

2021 COMPREHENSIVE PLAN MAP AMENDMENTS

CHAPTER E

RICK HARGRAVES

CPA#005-21, RZ#005-21 & SEPA#015-21

EXHIBIT #	DOCUMENT	DATE
E-1	Applications for Comprehensive Plan Map Amendment and Rezone (with narratives)	04/29/2021
E-2	SEPA Environmental Checklist	04/29/2021
E-3	Map Submitted with Applications	06/02/2021
E-4	Vicinity, Zoning, Future Land Use and Aerial Map	05/03/2021
E-5	Determination of Application Completeness	06/04/2021
E-6	Land Use Action Installation Certificate	06/11/2021
E-7	Notice of Application and Environmental Review E-7a: Press Release & Distribution Email E-7b: Parties and Agencies Notified E-7c: Affidavit of Mailing	06/25/2021
E-8	Notice of Public Hearing & Determination of Non Significance E-8a: Legal Notice E-8b: Press Release & Distribution Email E-8c: Parties and Agencies Notified E-8d: Affidavit of Mailing	07/22/2021
E-9	DST Review & Comments	08/04/2021
E-10	Yakima Planning Commission Agenda & Distribution List	08/18/2021
E-11	Staff Report	08/25/2021
E-12	YPC Agenda & Sign-In Sheet	08/25/2021
E-13	Notice of Yakima Planning Commission's Recommendation E-13a: Parties and Agencies Notified E-13b: Affidavit of Mailing	09/10/2021
E-14	Letter of Transmittal to City Clerk for Public Hearing Notice	10/07/2021
E-15	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#005-21, RZ#005-21

August 25, 2021

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

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

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

WHEREAS, On April 29, 2021 applications for Comprehensive Plan Amendment and Rezone were submitted by Hordan Planning Services, on behalf of Rick Hargraves, to amend the Comprehensive Plan Future Land Use Map Designation from Community Mixed Use to Mixed Residential, and concurrently Rezone from Local Business (B-2) to Two-Family Residential (R-2), the south 17-feet of parcel 191331-22545 (City File CPA#005-21, RZ#005-21); and

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

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on July 22, 2021, which was not appealed (City File SEPA#015-21); and

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

WHEREAS, The Yakima Planning Commission held an open record public hearing August 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#005-21, RZ#005-21
APPLICANT: Hordan Planning Services, on behalf of Rick Hargraves
APPLICANT ADDRESS: 410 N 2nd St; Yakima, WA; 98901
PROJECT LOCATION: 210 W Mead Ave
PARCEL(S): 191331-22545

FINDINGS OF FACT

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Community Mixed Use to Mixed Residential with a concurrent Rezone from Local Business (B-2) to Two-family Residential (R-2).
2. The portion of the parcel included in this request is approximately 2,380 square-feet in size and is surrounded by residential and commercial land uses.
3. The City of Yakima Planning Division provided a detailed staff report to the Planning Commission for review during their August 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 change is being proposed to allow greater flexibility in the development of this portion of vacant land for residential purposes by merging it with the parcel to the south under common ownership.
 - b. The Mixed Residential designation implements several goals and policies of the 2040 plan.
 - c. The amendment does not correct an obvious mapping error, does not address a deficiency of the 2040 plan, and is consistent with the Growth Management Act and County-wide Planning Policies.
 - d. The impact should be minimal because this consists of a small portion of un-used commercial property.
5. The proposed Rezone from Local Business (B-2) to Two-family Residential (R-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 R-2 zoning district.
 - c. The R-2 zoning district is an implementing zone of the Mixed Residential Future Land Use Designation.
 - d. The property is currently capable of being served by all necessary public utilities and can be accessed by public streets.
 - e. The proposed Rezone is considered compatible with the surrounding neighborhood and no mitigation is proposed at this time. Mitigation measures will be considered during a project action on the site.
 - f. The public need for this Rezone is to create more land for residential development.

CONCLUSIONS

1. The Amendment and Rezone are minor in nature;
2. No adverse impacts have been identified;
3. No written or verbal comments were received during public testimony.
4. This proposal underwent Environmental Review;
5. The proposed Comprehensive Plan Future Land Use Map Amendment from Community Mixed Use to Mixed Residential with a concurrent Rezone from Local Business (B-2) to

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Two-Family Residential (R-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 Community Mixed Use to Mixed Residential and Rezone from Local Business (B-2) to Two-Family Residential (R-2) for files CPA#005-21 and RZ#005-21.

SIGNED this 8th day of September, 2021.

By: 

Jacob Liddicoat, Chair
Yakima Planning Commission

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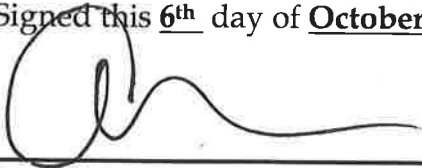
CITY OF YAKIMA, PLANNING DIVISION

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 Rick Hargraves (CPA#005-21, RZ#005-21, SEPA#015-21) 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 Stephen

Date: 10-6-21

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CPA # 005-21

R2 # 005-21

SEPA # 015-21

11/01/2021

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SEPA REVIEWING AGENCIES_updated
08/20/2021

Type of Notice: NAC OF CC HEARING

File Number: CPA # DDS-21, KZ # DDS-21, SEPA # DIS-20

Date of Mailing: ^{HEARING} 11/1/21

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Revised 09/02/2021

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

Type of Notice: NOTICE OF CC HEARING
 File Number(s): HEARING CPA # 005-21, RZ#DOS-21, SEPA #015-21
 Date of Mailing: 11/1/21

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Project Name: RICK HARGRAVES

Site Address: 210 W MEAD AVE

File Number(s): CPA#005-21, RZ#005-21, SEPA#015-21

Proposal: Proposed change to the Future Land Use map designation for the south 17 feet of one parcel from Community Mixed Use to Mixed Residential and concurrent rezone from Local Business (B-2) to Two-Family Residential (R-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#005-21, RZ#005-21, SEPA#015-21

Rick Hargraves

210 W. Mead 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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IGLESIA DE LOS HERMANOS DE
YAKIMA
202 W MEAD AVE
YAKIMA, WA 98902

18132544408
MEAD PLAZA LLC
1210 S 33RD AVE
YAKIMA, WA 98902

18133611425
MNMNM LLC
2185 SUMMERCAMP RD
CHELAN, WA 98816

18133611438
R H SMITH DISTRIBUTING COMPANY
INC
PO BOX 6
GRANDVIEW, WA 98930

19133033009
ANN LERVOLD
8804 MIDVALE RD
YAKIMA, WA 98908

19133122413
BERENICE HEREDIA BENTANCOURT
1514 S 2ND AVE
YAKIMA, WA 98902

19133122407
BRENDA S LOPEZ CASTRO
1506 S 2ND AVE
YAKIMA, WA 98902

18133611424
DAVID DOMINGUEZ
706 SUMMIT AVE
MOXEE, WA 98936

18133611550
DOUGLAS M SMITH
315 E WINE COUNTRY RD
GRANDVIEW, WA 98930

18133611422
DOUGLAS M & SUSAN K SMITH
PO BOX 6
GRANDVIEW, WA 98930

19133122408
EARL J III & DARLENE HINER
1507 S 3RD AVE
YAKIMA, WA 98902

19133033013
EDUARDO LARA VELASQUEZ
109 W MEAD AVE
YAKIMA, WA 98902

19133122419
EMMA SANCHEZ
1616 S 13TH AVE
YAKIMA, WA 98902

18133611427
FELIPE & YESENIA MENDOZA
1509 S 4TH AVE
YAKIMA, WA 98902

19133122547
FRED & LYNN MEARS
108 W MEAD AVE
YAKIMA, WA 98902

18133611428
GEORGE E III COSON
502 S 7TH AVE APT C
YAKIMA, WA 98902

19133033020
GUADALUPE & VERONICA GOMEZ
1415 S 2ND AVE
YAKIMA, WA 98902

18133611423
JAMES L WILLIS III
1504 S 3RD AVE
YAKIMA, WA 98902

18133611430
JAMIE A PARSONS
PO BOX 10741
YAKIMA, WA 98909

19133122410
JOHN WALTER & EVERS
1509 S 3RD AVE
YAKIMA, WA 98902

19133122412
JOSE LUIS HERNANDEZ
1511 S 3RD AVE
YAKIMA, WA 98902

19133033543
JOSEFINA CAMACHO
1416 S 2ND AVE
YAKIMA, WA 98902

19133033010
JUAN VALENCIA
3306 S 3RD ST
UNION GAP, WA 98903

19133122548
JUAN & MARIA E GONZALES
23325 SE 289TH ST
BLACK DIAMOND, WA 98010

19133033011
LARRY L & DIXIE L NORWOOD
PO BOX 10953
YAKIMA, WA 98909

19133122451
MA CARMEN CASTRO MANZANO
1507 S 2ND AVE
YAKIMA, WA 98902

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19133033542
MARIA & RAMONE ABUNDIZ
1414 S 2ND AVE
YAKIMA, WA 98902

19133122446
MARIA C RODRIGUEZ
1513 S 2ND AVE
YAKIMA, WA 98902

18133611426
MARIA ELENA VAZQUEZ
1507 S 4TH AVE
YAKIMA, WA 98902

19133122409
MARIA INES AGUILAR
1508 S 2ND AVE
YAKIMA, WA 98902

19133122414
MARK A & CAROLYN S GEFRE
2105 S 10TH AVE
UNION GAP, WA 98903

19133122411
MARY BRICENO
1512 S 2ND AVE
YAKIMA, WA 98902

19133122404
RICK HARGRAVES
210 W MEAD AVE
YAKIMA, WA 98902

19133122545
RICK HARGRAVES
210 W MEAD AVE
YAKIMA, WA 98902

18133611429
ROSALINDA SAUCEDO GUERRERO
1511 S 4TH AVE
YAKIMA, WA 98902

19133033012
RUBEN LUNA
111 W MEAD AVE
YAKIMA, WA 98902

19133122448
VIRGINIA ZIER
1511 S 2ND AVE
YAKIMA, WA 98902

19133033024
WILLIAM & CHERYL MARQUIS
1411 S 3RD AVE
YAKIMA, WA 98902

42 - Total Parcels - Rick Hargraves -
CPA#005-21, RZ#005-21, SEPA#015-21

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

*NTZ of YPO
RECOMMENDATION
CPA# 005-21
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: NIC of YPC Recommendation
 File Number(s): CPA#005-21, RZ#005-21, C SEPA#015-21,
 Date of Mailing: 9/10/21

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Nunez, Analilia

From: Nunez, Analilia
Sent: Friday, September 10, 2021 4:50 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; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Zammarchi, Loretta
Cc: 'hordanplanningservices@outlook.com'; Calhoun, Joseph
Subject: NTC OF YPC RECOMMENDATION_Hargraves - CPA
Attachments: NOTICE OF YPC RECOMMENDATION_Hargraves - CPA.PDF

Attached is a Notice of YPC Recommendation to City Council regarding the above-entitled project. If you have any questions about this proposal, please contact Planning Manager Joseph Calhoun at joseph.calhoun@yakimawa.gov



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



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

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

DATE: September 10, 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#005-21, RZ#005-21 & SEPA#015-21

APPLICANT: Hordan Planning Services, on behalf of Rick Hargraves

PROJECT LOCATION: 191331-22545

On August 25, 2021, the City of Yakima Planning Commission held a public hearing and rendered their recommendation for approval of **CPA#005-21 & RZ#005-21**, a proposal to change the Future Land Use map designation for once parcel from Community Mixed Use to Mixed Residential and concurrently rezone from Local Business (B-2) to Two-Family Residential (R-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 Planning Manager Joseph Calhoun at (509) 575-6042 or email to: joseph.calhoun@yakimawa.gov.

Joseph Calhoun
Planning Manager

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				521 N. 20 th Ave St 3	98902	tjdurant@psaofyakima.com
	X			410 N. 7 th St	98901	

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

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

Application # CPA#005-21, RZ#005-21

APPLICANT: Hordan Planning Services, on behalf of Rick Hargraves
APPLICANT ADDRESS: 410 N 2nd St, Yakima WA, 98901
PROJECT LOCATION: 210 W Mead Ave
PARCEL(S): 191331-22545
DATE OF REQUEST: April 29, 2021
DATE OF RECOMMENDATION: August 25, 2021
STAFF CONTACT: Joseph Calhoun, Planning Manager

I. DESCRIPTION OF REQUEST:

Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to amend 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).

II. CURRENT ZONING AND LAND USE:

The subject property is approximately 0.5 acres in size and is zoned Local Business (B-2). This application is for the south 17-feet of the subject property, which is approximately 0.05 acres (2,380 square-feet). Adjacent properties to this site have the following zoning and land use characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	SCC/R-2	Commercial/Residential
South	R-2	Storage
East	B-2	Commercial
West	B-2	Commercial

III. PUBLIC NOTICE:

Posting of Property	June 18, 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#015-21) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on July 22, 2021. No appeals were filed.

B. Comprehensive Plan Amendment (CPA) Approval Criteria.

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

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

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

Staff Response: The purpose of this request is to allow greater density on the subject property, consistent with recent development in the area. The City adopted a Housing Action Plan in June 2021 which includes strategies centered around adding more housing in Yakima.

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

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

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

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

- Does the proposal conform to locational criteria set forth for the desired designation? Yes, the site is suitable for residential use.*
- Is the site physically suited for the proposed designation? Yes. The site is suitable for residential development and has access to necessary utilities as already existing adjacent to the site or capable of being extended.*
- Is the desired zone one of the implementing zones of the land use designation? Yes, the proposed Two-Family Residential (R-2) zone is an implementing zone of the Mixed Residential land use designation.*
- Is the proposal a spot zone or a similar change that may create instability with the surrounding neighborhood? The proposal is not considered a spot zone. It is a continuation of existing R-2 zoning to the south.*

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

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

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

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

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

(c) Correct an obvious mapping error:

Staff Response: Does not apply.

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

Staff Response: This change will promote infill use on property that is consistent with the surrounding area and will increase land available for medium-density housing.

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

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

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

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

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

Staff Response: The impact is minimal. This proposal includes only a small portion of the subject property which will be merged with the property to the south (under common ownership) to facilitate future residential development.

C. 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 submitted.

D. REZONE APPROVAL CRITERIA

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

(1) Testimony at public hearing.

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

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

The property is well suited for uses listed within Table 4-1 for the R-2 zoning district, and will facilitate medium-density residential development.

(3) The recommendations from interested agencies and departments.

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

(4) Compliance with the Comprehensive Plan.

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

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

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

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

The proposed zone change is compatible with existing neighboring land uses. Future development will provide a greater buffer between the existing residential neighborhood to the south and commercial uses to the north.

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

No mitigation is proposed as part of this non-project rezone request. Project-specific considerations will be addressed during future project level review.

(7) The public need for the proposed change.

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

E. REZONE CONCLUSIONS:

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

V. RECOMMENDATION

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

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

RICK HARGRAVES
CPA#005-21, RZ#005-21 & SEPA#015-21

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

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

NOTICE OF PUBLIC HEARING

DATE: July 22, 2021
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Comprehensive Plan Map Amendment, Rezone and Environmental Review
File Numbers: CPA#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

PROJECT DESCRIPTION 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).

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



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

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

PROPOSAL: Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to 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).

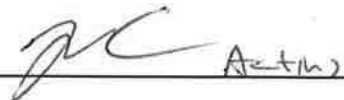
PROPONENT: Hordan Planning Services, on behalf of Rick Hargraves
LOCATION: 210 W Mead Ave
PARCEL NUMBERS: 191331-22545
LEAD AGENCY: City of Yakima
FILE NUMBERS: CPA#005-21, RZ#005-21, & SEPA#015-21

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

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

CONTACT PERSON: Joseph Calhoun, Planning Manager. Call (509) 575-6042 for more information.

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

SIGNATURE:  **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
WE TELL YOUR STORIES YAKIMAHERALD.COM

El Sol de Yakima
-Ad Proof-

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

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

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

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

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

Date: July 22, 2021

File Numbers: CPA#001-21, RZ#001-21, & SEPA#011-21;
Project Applicant: Daniel Tiley, on behalf of Lincoln Legacy and property owners; **Project Location:** Vicinity of N 40th and Summitview Avenues; **Parcel Numbers:** 181325-42486, 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 **Project Location:** 5109 Summitview Ave. **Parcel Numbers:** 181321-13498 **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:** 2803 Racquet Ln; **Parcel Numbers:** 181335-22406; **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: 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 Casey and Shawna Gamache; **Project Location:** 1103 S 72nd Ave; **Parcel Numbers:** 181329-42425; **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, CLZ#024-21, & ADJ#012-21 **Project Applicant:** Digital Design & Development c/o Leanne Liddical **Project Location:** 706 S. 48th Ave. **Parcel Numbers:** 191328-11008 **PROJECT DESCRIPTION** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for 1 parcel from Low Density Residential to Community Mixed-Use and concurrent rezone from Single Family Residential (R-1) to Local Business District (B-2), and proposed multi-family development consisting of 14 apartment units with 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) July 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) to Small Convenience Center (SCC).

File Numbers: CPA#002-21, RZ#002-21, & SEPA#012-21
Project Applicant: Yakima Valley Farmworkers Clinic **Project Location:** 5109 Summitview Ave. **Parcel Numbers:** 181321-13468 **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

In-House Distribution E-mail List

Revised 06/14/2021

Name	Division	E-mail Address
Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov
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Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov
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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 & DNS
 File Number(s): CPA # 005-21, RZ # 005-21, SEPA # 015-21
 Date of Mailing: 7/22/21

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Nunez, Analilia

From: Nunez, Analilia
Sent: Thursday, July 22, 2021 4:38 PM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Nunez, Analilia; Preston, Bill; Riddle, Dan; Rodriguez, Jeremy; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Former Orchards; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Dept of Social & Health Services - Larry Covey; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Henne, Dennis; Ibarra, Rosalinda; Kallevig, Dana; Nob Hill Water - Bob Irving; Nunez, Analilia; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Riddle, Dan; US Army Corps of Engineers - David Moore; WA State Dept of Health, Kelly Cooper; WA State Dept of Health, Office of Drinking Water; WA State Dept of Health, Office of Drinking Water; WA State Parks & Recreation Commission; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Max Platts; WVSD - Angela Watts, Asst Supt of Bus/Fin; WVSD - Mike Brophy, Supt.; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries - John Marvin; Yakama-Klickitat Fisheries Project - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Troy Havens; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Manager - Tommy Carroll; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Public Svcs Director, Lisa Freund; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima School District - Jay Baucom; Yakima School District - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Museum - Peter Arnold, Exec Director; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko; YVCOG - Lynn Deitrick; Brown, Michael; Davido, Sean; El Mundo; El Sol de Yakima; Fannin, John; KAPP TV News; KBBO-KRSE Radio - manager; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KUNW-TV Univision; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; RCDR - Maria DJ Rodriguez; Tu Decides - Albert Torres; West Valley School District - Angela Watts; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima Valley Business Times; Beehler, Randy; Al Rose; Funk, Kay; Jacob Liddicoat; Leanne Hughes-Mickel; Lisa Wallace; Mary Place; Philip Ostriem; Rob McCormick
Cc: Calhoun, Joseph
Subject: NOTICE OF PUBLIC HEARING & DNS_Rick Hargraves - CPA#005-21, RZ#005-21 & SEPA#015-21
Attachments: NOTICE OF PUBLIC HEARING & DNS_Rick Hargraves - CPA#005-21, RZ#005-21 &pdf

Attached is a Notice of Public Hearing and DNS regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner, Joseph Calhoun at joseph.calhoun@yakimawa.gov



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

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DELANEYS LOST SOCK LAUNDROMAT
LLC
404 N 1ST ST
YAKIMA, WA 98901

19133033006
DELANEYS LOST SOCK LAUNDROMAT
LLC
404 N 1ST ST
YAKIMA, WA 98901

19133033022
DELANEYS LOST SOCK LAUNDROMAT
LLC
404 N 1ST ST
YAKIMA, WA 98901

19133033007
HJSR LLC
1419 S 3RD AVE
YAKIMA, WA 98902

19133122560
IGLESIA DE LOS HERMANOS DE
YAKIMA
202 W MEAD AVE
YAKIMA, WA 98902

18132544408
MEAD PLAZA LLC
1210 S 33RD AVE
YAKIMA, WA 98902

18133611425
MNMNM LLC
2185 SUMMERCAMP RD
CHELAN, WA 98816

18133611438
R H SMITH DISTRIBUTING COMPANY
INC
PO BOX 6
GRANDVIEW, WA 98930

19133033009
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8804 MIDVALE RD
YAKIMA, WA 98908

19133122413
BERENICE HEREDIA BENTANCOURT
1514 S 2ND AVE
YAKIMA, WA 98902

19133122407
BRENDA S LOPEZ CASTRO
1506 S 2ND AVE
YAKIMA, WA 98902

18133611424
DAVID DOMINGUEZ
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MOXEE, WA 98936

18133611550
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18133611422
DOUGLAS M & SUSAN K SMITH
PO BOX 6
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19133122408
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19133033013
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YAKIMA, WA 98902

19133122419
EMMA SANCHEZ
1616 S 13TH AVE
YAKIMA, WA 98902

18133611427
FELIPE & YESENIA MENDOZA
1509 S 4TH AVE
YAKIMA, WA 98902

19133122547
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18133611428
GEORGE E III COSON
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19133033020
GUADALUPE & VERONICA GOMEZ
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18133611423
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18133611430
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PO BOX 10741
YAKIMA, WA 98909

19133122410
JOHN WALTER & EVERS
1509 S 3RD AVE
YAKIMA, WA 98902

19133122412
JOSE LUIS HERNANDEZ
1511 S 3RD AVE
YAKIMA, WA 98902

19133033543
JOSEFINA CAMACHO
1416 S 2ND AVE
YAKIMA, WA 98902

19133033010
JUAN VALENCIA
3306 S 3RD ST
UNION GAP, WA 98903

19133122548
JUAN & MARIA E GONZALES
23325 SE 289TH ST
BLACK DIAMOND, WA 98010

19133033011
LARRY L & DIXIE L NORWOOD
PO BOX 10953
YAKIMA, WA 98909

19133122451
MA CARMEN CASTRO MANZANO
1507 S 2ND AVE
YAKIMA, WA 98902

19133033542
MARIA & RAMONE ABUNDIZ
1414 S 2ND AVE
YAKIMA, WA 98902

19133122446
MARIA C RODRIGUEZ
1513 S 2ND AVE
YAKIMA, WA 98902

18133611426
MARIA ELENA VAZQUEZ
1507 S 4TH AVE
YAKIMA, WA 98902

19133122409
MARIA INES AGUILAR
1508 S 2ND AVE
YAKIMA, WA 98902

19133122414
MARK A & CAROLYN S GEFRE
2105 S 10TH AVE
UNION GAP, WA 98903

19133122411
MARY BRICENO
1512 S 2ND AVE
YAKIMA, WA 98902

19133122404
RICK HARGRAVES
210 W MEAD AVE
YAKIMA, WA 98902

19133122545
RICK HARGRAVES
210 W MEAD AVE
YAKIMA, WA 98902

18133611429
ROSALINDA SAUCEDO GUERRERO
1511 S 4TH AVE
YAKIMA, WA 98902

19133033012
RUBEN LUNA
111 W MEAD AVE
YAKIMA, WA 98902

19133122448
VIRGINIA ZIER
1511 S 2ND AVE
YAKIMA, WA 98902

19133033024
WILLIAM & CHERYL MARQUIS
1411 S 3RD AVE
YAKIMA, WA 98902

42 - Total Parcels - Rick Hargraves -
CPA#005-21, RZ#005-21, SEPA#015-21

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

Notice of public
Hearing mailed
7/22/21

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
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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
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Yakima, WA 98903

Greater Yakima Chamber of Commerce
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Yakima, WA 98901
chamber@yakima.org

Nob Hill Water Association
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Yakima, WA 98908
bob@nobhillwater.org

North Yakima Conservation District
Manager
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Yakima, WA 98902

Office of Rural and Farm Worker Housing
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Yakima, WA 98902
Martym@orfh.org

Pacific Power
Mike Paulson,
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Yakima, WA 98901

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

United States Postal Service
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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,
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kmclain@agr.wa.gov

WA State Department of Commerce
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reviewteam@commerce.wa.gov

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Annie Szvetcz, SEPA Policy Lead
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Gwen Clear, Regional Coordinator
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WA State Department of Ecology
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Yakima-Tieton Irrigation District
Sandra Hull,
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Yakima, WA 98908

SEPA REVIEWING AGENCIES_updated
06/08/2021

Type of Notice: notice of public hearing : DNS

File Number: CPA # 005-21, RZ # 005-21, SEPA # 015-21

Date of Mailing: 7/22/21

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

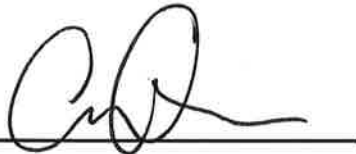
RE: CPA#005-21, RZ#005-21, & SEPA#015-21

Rick Hargraves

210 W. Mead Ave.

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

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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: Hordan Planning Services, on behalf of Rick Hargraves
FILE NUMBER: CPA#005-21, RZ#005-21, & SEPA#015-21
LOCATION: 210 W Mead Ave
TAX PARCEL NUMBER(S): 191331-22545
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 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).

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 contains commercial uses
- 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 contains commercial uses, future residential development anticipated
- 2. Density of Development: Non-project
- 3. Availability and adequacy of infrastructure and public utilities: Adequate public facilities are in the vicinity of this site

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

Required Permits: None
Required Studies: None
Existing Environmental Documents: None
Development Regulations For Project Mitigation and Consistency Include: State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, and the Yakima Urban Area Comprehensive Plan.

REQUEST FOR WRITTEN COMMENTS Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by

5:00 p.m. on **July 15, 2021**, will be considered prior to issuing the final SEPA determination. Please reference file numbers (CPA#005-21, RZ#005-21, & SEPA#015-21) and applicant's name (Hordan/Hargraves) in any correspondence you submit. You can mail your comments to:

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

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

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

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

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

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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: Hordan Planning Services por parte de Rick Hargraves
No. DE ARCHIVO: CPA#005-21, RZ#005-21, & SEPA#015-21
UBICACIÓN: 210 W Mead Ave
No. DE PARCELA: 191331-22545
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 una parte de un parcel de Comunidad Uso-Mixto a Residencial Mixto, y rezonificar la propiedad de Comercio Local (B-2) a Residencial Duplex (R-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 contiene usos de comercio
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 contiene usos de comercio, futuro desarrollo residencial anticipado
2. Densidad del desarrollo: Sin proyecto
3. Disponibilidad y adecuación de infraestructura y servicios públicos: Instalaciones públicas adecuadas están cerca del sitio.

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

Permisos Requeridos: Ninguno

Estudios Requeridos: Ninguno

Documentos Ambientales Existentes: Ninguno

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

SOLICITUD DE COMENTARIOS ESCRITOS: Se anima a las agencias, tribus, y el público a revisar y comentar sobre el proyecto y sobre sus probables impactos ambientales. Habrá un periodo de veinte días para hacer sus comentarios. Este podría ser su única oportunidad para comentar. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el **15 de julio, 2021**, serán considerados antes de emitir la decisión final sobre la Revisión Ambiental. Por favor de hacer referencia al número de archivo (CPA#005-21, RZ#005-21, & SEPA#015-21) o al nombre del solicitante (Hordan/Hargraves) en cualquier correspondencia que envíe. Envíe sus comentarios sobre esta propuesta a:

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

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

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

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

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

In-House Distribution E-mail List

Revised 06/14/2021

Name	Division	E-mail Address
Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov
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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# 005-21, RZ# 005-21, SEPA# 015-21
 Date of Mailing: 06/25/2021

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From: Ibarra, Rosalinda
Sent: Friday, June 25, 2021 12:53 PM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Nunez, Analilia; Preston, Bill; Riddle, Dan; Rodriguez, Jeremy; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Former Orchards; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bertrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Dept of Social & Health Services - Larry Covey; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Henne, Dennis; Ibarra, Rosalinda; Kallevig, Dana; Nob Hill Water - Bob Irving; Nunez, Analilia; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Riddle, Dan; US Army Corps of Engineers - David Moore; WA State Dept of Health, Kelly Cooper; WA State Dept of Health, Office of Drinking Water; WA State Dept of Health, Office of Drinking Water; WA State Parks & Recreation Commission; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Max Platts; WVSD - Angela Watts, Asst Supt of Bus/Fin; WVSD - Mike Brophy, Supt.; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries - John Marvin; Yakama-Klickitat Fisheries Project - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Troy Havens; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Manager - Tommy Carroll; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Public Svcs Director, Lisa Freund; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima School District - Jay Baucom; Yakima School District - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Museum - Peter Arnold, Exec Director; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko; YVCOG - Lynn Deitrick; Al Rose; Funk, Kay; Jacob Liddicoat; Leanne Hughes-Mickel; Lisa Wallace; Mary Place; Philip Ostriem; Rob McCormick
Cc: Calhoun, Joseph; Martin, Trevor
Subject: NOTICE OF APPLICATION & SEPA REVIEW - Rick Hargraves - CPA#005-21, RZ#005-21, SEPA#015-21
Attachments: NOTICE OF APPLICATION & SEPA_Rick Hargraves - CPA#005-21 RZ#005-21 SEPA#....pdf

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

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

Thank you!

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



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

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aar7040@gmail.com

Jacob Liddicoat, Chair
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**Notice of Application & SEPA
Review**

2021 Comp Plan Amendments

CPA#001-21

CPA#002-21

CPA#003-21

CPA#004-21

CPA#005-21

CPA#006-21

CPA#007-21

Mailing Date: 06/25/2021

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YAKIMA, WA 98902

19133122419
EMMA SANCHEZ
1616 S 13TH AVE
YAKIMA, WA 98902

18133611427
FELIPE & YESENIA MENDOZA
1509 S 4TH AVE
YAKIMA, WA 98902

19133122547
FRED & LYNN MEARS
108 W MEAD AVE
YAKIMA, WA 98902

18133611428
GEORGE E III COSON
502 S 7TH AVE APT C
YAKIMA, WA 98902

19133033020
GUADALUPE & VERONICA GOMEZ
1415 S 2ND AVE
YAKIMA, WA 98902

18133611423
JAMES L WILLIS III
1504 S 3RD AVE
YAKIMA, WA 98902

18133611430
JAMIE A PARSONS
PO BOX 10741
YAKIMA, WA 98909

19133122410
JOHN WALTER & EVERS
1509 S 3RD AVE
YAKIMA, WA 98902

19133122412
JOSE LUIS HERNANDEZ
1511 S 3RD AVE
YAKIMA, WA 98902

19133033543
JOSEFINA CAMACHO
1416 S 2ND AVE
YAKIMA, WA 98902

19133033010
JUAN VALENCIA
3306 S 3RD ST
UNION GAP, WA 98903

19133122548
JUAN & MARIA E GONZALES
23325 SE 289TH ST
BLACK DIAMOND, WA 98010

19133033011
LARRY L & DIXIE L NORWOOD
PO BOX 10953
YAKIMA, WA 98909

19133122451
MA CARMEN CASTRO MANZANO
1507 S 2ND AVE
YAKIMA, WA 98902

133033542
MARIA & RAMONE ABUNDIZ
1414 S 2ND AVE
YAKIMA, WA 98902

19133122446
MARIA C RODRIGUEZ
1513 S 2ND AVE
YAKIMA, WA 98902

18133611426
MARIA ELENA VAZQUEZ
1507 S 4TH AVE
YAKIMA, WA 98902

19133122409
MARIA INES AGUILAR
1508 S 2ND AVE
YAKIMA, WA 98902

19133122414
MARK A & CAROLYN S GEFRE
2105 S 10TH AVE
UNION GAP, WA 98903

19133122411
MARY BRICENO
1512 S 2ND AVE
YAKIMA, WA 98902

~~19133122404
RICK HARGRAVES
210 W MEAD AVE
YAKIMA, WA 98902~~

19133122545
RICK HARGRAVES
210 W MEAD AVE
YAKIMA, WA 98902

18133611429
ROSALINDA SAUCEDO GUERRERO
1511 S 4TH AVE
YAKIMA, WA 98902

19133033012
RUBEN LUNA
111 W MEAD AVE
YAKIMA, WA 98902

19133122448
VIRGINIA ZIER
1511 S 2ND AVE
YAKIMA, WA 98902

19133033024
WILLIAM & CHERYL MARQUIS
1411 S 3RD AVE
YAKIMA, WA 98902

42 - Total Parcels - Rick Hargraves -
CPA#005-21, RZ#005-21, SEPA#015-21

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

Notice of Application 3
SEPA Review
06/25/2021

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

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Manager
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Yakima, WA 98902

City of Yakima - Engineering Division
Dan Riddle, Street Inspector
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Dan.Riddle@yakimawa.gov

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

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

United States Postal Service
Maintenance Dept.
205 W Washington Ave
Yakima, WA 98903

WA State Department of Commerce
Review Team,
1011 Plum St SE
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WA State Department of Ecology
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WA State Department of Health
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Kelly.cooper@doh.wa.gov

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Kennewick, WA 99336

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Marc Cawley, Wastewater Operations
marc.cawley@yakimawa.gov
Dana Kallevig, Utility Project Manager
dana.kallevig@yakimawa.gov

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

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

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

WA State Department of Ecology
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Olympia, WA 98504-7703
separegister@ecy.wa.gov

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

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

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

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

Century Link
Manager
8 South 2nd Ave, Rm#304
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City of Yakima - Airport
Rob Peterson, Director
2400 West Washington Ave
Yakima, WA 98903
rob.peterson@yakimaairport.com

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

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

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

WA State Department of Agriculture
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PO Box 42560
Olympia, WA 98504
kmclain@agr.wa.gov

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sepaunit@ecy.wa.gov

WA State Department of Fish and Wildlife,
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PO Box 43200
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WA State Dept of Social & Health Services
Office of Capital Programs
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PO Box 45848
Olympia, WA 98504
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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
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SCplanning@wsdot.wa.gov

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Toppenish, WA 98948

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greenetrevor@yakimaschools.org

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Yakima, WA 98902
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Yakima Valley Trolleys
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Yakima, WA 98901

Yakima Valley Trolleys
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Yakima, WA 98907
info@yakimavalleytrolleys.org

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Keith Kovalenko, District Manager
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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 3 SEPA

File Number: CPA# 005-21, RZ#005-21, SEPA# 015-21

Date of Mailing: 06/25/2021

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA


RE: CPA#005-21, RZ#005-21, SEPA#015-21

Rick Hargraves

210 W Mead 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

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

File Number:	CPA #005-21, ZZA005-21; SEPA #015-21
Applicant/Project Name:	Hargraves
Site Address:	210 W Meadow Ave
Date of Posting:	6-18-2021

Location of Installation (Check One): Sign B7

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:
S. 3rd Ave - see aerial attached

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.

Bth
 Applicant's Signature

6/18/21
 Date

BILL HARDAN
 Applicant's Name (Please Print)

249-1919
 Applicant's Phone Number

Please remit the above certification 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.

RECEIVED

JUN 18 2021

**CITY OF YAKIMA
PLANNING DIV.**

Revised 01/2017

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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#005-21, RZ#005-21, & SEPA#015-21
APPLICANT: Hordan Planning Services, on behalf of Rick Hargraves
APPLICANT ADDRESS: 410 N 2nd St., Yakima, WA 98901
PROJECT LOCATION: 210 W Mead Ave
TAX PARCEL NO: 191331-22545
DATE OF REQUEST: April 29, 2021
SUBJECT: Notice of Complete Application

To Whom It May Concern;

The application for your Comprehensive Plan Amendment, Rezone, and Environmental Review was received on April 29, 2021. As of June 4, 2021, your application is considered **complete** as required by YMC §§ 15.11.020 and 16.10.050(1).

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

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

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

If you have any questions regarding this matter please call me at (509) 575-6042

Sincerely,

Joseph Calhoun
Planning Manager





Project Name: RICK HARGRAVES

Site Address: 210 W MEAD AVE

File Number(s): CPA#005-21, RZ#005-21, SEPA#015-21

AERIAL 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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Project Name: RICK HARGRAVES

Site Address: 210 W MEAD AVE

File Number(s): CPA#005-21, RZ#005-21, SEPA#015-21



FUTURE LAND USE MAP



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



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Date Created: 5/3/2021



Project Name: RICK HARGRAVES

Site Address: 210 W MEAD AVE

File Number(s): CPA#005-21, RZ#005-21, SEPA#015-21

ZONING MAP



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



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Date Created: 5/3/2021

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Project Name: RICK HARGRAVES

Site Address: 210 W MEAD AVE

File Number(s): CPA#005-21, RZ#005-21, SEPA#015-21

Proposal: Proposed change to the Future Land Use map designation for the south 17 feet of one parcel from Community Mixed Use to Mixed Residential and concurrent rezone from Local Business (B-2) to Two-Family Residential (R-2).



VICINITY MAP



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Date Created: 5/3/2021

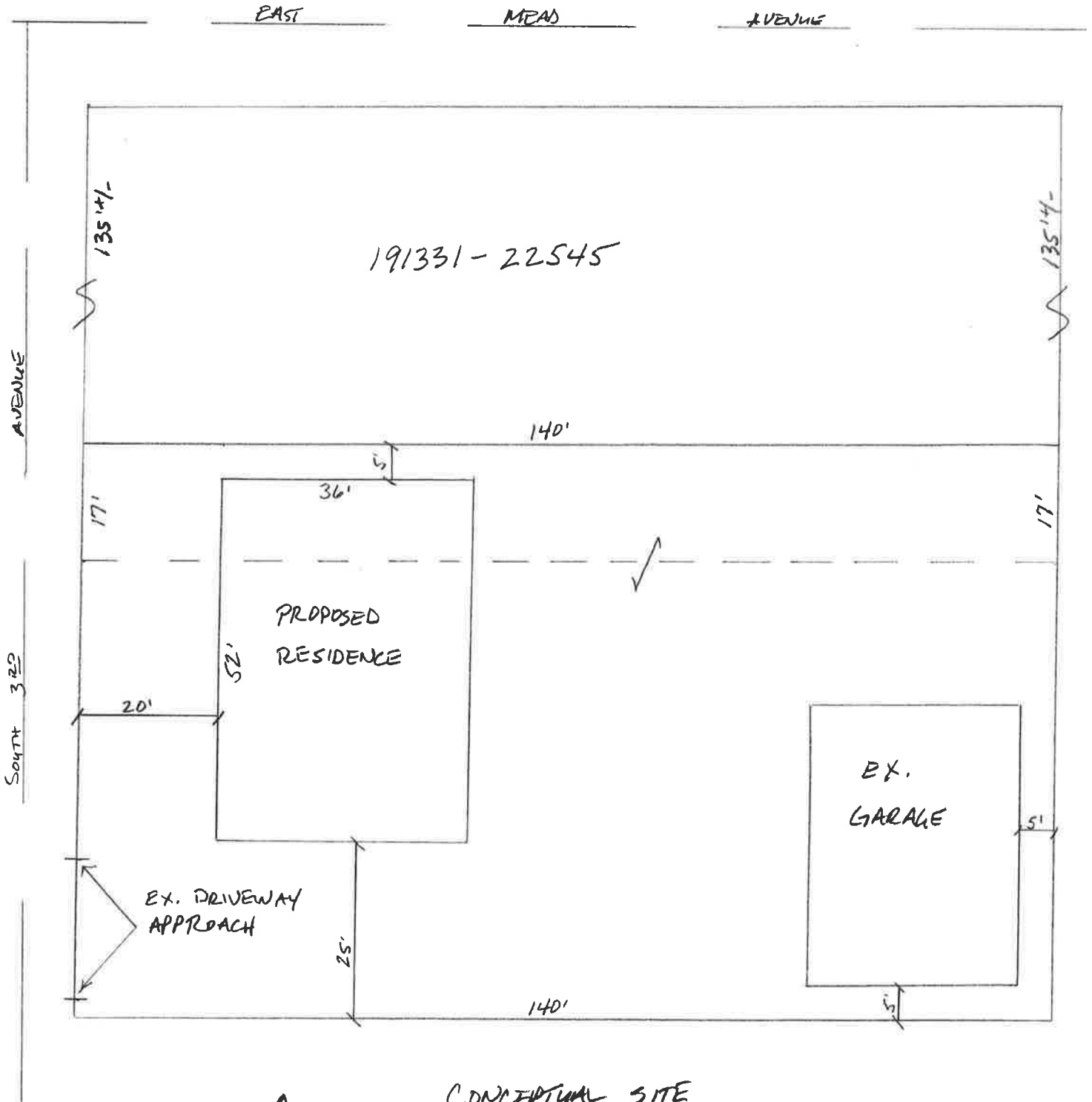


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CITY OF YAKIMA
PLANNING DIV.




CONCEPTUAL SITE
PLAN

NORTH ↑
1" = 20'

191331-22404

Subject Property

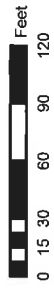
Rick Hargraves
191331-22545

-  Subject Property
-  Tax Lots
-  All Roads

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APR 29 2021

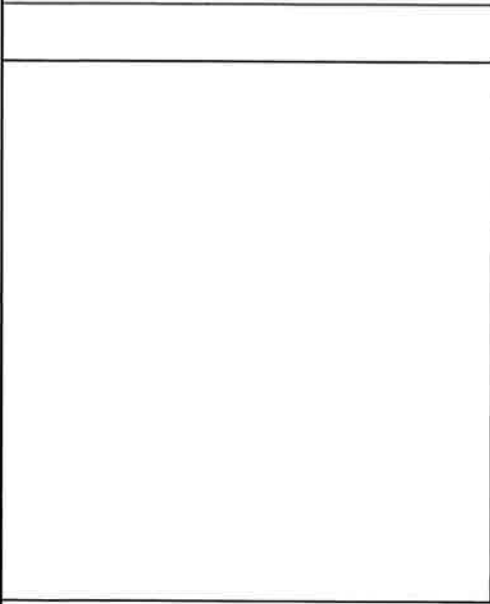
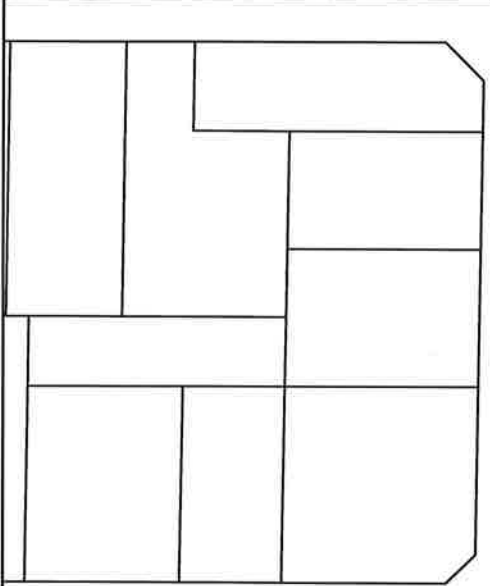
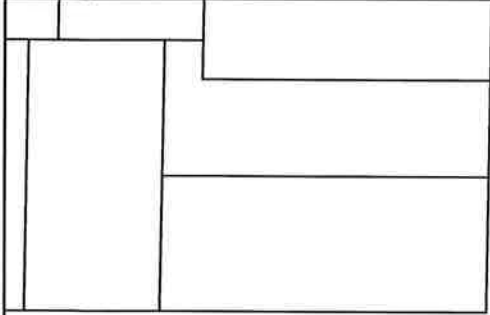
CITY OF YAKIMA
COMMUNITY DEVELOPMENT



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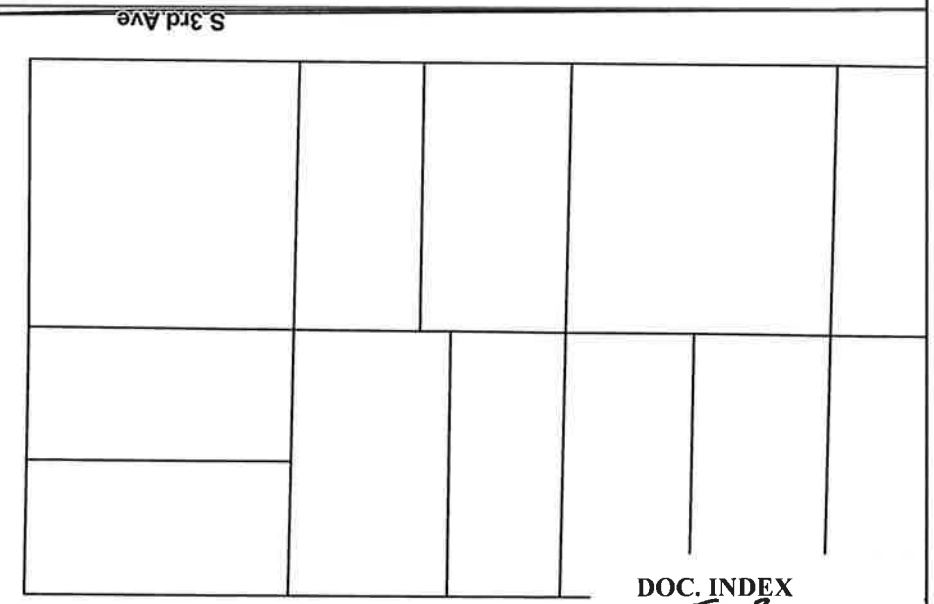
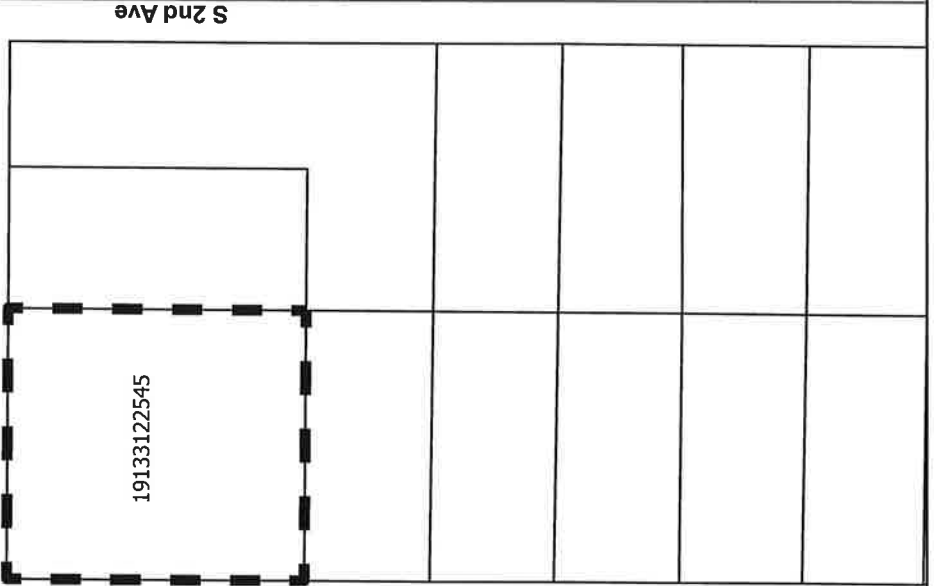
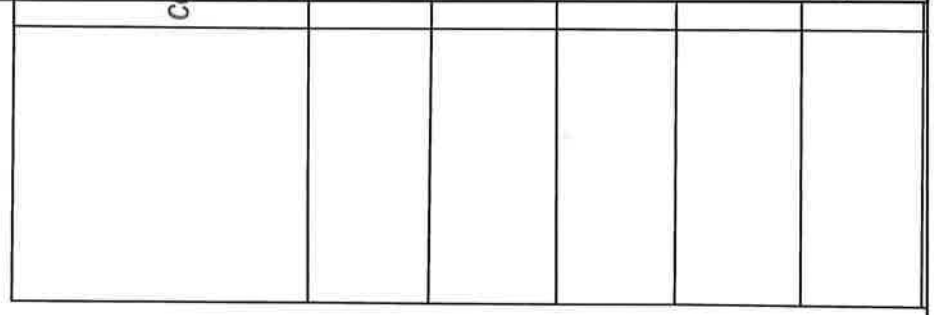


W Mead Ave

S 2nd Ave

S 3rd Ave

























19133122545



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S 4th Ave

Critical Areas
Rick Hargraves
191331-22545

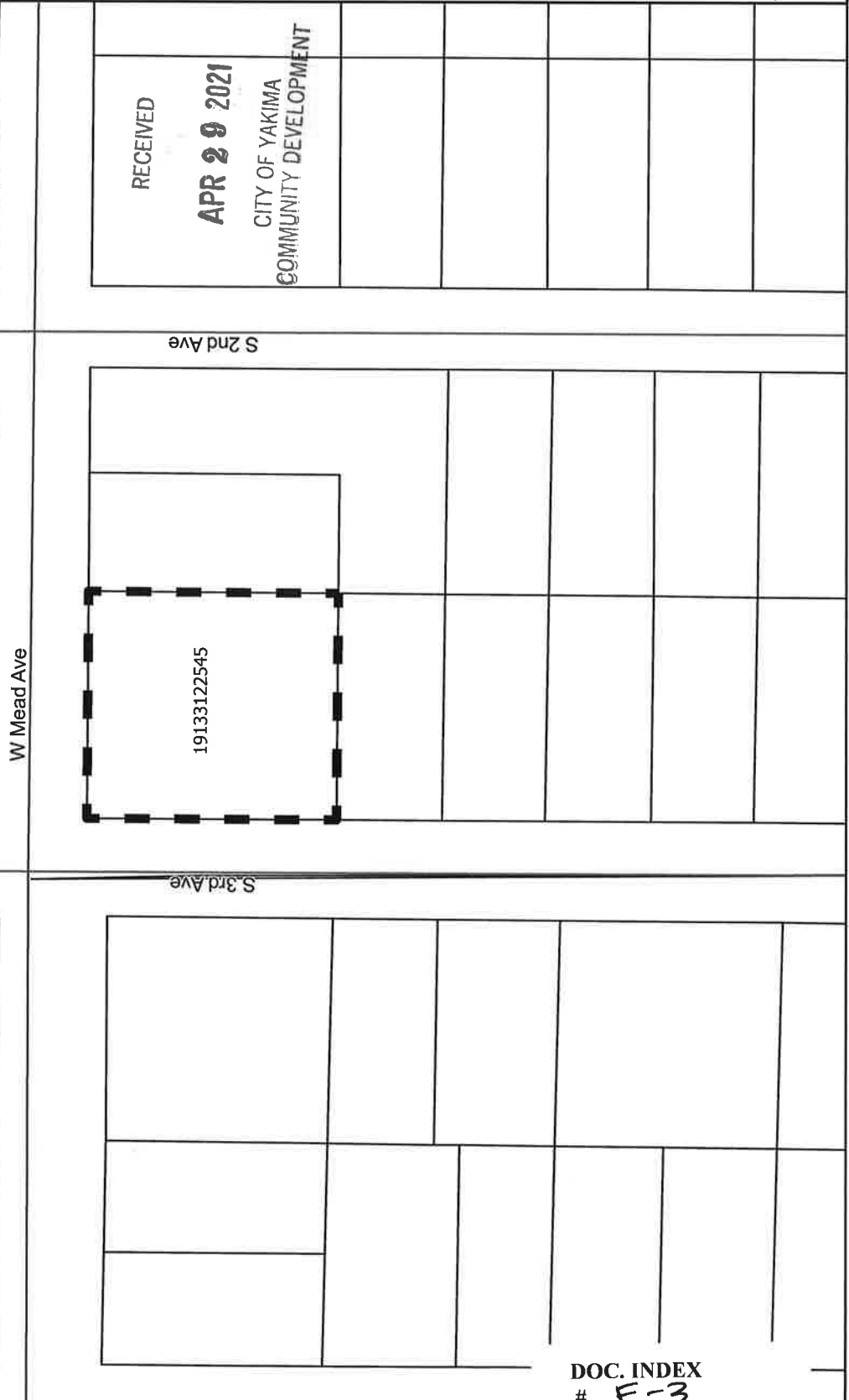
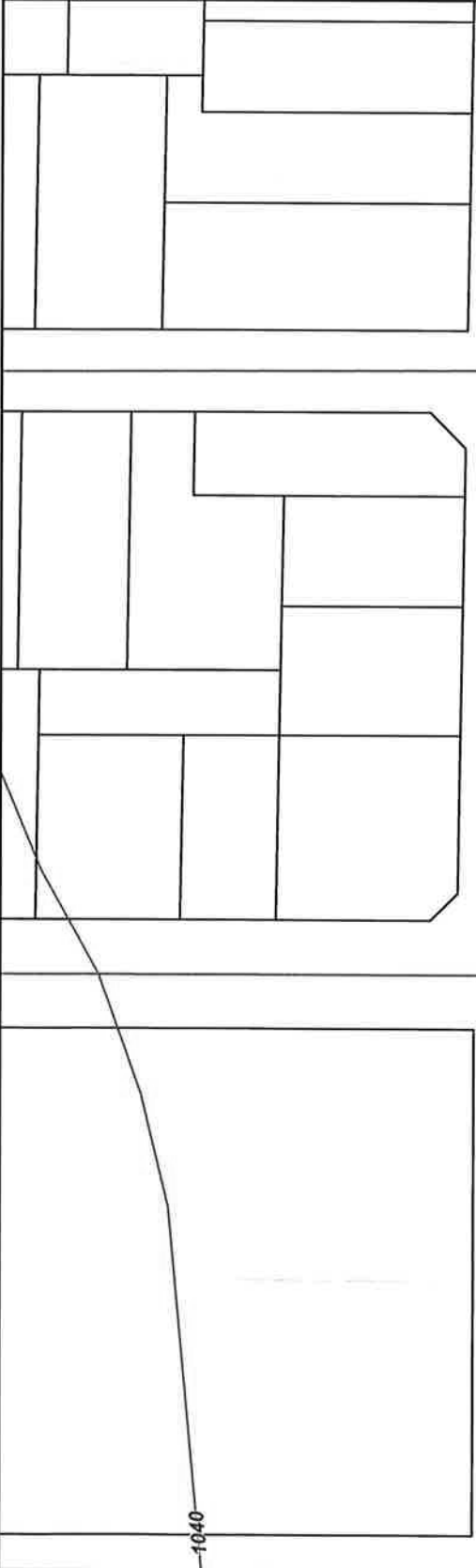
-  Subject Property
-  FEMA 100 Year Floodway
-  FEMA 100 Year Floodplain
-  Zone A
-  Zone AE
-  Potential Wetlands
-  Lakes/Ponds
-  Stream Type - 2013 CAO
-  1
-  2
-  3
-  4
-  4 or 5
-  Undetermined
-  Man Made Floodway/CMZ
-  Streams Environment
-  Natural
-  Conservancy
-  Rural
-  Urban
-  Urban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



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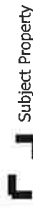
Plot Date: 4/28/2021



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Current Zoning

Rick Hargraves 191331-22545



Subject Property

City of Yakima Zoning

R-2 Two Family

B-2 Local Business

SCC Small Convenience Center

M-1 Light Industrial

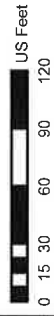
Tax Lots

All Roads

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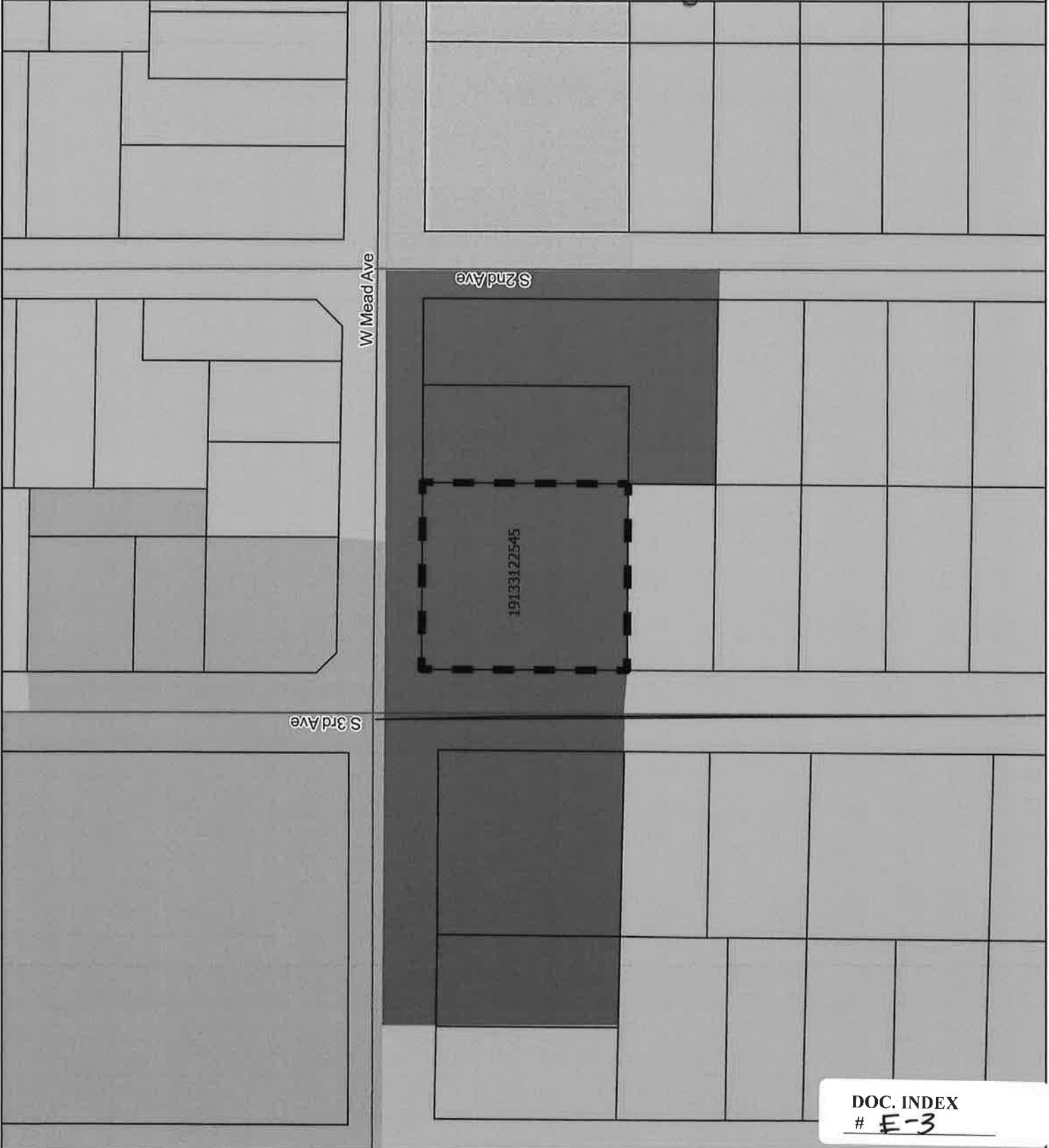
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Proposed Zoning

Rick Hargraves
191331-22545

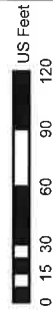
 Subject Property
City of Yakima Zoning

-  R-2 Two Family
-  B-2 Local Business
-  SCC Small Convenience Center
-  M-1 Light Industrial
-  Tax Lots
-  All Roads

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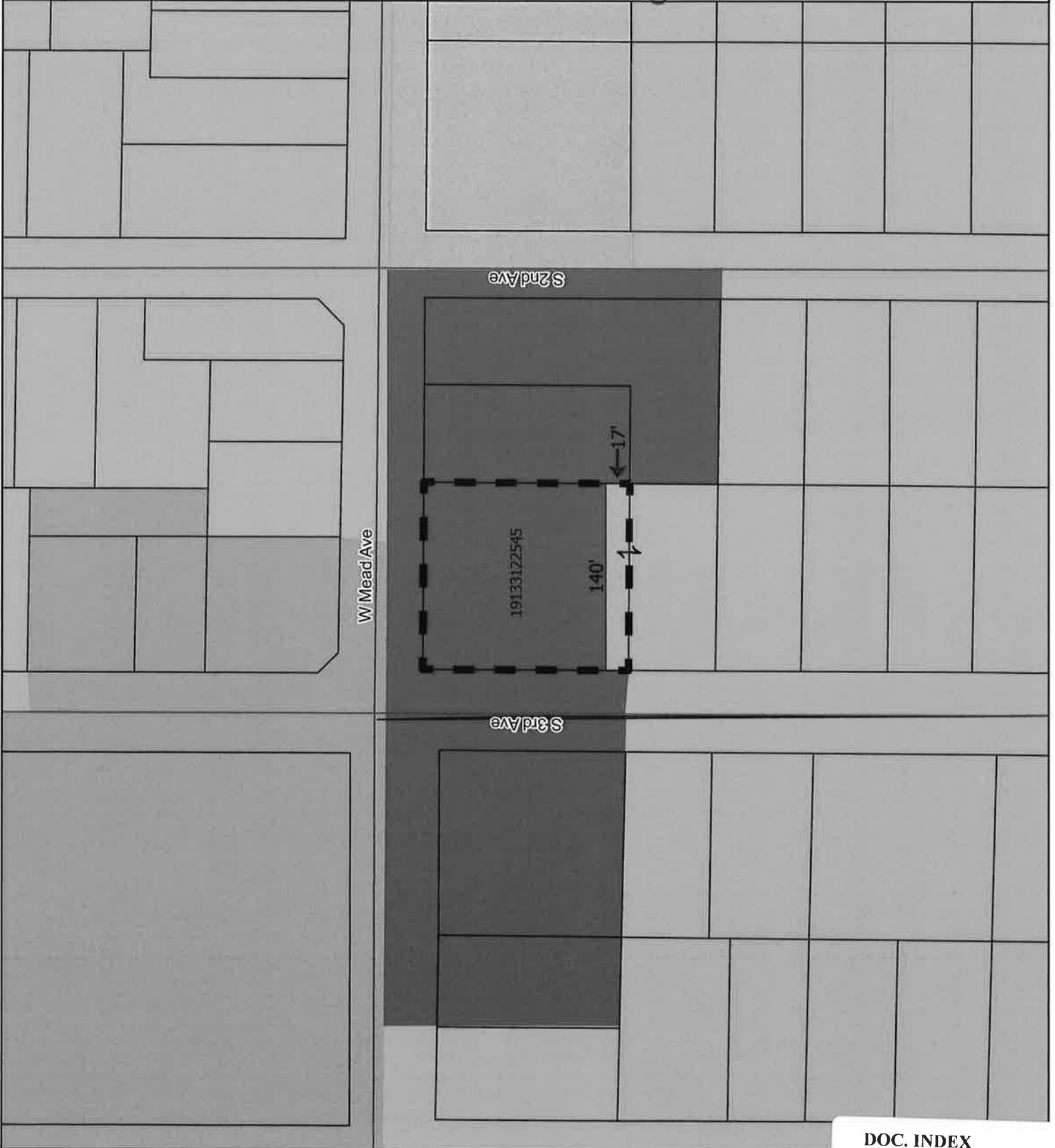
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Current Future Land Use

Rick Hargraves 191331-22545



Future Land Use - Yakima 2040 Comp Plan

Low Density Residential

Mixed Residential

Central Business Core Commercial

Commercial Mixed Use

Regional Commercial

Community Mixed Use

Industrial

Tax Lots

All Roads

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Plot Date: 4/28/2021

S 2nd Ave

W Mead Ave

S 3rd Ave

19133122545

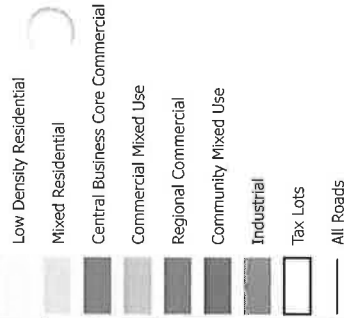
Proposed Future Land Use

Rick Hargraves
191331-22545



Subject Property

Future Land Use - Yakima 2040 Comp Plan



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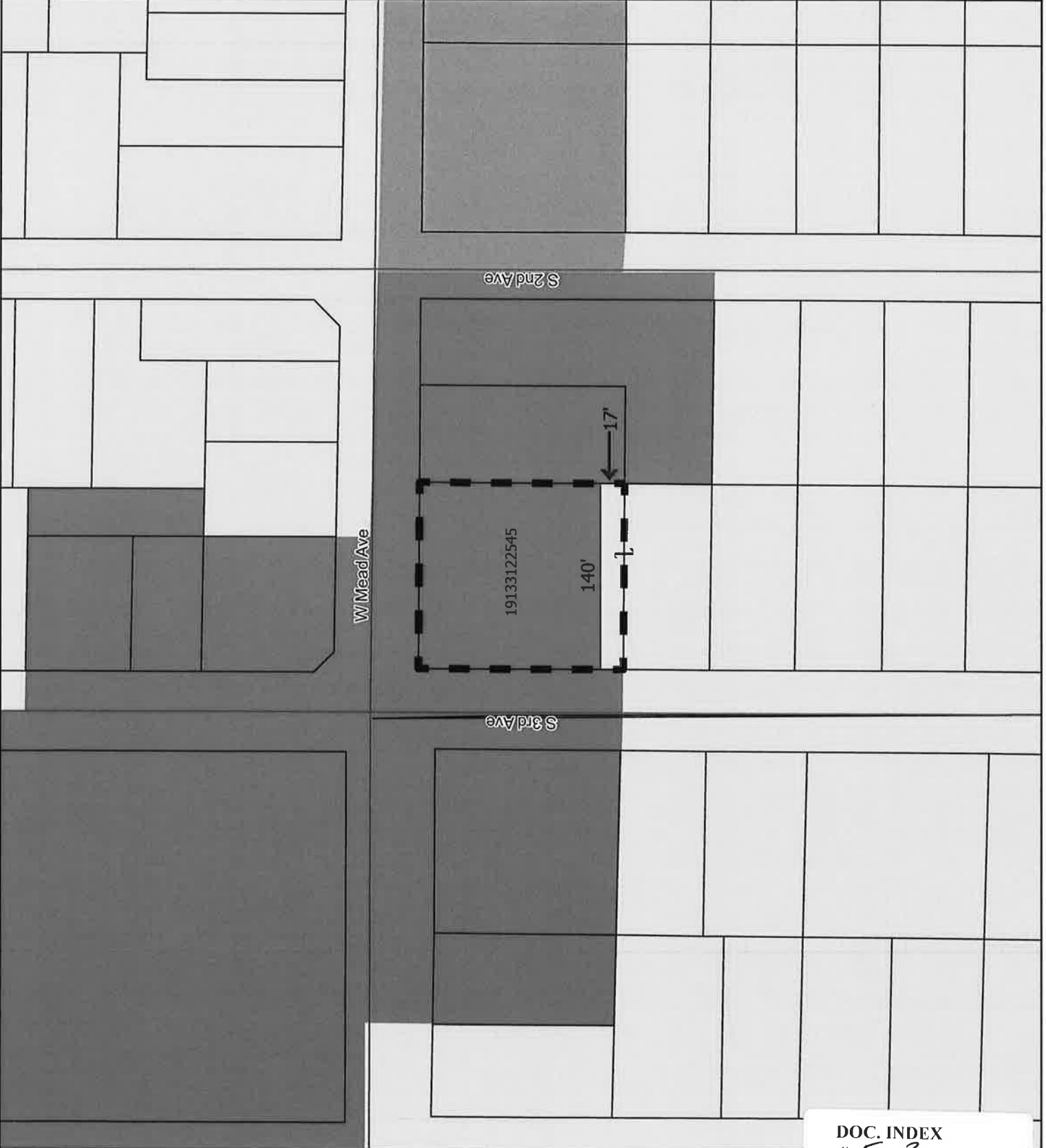
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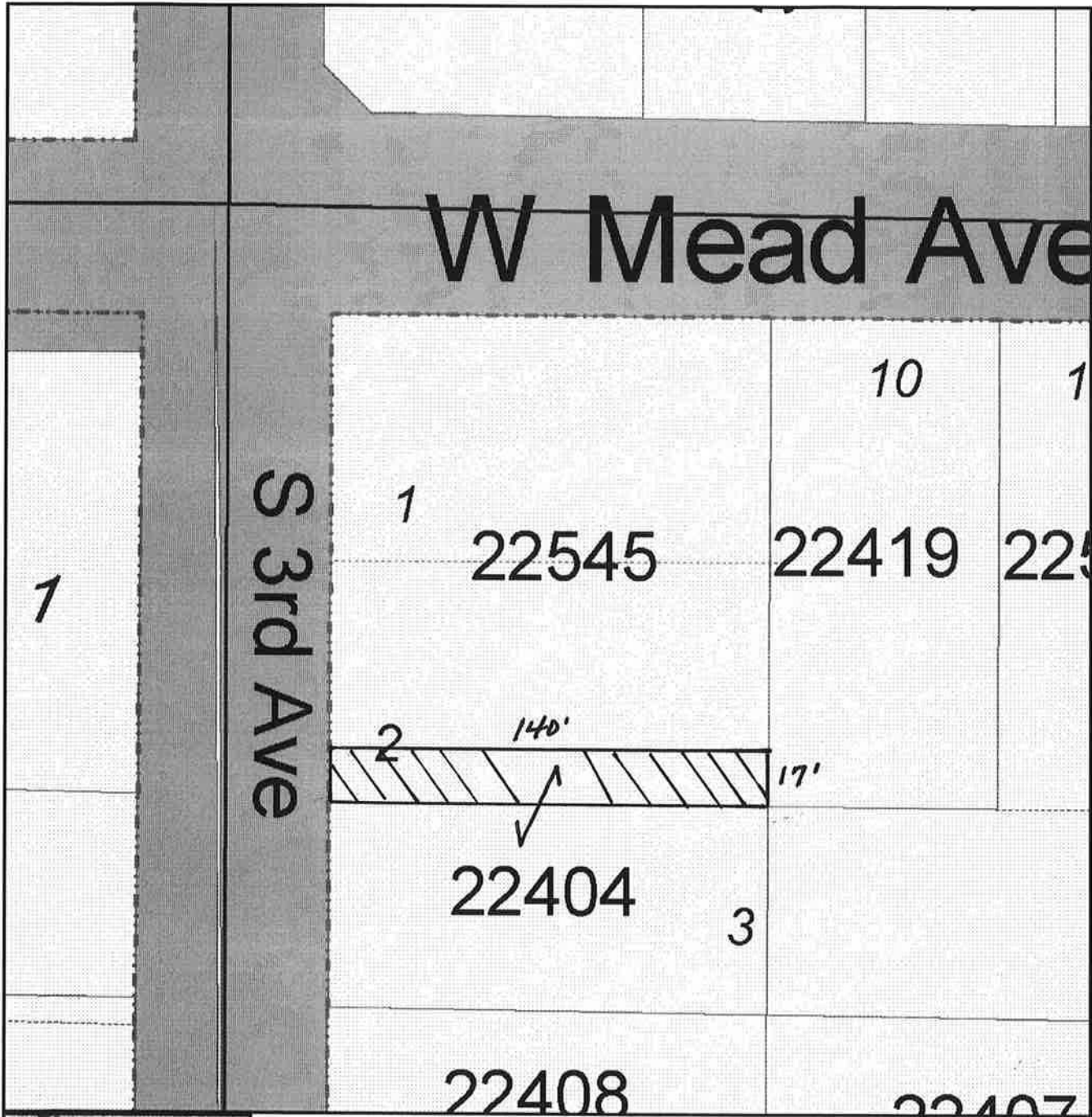
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Map Center: Range: 19 Township: 13 Section: 31

City Limits
 Sections

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



One Inch = 50 Feet
 Feet 20 40 60 80

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 Printed On: 4/27/2019 12:22:35 PM

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 # E-3

Mead

Yakima County Planning

Avenue



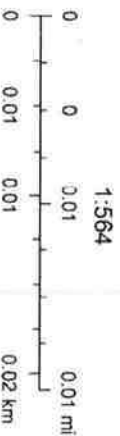
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Tax Lot Text

Taxlots

North ↑

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Esri Community Maps Contributors: City of Yakima, WA State Parks GIS,

Yakima County
Yakima county boundary is from the Washington State Department of Ecology, but the City limits is from Yakima County Records. | Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User



ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help you describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project", "applicant", and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

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

1. Name Of Proposed Project (If Applicable): Not applicable

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2. Applicant's Name & Phone:

Hordan Planning Services – 509-249-1919

APR 29 2021

3. Applicant's Address:

410 North Second Street, Yakima, WA 98901

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4. Contact Person & Phone:

Bill Hordan – 509-249-1919

5. Agency Requesting Checklist: City of Yakima

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

No project is proposed as part of this comp. plan amendment/rezone request.

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

Yes, if the comp plan/rezone is successful, the property would be merged with property to the south to construct a residence.

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

No known environmental information has been prepared or will be prepared that directly relates to this proposal.

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

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

No other applications are known to be pending for governmental approvals that directly affect the property.

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

Comprehensive Plan Land Use Change to the Future Land Use Map, Rezone and Boundary Line Adjustment are required.

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

The proposal is a non-project request to change the Comprehensive Plan Future Land Use Map designation on 2,380 square feet from Community Mixed Use to Mixed Residential and the zoning from Local Business (B-2) to Two-family Residential (R-2). The project consists of a vacant 17-foot wide strip of land that is 140 feet in length. The purpose of this project is to merge the 17-foot strip with adjoining property to the south (Parcel Number 191331-22404) to construct a future residence.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist:

The property lies at the southeast corner of the intersection of South 3rd Avenue and West Mead Avenue, within the City Limits of Yakima, Washington. The address of the property is 210 West Mead Avenue. The Yakima County Assessor's Parcel Number of the property is 191331-22545.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
Earth		
a. General description of the site (✓ one):		
X 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)? Approximately 1 percent.		
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. According to the Soil Survey of Yakima County Area Washington, the general soil type on the property is Naches Loam. The soil is classified as prime farmland. No soil will be removed from the site as part of this application.	<p style="text-align: right;">RECEIVED APR 29 2021 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p>	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. There are no surface indications or history of unstable soils in the immediate vicinity.		
e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. No fill or grading is required as part of this application.		
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Not as part of this application.		
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? No project is proposed as part of this application. However, the 17-foot strip is to be merged into another parcel to the south that is permitted to have 60 percent impervious surface.		
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None needed, none proposed.		
Air		
a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. None as part of this land use change and rezone application.		
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known by property owner.		

<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>None needed, none proposed.</p>	
Water	
a. Surface Water	
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>There is no known water body within the immediate area of the project site.</p>	<p style="text-align: center;">RECEIVED APR 29 2021 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p>
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>Not applicable, there is no project proposed on the property.</p>	
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>Not applicable, there is no project.</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>Not applicable, there is no project.</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No.</p>	
<p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>No.</p>	
b. Ground Water	
<p>1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p>	
<p>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>Not applicable, this is a non-project comp plan land use change and rezone request.</p>	

c. Water Runoff (including stormwater)

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

Not applicable, there is no project.

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

Not applicable, there is no project.

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

Not applicable, no surface area disturbances are proposed as part of this application.

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

None needed, none proposed

Plants

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

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

X Other types of vegetation – WEEDS

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

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

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

No known threatened or endangered vegetative species are known to be on or near the site.

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

None needed, none proposed.

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

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

Animals

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

Examples include:
 birds: hawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

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<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>No known threatened or endangered animal species are known to be on or near the site.</p>	
<p>c. Is the site part of a migration route? If so, explain</p> <p>No.</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>None needed, none proposed.</p>	
<p>e. List any invasive animal species known to be on or near the site.</p> <p>The property owner has not observed any invasive animal species on or near the site.</p>	
<p>Energy and Natural Resources</p>	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.</p> <p>No energy is needed as part of this application.</p>	<p style="text-align: right;">RECEIVED APR 29 2021 CITY OF YAKIMA COMMUNITY DEVELOPMENT</p>
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>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:</p> <p>None needed as there is no proposal.</p>	
<p>Environmental Health</p>	
<p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.</p> <p>No.</p>	
<p>1. Describe any known or possible contamination at the site from present or past uses.</p> <p>No known contamination from present or past uses is known to exist.</p>	
<p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.</p> <p>No existing hazardous chemical/conditions are known to on the property.</p>	
<p>3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.</p> <p>No hazardous chemicals are proposed to be stored, used or produced as part of this application.</p>	

<p>4. Describe special emergency services that might be required.</p> <p>No special emergency services are required for this application.</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>None needed, none proposed.</p>	
<p>b. Noise</p>	
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>No known noise exists in the area which would affect this application.</p>	
<p>1. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>The land use change, rezone application and BLA application will not create any noise.</p>	
<p>2. Proposed measures to reduce or control noise impacts, if any:</p> <p>None needed, none proposed.</p>	
<p>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 current use of the site is an auto-mechanic business. The 17-foot wide strip is vacant. Property to the west, across South 3rd Avenue contains commercial and residential uses. Property to the north/northwest is commercial (service & retail). Property to the east is vacant. Property to the south is residential.</p>	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">APR 29 2021</p> <p style="text-align: center;">CITY OF YAKIMA COMMUNITY DEVELOPMENT</p>
<p>b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?</p> <p>Historical aerial photographs indicate that the property has not been used as working farmlands. The property is located within the City Limits of Yakima, Washington, a designated urban area and is not designated a resource land of long-term commercial significance.</p> <p>1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:</p> <p>No, the property lies within the Yakima City Limits which is a designated urban area and will not affect surrounding working farm or forest lands.</p>	
<p>c. Describe any structures on the site.</p> <p>The subject site contains a single structure 2,400 square foot auto-mechanic shop and 450 square foot cover canopy with areas of asphalt and gravel. The 17-foot wide strip is vacant.</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>No structures will be demolished as part of this application.</p>	

<p>e. What is the current zoning classification of the site?</p> <p>Local Business (B-2)</p>		
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Community Mixed Use</p>		
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable.</p>		
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify.</p> <p>No.</p>		
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Not applicable, there is no project.</p>		
<p>j. Approximately how many people would the completed project displace?</p> <p>Not applicable, there is no project.</p>		
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>None needed, none proposed.</p>		<p>RECEIVED</p> <p>APR 29 2021</p> <p>CITY OF YAKIMA COMMUNITY DEVELOPMENT</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>Compliance with 2040 Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance, as applicable to this application.</p>		
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>Not applicable, there are no nearby designated resource lands.</p>		
<p>Housing</p>		
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>Upon completion of the comp plan/rezone change and BLA application, one new housing unit will likely be constructed on a property to the south.</p>		
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>Not applicable, no housing is being eliminated.</p>		
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Not applicable.</p>		

Aesthetics	
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>Not applicable, no structures are proposed as part of this application.</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No known views in the immediate area will be altered or obstructed as part of this application</p>	
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>None needed, none proposed.</p>	
Light and Glare	
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>No light or glare will be produced as part of this application.</p>	
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>Not applicable.</p>	
<p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>There are no known sources of off-site light or glare which would affect this proposal.</p>	
<p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>None needed, none proposed.</p>	<p>RECEIVED</p> <p>APR 29 2021</p> <p>CITY OF YAKIMA COMMUNITY DEVELOPMENT</p>
Recreation	
<p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>The project is located near Broadway Park, where known outdoor recreational activities occur.</p>	
<p>b. Would the proposed project displace any existing recreational uses? If so, describe.</p> <p>No recreational opportunities will be displaced by this application.</p>	
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>None needed, none proposed.</p>	
Historic and Cultural Preservation	
<p>a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.</p> <p>To the property owner's knowledge, there are no structures on or near site that are eligible for historical or cultural preservation.</p>	

<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</p> <p>The property owner has no knowledge of landmarks, features or other evidence of Indian or historic use or occupation on this site. The property owner has not observed any material evidence, artifacts, or areas of cultural importance on or near the site.</p>	
<p>c. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</p> <p>None proposed, no disturbance to resources will occur as part of this application.</p>	
Transportation	
<p>a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The property is currently served by both South 3rd Avenue and West mead Avenue.</p>	
<p>b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?</p> <p>Yes, the site and general area are served by Yakima Transit.</p>	
<p>c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?</p> <p>No parking spaces are proposed nor eliminated as part of this comp plan amendment and rezone application.</p>	<p>RECEIVED</p> <p>APR 29 2021</p> <p>CITY OF YAKIMA COMMUNITY DEVELOPMENT</p>
<p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).</p> <p>Not applicable, there is no project.</p>	
<p>e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</p> <p>No.</p>	
<p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?</p> <p>Not applicable, no project is proposed.</p>	
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:</p> <p>Not applicable, there is no project.</p>	

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

Not applicable, there is no project.

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:

Not applicable, there is no project.

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

Not applicable, there is no project.

Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____


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.

Not applicable, there is no project.

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C. SIGNATURE (To be completed by the applicant.)	
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.	
	4-28-21
Property Owner or Agent Signature	Date Submitted
Name of Signee	Position and Agency/Organization
PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW	

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SEPA CHECKLIST FOR NONPROJECT ACTIONS (to be completed by the applicant. It is not necessary to use this sheet for project actions)

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.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
 No increased discharge to water, emissions to air, or toxic/or hazardous substances are proposed. No increase in noise levels are anticipated by a change to the Comprehensive Plan or Rezone.

Proposed measures to avoid or reduce such increases are:
 If applicable, complete an additional SEPA Checklist once a project has been proposed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
 This proposal has no effect to plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
 Conservation of these issues would be reviewed through a SEPA review and implementation of rules and regulations of the Shoreline and/or Critical Areas Ordinances, if determined necessary.

3. How would the proposal be likely to deplete energy or natural resources?
 Not applicable, no natural resources are being exploited through this application.

Proposed measures to protect or conserve energy and natural resources are:
 None needed, none proposed.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?
 The proposal does not affect environmentally sensitive areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:
 Compliance with local, state, and federal environmental ordinances will ensure protection occurs.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
 The proposal will not affect shorelines, as there are non-affected. Future land use development of the property will be dictated by local, state and federal ordinances.

Proposed measures to avoid or reduce shoreline and land use impacts are:
 Compliance with local, state, and federal environmental ordinances will ensure protection occurs.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
 New development would likely increase traffic on local and state highways. A minor demand in public services and utilities would likely occur as the property developed.

Proposed measures to reduce or respond to such demand(s) are:
 All new development would be required to meet transportation concurrency requirements prior to development occurring.

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<small>ALTERNATE FOR NONPROJECT ACTIONS (to be completed by the applicant if necessary to meet their intent for project actions)</small>	
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. No conflicts are anticipated.	

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LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT

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

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

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

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

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	HORDAN PLANNING SERVICES						
	Mailing Address:	410 NORTH 2ND ST.						
	City:	YAKIMA	St:	WA	Zip:	98901	Phone:	(509) 249-1919
	E-Mail:							

2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input checked="" type="checkbox"/> Other	PLANNER
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3. Property Owner's Information (If other than Applicant):	Name:	RICK HARGRAVES						
	Mailing Address:	210 WEST MEAD AVE						
	City:	YAKIMA	St:	WA	Zip:	98902	Phone:	()
	E-Mail:							

4. Subject Property's Assessor's Parcel Number(s): 191331-22545

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

6. Property Address: 210 WEST MEAD AVE.

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

4-14-2021
Date

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[Signature]
Applicant's Signature

4-28-21
Date

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COMMUNITY DEVELOPMENT

FILE/APPLICATION(S)# CPA#005-21, RZ#005-21, SEPA#015-21

DATE FEE PAID: 4/29/21	RECEIVED BY: <u>[Signature]</u>	AMOUNT PAID: \$8125.00	RECEIPT NO: CR-21 001347
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LEGAL DESCRIPTION

191331-22545 – Lots 1 and 2 of CARLSON-BROADWAY TRACTS, according to the official plat thereof, recorded in Volume “E” of Plats, Page 18, records of Yakima County, Washington; **EXCEPT** that portion conveyed to the City of Yakima for street by instrument recorded February 11, 1971, in Volume 790 of Official Records under Auditor’s File No. 2241279.

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SUMMARY OF REQUEST

The proposal is to merge the south 17 feet of Parcel Number 191331-22545 into Parcel Number 191331-22404 to create a larger residential property for development. The total area associated with the 17-foot strip is 2,380 square feet (17' x 140'). To complete the required Boundary Line Adjustment (BLA) and merge the 17-foot strip with property to the south, the zoning of the property being merged must match the zoning district into which it is merging. Presently, the comprehensive plan land use designation and zoning for the properties involved in the BLA do not match. The north property is currently designated Community Mixed Use and is zoned Local Business (B-2). The south property is currently designated Mixed Residential and is zoned Two-family Residential (R-2). The proponent of this comp plan/rezone application owns both parcels involved.

To make the two properties zoning districts match, the property owner is requesting that the south 17 feet of Parcel Number 191331-22545 have its comprehensive land use designation changed from Community Mixed Use to Mixed Residential and its zoning changed from Local Business (B-2) to Two-family Residential (R-2). This requested change will permit the 17-foot wide strip to be merged with the lot to the south through the BLA process.

The south property previously had a very small residence on the lot that was destroyed by fire many years ago. The south property currently contains a large 2-bay garage. The location of the 2-bay garage hinders the development of a larger residence on the property due to its location on the property. The addition of the 17-feet will help alleviate this situation and permit a larger residence to be constructed within the R-2 zoning district.

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CITY OF YAKIMA
COMMUNITY DEVELOPMENT

Supplemental Application For:
**COMPREHENSIVE PLAN
AMENDMENT**

YAKIMA MUNICIPAL CODE, CHAPTER 16.10
ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

PART II - APPLICATION INFORMATION

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

2. EXISTING ZONING OF SUBJECT PROPERTY:

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

3. DESIRED ZONING OF SUBJECT PROPERTY:

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

4. EXISTING FUTURE LAND USE DESIGNATION:

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

5. DESIRED FUTURE LAND USE DESIGNATION:

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

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

PART III - REQUIRED ATTACHMENTS

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

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

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

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

5. **ENVIRONMENTAL CHECKLIST** (required)

6. **SITE PLAN**

7. **AUTHORIZATION:**

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

Property Owner Signature (required)

4-14-2021
Date

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



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

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

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

PART IV – COMPREHENSIVE PLAN NARRATIVE

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

This proposal addresses circumstances which have changed since the last relevant comprehensive plan map change was considered. The changed circumstances have to do with the continued need for additional residential housing in the City of Yakima. This proposal will permit a single-family dwelling to be constructed on a property that cannot currently accommodate a residence, due to other improvements located on the property.

To that end, the proponent of this application desires to slightly amend the comprehensive plan Future Land Use Map and zoning map on a one-half acre of property. The slight modification is to merge a 17-foot wide by 140 feet long strip property with the property to the south. This will result in the 17-foot wide strip being changed from the Community Mixed-Use land use designation and Local Business Zoning District (B-2) to the Mixed Residential land use designation and Two-family Residential Zoning District (R-2). The intent of this proposal is for the purpose of constructing a future residence on the south lot.

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

Yes, this proposal better implements the applicable comprehensive plan policies than the current relevant comprehensive plan because this it will provide additional property to a residential lot that can better accommodate a single-family residence. Thus, better implementing the current comprehensive plan by promoting the opportunity to provide a variety of residential opportunities for the citizens of Yakima.

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

No, this proposal does not appear that an obvious mapping error occurred. The current comprehensive land use designation and zoning district follow established property lines. However, to comply with the subdivision ordinance, the 17-foot strip of property must be the same zoning as the property to the south to be able to complete a Boundary Line Adjustment. Thus, this request, to comply with the subdivision ordinance.

This comprehensive land use change is a voluntary request on behalf of the property owner, which complies with the comprehensive plan, and recognizes the demonstrated need for additional residential property within the Yakima Urban Area.

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

This proposal does involve an identified deficiency in the comprehensive plan. The deficiency is the lack of residential land to accommodate low- to medium-income housing. Since this proposal is an “infill” project, the property will likely accommodate a residential structure on the lower end of the economic scale due to its location of being in an older neighborhood. Generally, the residential structures in the immediate area were constructed in the 1940’s and are listed in fair to good condition by the Yakima County Assessor. Thus, this proposal addresses the deficiency of providing low- to moderate-income lands to the residential inventory.

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

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

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

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

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

The cumulative impacts of all comprehensive amendments over the years have been considered and culminated into the adoption of Yakima Comprehensive Plan 2040 by the City of Yakima and the Yakima County Comprehensive Plan – Horizon 2040 in 2017. Together, the two plans considered all impacts of previous comprehensive plans and their associated updates, as both agencies have lands within the Yakima Urban Area. Since

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that time, the City of Yakima and Yakima County have worked cooperatively during annual comprehensive plan updates and review amendments after year 2017 to cumulatively assess their impacts.

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

The subject property lies on the southeast corner of West Mead Avenue and South 3rd Avenue and contains an automobile repair shop and associated outdoor parking/storage areas. The subject property owner also owns the property to the south which contains a large 2-bay garage. It is currently the intent of the property owner to retire and sell the automobile mechanic shop and construct a residence on the property to the south. However, due to the size and location of the 2-bay garage, the property owner needs additional land on the north side of the 2 bay garage to construct a residence. This is the main intent behind this proposal.

Additionally, to merge the needed land (a 17-foot strip) from the automobile mechanic parcel to the residential parcel, a Boundary Line Adjustment (BLA) must be completed. To complete the BLA, both properties must have the same zoning district. Since this is not the case, as one lot is designated and zoned for business and the other lot is designated and zoned for residential purposes, this comprehensive plan land use change and rezone is being requested to accommodate the BLA and add the 17-foot strip to the property to the south.

The site is served (or can be served) with domestic water and sanitary sewer from West Mead Avenue, South 2nd Avenue and South 3rd Avenue. Other utilities such as electricity and telephone are also available from those locations. The property is provided with police and fire protection by the City of Yakima and lies within the Yakima School District. Thus, the property is well served and suited for the proposed land use designation.

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Supplemental Application For:
REZONES
 YAKIMA MUNICIPAL CODE CHAPTER 15.23

PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

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

2. DESIRED ZONING OF SUBJECT PROPERTY:

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

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

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

4. EXISTING FUTURE LAND USE DESIGNATION:

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

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5. PROPOSED FUTURE LAND USE DESIGNATION:

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

If so what is the proposed future land use designation?

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

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)

4-14-2021
 Date



Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

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

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

SEE ATTACHED WRITTEN NARRATIVE

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

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE

PART IV – NARRATIVE -- REZONE



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

The proposal is to merge the south 17 feet of the subject property (191331-22545) into the property that lies to the south (191331-22404) for the purpose of constructing a residence. So, this narrative will deal with the benefits of rezoning the south 17-feet from the Local Business (B-2) zoning district to the Two-family Residential (R-2) zoning district.

The subject property is suitable for all land uses permitted under the Two-family Residential (R-2) zoning district because the property fronts on an urban arterial and has access to all urban area services and facilities. The property is not encumbered by any critical areas.

Upon completion of a BLA which will merge the south 17-feet to the property to the lot to the south, the southern property will be able to accommodate a single-family dwelling. Presently, there is a large 2-bay garage located at an awkward location on the southern property and the added 17-feet will permit a residence to be constructed on the lot.

In short, the 17-foot strip contains 2,380 square feet. The auto mechanic business will be reduced in size from one-half acre (21,780 square feet) to 19,400 square feet in size. The business can easily operate with this amount of square footage. On the other hand, the residential lot which lies to the south will increase from 9,148 square feet to 11,528 square feet. This additional area will permit the construction of a residence on the property.

What is the status of the existing land use?

The current status of the 17-foot strip is vacant property that is currently used as vehicle storage associated with the auto-mechanic shop.

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

This rezone application is in conjunction with a proposed comprehensive land use change from Community Mixed Use to Mixed Residential. The Mixed Residential land use is intended to promote a mixture of housing types and densities. The designation is usually intended for areas now characterized by, and/or appropriate for, a mixture of housing types with close proximity to commercial services, transit access, and/or parks and other public recreational amenities.

In this instance, a housing unit is proposed, which promotes the development of a dwelling unit in an existing residentially developed neighborhood. Since the project is an infill project, the proposal meets many of the housing needs identified in the comprehensive plan by providing an additional lot within a neighborhood of low- to moderate-income housing. This situation complies with housing goals found in the comprehensive plan.

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For the reasons above, this project is in compliance with the Yakima Urban Area Comprehensive Plan. APR 29 2021

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

The site is served with all public services and facilities necessary to support a future project (residential dwelling) and many other land uses permitted in the proposed zoning district. Specifically, the site is served by an urban arterial street (South 3rd Avenue), public water, public sewer (can be extended), electricity, telephone and police and fire protection. The property also lies in the Yakima School District and has access to local park facilities. In short, adequate public facilities exist for the proposal.

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

The site is served by all necessary infrastructure to support the most intensive uses of the requested zoning district because the property will be located in the Two-family Residential (R-2). This zoning district generally supports single- and two-family residential uses which are low intensity. Since this is an infill project, the impact on facilities and services will be minimal and expected.

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

The proposed zone change is compatible with neighboring uses because lands to the south, southeast and west are zoned Two-family Residential (R-2). Properties to the north, northwest, east, northeast are zoned Local Business (B-2). These two zoning districts are generally compatible with one another because both zoning districts permit moderate commercial and residential development.

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

If the comprehensive land use change and rezone are approved, the next step would be to undertake the Boundary Line Adjustment described above. Upon approval of the BLA, a fence would be erected between the two properties (191331-22404 & 22545) to ensure compatibility between the uses. Likewise, upon construction of a future residence, sitescreening standards would apply along the north and east property lines to ensure compatibility with those land uses. Required sitescreening would mitigate the impacts of the proposed residence on the commercial activities in those adjoining areas to the north and east.

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

There is a public need for additional low- to moderate-income residential lots within the City of Yakima. This proposal would help meet that need. Due to existing improvements on the southern lot (191331-22404), the lot needs to be slightly increased in size to adequately accommodate a new dwelling. The new dwelling would be an infill project and help make the best use of existing city services, facilities and infrastructure. For these reasons, there is a public need to accommodate the housing needs of all segments of the population. This project makes that accommodation and helps fulfill the housing need.

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