906 W NOB HILL BLVD
YAKIMA, WA 98902

18132632011
BANNER BANK - ACCTS PAYABLE
PO BOX 907
WALLA WALLA, WA 99362

18132623492
BROWN FAMILY HOLDING TRUST
1019 S 31ST AVE
YAKIMA, WA 98902

18132632008
2906 WEST NOB HILL
2906 W NOB HILL BLVD
YAKIMA, WA 98902

18132632026
AARON J & TARA M JACOBS
840 VALLEY VIEW RD
YAKIMA, WA 98908

18132632427
AMY & DUANE RIKE
1114 S 30TH AVE
YAKIMA, WA 98902

18132632025
ANDREW & LONTIA ALICE NYBERG
1108 S 31ST AVE
YAKIMA, WA 98902

18132623490
BERENICCE AGUINIGA
1020 S 31ST AVE
YAKIMA, WA 98902

18132623012
BETTY R. BAKKER
2905 W NOB HILL BLVD
YAKIMA, WA 98902

18132632406
BILL & CAROL STUEBS
1116 S 29TH AVE
YAKIMA, WA 98902

18132632425
CASSANDRA DANIELLE AMAYA
1110 S 30TH AVE
YAKIMA, WA 98902

18132632508
CHASIDY J SIMPSON
1109 S 31ST AVE
YAKIMA, WA 98902

18132632022
CRYSTAL J SEBREE
1106 S 31ST AVE
YAKIMA, WA 98902

18132632021
DANIELLE MCFADDEN
1104 S 31ST AVE
YAKIMA, WA 98902

18132632003
DONALD SUBLETT SR
406 N 61ST AVE
YAKIMA, WA 98908

18132632002
DONALD W SUBLETT SR
406 N 61ST AVE
YAKIMA, WA 98908

18132623551
DONALD W II SUBLETT
406 N 61ST AVE
YAKIMA, WA 98908

18132623491
DUSTIN HEFNER
341 BECKON RIDGE RD
SELAH, WA 98942

18132632507
EBONY A CORBRAY ORTIZ & CONRAD
GIL
1107 S 31ST AVE
YAKIMA, WA 98902

18132632509
EDUARDO LOPEZ OWSLEY
1111 S 31ST AVE
YAKIMA, WA 98902

18132632423
ELIBERTO & SARAH MARTINEZ
1109 S 29TH AVE
YAKIMA, WA 98902

18132632421
EVELYN MALONE
1113 S 29TH AVE
YAKIMA, WA 98902

18132632506
GARY E & J MARIE ENGLEHART
1105 S 31ST AVE
YAKIMA, WA 98902

18132632407
JACOB STUTZER
1114 S 29TH AVE
YAKIMA, WA 98902

18132632428
KELLY A BAKER
1116 S 30TH AVE
YAKIMA, WA 98902

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18132632429
KRISTOPHER J MAGLIETTI
1118 S 30TH AVE
YAKIMA, WA 98902

18132623010
MICHAEL & TRACIE DURALL
1481 BLAINE RD
ZILLAH, WA 98953

18132623011
MICHAEL J & TRACIE L DURALL
1481 BLAINE RD
ZILLAH, WA 98953

18132632422
MONICA RUBIN
PO BOX 11538
YAKIMA, WA 98902

18132632012
OSCAR L & MARIA R GARZA
1101 S 31ST AVE
YAKIMA, WA 98902

18132632409
RANDY A & MARY A TAYLOR
1115 S 30TH AVE
YAKIMA, WA 98902

18132632029
RICHARD L & BARBARA WALKER
1112 S 31ST AVE
YAKIMA, WA 98902

18132632010
ROBERTO KINGSTON
512 N 23RD AVE
YAKIMA, WA 98902

18132632408
ROBIN P FORD
1113 S 30TH AVE
YAKIMA, WA 98902

18132623009
ROGER & LIZABETH GUZMAN
1419 S 29TH AVE
YAKIMA, WA 98902

18132632014
RONALD L SR MANSFIELD
810 COBBLESTONE PL
YAKIMA, WA 98908

18132632015
RONALD L SR MANSFIELD
810 COBBLESTONE PL
YAKIMA, WA 98908

18132632040
RONALD L SR MANSFIELD
810 COBBLESTONE PL
YAKIMA, WA 98908

18132632013
SHAWNA E CASE
1103 S 31ST AVE
YAKIMA, WA 98902

18132632424
WILLIS H. STOCK
1107 S 29TH AVE
YAKIMA, WA 98902

18132632426
ZACHARY & KELLY LAWHORN
1112 S 30TH AVE
YAKIMA, WA 98902

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Total Parcels - 2906 West Nob Hill LLC -
CPA#004-21, RZ#004-21, SEPA#014-21

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

*YPC Recommendation
sent 9/10/21*

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In-House Distribution E-mail List

Revised 09/02/2021

Name	Division	E-mail Address
Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov
Lisa Maxey	Code Administration	Lisa.Maxey@yakimawa.gov
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
John Zabell	Code Administration	John.Zabell@yakimawa.gov
Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov
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
Aaron Markham	Fire	Aaron.markham@yakimawa.gov
Jeremy Rodriguez	Fire	Jeremy.Rodriguez@yakimawa.gov
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov
Analilia Nunez	Planning	Analilia.nunez@yakimawa.gov
Matt Murray	Police	Matthew.murray@yakimawa.gov
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
Loretta Zammarchi	Refuse	Loretta.Zammarchi@yakimawa.gov
Randy Layman	Refuse	Randy.Layman@yakimawa.gov
Gregory Story	Transit	Gregory.Story@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov

Outside Distribution

Name	Address	Included In Mailing?
Pacific Power Attn: Estimating Department <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 YPC Recommendation
 File Number(s): CPA #004-21, RZ #004-21, SEPA #
 Date of Mailing: 9/10/21 014-21

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

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

DATE: 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#004-21, RZ#004-21 & SEPA#014-21
APPLICANT: 2906 W. Nob Hill LLC.
PROJECT LOCATION: 11008 S. 30th Ave.

On August 11, 2021, the City of Yakima Planning Commission held a public hearing and rendered their recommendation for approval of **CPA#004-21 & RZ#004-21**, a proposal to change the Future Land Use map designation for one parcel from Low Density Residential to Community Mixed-Use and concurrently rezone from Single Family Residential (R-1) to Local Business District (B-2).

A copy of the Planning Commission's Findings and Recommendation is enclosed, which was signed on September 8, 2021.

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

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

Trevor Martin
Associate Planner

Date of Mailing: **September 10, 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 25, 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 Analilia Núñez (Planning Technician)

AGENDA

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Approval of Meeting Minutes of August 11, 2021
- V. Public Hearings: 2021 Comprehensive Plan Map Amendments (Part 1 of 2)
 - D. 2906 WEST NOB HILL LLC
1108 S. 30th Ave.
CPA#004-21, RZ#004-21 & SEPA#014-21
 - E. RICK HARGRAVES
210 W. Mead Ave.
CPA#005-21, RZ#005-21 & SEPA#015-21
 - G. CASEY & SHAWNA GAMACHE
1103 S. 72nd Ave.
CPA#007-21, RZ#007-21 & SEPA#017-21
- VI. Other Business
- VII. Adjourn

Next Meeting: September 8, 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 25, 2021

PUBLIC HEARINGS:

- D. 2906 WEST NOB HILL LLC
 1108 S. 30th Ave.
 CPA#004-21, RZ#004-21 & SEPA#014-21
- E. RICK HARGRAVES
 210 W. Mead Ave.
 CPA#005-21, RZ#005-21 & SEPA#015-21
- G. CASEY & SHAWNA GAMACHE
 1103 S. 72nd Ave.
 CPA#007-21, RZ#007-21 & SEPA#017-21

Mark X on item of interest (from list above)			NAME	ADDRESS	ZIP CODE	E-MAIL ADDRESS
D	E	G				
X			Tom Durant	521 N. 20 th Ave Ste 3	98902	tdurant@pbaoofyakima.com
	X		Bill Jordan	440 N. 7 th St	98901	

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DEPARTMENT OF COMMUNITY DEVELOPMENT
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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#004-21, RZ#004-21

APPLICANT: PLSA Engineering & Surveying c/o Thomas Durant
APPLICANT ADDRESS: 521 N. 20th Ave., Suite 3, Yakima, WA 98902
PROJECT LOCATION: 2906 W. Nob Hill Blvd.
PARCEL(S): 181326-32008
DATE OF REQUEST: April 29, 2021
DATE OF RECOMMENDATION: August 25, 2021
STAFF CONTACT: Trevor Martin, Associate Planner

I. DESCRIPTION OF REQUEST:

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

II. CURRENT ZONING AND LAND USE:

The subject property is approximately .22 acres in size and is zoned Single Family Residential (R-1). Adjacent properties to this site have the following zoning and land use characteristics:

Direction	Zoning	Land Use
North	B-2	Vacant / Daycare/Education
South	R-1	Single Family
East	R-1	Single Family
West	R-1	Single Family

III. PUBLIC NOTICE:

Posting of Property	June 11, 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#014-21) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on July 22, 2021. No appeals were filed.

B. Comments Received

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

"Historical aerial photos indicate a portion of your property was occupied by orchard during the time period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic. Because your project is converting agricultural or vacant property to a new land use that increases exposure risk, this project is required to conduct soil sampling prior to development and submit results to Ecology at: formerorchards@ecy.wa.gov.

Ecology may require cleanup of your property if sampling indicates concentrations of arsenic or lead above State cleanup levels. This cleanup requirement is not part of the development and permitting process through your local building authority. This is a requirement of the Model Toxics Control Act (Chapter 173-340 WAC). Cleanup can be quick and easy for commercial or industrial developments. Buildings and permanent surfaces are an acceptable barrier to prevent exposure to contaminated soils. Landscaped areas require a cover of clean soil.

The Department of Ecology plans to use Model Remedies for lead and arsenic pesticide contamination in historical orchards of Central Washington. Model Remedies provide specific technical guidance for sampling and cleanup of former orchard properties. A Focus Sheet on the Model Remedies can be found at <https://apps.ecology.wa.gov/publications/documents/2109007.pdf>

Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards. Using a Model Remedy also allows Ecology to waive review fees and reduce response time.

Ecology can provide free initial sampling, as well as free technical assistance for your project."

Staff Response – The applicant shall conduct a soil sampling analysis and submit the results to the Department of Ecology prior to the issuance of building permits on the site. This action can be conducted during a project specific application for the site.

C. Comprehensive Plan Amendment (CPA) Approval Criteria.

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

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

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

Staff Response: The purpose of this request is to allow greater flexibility to redevelop land and expand an approved commercial area. The subject site has limited access for residential development, and cannot access Nob Hill Blvd without traveling across other commercial parcels to the north.

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

Staff Response: The purpose of the Community Mixed Use future land use designation is to all for a mixture of neighborhood scaled retail, commercial service, office, and high-

density residential uses. Changing the future land use designation and zoning will allow the site to be better used to support surrounding commercial development. This proposal implements the following goals and policies:

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

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

- *Does the proposal conform to locational criteria set forth for the desired designation? Yes, the site is suitable for commercial use.*
- *Is the site physically suited for the proposed designation? Yes. The site is suitable for commercial development and has access to necessary utilities as already existing adjacent to the site or capable of being extended.*
- *Is the desired zone one of the implementing zones of the land use designation? Yes, the proposed Local Business District (B-2) zone is an implementing zone of the Community Mixed Use land use designation.*
- *Is the proposal a spot zone or a similar change that may create instability with the surrounding neighborhood? The proposal is of sufficient size to not constitute a spot zone and is directly adjacent to B-2 zoning to the north. Additionally, because the site is landlocked, and has limited access to public right-of-way, continued residential use could cause conflict due to limited access availability through a commercially zoned site.*

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

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

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

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

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

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

(c) Correct an obvious mapping error:

Staff Response: Does not apply.

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

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

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

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

jurisdictions.

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

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

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

Staff Response: The impact should be minimal because the property under consideration is better suited for commercial development as opposed to residential use. The total acreage of this proposal will remove .22 acres of Low Density Residential land. The total reduction of Low Density Residential since 2018 is 11.04 acres. Even with this reduction, the City of Yakima still has sufficient Low Density Residential land to meet growth targets.

D. COMPREHENSIVE PLAN CONCLUSIONS:

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

E. REZONE APPROVAL CRITERIA

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

(1) Testimony at public hearing.

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

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

The property is well suited for uses listed within Table 4-1 for the B-2 zoning district, and will facilitate new mixed-use development of adjacent parcels under the same ownership and zoning.

(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 Local Business District (B-2) zoning district is an implementing zone of the Community Mixed Use land use designation, and is consistent with several goals and policies, as indicated above in section IV.C of this report.

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

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

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

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

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

No mitigation is proposed as part of this non-project rezone request. Any needed mitigations could be required as part of regular site plan approval. Existing standards for setbacks from a residential zone, sitescreening, and lighting standards are intended to promote compatibility between commercial and residential uses.

(7) The public need for the proposed change.

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

F. REZONE CONCLUSIONS:

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

V. RECOMMENDATION

The Community Development Department recommends APPROVAL of this amendment request from Mixed Residential to Community Mixed Use to accommodate a concurrent rezone from R-1 (Single Family Residential) to B-2 (Local Business District).

RECOMMENDATION made this 25th day of August, 2021.

Yakima Planning Commission
Members

Al Rose
aar7040@gmail.com

Jacob Liddicoat, Chair
jake@3dyakima.com

Leanne Hughes-Mickel
Leanne.mickel@me.com

Lisa Wallace, Vice-Chair
lisakwallace@hotmail.com

Mary Place
placeml@charter.net

Philip Ostriem
philipostriem@gmail.com

Rob McCormick
rob@mccormickaircenter.com

Kay Funk, Council Liaison
Kay.funk@yakimawa.gov

YPC Packet

2021 Comp Plan Amendments
CPA#004-21
CPA#005-21
CPA#007-21

Mailing Date: 08/18/2021

DST REVIEW & COMMENTS

2906 WEST NOB HILL LLC
CPA#004-21, RZ#014-21 & SEPA#014-21

Name	Comment	Date
Mike Shane – City of Yakima Water/Irrigation	Adequate public water facilities are available to serve the site.	08/04/2021



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#004-21, RZ#004-21, & SEPA#014-21
Project Applicant: PLSA Engineering & Surveying
Project Location: 1108 S. 30th Ave.
Parcel Numbers: 181326-32008

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).

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 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 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.

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

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


PROPONENT: PLSA Engineering & Surveying
LOCATION: 1108 S. 30th Ave.
PARCEL NUMBERS: 181326-32008
LEAD AGENCY: City of Yakima
FILE NUMBERS: CPA#004-21, RZ#004-21, & SEPA#014-21

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

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

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

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

SIGNATURE:  **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.

YAKIMA
HERALD-REPUBLIC
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El Sol de Yakima
-Ad Proof-

**This is the proof of your ad scheduled to run on the dates indicated below.
Please 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@YAKIMASHERALD.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

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 Treley, on behalf of Lincoln Legacy and property owners; **Project Location:** Vicinity of N 40th and Summitview Avenues; **Parcel Numbers:** 161352-42486, 42487, 42488, 42489, 42490, 42492; **PROPOSAL:** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for 6 parcels from Low Density Residential to Community Mixed-Use and concurrent rezone from Single-Family Residential (R-1) to Small Convenience Center (SCC).
File Numbers: CPA#002-21, RZ#002-21, & SEPA#012-21
Project Applicant: Yakima Valley Farmworkers Clinic
Location: 5109 Summitview Ave. **Parcel Numbers:** 161321-13468; **PROPOSAL:** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for 1 parcel from Mixed Residential to Community Mixed-Use and concurrent rezone from Two-Family Residential (R-2) to Local Business District (B-2).
File Numbers: CPA#003-21, RZ#003-21, & SEPA#013-21;
Project Applicant: PLSA Engineering and Surveying, on behalf of Haçquet Lane Townhomes; **Project Location:** 2802 Haçquet Ln; **Parcel Numbers:** 161335-23426; **PROPOSAL:** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for one parcel from Low Density Residential to Mixed Residential and concurrent rezone from Single-Family Residential (R-1) to Multi-Family Residential (R-3).

NOTICE OF PUBLIC HEARING The proposals listed above require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by an open record hearing before the Yakima City Council. A separate notice will be provided for the public hearing before the Yakima City Council. The public hearing before the Planning Commission has been scheduled for 8/11/2021, beginning at 3:00 p.m. in the City Hall Council Chambers. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. **NOTICE OF RECOMMENDATION** Following the public hearing, the VPC 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@yakima.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:** 161326, 32008; **PROPOSAL:** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for 1 parcel from Low Density Residential to Community Mixed-Use and concurrent rezone from Single-Family Residential (R-1) to Local Business District (B-2).
File Numbers: CPA#005-21, RZ#005-21, & SEPA#015-21;
Project Applicant: Horizon Planning Services, on behalf of Rick Hargraves; **Project Location:** 210 W Mead Ave; **Parcel Numbers:** 191331-22545; **PROPOSAL:** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for a portion of one parcel from Community Mixed-Use to Mixed-Residential and concurrent rezone from Local Business (B-2) to Two-Family Residential (R-2).
File Numbers: CPA#007-21, RZ#007-21, & SEPA#017-21;
Project Applicant: Digital Design and Development, on behalf of Candy and Shovna Gamsache; **Project Location:** 1103 S 72nd Ave. **Parcel Numbers:** 161329-42428; **PROPOSAL:** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation of one parcel from Low Density Residential to Commercial Mixed Use and concurrent rezone from Single-Family Residential (R-1) to Large Convenience Center (LCC).

NOTICE OF PUBLIC HEARING This comprehensive plan map amendment request and concurrent rezones 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@yakima.gov.

File Numbers: CPA#006-21, RZ#006-21, SEPA#016-21, CLC#024-21, & ADL#012-21
Project Applicant: Digital Design & Development c/o Leanne Lidzicki
Project Location: 706 S. 48th Ave. **Parcel Numbers:** 161328-11008
PROJECT DESCRIPTION: Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for 1 parcel from Low Density Residential to Community Mixed-Use and concurrent rezone from Single Family Residential (R-1) to Local Business District (B-2), and proposed multi-family development consisting of 14 apartment units with 29 parking spaces and associated site improvements. **NOTICE OF PUBLIC HEARING** This comprehensive plan map amendment request and concurrent rezone will require three public hearings; one open record hearing before the City of Yakima's Planning Commission to review the Comprehensive Plan Amendment, one open record public hearing before the Yakima Hearing Examiner to review the Type 2 Land Use Review and Rezone, and finally an open record hearing before the Yakima City Council. A separate notice will be provided for the public hearing before the Yakima City Council. The public hearing before the Planning Commission, regarding the Comprehensive Plan Amendment, has been scheduled for 8/11/2021, beginning at 3:00 p.m. in the City Hall Council Chambers. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. The public hearing before the Yakima Hearing Examiner, regarding the Type 2 Land Use Review and Rezone, has been scheduled for 8/26/2021, beginning at 9:00 a.m. in the City Hall Council Chambers. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. **NOTICE OF RECOMMENDATION** Following the public hearings, the Planning Commission will issue its recommendation within ten (10) business days, and the Yakima Hearing Examiner will issue a recommendation within ten (10) business days. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall - 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or email to: Trevor.Martin@yakima.gov.

09821571 Julv 22, 2021

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Courtesy of Yakima Herald-Republic

CITY OF YAKIMA

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

Date: July 22, 2021

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

File Numbers: CPA#002-21, RZ#002-21, & SEPA#012-21
Project Applicant: Yakima Valley Farmworkers Clinic **Project Location:** 5109 Summitview Ave. **Parcel Numbers:** 181321-13468 **PROPOSAL** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for 1 parcel from Mixed Residential to Community Mixed-Use and concurrent rezone from Two-Family Residential (R-2) to Local Business District (B-2).

File Numbers: CPA#003-21, RZ#003-21, & SEPA#013-21;
Project Applicant: PLSA Engineering and Surveying, on behalf of Racquet Lane Townhomes; **Project Location:** 2802 Racquet Ln; **Parcel Numbers:** 181335-23406; **PROPOSAL** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for one parcel from Low Density Residential to Mixed-Residential and concurrent rezone from Single-Family Residential (R-1) to Multi-Family Residential (R-3).

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

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

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

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

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

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

(982157) Julv 22, 2021

Nunez, Analilia

From: Nunez, Analilia
Sent: Thursday, July 22, 2021 4:26 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: Martin, Trevor
Subject: NOTICE OF PUBLIC HEARING & DNS_2906 W Nob Hill Ave LLC- CPA#004-21, RZ# 004-21 & SEPA#014-21
Attachments: NOTICE OF PUBLIC HEARING & DNS_2906 W Nob Hill Ave LLC- CPA#004-21, 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, Trevor Martin at trevor.martin@yakimawa.gov.



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

In-House Distribution E-mail List

Revised 06/14/2021

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Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov
Lisa Maxey	Code Administration	Lisa.Maxey@yakimawa.gov
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
John Zabell	Code Administration	John.Zabell@yakimawa.gov
Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov
Linda Rossignol	Code Administration	Linda.Rossignol@yakimawa.gov
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Rosalinda Ibarra	Community Development	Rosalinda.Ibarra@yakimawa.gov
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Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
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Jeremy Rodriguez	Fire	Jeremy.Rodriguez@yakimawa.gov
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov
Analilia Nunez	Planning	Analilia.nunez@yakimawa.gov
Matt Murray	Police	Matthew.murray@yakimawa.gov
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
Loretta Zammarchi	Refuse	Loretta.Zammarchi@yakimawa.gov
Randy Layman	Refuse	Randy.Layman@yakimawa.gov
Gregory Story	Transit	Gregory.Story@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov

Outside Distribution

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

Type of Notice: NOTICE OF PUBLIC HEARING
 File Number(s): CPA #004-21, RZ #004-21, SEPA #014-21
 Date of Mailing: 7/22/21

18132632433
2904 WEST NOB HILL BOULEVARD
LLC
7795 W BAYHILL ST
BOISE, ID 83704

18132632006
2906 W NOB HILL LLC
2906 W NOB HILL BLVD
YAKIMA, WA 98902

18132632007
2906 W NOB HILL LLC
2906 W NOB HILL BLVD
YAKIMA, WA 98902

18132632004
2906 WEST NOB HILL LLC
2906 W NOB HILL BLVD
YAKIMA, WA 98902

18132632005
2906 WEST NOB HILL LLC
2906 W NOB HILL BLVD
YAKIMA, WA 98902

18132632039
2906 WEST NOB HILL LLC
2906 W NOB HILL BLVD
YAKIMA, WA 98902

18132632011
BANNER BANK - ACCTS PAYABLE
PO BOX 907
WALLA WALLA, WA 99362

18132623492
BROWN FAMILY HOLDING TRUST
1019 S 31ST AVE
YAKIMA, WA 98902

18132632008
2906 WEST NOB HILL
2906 W NOB HILL BLVD
YAKIMA, WA 98902

18132632026
AARON J & TARA M JACOBS
840 VALLEY VIEW RD
YAKIMA, WA 98908

18132632427
AMY & DUANE RIKE
1114 S 30TH AVE
YAKIMA, WA 98902

18132632025
ANDREW & LONTIA ALICE NYBERG
1108 S 31ST AVE
YAKIMA, WA 98902

18132623490
BERENICCE AGUINIGA
1020 S 31ST AVE
YAKIMA, WA 98902

18132623012
BETTY R. BAKKER
2905 W NOB HILL BLVD
YAKIMA, WA 98902

18132632406
BILL & CAROL STUEBS
1116 S 29TH AVE
YAKIMA, WA 98902

18132632425
CASSANDRA DANIELLE AMAYA
1110 S 30TH AVE
YAKIMA, WA 98902

18132632508
CHASIDY J SIMPSON
1109 S 31ST AVE
YAKIMA, WA 98902

18132632022
CRYSTAL J SEBREE
1106 S 31ST AVE
YAKIMA, WA 98902

18132632021
DANIELLE MCFADDEN
1104 S 31ST AVE
YAKIMA, WA 98902

18132632003
DONALD SUBLETT SR
406 N 61ST AVE
YAKIMA, WA 98908

18132632002
DONALD W SUBLETT SR
406 N 61ST AVE
YAKIMA, WA 98908

18132623551
DONALD W II SUBLETT
406 N 61ST AVE
YAKIMA, WA 98908

18132623491
DUSTIN HEFNER
341 BECKON RIDGE RD
SELAH, WA 98942

18132632507
EBONY A CORBRAY ORTIZ & CONRAD
GIL
1107 S 31ST AVE
YAKIMA, WA 98902

18132632509
EDUARDO LOPEZ OWSLEY
1111 S 31ST AVE
YAKIMA, WA 98902

18132632423
ELIBERTO & SARAH MARTINEZ
1109 S 29TH AVE
YAKIMA, WA 98902

18132632421
EVELYN MALONE
1113 S 29TH AVE
YAKIMA, WA 98902

18132632506
GARY E & J MARIE ENGLEHART
1105 S 31ST AVE
YAKIMA, WA 98902

18132632407
JACOB STUTZER
1114 S 29TH AVE
YAKIMA, WA 98902

18132632428
KELLY A BAKER
1116 S 30TH AVE
YAKIMA, WA 98902

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18132632429
KRISTOPHER J MAGLIETTI
1118 S 30TH AVE
YAKIMA, WA 98902

18132623010
MICHAEL & TRACIE DURALL
1481 BLAINE RD
ZILLAH, WA 98953

18132623011
MICHAEL J & TRACIE L DURALL
1481 BLAINE RD
ZILLAH, WA 98953

18132632422
MONICA RUBIN
PO BOX 11538
YAKIMA, WA 98909

18132632012
OSCAR L & MARIA R GARZA
1101 S 31ST AVE
YAKIMA, WA 98902

18132632409
RANDY A & MARY A TAYLOR
1115 S 30TH AVE
YAKIMA, WA 98902

18132632029
RICHARD L & BARBARA WALKER
1112 S 31ST AVE
YAKIMA, WA 98902

18132632010
ROBERTO KINGSTON
512 N 23RD AVE
YAKIMA, WA 98902

18132632408
ROBIN P FORD
1113 S 30TH AVE
YAKIMA, WA 98902

18132623009
ROGER & LIZABETH GUZMAN
1419 S 29TH AVE
YAKIMA, WA 98902

18132632014
RONALD L SR MANSFIELD
810 COBBLESTONE PL
YAKIMA, WA 98908

18132632015
RONALD L SR MANSFIELD
810 COBBLESTONE PL
YAKIMA, WA 98908

18132632040
RONALD L SR MANSFIELD
810 COBBLESTONE PL
YAKIMA, WA 98908

18132632013
SHAWNA E CASE
1103 S 31ST AVE
YAKIMA, WA 98902

18132632424
WILLIS H. STOCK
1107 S 29TH AVE
YAKIMA, WA 98902

18132632426
ZACHARY & KELLY LAWHORN
1112 S 30TH AVE
YAKIMA, WA 98902

46
Total Parcels - 2906 West Nob Hill LLC -
CPA#004-21, RZ#004-21, SEPA#014-21

Notice of Public
Hearing mailed
7/22/21

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

Ahtanum Irrigation District
Beth Ann Brulotte, Executive Assistant
10705-B Gilbert Road
Yakima, WA 98903-9203
bethb@ahtanum.net

Cascade Natural Gas
8113 W Grandridge Blvd
Kennewick, WA 99336

Century Link
Manager
8 South 2nd Ave, Rm#304
Yakima, WA 98902

Charter Communications
Manager
1005 North 16th Ave
Yakima, WA 98902

City of Union Gap
Dennis Henne, Development Director
P.O. Box 3008
Union Gap, WA 98903
dennis.henne@uniongapwa.gov

City of Yakima - Airport
Rob Peterson, Director
2400 West Washington Ave
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City of Yakima - Wastewater Division
Marc Cawley, Wastewater Operations
marc.cawley@yakimawa.gov
Dana Kallevig, Utility Project Manager
dana.kallevig@yakimawa.gov

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Yakima, WA 98902

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Seattle, WA 98124-3755
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205 W Washington Ave
Yakima, WA 98903

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1433 Lakeside Court, Ste# 102
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Yakima, WA 98908

SEPA REVIEWING AGENCIES_updated
06/08/2021

Type of Notice: NOTICE OF PUBLIC HEARING

File Number: CPA #004-21, RZ #004-21, SEPA #014-21

Date of Mailing: 7/22/21

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#004-21, RZ#004-21, & SEPA#014-21
2906 West Nob Hill, LLC
1108 S. 30th Avenue

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



RECEIVED

JUL 18 2021

CITY OF YAKIMA
PLANNING DIV.

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

July 13, 2021

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

Re: SEPA 202103466, CPA#004-21, RZ#004-21, SEPA#014-21

Dear Trevor Martin:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Comprehensive Plan Map Amendment submitted by 2906 West Nob Hill LLC. We have reviewed the documents and have the following comments.

TOXIC CLEAN UP

Thank you for the opportunity to comment on your proposed project.

Historical aerial photos indicate a portion of your property was occupied by orchard during the time period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic. Because your project is converting agricultural or vacant property to a new land use that increases exposure risk, this project is required to conduct soil sampling prior to development and submit results to Ecology at: formerorchards@ecy.wa.gov.

Ecology may require cleanup of your property if sampling indicates concentrations of arsenic or lead above State cleanup levels. This cleanup requirement is not part of the development and permitting process through your local building authority. This is a requirement of the Model Toxics Control Act (Chapter 173-340 WAC). Cleanup can be quick and easy for commercial or industrial developments. Buildings and permanent surfaces are an acceptable barrier to prevent exposure to contaminated soils. Landscaped areas require a cover of clean soil.

The Department of Ecology plans to use Model Remedies for lead and arsenic pesticide contamination in historical orchards of Central Washington. Model Remedies provide specific technical guidance for sampling and cleanup of former orchard properties. A Focus Sheet on the Model Remedies can be found at <https://apps.ecology.wa.gov/publications/documents/2109007.pdf>

Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards. Using a Model Remedy also allows Ecology to waive review fees and reduce response time.

Ecology can provide free initial sampling, as well as free technical assistance for your project.

Please contact Jeff Newschwander, Project Manager, at (509) 388-5223 or email at jeff.newschwander@ecy.wa.gov, for further information or to schedule your initial sampling.

Sincerely,

Tricia Sawyer

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

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 c/o Tom Durant on behalf of 2906 West Nob Hill LLC
FILE NUMBER: CPA#004-21, RZ#004-21, & SEPA#014-21
LOCATION: 1108 S. 30th Ave.
TAX PARCEL NUMBER(S): 181326-32008
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 Community Mixed Use and concurrent rezone from Single-Family Residential (R-1) to Local Business (B-2).

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

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

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

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

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

Required Permits: None
Required Studies: None
Existing Environmental Documents: 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

5:00 p.m. on **July 15, 2021**, will be considered prior to issuing the final SEPA determination. Please reference file numbers (CPA#004-21, RZ#004-21, & SEPA#014-21) and applicant's name (2906 West Nob Hill LLC) in any correspondence you submit. You can mail your comments to:

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

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

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

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

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

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DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

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

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

AVISO DE APLICACIÓN 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 c/o Tom Durant por parte de 2906 West Nob Hill LLC
No. DE ARCHIVO: CPA#004-21, RZ#004-21, & SEPA#014-21
UBICACIÓN: 1108 S. 30th Ave.
No. DE PARCELA: 181326-32008
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 Comunidad Uso-Mixto, y rezonificar la propiedad de Residencial Unifamiliar (R-1) a Comercio Local (B-2).

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

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

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

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

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

Permisos Requeridos: Ninguno

Estudios Requeridos: Ninguno

Documentos Ambientales Existentes: 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 esta solicitud. Por favor de hacer referencia al número de archivo (CPA#004-21, RZ#004-21, & SEPA#014-21) o al nombre del solicitante (2906 West Nob Hill LLC) 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 envío.

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

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

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

Ibarra, Rosalinda

From: Ibarra, Rosalinda
Sent: Friday, June 25, 2021 12:50 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; 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 - 2906 West Nob Hill LLC - CPA#004-21, RZ#004-21, SEPA#014-21
Attachments: NOTICE OF APPLICATION & SEPA_2906 West Nob Hill LLC - CPA#004-21 RZ#004-....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 o 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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In-House Distribution E-mail List

Revised 06/14/2021

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Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov
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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
Loretta Zammarchi	Refuse	Loretta.Zammarchi@yakimawa.gov
Randy Layman	Refuse	Randy.Layman@yakimawa.gov
Gregory Story	Transit	Gregory.Story@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov

Outside Distribution

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

Type of Notice: Notice of Application & SEPA
 File Number(s): CPA#004-21, RZ#004-21, SEPA#014-21
 Date of Mailing: 06/25/2021

Yakima Planning Commission
Members

Al Rose
aar7040@gmail.com

Jacob Liddicoat, Chair
jake@3dyakima.com

Leanne Hughes-Mickel
Leanne.mickel@me.com

Lisa Wallace, Vice-Chair
lisakwallace@hotmail.com

Mary Place
placeml@charter.net

Philip Ostriem
philipostriem@gmail.com

Rob McCormick
rob@mccormickaircenter.com

Kay Funk, Council Liaison
Kay.funk@yakimawa.gov

**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

18132632433
2904 WEST NOB HILL BOULEVARD
LLC
7795 W BAYHILL ST
BOISE, ID 83704

18132632006
2906 W NOB HILL LLC
2906 W NOB HILL BLVD
YAKIMA, WA 98902

18132632007
2906 W NOB HILL LLC
2906 W NOB HILL BLVD
YAKIMA, WA 98902

18132632004
2906 WEST NOB HILL LLC
2906 W NOB HILL BLVD
YAKIMA, WA 98902

18132632005
2906 WEST NOB HILL LLC
2906 W NOB HILL BLVD
YAKIMA, WA 98902

18132632039
2906 WEST NOB HILL LLC
2906 W NOB HILL BLVD
YAKIMA, WA 98902

18132632011
BANNER BANK - ACCTS PAYABLE
PO BOX 907
WALLA WALLA, WA 99362

18132623492
BROWN FAMILY HOLDING TRUST
1019 S 31ST AVE
YAKIMA, WA 98902

18132632008
2906 WEST NOB HILL
2906 W NOB HILL BLVD
YAKIMA, WA 98902

18132632026
AARON J & TARA M JACOBS
840 VALLEY VIEW RD
YAKIMA, WA 98908

18132632427
AMY & DUANE RIKE
1114 S 30TH AVE
YAKIMA, WA 98902

18132632025
ANDREW & LONTIA ALICE NYBERG
1108 S 31ST AVE
YAKIMA, WA 98902

18132623490
BERENICCE AGUINIGA
1020 S 31ST AVE
YAKIMA, WA 98902

18132623012
BETTY R. BAKKER
2905 W NOB HILL BLVD
YAKIMA, WA 98902

18132632406
BILL & CAROL STUEBS
1116 S 29TH AVE
YAKIMA, WA 98902

18132632425
CASSANDRA DANIELLE AMAYA
1110 S 30TH AVE
YAKIMA, WA 98902

18132632508
CHASIDY J SIMPSON
1109 S 31ST AVE
YAKIMA, WA 98902

18132632022
CRYSTAL J SEBREE
1106 S 31ST AVE
YAKIMA, WA 98902

18132632021
DANIELLE MCFADDEN
1104 S 31ST AVE
YAKIMA, WA 98902

18132632003
DONALD SUBLETT SR
406 N 61ST AVE
YAKIMA, WA 98908

18132632002
DONALD W SUBLETT SR
406 N 61ST AVE
YAKIMA, WA 98908

18132623551
DONALD W II SUBLETT
406 N 61ST AVE
YAKIMA, WA 98908

18132623491
DUSTIN HEFNER
341 BECKON RIDGE RD
SELAH, WA 98942

18132632507
EBONY A CORBRAY ORTIZ & CONRAD
GIL
1107 S 31ST AVE
YAKIMA, WA 98902

18132632509
EDUARDO LOPEZ OWSLEY
1111 S 31ST AVE
YAKIMA, WA 98902

18132632423
ELIBERTO & SARAH MARTINEZ
1109 S 29TH AVE
YAKIMA, WA 98902

18132632421
EVELYN MALONE
1113 S 29TH AVE
YAKIMA, WA 98902

18132632506
GARY E & J MARIE ENGLEHART
1105 S 31ST AVE
YAKIMA, WA 98902

18132632407
JACOB STUTZER
1114 S 29TH AVE
YAKIMA, WA 98902

18132632428
KELLY A BAKER
1116 S 30TH AVE
YAKIMA, WA 98902

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18132632429
KRISTOPHER J MAGLIETTI
1118 S 30TH AVE
YAKIMA, WA 98902

18132623010
MICHAEL & TRACIE DURALL
1481 BLAINE RD
ZILLAH, WA 98953

18132623011
MICHAEL J & TRACIE L DURALL
1481 BLAINE RD
ZILLAH, WA 98953

18132632422
MONICA RUBIN
PO BOX 11538
YAKIMA, WA 98909

18132632012
OSCAR L & MARIA R GARZA
1101 S 31ST AVE
YAKIMA, WA 98902

18132632409
RANDY A & MARY A TAYLOR
1115 S 30TH AVE
YAKIMA, WA 98902

18132632029
RICHARD L & BARBARA WALKER
1112 S 31ST AVE
YAKIMA, WA 98902

18132632010
ROBERTO KINGSTON
512 N 23RD AVE
YAKIMA, WA 98902

18132632408
ROBIN P FORD
1113 S 30TH AVE
YAKIMA, WA 98902

18132623009
ROGER & LIZABETH GUZMAN
1419 S 29TH AVE
YAKIMA, WA 98902

18132632014
RONALD L SR MANSFIELD
810 COBBLESTONE PL
YAKIMA, WA 98908

18132632015
RONALD L SR MANSFIELD
810 COBBLESTONE PL
YAKIMA, WA 98908

18132632040
RONALD L SR MANSFIELD
810 COBBLESTONE PL
YAKIMA, WA 98908

18132632013
SHAWNA E CASE
1103 S 31ST AVE
YAKIMA, WA 98902

18132632424
WILLIS H. STOCK
1107 S 29TH AVE
YAKIMA, WA 98902

18132632426
ZACHARY & KELLY LAWHORN
1112 S 30TH AVE
YAKIMA, WA 98902

46
Total Parcels - 2906 West Nob Hill LLC -
CPA#004-21, RZ#004-21, SEPA#014-21

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

Notice of Application 3
SEPA Review
04/25/2021

Ahtanum Irrigation District
Beth Ann Brulotte, Executive Assistant
10705-B Gilbert Road
Yakima, WA 98903-9203
bethb@ahtanum.net

Cascade Natural Gas
8113 W Grandridge Blvd
Kennewick, WA 99336

Century Link
Manager
8 South 2nd Ave, Rm#304
Yakima, WA 98902

Charter Communications
Manager
1005 North 16th Ave
Yakima, WA 98902

City of Union Gap
Dennis Henne, Development Director
P.O. Box 3008
Union Gap, WA 98903
dennis.henne@uniongapwa.gov

City of Yakima - Airport
Rob Peterson, Director
2400 West Washington Ave
Yakima, WA 98903
rob.peterson@yakimaairport.com

City of Yakima - Engineering Division
Dan Riddle, Street Inspector
129 N 2nd Street
Yakima, WA 98901
Dan.Riddle@yakimawa.gov

City of Yakima - Wastewater Division
Marc Cawley, Wastewater Operations
marc.cawley@yakimawa.gov
Dana Kallevig, Utility Project Manager
dana.kallevig@yakimawa.gov

Federal Aviation Administration
2200 W. Washington Ave
Yakima, WA 98903

Greater Yakima Chamber of Commerce
10 North 9th Street
Yakima, WA 98901
chamber@yakima.org

Nob Hill Water Association
Bob Irving, Engineering Technician
6111 Tieton Drive
Yakima, WA 98908
bob@nobhillwater.org

North Yakima Conservation District
Manager
1606 Perry Street, Ste. C
Yakima, WA 98902

Office of Rural and Farm Worker Housing
Marty Miller,
1400 Summitview Ave, Ste# 203
Yakima, WA 98902
Martym@orfh.org

Pacific Power
Mike Paulson,
500 North Keys Rd
Yakima, WA 98901

U.S. Army Corps of Engineers, Regulatory
Branch
David Moore, Project Manager
P.O. Box 3755
Seattle, WA 98124-3755
david.j.moore@usace.army.mil

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Maintenance Dept.
205 W Washington Ave
Yakima, WA 98903

WA State Attorney General's Office
1433 Lakeside Court, Ste# 102
Yakima, WA 98902

WA State Department of Agriculture
Kelly McLain,
PO Box 42560
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kmclain@agr.wa.gov

WA State Department of Commerce
Review Team,
1011 Plum St SE
Olympia, WA 98504-3172
reviewteam@commerce.wa.gov

WA State Department of Ecology
Annie Szvetcz, SEPA Policy Lead
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Olympia, WA 98504-7703
separegister@ecy.wa.gov

WA State Department of Ecology
Gwen Clear, Regional Coordinator
1250 W Alder St
Union Gap, WA 98903
crosepacoordinator@ecy.wa.gov

WA State Department of Ecology
Lori White,
lori.white@ecy.wa.gov

WA State Department of Ecology
Rhonda Luke, Project Coordinator
FormerOrchards@ecy.wa.gov

WA State Department of Ecology
sepaunit@ecy.wa.gov

WA State Department of Fish and Wildlife
Eric Bartrand,
1701 South 24th Ave
Yakima, WA 98902
Eric.Bartrand@dfw.wa.gov

WA State Department of Fish and Wildlife
Scott.Downes@dfw.wa.gov

WA State Department of Fish and Wildlife,
SEPA Desk
PO Box 43200
Olympia, WA 98504
SEPAdesk@dfw.wa.gov

WA State Department of Fish and Wildlife
TeamYakima@dfw.wa.gov

WA State Department of Health
Kelly Cooper,
PO Box 47820
Olympia, WA 98504
Kelly.cooper@doh.wa.gov

WA State Department of Natural
Resources, SEPA Center
PO Box 47015
Olympia, WA 98504
sepacenter@dnr.wa.gov

WA State Dept of Social & Health Services
Office of Capital Programs
Larry Covey
PO Box 45848
Olympia, WA 98504
Larry.covey@dshs.wa.gov

WA State Dept of Archaeology & Historic Preservation
1063 S Capitol Way, Ste 106
Olympia, WA 98504-8343
Sepa@dahp.wa.gov

WA State Environmental Protection Agency
NEPA Review Unit
1200 6th Ave. #155, 14 D-12
Seattle, WA 98101

West Valley School District
Angela Von Essen, Asst. Supt
8902 Zier Road
Yakima, WA 98908-9299
vonessensa@wvwsd208.org

WSDOT South Central Region Planning Office
SCplanning@wsdot.wa.gov

Yakama Bureau of Indian Affairs
Rocco Clark, Environmental Coordinator
P.O. Box 632
Toppenish, WA 98948
Rocco.clark@bia.gov

Yakama Nation Environmental Mgmt Program, Elizabeth Sanchez
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Toppenish, WA 98948
esanchez@yakama.com

Yakima County Commissioners
Commissioners.web@co.yakima.wa.us

Yakima County Planning Division
Jason Earles, Zoning/Subdivision Section
128 North 2nd Street, 4th Floor
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Jason.Earles@co.yakima.wa.us

Yakima County Water Resources Division
Dianna Woods, Program Analyst
128 North 2nd Street, 4th Floor
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Dianna.Woods@co.yakima.wa.us

Yakima School District
Jay Baucom, Director of Maintenance & Operations
104 North 4th Ave
Yakima, WA 98902
baucom.jay@yakimaschools.org

WA State Dept of Health, Office of Drinking Water
Jamie Gardipe jamie.gardipe@doh.wa.gov
16201 E Indiana Ave, Ste# 1500
Spokane Valley, WA 99216
SEPA.reviewteam@doh.wa.gov

WA State Governor's Office of Indian Affairs
PO Box 40909
Olympia, WA 98504

West Valley School District
Mike Brophy, Superintendent
8902 Zier Road
Yakima, WA 98908
brophym@wvwsd208.org

WSDOT, Aviation Division
Max Platts, Aviation Planner
7702 Terminal St SW
Tumwater, WA 98501
plattst@wsdot.wa.gov

Yakama Indian Nation, Cultural Resources Program
Johnson Meninick,
P.O. Box 151
Toppenish, WA 98948

Yakama-Klickitat Fisheries Project
John Marvin,
760 Pence Road
Yakima, WA 98909
marj@yakamafish-nsn.gov
jmarvin@yakama.com

Yakima County Health District
Ryan Ibach, Director
1210 Ahtanum Ridge Dr Ste#200
Union Gap, WA 98903
yhd@co.yakima.wa.us
ryan.ibach@co.yakima.wa.us

Yakima County Public Services
Lisa Freund, Public Services Director
128 North 2nd Street, 4th Floor
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lisa.freund@co.yakima.wa.us

Yakima Greenway Foundation
Kellie Connaughton, Executive Director
111 South 18th Street
Yakima, WA 98901
kellie@yakimagreenway.org

Yakima School District
Stacey Locke, Assistant Superintendent of Operations
104 North 4th Ave
Yakima, WA 98902
locke.stacey@ysd7.org

WA State Energy Facility Site Evaluation Council
Stephen Posner, SEPA Officer
PO Box 43172
Olympia, WA 98504-3172
sposner@utc.wa.gov

WA State Parks & Recreation Commission
Jessica Logan,
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Olympia, WA 98504
jessica.logan@parks.wa.gov

WSDOT
Paul Gonseth, Planning Engineer
2809 Rudkin Road
Union Gap, WA 98903
gonsetp@wsdot.gov

Yakama Bureau of Indian Affairs
Superintendent
P.O. Box 632
Toppenish, WA 98948

Yakama Indian Nation, Yakima Tribal Council
Ruth Jim,
P.O. Box 151
Toppenish, WA 98948

Yakima County Building Department
Harold Maclean, Building Official
128 North 2nd Street, 4th Floor
Yakima, WA 98901
harold.maclean@co.yakima.wa.us

Yakima County Planning Division
Tommy Carroll, Planning Manager
128 North 2nd Street, 4th Floor
Yakima, WA 98901
Thomas.Carroll@co.yakima.wa.us

Yakima County Water Resources Division
Troy Havens, Manager
128 North 2nd Street, 4th Floor
Yakima, WA 98901
Troy.Havens@co.yakima.wa.us

Yakima Regional Clean Air Agency
Hasan Tahat, Compliance and Engineering Division Supervisor
186 Iron Horse Ct # 101
Yakima, WA 98901
hasan@yrcaa.org

Yakima School District
Trevor Greene, Superintendent
104 North 4th Ave
Yakima, WA 98902
greenetrevor@yakimaschools.org

Yakima Valley Canal Co
Robert Smoot,
1640 Garretson Lane
Yakima, WA 98908

Yakima Valley Conference of Governments
Lynn Deitrick, Senior Planner
311 North 4th Street, Ste# 202
Yakima, WA 98901
lynn.deitrick@yvcog.org

Yakima Valley Museum
Peter Arnold, Executive Director
2105 Tieton Drive
Yakima, WA 98902
peter@yvmuseum.org

Yakima Valley Trolleys
Paul Edmondson,
313 North 3rd Street
Yakima, WA 98901

Yakima Valley Trolleys
PO Box 796
Yakima, WA 98907
info@yakimavalleytrolleys.org

Yakima Waste Systems
Keith Kovalenko, District Manager
PO Box 2830
Yakima, WA 98907
keithk@wasteconnections.com

Yakima-Tieton Irrigation District
Sandra Hull,
470 Camp 4 Rd
Yakima, WA 98908

SEPA REVIEWING AGENCIES_updated
05/03/2021

Type of Notice: Notice of Application to SEPA

File Number: CPA#D04-21, RZ#D04-21, SEPA#014-21

Date of Mailing: 06/25/2021

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#004-21, RZ#004-21, SEPA#014-21

2906 West Nob Hill LLC

1108 S 30th Avenue

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

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



Rosalinda Ibarra

Community Development Administrative Assistant



CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE

RECEIVED
JUN 11 2021
CITY OF YAKIMA
PLANNING DIV.

File Number: CPA # 204-21
Applicant/Project Name: 2906 W. NOB HILL
Site Address: 2906 W NOB HILL
Date of Posting: 6/11/21
Land Use Sign ID#(s): 3

Location of Installation (Check One):

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

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

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

The alternative location is:

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

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

Thomas R Durant
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.

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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#004-21, RZ#004-21, & SEPA#014-21
APPLICANT:	PLSA Engineering and Surveying c/o Tom Durant
APPLICANT ADDRESS:	521 N. 20 th Ave., Ste 3, Yakima, WA 98902
PROJECT LOCATION:	1108 S. 30 th Ave.
TAX PARCEL NO:	181326-32008
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) 575-6162

Sincerely,

Trevor Martin
Associate Planner



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Project Name: 2906 WEST NOB HILL LLC
Site Address: 1108 S 30TH AVE
File Number(s): CPA#004-21, RZ#004-21, SEPA#014-21



AERIAL MAP



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D-4



Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.
Date Created: 5/3/2021



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

FUTURE LAND USE MAP

Project Name: 2906 WEST NOB HILL LLC
Site Address: 1108 S 30TH AVE
File Number(s): CPA#004-21, RZ#004-21, SEPA#014-21



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: 5/3/2021



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

Project Name: 2906 WEST NOB HILL LLC

Site Address: 1108 S 30TH AVE

File Number(s): CPA#004-21, RZ#004-21, SEPA#014-21

ZONING 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: 5/3/2021

Project Name: 2906 WEST NOB HILL LLC

Site Address: 1108 S 30TH AVE

File Number(s): CPA#004-21, RZ#004-21, SEPA#014-21

Proposal: Proposed change to the Future Land Use map designation for one parcel from Low Density Residential to Community Mixed Use and concurrent rezone from Single-Family Residential (R-1) to Local Business (B-2).



VICINITY MAP



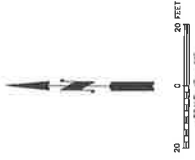
Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.
Date Created: 5/3/2021



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LEGEND

- SANITARY SEWER
- DOMESTIC WATER
- CURBHEAD POWER
- UNDERGROUND POWER
- STORM DRAIN
- EXISTING FENCE
- CONCRETE CURB & GUTTER
- DRIVEWAY/DURB CUT
- PROPERTY/RIGHT OF WAY LINE
- WATER VALVE
- SEWER MANHOLE
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- CATCH BASIN
- POWER POLE
- WATER SERVICE METER
- CUY WIRE
- JUNCTION BOX
- TELEPHONE PEDESTAL
- STREET LIGHT
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- CONCRETE

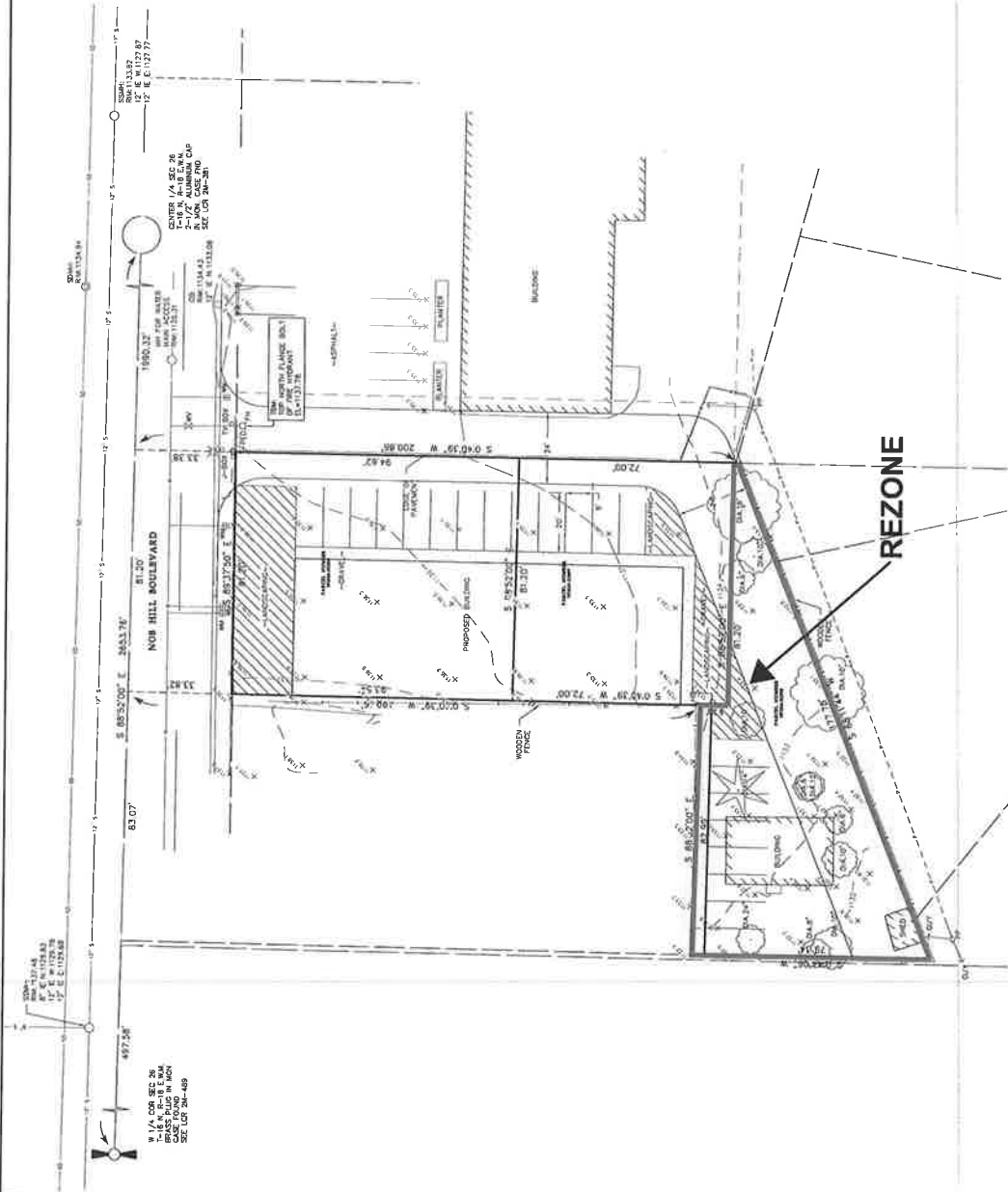


ELEVATIONS DERIVED BY GPS
 OBSERVATIONS USING THE WASHINGTON
 STATE DEPARTMENT OF TRANSPORTATION
 PROJECT BENCH MARK IS TYP NORTH
 BENCH MARK IS THE HYDRANT
 ELEVATION 107.78 (MVD 88)

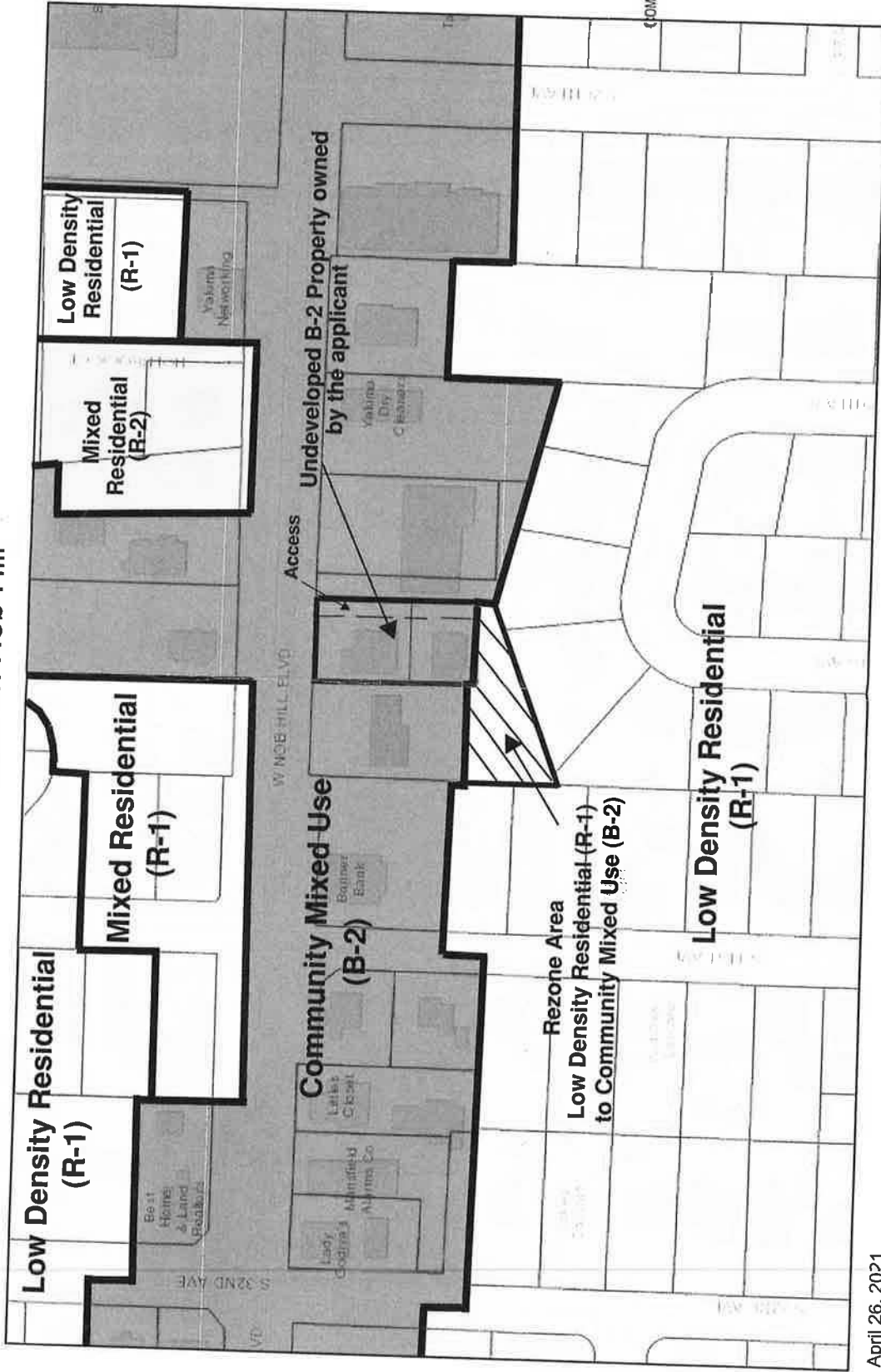
PLSA
 ENGINEERING-SURVEYING-BLANK
 501 N. 20TH AVE. SUITE 3
 YAKIMA, WASHINGTON 98902
 | 509. 575-4960

RECEIVED
 JUL 08 2021
 CITY OF YAKIMA
 PLANNING DIV

DOC. INDEX
 # 6-3



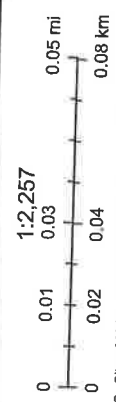
2906 W. Nob Hill



RECEIVED
 APR 29 2021
 CITY OF YAKIMA
 COMMUNITY DEVELOPMENT

April 26, 2021

- Parcels
- 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
- c8D Central Business District



1:2,257
 0 0.01 0.02 0.03 0.04 0.05 mi
 0 0.02 0.04 0.08 km

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



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):

2. Applicant's Name & Phone:
2906 West Nob Hill, LLC
(917) 549-7026

3. Applicant's Address:
2906 W. Nob Hill Blvd
Yakima, WA 98902

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):

Rezoning and future land use change by the end of 2021. Begin project development Summer 2022 with completion approximately one year later.

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

Development of the adjacent property to the north, Parcels 181326-32006 and 32007 for residential, commercial or mixed use. This could occur sooner on these lots since they now have the preferred zoning.

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

None directly related to this proposal.

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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:

No.

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

Comprehensive Plan Amendment
Rezone
Type 1, 2 or 3 zoning review as indicated for proposed use.
Grading permit

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

Amendment of the comprehensive plan future land use designation of a 9,583 square foot parcel from Low Density Residential to Community Mixed Use and rezone from Single Family Residential (R-1) to Local Business (B-2). Develop the site consistent with the zoning possibly for residential, mixed use as allowed in the B-2 zoning district or for a parking area for 8 to 9 vehicles associated with future use of adjacent commercially zoned property to the north.

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:

1108 S. 30th Avenue. Located approximately 150 feet south of W. Nob Hill Boulevard with direct access through adjacent property to the north. The site is in the NW quarter of Section 26, T. 13 N., R. 18 E.W.M. Yakima County Parcel Number 181326-32008.

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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 checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. What is the steepest slope on the site (approximate percent slope)? 5%	
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 Warden silt loam, considered to be prime farmland. The site is not designated agricultural land of long term commercial significance due to its location in the City limits. No soil to be removed.	
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. Grading and excavation as necessary for development, potentially affecting the entire site.	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Some erosion potential during construction that can be addressed through commonly used erosion control practices.	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? B-2 lot coverage standard of 80%.	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Commonly used practices to control erosion. Landscaping and stormwater controls as necessary.	
2. Air	RECEIVED APR 29 2021 CITY OF YAKIMA COMMUNITY DEVELOPMENT
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. 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: Dust control measures as needed such as application of water. Parking and vehicle areas are to be hard-surfaced. Vehicle emissions controlled at the source by the State.	
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>No.</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>N/A.</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>N/A.</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>No.</p>	
<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>No.</p>	
<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.</p>	<p>RECEIVED</p> <p>APR 29 2021</p> <p>CITY OF YAKIMA COMMUNITY DEVELOPMENT</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.</p>	
<p>c. Water Runoff (including stormwater)</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments						
<p>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.</p> <p>Rooftops, hard-surfaced walkways, parking and travel surfaces. It will flow into landscaped areas or directed into stormwater facilities.</p>							
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No.</p>							
<p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No.</p>							
<p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:</p> <p>On-site retention. Infiltration facilities if needed.</p>							
<p>4. Plants</p>							
<p>a. Check (✓) types of vegetation found on the site:</p>							
<table border="1"> <tr> <td>Deciduous Tree:</td> <td><input type="checkbox"/> Alder</td> <td><input type="checkbox"/> Maple</td> <td><input type="checkbox"/> Aspen</td> <td></td> <td><input checked="" type="checkbox"/> Other</td> </tr> </table>		Deciduous Tree:	<input type="checkbox"/> Alder	<input type="checkbox"/> Maple	<input type="checkbox"/> Aspen		<input checked="" type="checkbox"/> Other
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<table border="1"> <tr> <td>Evergreen Green:</td> <td><input type="checkbox"/> Fir</td> <td><input type="checkbox"/> Cedar</td> <td><input type="checkbox"/> Pine</td> <td></td> <td><input type="checkbox"/> Other</td> </tr> </table>		Evergreen Green:	<input type="checkbox"/> Fir	<input type="checkbox"/> Cedar	<input type="checkbox"/> Pine		<input type="checkbox"/> Other
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<table border="1"> <tr> <td>Wet Soil Plants:</td> <td><input type="checkbox"/> Cattail</td> <td><input type="checkbox"/> Buttercup</td> <td><input type="checkbox"/> Bullrush</td> <td><input type="checkbox"/> Skunk Cabbage</td> <td><input type="checkbox"/> Other</td> </tr> </table>	Wet Soil Plants:	<input type="checkbox"/> Cattail	<input type="checkbox"/> Buttercup	<input type="checkbox"/> Bullrush	<input type="checkbox"/> Skunk Cabbage	<input type="checkbox"/> Other	
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<table border="1"> <tr> <td>Water Plants:</td> <td><input type="checkbox"/> Milfoil</td> <td><input type="checkbox"/> Eelgrass</td> <td><input type="checkbox"/> Water Lily</td> <td></td> <td><input type="checkbox"/> Other</td> </tr> </table>	Water Plants:	<input type="checkbox"/> Milfoil	<input type="checkbox"/> Eelgrass	<input type="checkbox"/> Water Lily		<input type="checkbox"/> Other	
Water Plants:	<input type="checkbox"/> Milfoil	<input type="checkbox"/> Eelgrass	<input type="checkbox"/> Water Lily		<input type="checkbox"/> Other		
<p><input type="checkbox"/> Other types of vegetation</p>							
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Most of the vegetation has been removed. Additional vegetation removal as necessary to complete the project.</p>							
<p>c. List threatened or endangered species known to be on or near the site.</p> <p>None.</p>							
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>Landscaping, including parking lot landscaping required by City code.</p>							
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>None.</p>							
<p>5. Animals</p>							
<p>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.</p> <p>Examples include:</p> <p><u>birds</u>: hawk, heron, eagle, <u>songbirds</u> other:</p> <p><u>mammals</u>: deer, bear, elk, beaver, other:</p> <p>fish: bass, salmon, trout, herring, shellfish, other _____</p> <p>Song birds. Small mammals.</p>							
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>None.</p>							

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<p>c. Is the site part of a migration route? If so, explain. Not aware of it being in a migration route.</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any: None.</p>	
<p>e. List any invasive animal species known to be on or near the site. None.</p>	
6. Energy and Natural Resources	
<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 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: None.</p>	
7. Environmental Health	
<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 or commercial land use.</p>	<p>RECEIVED APR 29 2021 CITY OF YAKIMA COMMUNITY DEVELOPMENT</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>	
b. Noise	
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? None.</p>	

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. Increased noise from traffic and use of the developed site.</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>Construction hours limited as required by City Code.</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 now vacant. Surrounding properties are single-family residential to the west and south, commercial to the north. Site is isolated from residential 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>It may have in the past, but not recently. It does not have current use tax status. No farmland of long-term commercial significance would be converted to non-farm use.</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>c. Describe any structures on the site.</p> <p>None.</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>N/A.</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>No.</p>	
<p>i. Approximately how many people would reside or work in the completed project? If developed for residential use, projected 8 to 12 residents. Number of workers if not residential not determined. No workers or residents if used as a parking area.</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>None.</p>	

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<p>k. Proposed measures to avoid or reduce displacement impacts, if any. None.</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Landscaping. No access to adjacent residential 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>	
<p>9. Housing</p>	
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Four units if developed for residential, possibly more if allowed under zoning constraints.</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.</p>	
<p>10. Aesthetics</p>	
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Height limitation is 35 feet.</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed? The site is flat and already obscured by fencing, so no substantial view obstruction is expected. The proposal will change the appearance of the site from a vacant lot to a small parking lot.</p>	
<p>c. Proposed measures to reduce or control aesthetic impacts, if any: None proposed.</p>	
<p>11. Light and Glare</p>	
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Residential lighting possible; lighting for security and safety 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? None.</p>	
<p>d. Proposed measures to reduce or control light and glare impacts, if any: Lighting fixtures shielded and not directed toward surrounding property.</p>	
<p>12. Recreation</p>	

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<p>a. What designated and informal recreational opportunities are in the immediate vicinity? None in the immediate vicinity.</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. No.</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. Access to the property is from W. Nob Hill Blvd. through adjacent commercially zoned parcels to the north. There is no other access.</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.</p>		
<p>c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Maximum of 8 or 9 parking spaces if used solely for parking. Fewer if developed otherwise.</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). No.</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. No.</p>		

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Space Reserved for Agency Comments

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?

If developed for residential, 40 to 45 trips per day projected based on typically used residential trip generation rates. Not determined for non-residential use. If used solely as a parking area, trip generation would be from the associated land use, not this site.

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:

No.

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

None proposed.

15. Public Services

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:

The need for public services should not be substantially different than that planned for the growth potential in this urban location.

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

None.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

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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.

Electric power for parking lot lighting would be provided by Pacific Power. Sewer and water service provided by the City of Yakima. Utility installation to occur in conjunction with site development.

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

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



Property Owner or Agent Signature

April 27, 2021
Date Submitted

Thomas R. Durant

Name of Signee

Planning Manager, PLSA Eng & Services
Position and Agency/Organization

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

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>RECEIVED APR 29 2021 CITY OF YAKIMA COMMUNITY DEVELOPMENT</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. The size and shape of the site would limit the size of any development and noise levels from vehicles and increased activity</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life? Vegetation on the site will be removed as necessary to accommodate development.</p>	
<p>Proposed measures to protect or conserve plants, animals, fish, or marine life are: Landscaping will benefit some birds and animals.</p>	
<p>3. How would the proposal be likely to deplete energy or natural resources? The use of energy and natural resources as necessary to develop the small site and to meet the energy needs of continued use.</p>	
<p>Proposed measures to protect or conserve energy and natural resources are: None are proposed given the size of the site and any development that would occur on it.</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? None of these areas occur on this site nor is it eligible or under study for them.</p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are: N/A.</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? Use of the property is compatible with the zoning of property to the north with which it is functionally related. Less consistent with the zoning and use of property to the south, from which it is functionally related.</p>	
<p>Proposed measures to avoid or reduce shoreline and land use impacts are: The proposal resolves a compatibility conflict from the zoning of the site being inconsistent with that of property from which it is accessed.</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities? Regardless of the use of the site under the proposed zoning, the demands on public services, utilities and transportation would be low because of its size.</p>	
<p>Proposed measures to reduce or respond to such demand(s) are: None proposed.</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>	



LAND USE APPLICATION

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

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

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

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Thomas R. Durant, PLSA Engineering & Surveying			
	Mailing Address:	521 N. 20th Ave, Suite 3			
	City:	Yakima	St:	WA	Zip: 98902 Phone: () 575-6990
	E-Mail:	tdurant@plsaofyakima.com			
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____
3. Property Owner's Information (If other than Applicant):	Name:	2906 West Nob Hill, LLC			
	Mailing Address:	2906 W. Nob Hill Blvd			
	City:	Yakima	St:	WA	Zip: 98902 Phone: (917) 549-7026
	E-Mail:				

4. Subject Property's Assessor's Parcel Number(s): **181326-32008**

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

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 COMMUNITY DEVELOPMENT

6. Property Address: **1108 S. 30th Avenue**

7. Property's Existing Zoning:

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

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

- Comprehensive Plan Amendment Environmental Checklist (SEPA Review) Rezone
 Transportation Concurrency Master Application (select if submitting two or more applications under Title 15) Other: _____

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

PART V – CERTIFICATION

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

[Signature]
 Property Owner's Signature

4/27/21
 Date

[Signature]
 Applicant's Signature

April 27, 2021
 Date

FILE/APPLICATION(S)# **CPA#004-21, RZ#004-21, SEPA#014-21**

DATE FEE PAID: 4/29/21	RECEIVED BY: <i>[Signature]</i>	AMOUNT PAID: \$3,125.00	RECEIPT NO: CR-21-001346
----------------------------------	------------------------------------	-----------------------------------	------------------------------------

LEGAL DESCRIPTION

South 142 feet OF North 342.8 feet of East 5 acres of West ½ NW ¼ SW ¼, Section 26, T. 13 N., R. 18 E.W.M lying North of Applewood Manor, Also South 10 feet of North 200.8 feet of East 5 acres of said West ½ NW ¼ SW 1/4 Except East 81.2 feet

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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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COMMUNITY DEVELOPMENT

PART III - REQUIRED ATTACHMENTS

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

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

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

4. TRAFFIC CONCURRENCY (may be required)

5. ENVIRONMENTAL CHECKLIST (required)

6. SITE PLAN

7. AUTHORIZATION:

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

[Handwritten Signature]

Property Owner Signature (required)

4/27/21
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

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

See attached narrative

CITY OF YAKIMA
 COMMUNITY DEVELOPMENT

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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CITY OF YAKIMA
COMMUNITY DEVELOPMENT**Narrative**

This is an application to change the future land use designation of a 9,583 square foot parcel (per Yakima County Assessor records) from Low Density Residential to Community Mixed Use and the zoning from Single-Family Residential (R-1) to Local Business (B-2). The parcel is landlocked, lying more or less equal distance from Nob Hill Boulevard to the north, S. 30th Avenue to the south and S. 31st Avenue to the west. However, it is only accessible to Nob Hill Boulevard through B-2 zoned property with which it is functionally connected, rather than adjacent R-1 zoned properties to the south, west and southeast. The proposed future use of the property would either be mixed use, parking for the use of the existing B-2 zoned property from which it is accessed or residential as allowed in the B-2 zoning district. With the proposed changes, its zoning and future land use designation would be the same as that of this adjacent property to the north.

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?

The changed circumstances are that the property is no longer being used as a single-family residence, the old house on the property having been removed. Historical aerial photographs show that until the mid-2000's, the neighboring properties were still in residential use, except for the property at the southeast corner of 31st and Nob Hill and other properties farther east on the south side of Nob Hill. Since that time, the character of the immediately surrounding area fronting on Nob Hill Boulevard has become more commercial and less suitable for low density residential use. The neighboring property on Nob Hill Boulevard that provides access to the site and to which it is more functionally related, was until very recently in residential use.

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

Because the property is connected to commercially designated/zoned land to the north and not connected to the residentially designated / zoned land to the south and west, it should have the same designation and zoning as the northerly property. The site is under the same ownership as the commercial property to the north and because of its connection will be used, to the extent possible under zoning constraints, in conjunction with that property with or without the proposed change. In this regard the combined parcels function like a site that is split zoned with similar limitations imposed by its having two separate zoning classifications affecting how it can be used in a coordinated manner.

The proposal is consistent with the locational criteria from the comprehensive plan for the Community Mixed Use future land use designation because of its location along a "key" arterial street and transitional from residential to the commercial businesses along the arterial.

The site is more consistent with these locational criteria than with the locational criteria for Low Density Residential because it is isolated from, rather than within, the established low

density residential community to the south and the previously existing residences that were nearby along Nob Hill Boulevard are now gone. It also 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 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 2.1.3: 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?

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CITY OF YAKIMA
COMMUNITY DEVELOPMENT

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 2.3.2: Preserve and enhance established residential neighborhoods. Specifically:

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.

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

Policy 2.5.2: Craft and adopt design standards for Yakima's most visible corridors and centers, with the highest priority being First Street, Regional Commercial designated areas, Summitview Avenue, Nob Hill Boulevard, and select Commercial Mixed-Use centers. Key design elements:

Policy 2.5.2.G: Design compatible site edges or buffers, particularly when adjacent to residential zones.

The proposal is especially consistent with the review criteria of Policy 2.1.3 because it is more consistent with the way that the site is likely going to be used as a part of the B-2 zoned property to the north. Since it is isolated from surrounding residential neighborhoods, an inconsistent zoning classification could contribute to instability with the surrounding

neighborhood. The new boundary of the zoning districts would be the back yard fences of the adjoining residential lots, a barrier that keeps them separated because there is no access between them. Focusing potentially higher intensity land uses to the B-2 zoned area helps preserve and enhance the residential neighborhoods. The fenced boundary between this site and adjacent residential neighborhoods can be considered the compatible site edge or buffer.

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, by bringing the land use designation and zoning into consistency with the property with which the site is more functionally associated, the proposal would improve the planning characteristics of this area as contemplated by the Comprehensive Plan.

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 unincorporated Yakima County and the City of Union Gap being about the same distance, approximately one mile to the southwest and southeast respectively. No inconsistencies have been identified with the comprehensive plans of either Union Gap or Yakima County and no relevant regional issues identified directly associated with this proposal.

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.
5. Economic development -- Encourages economic development that is consistent with adopted comprehensive plans and promotes the retention and expansion of existing businesses and recruitment of new businesses by increasing the usable area for commercial use in an appropriate location.

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CITY OF YAKIMA
COMMUNITY DEVELOPMENT

The plan amendment is consistent with relevant County-wide planning policies in large part because it is development in an area already characterized by urban growth with existing public facilities and sufficient service capacities. It supports economic development and is consistent with protecting the character of nearby residential neighborhoods.

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 change the land use designation of approximately 3.4 acres to a higher density residential land use and zoning designation. Since that property now has a residential land use designation, the result would be a net decrease of 0.22 acre (9,583 square feet) of property with residential future land use designations. On a residential density basis, a maximum of two residential units could be allowed under the current zoning on the parcel that is the subject of this application. Since residential use is permitted in the B-2 zone at a density of 12 dwelling units or higher, three units could be allowed at 12 units per acre and it is believed that it may be possible to accommodate four or more units subject to other zoning constraints. The proposed land use change on the other property allows a higher residential density with a possible net increase of 17 or more dwelling units. 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 property is an approximately 9,500 square foot site, until recently occupied by a single-family residence but now vacant. It is fenced on most of the lot lines and with no access to the back yards of developed residential lots it is isolated from the residential neighborhoods to the south and west. The only available access is to the north through the commercially zoned property now under common ownership with this site. Existing commercial buildings are located on both sides of that property along Nob Hill Boulevard. City water and sewer service is available to the property to the north and can be extended to this site.

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COMMUNITY DEVELOPMENT



Supplemental Application For:
REZONES
 YAKIMA MUNICIPAL CODE CHAPTER 15.23

PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

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

2. DESIRED ZONING OF SUBJECT PROPERTY:

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

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

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

4. EXISTING FUTURE LAND USE DESIGNATION:

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

5. PROPOSED FUTURE LAND USE DESIGNATION:

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

If so what is the proposed future land use designation?

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

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

PART III - REQUIRED ATTACHMENTS

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

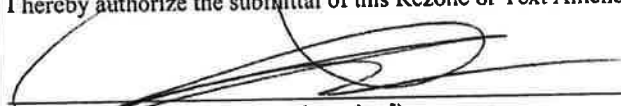
2. ENVIRONMENTAL CHECKLIST (required)

3. TRAFFIC CONCURRENCY (may be required)

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

5. AUTHORIZATION:

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


 Property Owner Signature (required)

4/27/21
 Date

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CITY OF YAKIMA
 COMMUNITY DEVELOPMENT



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

What is the status of existing land use?
See attached narrative

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

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COMMUNITY DEVELOPMENT

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 sitescreeing, 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

APR 29 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT
Yakima County

Narrative

This is an application to change the zoning of a of a 9,583 square foot parcel (per Assessor records) from Single-Family Residential (R-1) to Local Business (B-2). The property is located about 150 feet south of Nob Hill Boulevard from which it gains access through adjacent commercially zoned property under the same ownership.

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

The property is generally flat and free of environmental constraints. Water and sewer service and other utilities are available across property that is under the same ownership.

What is the status of existing land use?

The site is now vacant, having been previously occupied by a single-family residence. It is less suitable for low density residential use because of its proximity and orientation to the arterial street and commercially zoned area to the north.

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

The rezoning is being proposed in conjunction with a proposed change in the future land use map designation to Community Mixed Use, with which the proposed zoning is consistent. The proposed zoning and plan designations are consistent with the comprehensive plan by eliminating a difference in zoning between two parts of an otherwise functionally related property, bringing the zoning into consistency with the surrounding areas with which the site is connected. It also provides for a more distinct boundary (site edge or buffer) between the site and the adjacent established residential neighborhoods.

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

Water and sewer service is available with a 12-inch water line, a fire hydrant and a 10-inch sewer line in Nob Hill Boulevard fronting the adjacent property that is under the same ownership. Fire and police services are also available.

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

The small size of this parcel and the adjacent parcels under common ownership, which are also hemmed in by existing commercial development, makes the most intensive uses of the B-2 zone such as a large store or a school unlikely. It should be possible for higher intensity commercial, residential or mixed-use development appropriate to the size and shape of the site to be supported by the public facilities that are available at this location.

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

The site is primarily compatible with the existing residential neighborhoods because it is isolated from them. There is no access to or through these properties and they are oriented away from one another. Fencing also provides a buffer and additional sitescreening could be provided if needed.

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

Landscaping should further enhance compatibility. The relatively small size of the site and the dimensions of the other parcels that are now commercially zoned will limit the size and intensity of new buildings and land uses.

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

As a result of the changed circumstances of the area along the south side of Nob Hill Boulevard becoming more commercial than residential in character and because of the site characteristics that integrate this property with the existing commercially zoned properties, while isolating it from the residential areas, there is a public need for the change to promote a more stable boundary between the two zoning classifications using the rear property lines of the residential lots on S. 29th, 30th and 31st Avenues. This will make it easier for the property to be used in a manner integral to that of the property to which it is functionally related.

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