

2021 COMPREHENSIVE PLAN MAP AMENDMENTS

CHAPTER G

CASEY & SHAWNA GAMACHE
CPA#007-21, RZ#007-21 & SEPA#017-21

EXHIBIT #	DOCUMENT	DATE
G-1	Applications for Comprehensive Plan Map Amendment and Rezone (with narratives)	04/29/2021
G-2	SEPA Environmental Checklist	04/29/2021
G-3	Map Submitted with Applications	06/02/2021
G-4	Vicinity, Zoning, Future Land Use and Aerial Map	05/03/2021
G-5	Determination of Application Completeness	06/10/2021
G-6	Land Use Action Installation Certificate	06/17/2021
G-7	Notice of Application and Environmental Review G-7a: Press Release & Distribution Email G-7b: Parties and Agencies Notified G-7c: Affidavit of Mailing	06/25/2021
G-8	Comments from Sharon Chard	07/01/2021
G-9	Comments from John Tafoya	07/06/2021
G-10	Comments from Sandra Hyde	07/08/2021
G-11	Comments from Joe James	07/09/2021
G-12	Comments from Louella L. Arend	07/13/2021
G-13	Comments from Victor Cornejo	07/16/2021
G-14	Notice of Public Hearing & Determination of Non Significance G-14a: Legal Notice G-14b: Press Release & Distribution Email G-14c: Parties and Agencies Notified G-14d: Affidavit of Mailing	07/22/2021
G-15	DST Review & Comments	08/03/2021
G-16	Yakima Planning Commission Agenda & Distribution List	08/18/2021
G-17	Staff Report	08/25/2021
G-18	YPC Agenda & Sign-In Sheet	08/25/2021
G-19	Notice of Yakima Planning Commission's Recommendation G-19a: Parties and Agencies Notified G-19b: Affidavit of Mailing	09/10/2021
G-20	Letter of Transmittal to City Clerk for Public Hearing Notice	10/07/2021
G-21	Yakima Planning Commission's Recommendation	09/08/2021



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Joseph Calhoun, Manager
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YAKIMA PLANNING COMMISSION

RECOMMENDATION TO THE YAKIMA CITY COUNCIL FOR COMPREHENSIVE PLAN AMENDMENT AND REZONE CPA#007-21, RZ#007-21

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 30, 2021 applications for Comprehensive Plan Amendment and Rezone were submitted by Digital Design and Development, on behalf of Casey and Shawna Gamache, to amend the Comprehensive Plan Future Land Use Map Designation from Low Density Residential to Commercial Mixed Use, and concurrently Rezone from Single-Family Residential (R-1) to Large Convenience Center (LCC), parcel 181329-42428 (City File CPA#007-21, RZ#007-21); and

WHEREAS, The applications were considered complete for processing on June 10, 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#017-21); 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;

DOC.
INDEX
6-21



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

APPLICATION # CPA#007-21, RZ#007-21
APPLICANT: Digital Design and Development, on behalf of Casey and Shawna Gamache
APPLICANT ADDRESS: 1909 W Lincoln Ave, Ste #1; Yakima, WA; 98902
PROJECT LOCATION: 1103 S 72nd Ave
PARCEL(S): 181329-42428

FINDINGS OF FACT

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Low Density Residential to Commercial Mixed Use with a concurrent Rezone from Single-Family Residential (R-1) to Large Convenience Center (LCC).
2. The subject parcel is approximately 0.35 acres in size and is surrounded by residential uses to the south and east, and commercial/service land uses to the north and west.
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 DENIAL 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 corner lot. There are limited options for development under the current Low-Density Residential category. The proposed Commercial Mixed-Use designation and subsequent land use process will promote future development on an otherwise challenging parcel.
 - b. The Commercial Mixed-Use designation implements several goals and policies of the 2040 plan.
 - c. The amendment does not correct an obvious mapping error, does not address a deficiency of the 2040 plan, and is consistent with the Growth Management Act and County-wide Planning Policies.
 - d. The impact should be minimal as this is a small corner lot. Future land use process will allow additional public input.
5. The proposed Rezone from Single-Family Residential (R-1) to Large Convenience Center (LCC) is consistent with the applicable approval criteria in YMC § 15.23.030, as follows:
 - a. There was no testimony presented at the public hearing, other than from the applicant's representative. Several comment letters were received during the comment period which raised concerns about potential commercial development and the impact on the adjacent neighborhood.
 - b. The property is suitable for uses within the LCC zoning district.
 - c. The LCC zoning district is an implementing zone of the Commercial Mixed-Use Future Land Use Designation.
 - d. The property is currently capable of being served by all necessary public utilities and can be accessed by public streets.
 - e. The proposed Rezone is considered compatible with the surrounding neighborhood and no mitigation is proposed at this time. 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 commercial development and to provide more options on a corner lot that has been vacant for many years.

**DOC.
INDEX**

6-21

CONCLUSIONS

1. The Amendment and Rezone are minor in nature;
2. No adverse impacts have been identified which cannot be mitigated during a future project-specific review;
3. No verbal comments were received during public testimony. Written comments received during the comment period were considered and discussed during the public hearing.
4. This proposal underwent Environmental Review;
5. The proposed Comprehensive Plan Future Land Use Map Amendment from Low Density Residential to Commercial Mixed Use with a concurrent Rezone from Single-Family Residential (R-1) to Large Convenience Center (LCC) 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 deny the Planning Division's recommendation of denial, draft findings of fact in support of the proposal, and forward a recommendation of approval to the Yakima City Council. The motion carried 3-1. Liddicoat abstained.

RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed Comprehensive Plan Amendment from Low Density Residential to Commercial Mixed Use and Rezone from Single-Family Residential (R-1) to Large Convenience Center (LCC) for files CPA#007-21 and RZ#007-21.

SIGNED this 8th day of September, 2021.

By: _____

**Jacob Liddicoat, Chair
Yakima Planning Commission**

DOC.

INDEX

6-21

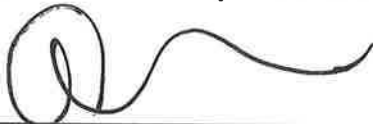
CITY OF YAKIMA, PLANNING DIVISION

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:

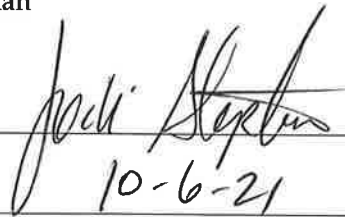
1. Copy of mailing labels for Casey & Shawna Gamache CPA#007-21, RZ#007-21, SEPA#017-21 including all labels for parties of record and property owners within a radius of 300 feet of the subject property, SEPA mailing labels, In-House Distribution/Parties of Record List Form, e-mail distribution lists 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: _____



Date: _____

10-6-21

DOC.
INDEX
G-20

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18132913404
WEST VALLEY CHURCH OF NAZARENE
7109 W NOB HILL BLVD
YAKIMA, WA 98908

18132924007
WEST VALLEY SCHOOL DISTRICT # 208
8902 ZIER RD
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18132942429
ASHLEY & CRISTOBAL SILVA
1105 S 72ND AVE
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18132942428
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JOE D & LINDA L JAMES
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MC of CC Hearing

CPA # 007-21

RZ # 007-21

SEPA # 017-21

**DOC.
INDEX**

G-20

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DOC.
INDEX

6-20

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DOC.
INDEX

G-20

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SEPA REVIEWING AGENCIES_updated
08/20/2021

Type of Notice: NTZ of CC Hearing
File Number: CPA# 007-21, RZ# 007-21, SEPA# 017-21
Date of Mailing: ^{Hearing} 11/1/21

DOC.
INDEX
0-20

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

Revised 09/02/2021

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

Type of Notice: NTC of CC Hearing
 File Number(s): Hearing CPA #007, -21, R2 #007-21, SEPA #01721
 Date of Mailing: 11/1/21

DOC.
INDEX
G-20

Project Name: CASEY & SHAWNA GAMACHE

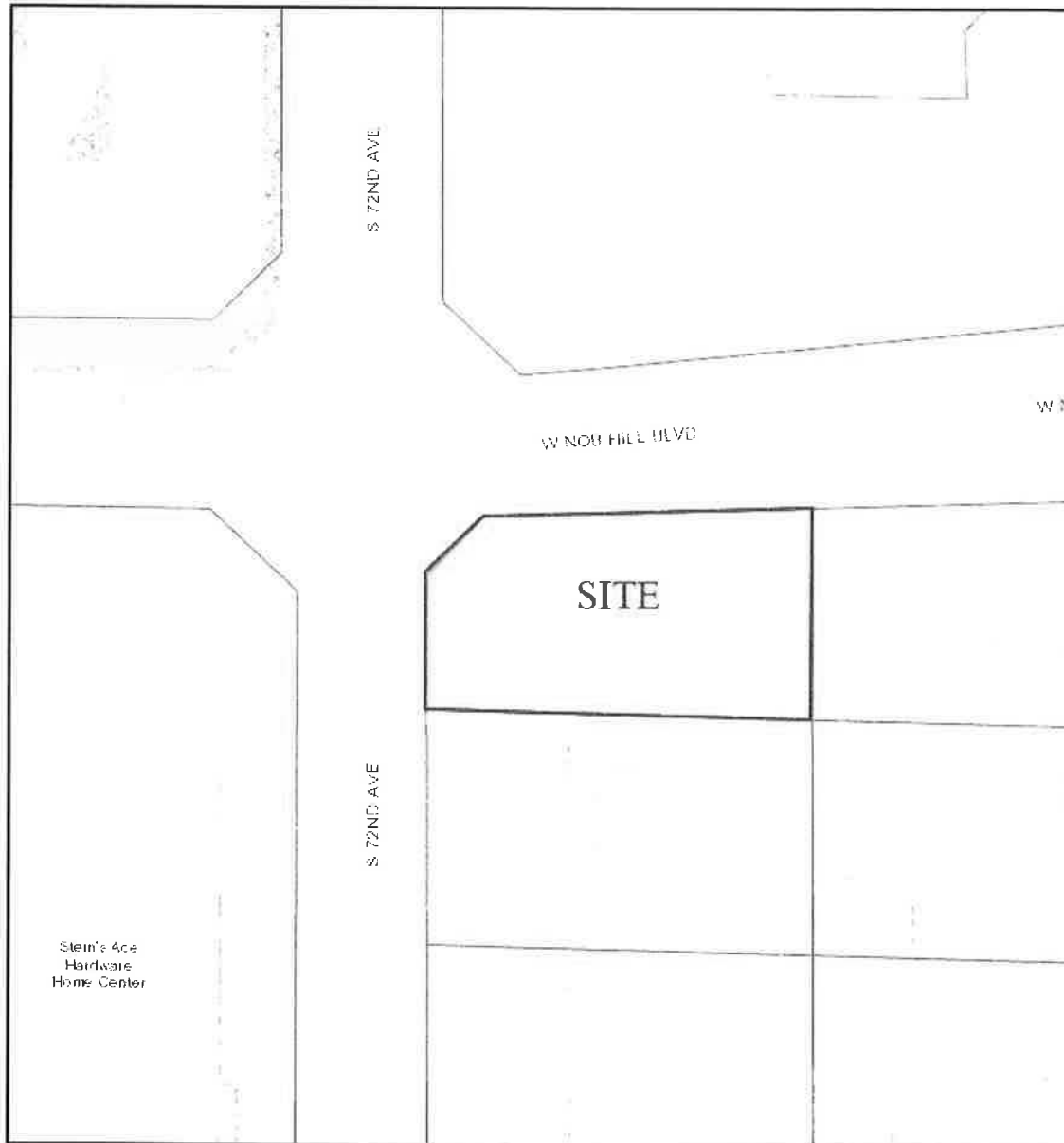
Site Address: 1103 S 72ND AVE

File Number(s): CPA#007-21, RZ#007-21, SEPA#017-21

Proposal: Proposed change to the Future Land Use map designation for one parcel from Low Density Residential to Commercial Mixed-Use and concurrent rezone from Single-Family Residential (R-1) to Large Convenience Center (LCC).



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: 5/4/2021



D
INDEX
G-20

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

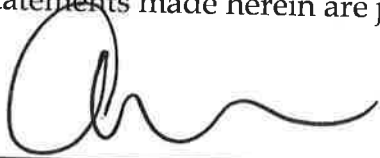
RE: CPA#007-21, RZ#007-21, SEPA#017-21

Casey & Shawna Gamache

1103 S. 72nd 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

DOC.
INDEX
6-196

18132942451
AREND FAMILY HOLDING TRUST
6910 W NOB HILL BLVD
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18132913404
WEST VALLEY CHURCH OF NAZARENE
7109 W NOB HILL BLVD
YAKIMA, WA 98908

18132924007
WEST VALLEY SCHOOL DISTRICT # 208
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18132942428
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14
Total Parcels - Casey and Shawna
Gamache - CPA#007-21, RZ#007-21,
SEPA#017-21

LEANNE LIDDICOAT
DIGITAL DESIGN & DEVELOPMENT
1909 W LINCOLN AVE, STE 1
YAKIMA, WA 98902

Ntz of YPC Recommendation
CPA #007-21
Sent 9/10/21

DOC.
INDEX
G-199

In-House Distribution E-mail List		
Name	Division	E-mail Address
Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov
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Revised 09/02/2021

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

Type of Notice: NTC of YPC Recommendation
 File Number(s): CPA# 007-21, RZ# 007-21 & SEPA# 017-21
 Date of Mailing: 9/10/21

DOC.
INDEX
6-199

Nunez, Analilia

From: Nunez, Analilia
Sent: Friday, September 10, 2021 4:46 PM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Nunez, Analilia; Preston, Bill; Riddle, Dan; Rodriguez, Jeremy; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Zammarchi, Loretta
Cc: Martin, Trevor; 'leanne@3dyakima.com'
Subject: NTC OF YPC RECOMMENDATION_Gamache - CPA
Attachments: NOTICE OF YPC RECOMMENDATION_Gamache - 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#007-21, RZ#007-21 & SEPA#017-21
APPLICANT: Digital Design and Development, on behalf of Casey and
Shawna Gamache
PROJECT LOCATION: 1103 S 72nd Ave

On August 25, 2021, the City of Yakima Planning Commission held a public hearing and rendered their recommendation for approval of **CPA#007-21 & RZ#007-21**, a proposal to change the Future Land Use map designation for once parcel from Low Density Residential to Commercial Mixed Use and concurrently rezone from Single-Family Residential (R-1) to Large Convenience Center (LCC).

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

DOC.
INDEX
9-19





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

**DOC.
INDEX
6-18**

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

D	E	G	Other	NAME	ADDRESS	ZIP CODE	E-MAIL ADDRESS
X				Tom Durant	521 N. 20 th Ave Ste 3	98902	tdurant@psaofyakima.com
	X			BILL HEDMAN	410 N. 2 nd St	98901	

DOC. INDEX # 6-18



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

Application # CPA#007-21, RZ#007-21

APPLICANT: Digital Design and Development, on behalf of Casey and Shawna Gamache
APPLICANT ADDRESS: 1909 W Lincoln Ave. Ste 1, Yakima, WA 98902
PROJECT LOCATION: 1103 S 72nd Ave
PARCEL(S): 181329-42428
DATE OF REQUEST: April 30, 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 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).

II. CURRENT ZONING AND LAND USE:

The subject property is approximately 0.35 acres in size and is zoned Single-Family Residential (R-1). Adjacent properties to this site have the following zoning and land use characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	R-1	Church
South	R-1	Single-Family Home
East	R-1	Single-Family Home
West	B-2	Commercial

III. PUBLIC NOTICE:

Posting of Property	June 16, 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. Public Comment.

Six (6) public comments were received regarding this application, one in favor of the proposal and five in opposition. The comment in favor of the proposal listed concerns related to traffic, access, child safety, and people taking shortcuts through the neighborhood. The five letters in opposition raised a variety of issues which are summarized in the table below, including frequency of the issue raised:

Issue Raised	Frequency
72 nd /Nob Hill Intersection is congested – too much traffic	5
Added noise and traffic	5
Neighbors can't support another coffee stand/Enough coffee stands in the area	5
To close to school/Safety of children walking to school	5
Lot is too small/not enough room for multiple vehicles/big lines	4
No added fencing to protect adjoining property	3
Light pollution	3
Hangout for people after-hours	2
Property values will decrease	2
Make a park out of it	2
Will be an eyesore if the business closes	1
Fumes from idling cars	1
Added trash from business use	1
Entrance/exit too close to intersection	1
Proposed building too close to adjoining property	1

C. Comprehensive Plan Amendment (CPA) Approval Criteria.

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

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

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

Staff Response: The purpose of this request is to provide more opportunity to redevelop a vacant parcel.

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

Staff Response: The purpose of the Commercial Mixed-Use Future Land Use category is to promote the greater integration of mixed uses that offer greater development choices to property owners, increase housing options, strengthened commercial retail areas, and lively pedestrian-oriented development. While the proposal does meet some locational criteria, it is not considered compliant with 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 along a primary arterial. However, access to the intersection is limited and the size of the property is challenging for commercial development.
- Is the site physically suited for the proposed designation? The property is 0.35 acres in size, which does not meet the purpose and intent statement of the LCC zone which states: "The purpose and intent of the large convenience center district is to: ... Accommodate commercial centers, generally five to ten acres in size, where most of the commercial uses are coordinated in a manner around a common parking lot and usually with two major commercial approach driveways." YMC 15.03.020(1)(2).
- Is the desired zone one of the implementing zones of the land use designation? The desired LCC zone is an implementing zone of the Commercial Mixed-Use category, however it does not meet the purpose and intent statement for the zone, as outlined above.
- Is the proposal a spot zone or a similar change that may create instability with the surrounding neighborhood? Due to the immediately adjacent residential uses and residential uses on two opposing corners, this action is likely considered a spot zone. The SW corner of the intersection, which is across South 72nd Avenue from the property sought to be changed, is commercial with LCC zoning, but the layout provides for an enclosed commercial development. This parcel would not be considered as an expansion of the existing commercial node.

(c) Correct an obvious mapping error:

Staff Response: Does not apply.

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

Staff Response: This change proposes commercial infill use on property that is not consistent with the surrounding area, which does not remedy a deficiency identified in the Comprehensive Plan.

(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 commercial infill in the area where all urban level services and facilities are currently provided.

(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: This is the first CPA amendment sought for the property. While the impact of removing 0.35 acres of Low Density Residential land is minimal in size, this action is not considered to be compliant with the Comprehensive Plan.

D. COMPREHENSIVE PLAN CONCLUSIONS:

1. The proposed amendment is inconsistent with the Goals and Policies of the Comprehensive Plan.
2. Several potential adverse impacts have been identified regarding this amendment request. Those adverse impacts are as follows:
 - a. Traffic at the Nob Hill/72nd Ave Intersection and access to the site
 - b. Safety concerns related to pedestrian and child safety
 - c. Compatibility concerns with the adjacent residential neighborhood such as noise and light pollution, proximity to residential uses, and size of the property not being conducive to commercial use.
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. Multiple public comments were received in opposition to this request, all of which were reviewed and considered when making the determinations set forth herein.

E. REZONE APPROVAL CRITERIA

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

(1) Testimony at public hearing.

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

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

This property is not well suited for uses permitted in the LCC zoning district. The LCC zone is generally intended for property that is five to ten acres in size with commercial uses coordinated around internal parking with commercial driveway approaches. The subject property is 0.35 acres in size and has limited availability to install new commercial driveway approaches due to its proximity to the intersection.

Large Convenience Center District Intent Statement – YMC 15.03.020(I):

The purpose and intent of the large convenience center district is to:

1. Provide areas for commercial activities outside the downtown commercial district that meet the retail shopping and service needs of the community; and
2. Accommodate commercial centers, generally five to ten acres in size, where most of the commercial uses are coordinated in a manner around a common parking lot and usually with two major commercial approach driveways.

DOC. INDEX
9-17

Large convenience centers serve the shopping and service needs of multiple surrounding neighborhoods and should be designed to minimize the impacts. Uses in this district should be larger retail or personal services, the primary occupants usually being such uses as multiple-tenant shopping, restaurants, office complexes, and multi mixed-uses.

(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 LCC zoning district is an implementing zone of the proposed Commercial Mixed Use land use designation. However, the property is not consistent with several goals and policies, as indicated above in section IV 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. However, there are traffic related concerns due to the proximity to the intersection. The City Engineer provided the following:

Access needs to be reviewed. There is currently an approach on 72nd and on Nob Hill. The 72nd approach should be removed and no access to/from 72nd should be allowed as it is less than 100' from the intersection. If it has to stay, it needs to be right in/right out. The approach from Nob Hill is less than 200' from the intersection so it needs to be right in/right out also. There is a utility box in the center of the approach. Most likely both right in/right outs would require concrete curbing along the left turn pockets. RW needs to be verified as City Maps shows the parcel out in the middle of the lane.

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

The proposed zone change is not considered compatible with existing neighboring land uses. Several comment letters were received from adjacent property owners in opposition to this request, which were more specifically outlined in section IV(B) above

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

None at this time – non-project.

(7) The public need for the proposed change.

Based on the size of the parcel being inconsistent with the LCC zone, issues raised related to traffic, safety, and compatibility, and resident opposition, it is determined that there is no public need for this proposed change.

F. REZONE CONCLUSIONS: Based on the information and findings outlined above, the filed documents, and public comments, the Administrative Official makes the following conclusions:

1. The proposed rezone is not appropriate for the area and considered a spot zone.
2. The proposed rezone from R-1 to LCC does not meet applicable criteria to recommend approval.

3. Multiple public comments were received in opposition to this request which presented additional information that the proposed rezone is inappropriate for the property.

V. RECOMMENDATION

The Community Development Department recommends DENIAL of this amendment request from Low Density Residential to Commercial Mixed Use and concurrent rezone from Single-Family Residential (R-1) to Large Convenience Center (LCC).

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

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placeml@charter.net

Philip Ostriem
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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

CASEY & SHAWNA GAMACHE
CPA#007-21, RZ#007-21 & SEPA#017-21

Name	Comment	Date
Kristen McPherson – Nob Hill Water	Nob Hill Water can supply the new lot. Owner will need to contact Nob Hill Water with plans for proposed lot. A design and cost estimate will be produced.	05/05/2021
Bill Preston – City of Yakima Engineering	Access needs to be reviewed. There is currently an approach on 72nd and on Nob Hill. The 72nd approach should be removed and no access to/from 72nd should be allowed as it is less than 100' from the intersection. If it has to stay, it needs to be right in/right out.	07/29/2021



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

NOTICE OF PUBLIC HEARING

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

PROJECT DESCRIPTION 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 **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.

DOC. INDEX
6-14



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 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).

PROPONENT: Digital Design and Development, on behalf of Casey and Shawna Gamache

LOCATION: 1103 S 72nd Ave

PARCEL NUMBERS: 181329-42428

LEAD AGENCY: City of Yakima

FILE NUMBERS: CPA#007-21, RZ#007-21, & SEPA#017-21

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

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

Date: July 22, 2021

File Numbers: CPA#001-21, RZ#001-21, & SEPA#011-21;
Project Applicant: Daniel Tiley, on behalf of Lincoln Legacy and property owners; **Project Location:** Vicinity of N 40th and Summerview Avenues; **Parcel Numbers:** 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 Summerview 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 Raquet Lane Townhomes; **Project Location:** 2802 Raquet 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 VPC will issue its recommendation within ten (10) business days. The files containing the complete applications are available for public review at the City of Yakima Planning Division, City Hall - 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding these proposals, please call (509) 575-6183, or email to: ask_planning@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 Hargrove; **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:** 181329-42429; **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, CL#24024-21, & ADJ#012-21; **Project Applicant:** Digital Design & Development c/o Leanne Liddicoat; **Project Location:** 706 S. 48th Ave; **Parcel Numbers:** 181328-11038; **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

DOC. INDEX
6-149

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 rezoning from Single-Family Residential (R-1, Small Convenience Center (SCC)).

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

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

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

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

File Numbers: CPA#005-21, RZ#005-21, & SEPA#015-21;
Project Applicant: 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 rezoning from Local Business (B-2) to Two-Family Residential (R-2).

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

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

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

(982157) July 22, 2021

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Revised 06/14/2021

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Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov

Outside Distribution

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

Type of Notice: NTC of Public Hearing : DNS
 File Number(s): CPA #007-21, RZ#007-21, SEPA #017-21
 Date of Mailing: 7/22/21

Nunez, Analilia

From: Nunez, Analilia
Sent: Thursday, July 22, 2021 4:58 PM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Nunez, Analilia; Preston, Bill; Riddle, Dan; Rodriguez, Jeremy; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Former Orchards; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Dept of Social & Health Services - Larry Covey; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Henne, Dennis; Ibarra, Rosalinda; Kallevig, Dana; Nob Hill Water - Bob Irving; Nunez, Analilia; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Riddle, Dan; US Army Corps of Engineers - David Moore; WA State Dept of Health, Kelly Cooper; WA State Dept of Health, Office of Drinking Water; WA State Dept of Health, Office of Drinking Water; WA State Parks & Recreation Commission; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Max Platts; WVSD - Angela Watts, Asst Supt of Bus/Fin; WVSD - Mike Brophy, Supt.; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchez; Yakama-Klickitat Fisheries - John Marvin; Yakama-Klickitat Fisheries Project - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Troy Havens; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Manager - Tommy Carroll; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Public Svcs Director, Lisa Freund; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima School District - Jay Baucom; Yakima School District - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Museum - Peter Arnold, Exec Director; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko; YVCOG - Lynn Deitrick; 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_Gamache - CPA#007-21, RZ#007-21, & SEPA# 017-21
Attachments: NOTICE OF PUBLIC HEARING & DNS_Gamache - CPA#007-21, RZ#007-21, & SEPA# 0....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
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7109 W NOB HILL BLVD
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18132942429
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14
Total Parcels - Casey and Shawna
Gamache - CPA#007-21, RZ#007-21,
SEPA#017-21

LEANNE LIDDICOAT
DIGITAL DESIGN & DEVELOPMENT
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NTC of Public Hearing : DNS
mailed 7/22/21

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DOC. INDEX

G-140

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Olympia, WA 98504
jessica.logan@parks.wa.gov

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SEPA REVIEWING AGENCIES_updated
06/08/2021

Type of Notice: NTC OF PUBLIC HEARING : DNS

File Number: ~~GPA~~ # 007-21, RZ # 007-21, SEPA # 017-21

Date of Mailing: 7/22/21

DOC. INDEX
6-14C

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

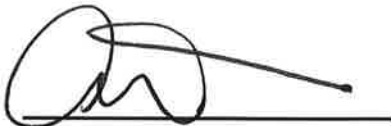
RE: CPA#007-21, RZ#007-21, & SEPA#017-21

Casey and Shawna Gamache

1103 S. 72nd Avenue

I, Analilia Núñez, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Public Hearing 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

Victor Cornejo
Jose & Gloria Mercado

1109 S 72nd Ave, ✓
Yakima, WA 98908

RECEIVED

JUL 16 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

To whom this may concern,

My family and I have lived in the area for almost 18 years. As the years have passed 72nd and Nob Hill have gotten A LOT busier and congested which we understand it could happen. But in the last few years we have seen many accidents in the intersection on 72ND and Nob Hill. To which comes my concern of adding a new business in the intersection along with many more concerns.

Reasons to why we are not in favor:

- Safety of kids using the crosswalk way to get to from home to school and from school to home
- With so much traffic in and out of businesses in the area children have to already be extra precautions with traffic even when walking on the sidewalk
- Already very difficult getting in and out of drive way without being in traffic's way or children's and having to wait for a long time especially in the morning
- Church is known for many activities and is very busy
- Sports practice and games at the church keeps it very busy with a lot of children around the area and using the sidewalk and crosswalk to get to practice and early weekend games
- Complete school zone
- Concerns parking lot of new business will be the street racers and car clubs new hangout spot
- Bus stop area right in front of our house already backs up traffic on the same side of new business wanted there
- Traffic trying to cut through new parking lot to cut light signal
- Home owners value of homes may decrease due to the congestion of rezoning, homes directly on this street, value goes down.
- Coffee shop bringing in much earlier traffic and noise to residents
- All coffee shops have big lines and with this being such a small property coffee lines will definitely hold up traffic right at the traffic light and block sidewalk used by children to get to school in the morning.
- Hangout area for homeless to hangout after hours and we have seen an increase of homeless in the area as is
- Trying to access Nob Hill from 72nd is already a difficult and busy turn
- Already have many existing coffee shops and a new one in the area

For these reasons and many more you do not have our vote and would not like any additional commercial businesses in that area.

DOC. INDEX
9-13

Sincerely,

Victor Cornejo *Gloria Mercado*

Victor Cornejo
Jose & Gloria Mercado

RECEIVED

JUL 1 8 2021

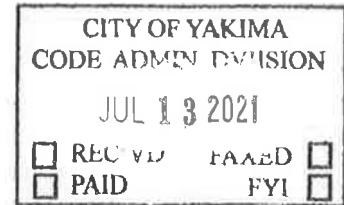
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC. INDEX

01-13

July 11, 2021

Joan Davenport, AICP
City of Yakima
Dept of Community Development
129 N 2nd St
Yakima WA 98901



RE: File Number: CPA#007-21, RZ#007, & SEPA#017-21
Location: 1103 S 72nd Ave, Yakima WA 98908

I am writing in opposition of the proposed rezone and building of a drive-through coffee stand on the southeast corner of South 72nd Avenue and Nob Hill Boulevard.

- This coffee stand will be directly across the street from Wide Hollow Elementary, which is a strictly walk-in or parent drop-off school. Children are crossing the street at the same peak times as the traffic to the coffee stand.
- This corner is located within ½ mile to the north, east and west directions, of which at least one coffee stand resides. To the east there are two coffee stands, and just two blocks to the south there is a convenience store. We have all the coffee stands we need in this area.
- This coffee stand will be bordered to the south and east by residences, and a residential neighborhood where no additional traffic is needed. There will also be an increase of litter as cars dispose of their empty cups and trash as they progress through the drive through. Just because there's a six-foot fence doesn't mean there won't be increased volume of noise and those trying to send their trash over the fence.
- The proposed layout indicates that there will be both ingress and egress on Nob Hill and 72nd. If you drive at peak times, a half mile to the north to Starbucks and a half mile to the east to Dutch Brothers, there are at least five cars, conservatively, in their drive throughs. There isn't enough room for either entrance to hold this many vehicles and the overflow will impede the traffic in the northbound lane of 72nd and the left turn lane on Nob Hill onto South 72nd Ave.

Whether taking business away from existing coffee stands to even out the flow or creating new business, this is not the corner to add another drive through espresso stand.

Respectfully,

Louella L. Arend

Louella L. Arend
Arend Family Trust

RECEIVED

JUL 09 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

IN REFERENCE TO: (CPA #007-21, RZ #007-21, &
SEPA #017-21)

APPLICANTS NAME: CASEY AND SHAWNA GAMASITE

My name is Joe James. We live east of the lot proposed for rezoning. Our property is next to the lot. I have talked to Leanne Liddick concerning the improvements to the lot in question. I am very much in favor of improvements to the lot. For it to be a coffee stand business makes sense considering the size of the lot. My only concerns are access to the business from 30.42nd Ave & West Nob Hill Ave. My concern is that traffic will increase on our street (70th & Nob Hill) to better access the coffee shop. We have children & pets in the neighborhood and I fear for their safety. When people take short cuts or better access, they usually are speeding through the area.

THANK YOU,
Joe James

DOC. INDEX
6-11

10 5 27 10 15

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

7-6-21

RECEIVED

Re: (CPA#007-21, RZ007-21 & SEPA#017-21)
Applicant's Name (Casey and Shawna Gamache)

JUL 08 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

Dear Joan:

I live at 1109 So. 70th Avenue and have since December 1965 when we had our home built, lived in the County and it was like living in the Country. Now we are in the City of Yakima, of which we had no choice, and have watched our community reach its full growth.

I am very much opposed with the rezone from Single Family Residential (R1) to Large Convenience Center (LCC), for the following reasons:

Too many structures on the four corners of 72nd and Nob Hill being West Valley Church of the Nazarene, Wide Hollow Elementary School and Meadowbrook Mall, and residential neighborhood to the South and East, all creating traffic hazards to the safety of our community and students. Over the past 50 years, we have seen and helped with several accidents on this corner and then this past year, we had flooding down our street as the drainage system backed up.

As far as site screening, they are referring to the residential neighbor's fencing and tall shrubs, which they are not tall. They could always remove these barriers and then where would they be. Really, it is not the neighbor's responsibility! If this is passed, which I hope it does not, it is the owner's responsibility to put in tall fencing to block the lights and noise. As far the neighbors, we cannot sit in our yards now with the heavy traffic noise and lights shining in our windows. Our community is made up of retired people trying to live out their Golden Years with some peace and quiet, families walking their children safely to school, students walking down from the Jr. High and Middle School and now all of us must deal with crosswalks, heavy traffic, driver's lining up on the street to try and get into the school parking lot, the church and the Mall.

DOC. INDEX
6-10

As far as the public need, there are two Coffee Stands one-half block down from the Church, a Crave and across from that is a Dutch Brothers. Down a block on Tieton Drive and 72nd, there is a Starbucks. This is going to over strain our capacity with additional traffic, noise and lighting. It is hard enough now to exit 70th Avenue and Prasch. Why don't you put in a Dedicated Park.

Noise does exist in this area, and it is not typical background street traffic. Loud mufflers going off (fumes-health hazard), screeching of tires, dragging, speeding, and loud radios I can hear inside my living room. Proposal states measures to reduce or control noise impacts, are not needed. What about the school crossings right there where traffic will be going in and out? It will increase the traffic on our block (So. 70th Ave.) with drivers, usually speeding, circling the block with children at play, walking to school, others going for walks, sometimes with their Pets, to just get around the corner to the drive thru.

This Proposal will affect current adjacent properties, especially the home properties on the North and East. Their property value, as well as the rest of us, will go down.

We have had enough development as it is, and we do not deserve this.

I have a question, would Casey and Shawna Gamache and the City Planning people like to live by this corner? I do not think so and if they would, let us know.

Thank you for letting us have a voice and hope this does not go forward.



Sandra Hyde
1109 So. 70th Avenue
Yakima, WA. 98908

RECEIVED

JUL 08 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC. INDEX
9-10

John & Keeniko Tafuya
1106 So 70th Ave
Yakima, Wa

July 1, 2021

Page 1

Planning Division
Joseph Colhoun Manager
129 N Second St. 2nd Floor
Yakima, Wa

RECEIVED

JUL 06 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

Dear Joseph Colhoun

I am writing about the
property owned by Casey & Shawna
Hamdche 1103 So 72nd Ave
181320-42428

on 72nd Ave & Nob Hill Blvd which
they want to rezone from (R1) Single
Family Residential to large
Convenience Center (LCC)

I am NOT IN FAVOR of the
rezone from R1 to LCC

Reason listed below of
why I vote no.

1. 72nd & Nob Hill is already
a very congested intersection &
needs no more added congestion
2. No added fencing to protect
my adjoining property
3. Light pollution in my
bedroom window

John & Kumbso Tafaya
1106 So 70th Ave
Yakima Wa

Page 2

- 4 added noise + traffic
 - 5 Neighbors can't support another coffee stand 3 already in area.
 6. Lot to small for any business.
 7. To close to school & safety of children walking to school
- I vote No to rezoning R1 to LCC

No Vote from

John & Tafaya

RECEIVED

JUL 06 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

Page 1
June 29, 2021

Planning Division
Joseph Calhoun, Manager
129 N Second St. 2nd floor
Yakima, Wa

RECEIVED
JUL 01 2021
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

Dear Joseph Calhoun,

I am writing about the
property owned by Casey & Shona
Hamache 1103, So 70th Ave

181320-42428

on 72nd Ave + Nob Hill Blvd.
which they want to rezone
from (R1) Single Family Residential
to large Convenience Center (LCC).

I have lived at 1110 So 70th Ave
Yakima, Wa 98908 since 1963 &
watched my area grow from
rural to City in a progressive
way. I am NOT IN FAVOR of the
rezone from R1 to LCC.

Listed below are a few
of my reasons

1. 72nd Ave + Nob Hill Blvd is
an extremely congested intersection
2. So close to Hide. Haffner
school for the safety of our
Children

JUL 01 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

3. entrance + exit of driveway to close to intersection
4. entrance on 72nd Ave to close to right hand turn lane
5. people turning left off Nob Hill Blvd to enter coffee stand
6. It is already difficult to exit 70th Ave onto Nob Hill Blvd. any time of the day now. the same for 72nd Ave & March
7. Cars blocking right hand lane waiting to enter coffee shops
8. Children walking to school crossing driveway in & out.
9. People cutting through property to avoid the signal
10. No added fencing to protect adjoining property owners
11. a shack like building to close to adjoining property owners

JUL 01 2021

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

12. Property too small for any business
13. Make a park out of it.
14. If business closes it would be an eye sore on one of Yakima's busiest corners.
15. There already have 3 coffee shops within 2 blocks North is Starbucks & 2 blocks east Crown Dutch Brothers
16. Light pollution in rear back yards
17. Added noise & traffic to adjoining properties
18. Fumes from idling cars
19. Added trash from deep lids straws napkins & bags
20. A hang out for people drinking after hours
21. I vote No to Allowing the rezoning of R1 to LCC
No Vote from
Sharon Chard



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: Digital Design and Development, on behalf of Casey and Shawna Gamache
FILE NUMBER: CPA#007-21, RZ#007-21, & SEPA#017-21
LOCATION: 1103 S 72nd Ave
TAX PARCEL NUMBER(S): 181329-42428
DATE OF APPLICATION: April 30, 2021
DATE OF COMPLETENESS: June 10, 2021

PROJECT DESCRIPTION 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).

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

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

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

1. The type of land use: Non-project, proposed future commercial use
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#007-21, RZ#007-21, & SEPA#017-21) and applicant's name (Casey and Shawna Gamache) in any correspondence you submit. You can mail your comments to:

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

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

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

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

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





DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

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

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

AVISO DE APLICACIÓN Y REVISIÓN AMBIENTAL

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

FECHA OTORGADA: 25 de junio, 2021
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Digital Design and Development, por parte de Casey and Shawna Gamache
No. DE ARCHIVO: CPA#007-21, RZ#007-21, & SEPA#017-21
UBICACIÓN: 1103 S 72nd Ave
No. DE PARCELA: 181329-42428
FECHA DE APLICACIÓN: 30 de abril, 2021
FECHA DE APLICACIÓN COMPLETA: 10 de junio, 2021

DESCRIPCIÓN DEL PROYECTO: Enmienda al Mapa del Plan Integral (CPA) y Revisión Ambiental que solicita cambiar la designación del Mapa del Uso Futuro para un parcel de Residencial Baja-Densidad a Comercio Uso-Mixto, y rezonificar la propiedad de Residencial Unifamiliar (R-1) a Centro de Comercio Grande (LCC).

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 esta vacante
2. Nivel de desarrollo: Sin proyecto
3. Infraestructura e instalaciones públicas: Instalaciones públicas adecuadas están cerca del sitio.
4. Características del desarrollo: Cualquier cambio futuro requerirá adherirse a los estándares de desarrollo.

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

- 1. El tipo del uso terrenal: Sin proyecto, futuro desarrollo comercial 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

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#007-21, RZ#007-21, & SEPA#017-21) o al nombre del solicitante (Casey and Shawna Gamache) 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
Lisa Maxey	Code Administration	Lisa.Maxey@yakimawa.gov
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
John Zabell	Code Administration	John.Zabell@yakimawa.gov
Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov
Linda Rossignol	Code Administration	Linda.Rossignol@yakimawa.gov
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.DeBusschere@yakimawa.gov
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Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov
Analilia Nunez	Planning	Analilia.nunez@yakimawa.gov
Matt Murray	Police	Matthew.murray@yakimawa.gov
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
Loretta Zammarchi	Refuse	Loretta.Zammarchi@yakimawa.gov
Randy Layman	Refuse	Randy.Layman@yakimawa.gov
Gregory Story	Transit	Gregory.Story@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov

Outside Distribution

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

Type of Notice: Notice of Application & SEPA
File Number(s): CPA#007-21, RZ#007-21, SEPA# 017-21
Date of Mailing: 06/25/2021

DOC. INDEX
6-7a

Yakima Planning Commission
Members

Al Rose
aar7040@gmail.com

Jacob Liddicoat, Chair
jake@3dyakima.com

Leanne Hughes-Mickel
Leanne.mickel@me.com

Lisa Wallace, Vice-Chair
lisakwallace@hotmail.com

Mary Place
placeml@charter.net

Philip Ostriem
philipostriem@gmail.com

Rob McCormick
rob@mccormickaircenter.com

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

**Notice of Application & SEPA
Review**

2021 Comp Plan Amendments

CPA#001-21
CPA#002-21
CPA#003-21
CPA#004-21
CPA#005-21
CPA#006-21
CPA#007-21

Mailing Date: 06/25/2021

DOC. INDEX

6-79

From: Ibarra, Rosalinda
Sent: Friday, June 25, 2021 1:07 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 - Casey and Shawna Gamache - CPA#007-21, RZ#007-21, SEPA#017-21
Attachments: NOTICE OF APPLICATION & SEPA - Casey & Shawna Gamache - CPA#007-21, RZ#0....pdf

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

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

Thank you!

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



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

DOC. INDEX
9-79

18132942451
AREND FAMILY HOLDING TRUST
6910 W NOB HILL BLVD
YAKIMA, WA 98908

18132913404
WEST VALLEY CHURCH OF NAZARENE
7109 W NOB HILL BLVD
YAKIMA, WA 98908

18132924007
WEST VALLEY SCHOOL DISTRICT # 208
8902 ZIER RD
YAKIMA, WA 98908

18132942429
ASHLEY & CRISTOBAL SILVA
1105 S 72ND AVE
YAKIMA, WA 98908

18132942428
CASEY & SHAWNA L GAMACHE
8503 SCENIC DR
YAKIMA, WA 98908

18132942431
JERRY & JENNIE GEORGE
1113 S 72ND AVE
YAKIMA, WA 98908

18132942450
JOE D & LINDA L JAMES
7002 W NOB HILL BLVD
YAKIMA, WA 98908

18132942449
JOHN A & KUNIKO TAFOYA
1106 S 70TH AVE
YAKIMA, WA 98908

18132942430
JOSE MERCADO
1109 S 72ND AVE
YAKIMA, WA 98908

18132942447
NICHOLAS SMITH
1114 S 70TH AVE
YAKIMA, WA 98908

18132942453
SANDRA L HYDE
1109 S 70TH AVE
YAKIMA, WA 98908

18132942448
SHARON CHARD
1110 S 70TH AVE
YAKIMA, WA 98908

18132942452
SHARON SAUVE
1105 S 70TH AVE
YAKIMA, WA 98908

18132931010
TERRY J COOK
PO BOX 1393
YAKIMA, WA 98907

14
Total Parcels - Casey and Shawna
Gamache - CPA#007-21, RZ#007-21,
SEPA#017-21

LEANNE LIDDICOAT
DIGITAL DESIGN & DEVELOPMENT
1909 W LINCOLN AVE, STE 1
YAKIMA, WA 98902

Notice of App's SEPA
06/25/21

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

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

City of Yakima - Engineering Division
Dan Riddle, Street Inspector
129 N 2nd Street
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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
Olympia, WA 98504-3172
reviewteam@commerce.wa.gov

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

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

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Kelly.cooper@doh.wa.gov

Cascade Natural Gas
8113 W Grandridge Blvd
Kennewick, WA 99336

City of Union Gap
Dennis Henne, Development Director
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City of Yakima - Wastewater Division
Marc Cawley, Wastewater Operations
marc.cawley@yakimawa.gov
Dana Kallevig, Utility Project Manager
dana.kallevig@yakimawa.gov

Nob Hill Water Association
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6111 Tieton Drive
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bob@nobhillwater.org

Pacific Power
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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
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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

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

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

City of Yakima - Airport
Rob Peterson, Director
2400 West Washington Ave
Yakima, WA 98903
rob.peterson@yakimaairportterminal.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
Kelly McLain,
PO Box 42560
Olympia, WA 98504
kmclain@agr.wa.gov

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

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

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

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

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

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

West Valley School District
Angela Von Essen, Asst. Supt
8902 Zier Road
Yakima, WA 98908-9299
vonessensa@wvsd208.org

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

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

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

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

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

Yakima County Water Resources Division
Dianna Woods, Program Analyst
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Dianna.Woods@co.yakima.wa.us

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

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

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

West Valley School District
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Yakima, WA 98908
brophym@wvsd208.org

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

Yakama Indian Nation, Cultural Resources Program
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Toppenish, WA 98948

Yakama-Klickitat Fisheries Project
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marj@yakamafish-nsn.gov
jmarvin@yakama.com

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Ryan Ibach, Director
1210 Ahtanum Ridge Dr Ste#200
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Yakima Greenway Foundation
Kellie Connaughton, Executive Director
111 South 18th Street
Yakima, WA 98901
kellie@yakimagreenway.org

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

WA State Energy Facility Site Evaluation Council
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sposner@utc.wa.gov

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

WSDOT
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2809 Rudkin Road
Union Gap, WA 98903
gonsetp@wsdot.gov

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

Yakama Indian Nation, Yakima Tribal Council
Ruth Jim,
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Toppenish, WA 98948

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harold.maclean@co.yakima.wa.us

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

Yakima County Water Resources Division
Troy Havens, Manager
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Yakima, WA 98901
Troy.Havens@co.yakima.wa.us

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

DOC. INDEX
9-7b

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

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

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

Yakima Valley Trolleys
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Yakima, WA 98901

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

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

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

SEPA REVIEWING AGENCIES_updated
06/08/2021

Type of Notice: Notice of Application 3 SEPA
File Number: CPA#007-21, RZ#007-21, SEPA#017-21
Date of Mailing: 06/25/2021

DOC. INDEX
6-76

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#007-21, RZ#007-21, SEPA#017-21

Casey and Shawna Gamache

1103 S 72nd Avenue

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

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



Rosalinda Ibarra

Community Development Administrative Assistant

DOC. INDEX
6-70



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

File Number:	CPA #007-21 ; RZ# 007-21 ; SEPA # 017-21
Applicant/Project Name:	Gamache
Site Address:	1103 S 72nd Ave
Date of Posting:	

Location of Installation (Check One): Sign # 38

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

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

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

The alternative location is:

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

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

Leanne Liddicoat
Applicant's Signature

6/16/21
Date

Leanne Liddicoat
Applicant's Name (Please Print)

833-8532
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 17 2021

CITY OF YAKIMA
PLANNING DIV.

DOC. INDEX
676

Revised 01/2017



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 10, 2021

FILE NUMBER: CPA#007-21, RZ#007-21, & SEPA#017-21
APPLICANT: Digital Design and Development, on behalf of Casey and Shawna Gamache
APPLICANT ADDRESS: 1909 W Lincoln Ave. Ste 1, Yakima, WA 98902
PROJECT LOCATION: 1103 S 72nd Ave
TAX PARCEL NO: 181329-42428
DATE OF REQUEST: April 30, 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 30, 2021. As of June 10, 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

DOC. INDEX
 # G-5





Project Name: CASEY & SHAWNA GAMACHE

Site Address: 1103 S 72ND AVE

File Number(s): CPA#007-21, RZ#007-21, SEPA#017-21

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: 5/4/2021

DOC. INDEX

6-4



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

FUTURE LAND USE MAP



Project Name: CASEY & SHAWNA GAMACHE

Site Address: 1103 S 72ND AVE

File Number(s): CPA#007-21, RZ#007-21, SEPA#017-21



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Date Created: 5/4/2021

DOC. INDEX
64

Project Name: CASEY & SHAWNA GAMACHE

Site Address: 1103 S 72ND AVE

File Number(s): CPA#007-21, RZ#007-21, SEPA#017-21



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: 5/4/2021

DOC. INDEX # 9-4



Project Name: CASEY & SHAWNA GAMACHE

Site Address: 1103 S 72ND AVE

File Number(s): CPA#007-21, RZ#007-21, SEPA#017-21

Proposal: Proposed change to the Future Land Use map designation for one parcel from Low Density Residential to Commercial Mixed-Use and concurrent rezone from Single-Family Residential (R-1) to Large Convenience Center (LCC).



VICINITY MAP

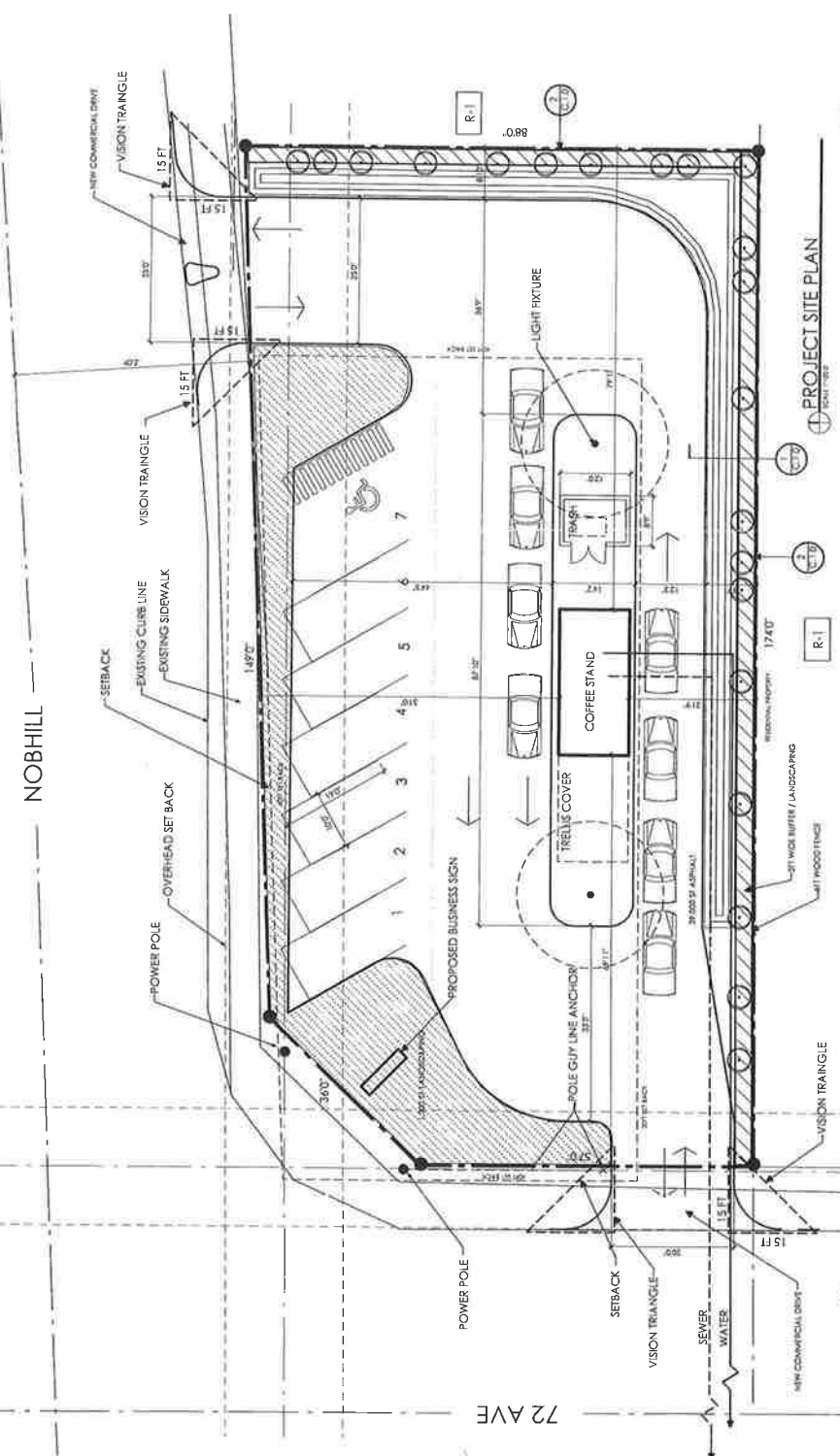


Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.
Date Created: 5/4/2021



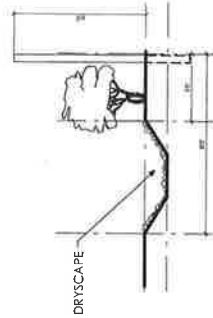
NOBHILL

72 AVE

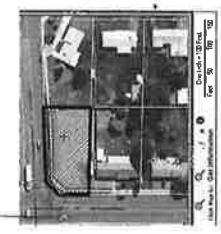


RECEIVED
APR 30 2021
CITY OF YAKIMA
PLANNING DIV.

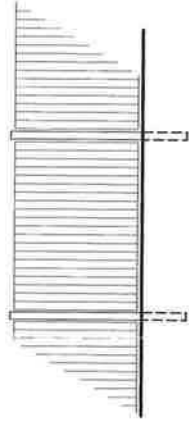
PROJECT SITE PLAN
 SCALE 1/8" = 1'-0"



SECTION STORM
 SCALE 3/16" = 1'-0"



FENCE ELEVATION
 SCALE 3/16" = 1'-0"



PROPERTY OWNER:
 1813294429
 EXISTING R-1
 PROPOSED CHANGE TO GC
 CITY OF YAKIMA

PROPERTY ADDRESS:
 1813294429
 EXISTING R-1
 PROPOSED CHANGE TO GC
 CITY OF YAKIMA

PROPOSED USE:
 DRIVE THRU COFFEE STAND

ZONE AGENCIES:
 R-1
 R-1
 R-1
 L.L.C.

SET BACKS:
 FRONT: 40 FT
 SIDE: 15 FT
 REAR: 20 FT

SITE ELEVATION:
 11440

LOT COVERAGE:
 BUILDINGS: 300 SF
 PAVING: 9,500 SF
 WALKS: 1,000 SF
 CANOPIES: N/A
 TOTAL: 10,800 SF

PERCENTAGE COVERED:
 70 %

ALLOW SITE COVERAGE:
 100 %

PARKING REQUIREMENTS:
 1:30 300 / 50 = 6
 PROVIDED: 7

LANDSCAPING REQUIREMENTS:
 LEVEL - C-

PUBLIC SERVICES:
 WATER:
 SEWER:
 REFUSE:
 DATA:
 POWER:
 GAS:

FORMULATED CALCULATIONS:
 AMPIRE AREA * 10,000 SF
 EVMT FACTOR * 125 / 249R
 TOTAL CLAC AREA (CL/FT) 1,315.2 CF
 SWALES AREA: 3,000 CMFT
 PERCENTAGE OF CAPACITY 43 %

CASCADE NATURAL GAS

DRAWING DATA:
 4/25/21
 RLT
 CORRE 4521

PAGE SCALE: NOTED
 SHEET SIZE: 11x17
 SHEET NUMBER

C.1.0

SEPA
SITE PLAN
APPLICATION

DRAWING TITLE:
COFFEE STAND

Future Land Use Designation



April 29, 2021

Parcels

Future Land Use

Low Density Residential

Mixed Residential

Central Business Core Commercial

Commercial Mixed Use

Regional Commercial

Community Mixed Use

Industrial

1:9,028

0 0.05 0.1 0.15 0.2 mi

0 0.07 0.15 0.3 km

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

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

Zoning



April 29, 2021

Parcels

Yakima Urban Area Zoning

SR Suburban Residential

R-1 Single Family

R-2 Two Family

R-3 Multi-Family

B-1 Professional Business

B-2 Local Business

HB Historical Business

SCC Small Convenience Center

LCC Large Convenience Center

CBD Central Business District

DOC. INDEX
6-3

Yakima GIS City of Yakima GIS Sources Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, PAO, NPS, NRCAN, GeBCo, IGN

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

181329-42428

NOB HILL BV W72ND

Owner Information:

**CASEY & SHAWN L GAMACHE
8503 SCENIC DR
YAKIMA, WA 98908**

**Acres: 0.34999999
Land Value: \$48,100.00
Impr Value: \$0.00**

TCA: 586 Tax Year: 2021

Use Code: 91 Undeveloped Land

Zoning: R-1

**Future Land Use: Low Density Residential
In Floodplain? N**

Census Tract:000902

Legal Description:

**WEST VALLEY ACRES LOT 1 EX N & W
CO RD RAW**

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2019 Aerial Photo Map
City of Yakima - Geographic Information Services
The City of Yakima assumes no responsibility for any errors or omissions in this information provided. It is not to be used as a basis for any legal action.

Legend
Friday - 04/16/2021 - 12:01:24

**DOC. INDEX
G-3**

S. 72nd Ave and Nob Hill Blvd

Project site SE corner of intersection

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Legend

7199 W Nob Hill Blvd

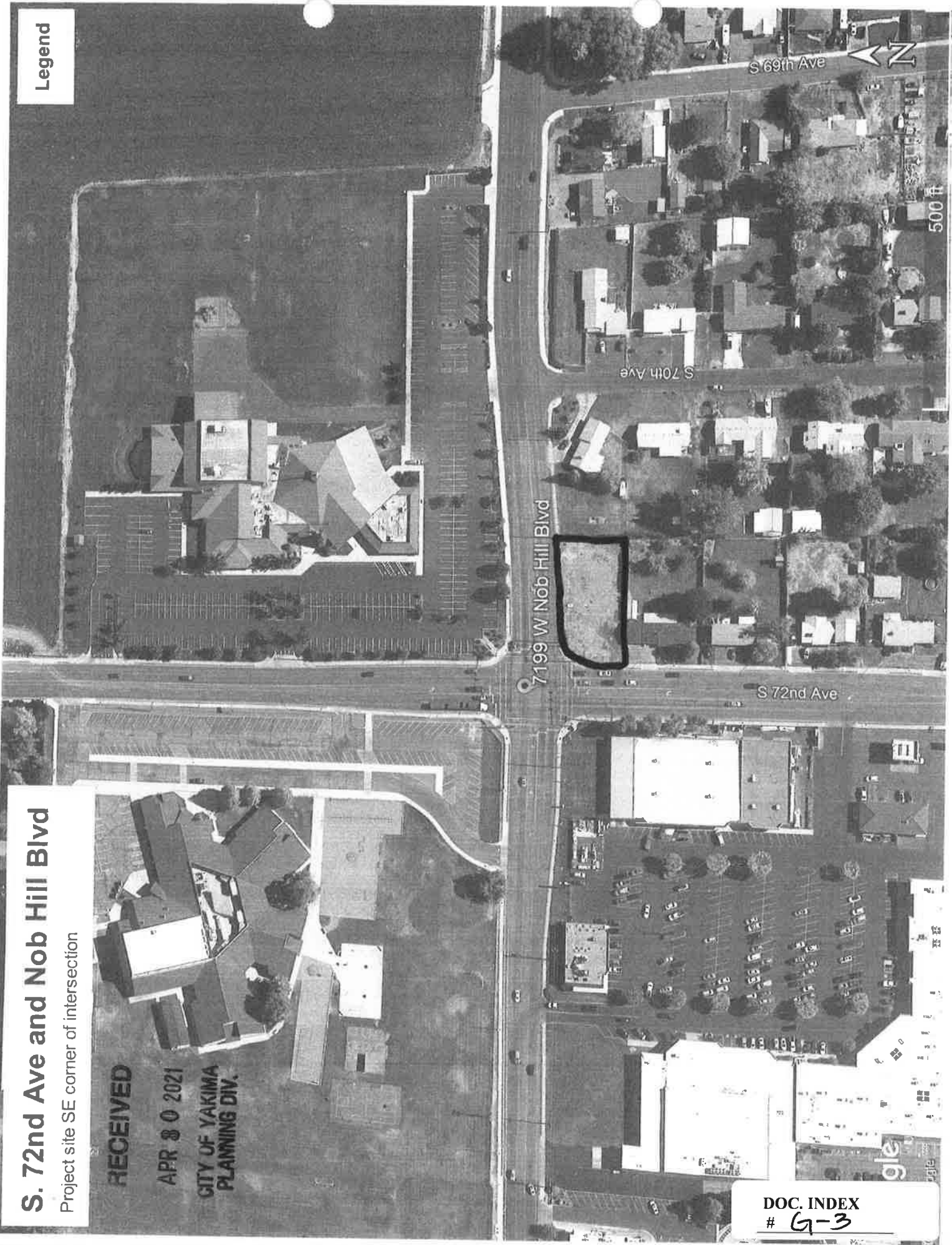
S 69th Ave

S 70th Ave

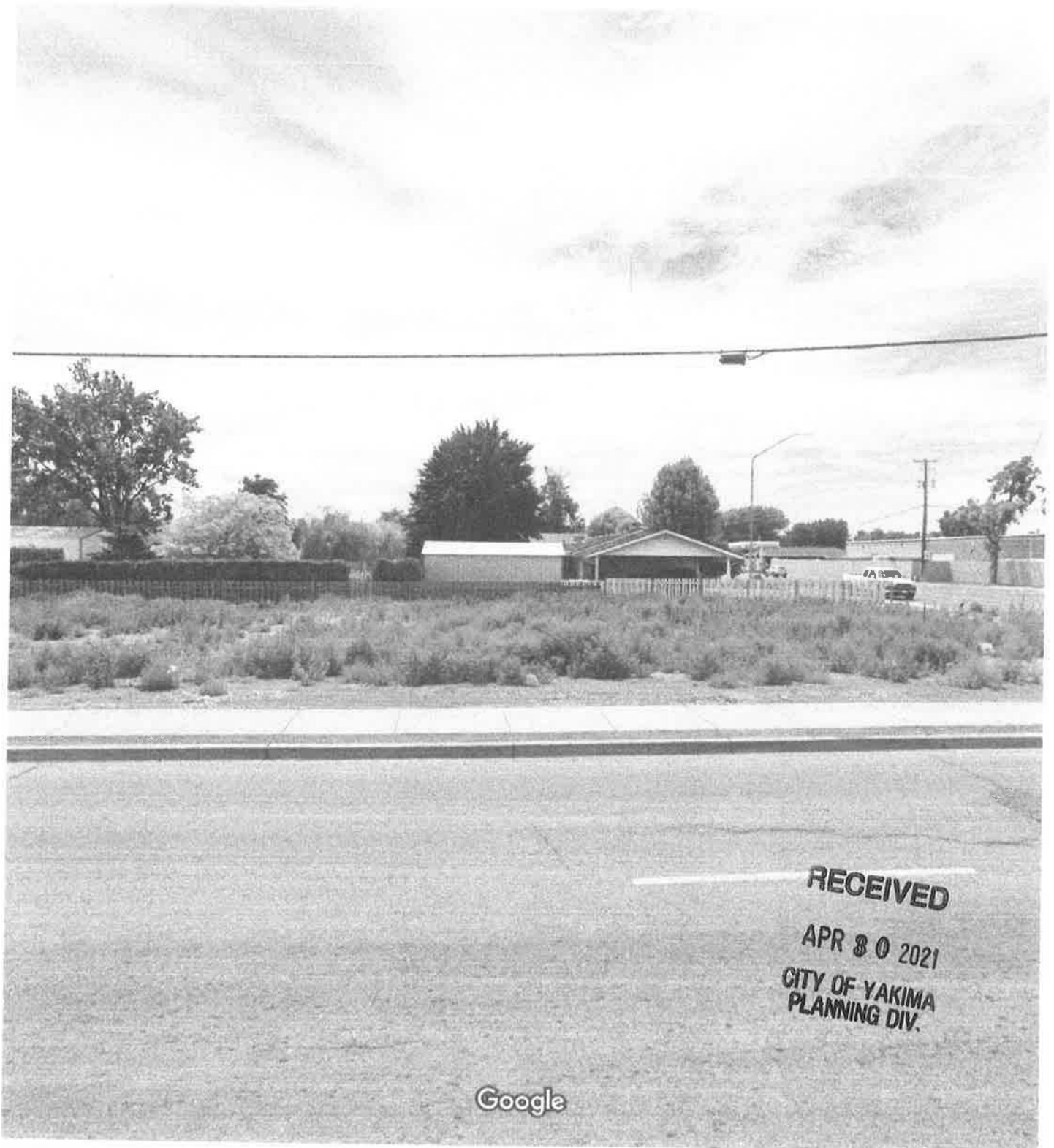
S 72nd Ave

500 ft

DOC. INDEX
G-3



Google Maps 7199 W Nob Hill Blvd



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Google

Image capture: Jun 2019 © 2021 Google

DOC. INDEX
9-3

Google Maps 1100 S 72nd Ave



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Image capture: Jun 2019 © 2021 Google

DOC. INDEX
6-3

Google Maps 7002 W Nob Hill Blvd



Image capture: Jun 2019 © 2021 Google

DOC. INDEX
G-3



ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)
(AS TAKEN FROM WAC 197-11-960)
YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

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

INSTRUCTIONS FOR APPLICANTS

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

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

1. **Name Of Proposed Project (If Applicable):**
Nob Hill Commercial Corner
2. **Applicant's Name & Phone:**
Digital Design and Development 509-833-8552
3. **Applicant's Address:**
1909 W. Lincoln Ave., Ste #1, Yakima, WA 98902
4. **Contact Person & Phone:**
Leanne Liddicoat 509-833-8552
5. **Agency Requesting Checklist:** City of Yakima
6. **Proposed Timing Or Schedule (Including Phasing, If Applicable):**
Build and begin operations in 2022
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:**
No further development planned

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8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
None known

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:

Comprehensive Plan 2040 Amendment

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

Future Land Use Map Change
Rezone
Building Permits
Stormwater Permit
Traffic Concurrence

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 R-1 parcel is .35 acres and currently vacant. The owner intends to construct a drive through coffee stand of approximately 300sf with on-site parking.

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 project site is at the SE corner of Nob Hill Blvd and S. 72nd Avenue

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
1. Earth	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">APR 30 2021</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</p>
a. General description of the site (✓ one):	
<input type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. What is the steepest slope on the site (approximate percent slope)? 1%	
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. Kittitas Silt Loam with areas of Umapine Silt Loam, Track Loam, and Toppenish Silt Loam	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No indication	
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. General grading and excavation for footing and foundation. No fill will be brought on site.	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. This is a flat site, but appropriate erosion control measures will be taken	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? When the project is completed there will be 70% impervious surfaces	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Appropriate construction erosion control measures will be taken	
2. Air	
a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Typical construction activities may cause noise and dust. Operations will include vehicle traffic.	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known	
c. Proposed measures to reduce or control emissions or other impacts to air, if any: No additional measures planned for the existing site	
3. Water	

a. Surface Water	
B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.</p> <p>No</p>	
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.</p> <p>No</p>	
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>None</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>No</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>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>Domestic water provided by Nob Hill Water. No groundwater drawn.</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>The project is connected to the City of Yakima sewer system</p>	<p>RECEIVED APR 30 2021 CITY OF YAKIMA PLANNING DIV.</p>

c. Water Runoff (including stormwater)					Space Reserved for Agency Comments
B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)					
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. Stormwater will be collected and retained in an engineered on-site storage and disposal system, and all systems will be designed to meet Yakima and Eastern Washington stormwater requirements.					
2. Could waste materials enter ground or surface waters? If so, generally describe. No – the stormwater will be stored on-site and not affect neighboring properties.					
3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No – the stormwater will be stored on site and not affect neighboring properties					
d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Stormwater will be collected and retained in an engineered on-site storage and disposal system, and all systems will be designed to meet Yakima and Eastern Washington stormwater requirements.					
4. Plants					
a. Check (✓) types of vegetation found on the site:					
Deciduous Tree:	<input type="checkbox"/> Alder	<input type="checkbox"/> Maple	<input type="checkbox"/> Aspen	<input 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	
Water Plants:	<input type="checkbox"/> Milfoil	<input type="checkbox"/> Eelgrass	<input type="checkbox"/> Water Lily	<input type="checkbox"/> Other	
<input type="checkbox"/> Other types of vegetation					
b. What kind and amount of vegetation will be removed or altered? The site will be landscaped with dryscape shrubs and grasses per city of Yakima requirements					
c. List threatened or endangered species known to be on or near the site. None known					
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Shrubs and grasses will be planted that are drought tolerant					
e. List all noxious weeds and invasive species known to be on or near the site. None known					
5. Animals					

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<p>a. List any birds or other animals which have been observed on or near the site or are known to be on or near the site. <i>Examples include:</i> <i>birds: hawk, heron, eagle, songbirds, other:</i> <i>mammals: deer, bear, elk, beaver, other:</i> <i>fish: bass, salmon, trout, herring, shellfish, other Gophers, Squirrels, Mice</i></p>	
<p>b. List any threatened or endangered species known to be on or near the site. None known</p>	
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>	<p>Space Reserved for Agency Comments</p>
<p>c. Is the site part of a migration route? If so, explain. The site is in the North America Fly Way</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any: None needed</p>	
<p>e. List any invasive animal species known to be on or near the site. None known</p>	
<p>6. Energy and Natural Resources</p>	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electricity will be used for HVAC and lighting.</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No affect - property is at the same elevation as neighbors</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: The project will meet the 2018 Washington State Energy Code requirements</p>	
<p>7. Environmental Health</p>	
<p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. None known</p>	
<p>1. Describe any known or possible contamination at the site from present or past uses. Yakima is a farming area so it is possible pesticides may have been used.</p>	
<p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None known</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. None known.</p>	<p>RECEIVED APR 30 2021 CITY OF YAKIMA PLANNING DIV.</p>

<p>4. Describe special emergency services that might be required. No special circumstances</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any: None known</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)? Typical background street traffic</p>	
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>	<p>Space Reserved for Agency Comments</p>
<p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Vehicles will be in a drive thru line. Hours of operation may be 6:00 a.m. to 6:00 p.m.</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any: None needed</p>	
<p>8. Land and Shoreline Use</p>	
<p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. The land is currently vacant. The rezone to LCC is consistent with the Meadowbrook Mall property to the west. The church to the north is R1 and the neighborhood to the south and east is R1.</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? None known</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: No neighboring farm or forest businesses</p>	<p>RECEIVED APR 30 2021 CITY OF YAKIMA PLANNING DIV.</p>

<p>c. Describe any structures on the site. There are no structures on site</p>		
<p>d. Will any structures be demolished? If so, what? Not applicable</p>		
<p>e. What is the current zoning classification of the site? R-1</p>		
<p>f. What is the current comprehensive plan designation of the site? Low Density Residential</p>		
<p>g. If applicable, what is the current shoreline master program designation of the site? 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. No</p>		
<p>i. Approximately how many people would reside or work in the completed project? It is estimated that 2-3 people would be employed for each shift</p>		
<p>j. Approximately how many people would the completed project displace? None</p>		
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>		<p>Space Reserved for Agency Comments</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any. None proposed</p>		<p>RECEIVED APR 30 2021 CITY OF YAKIMA PLANNING DIV.</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Site screening on the south and east boundaries, along with shielded lighting will be used.</p>		
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Not applicable</p>		
<p>9. Housing</p>		
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None</p>		
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None</p>		
<p>c. Proposed measures to reduce or control housing impacts, if any: Not applicable</p>		
<p>10. Aesthetics</p>		
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 16' would be the tallest height. The building will have painted hardi board siding</p>		

<p>b. What views in the immediate vicinity would be altered or obstructed? None – fencing or obscuring shrubs are already in place</p>		
<p>c. Proposed measures to reduce or control aesthetic impacts, if any: This small project will improve the corner with landscaping and the small building will be consistent in finish with neighboring houses and small retail buildings.</p>		
<p>11. Light and Glare</p>		
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur? A 15' pole in the parking lot will have a sensor to turn on at night and off in the morning.</p>		
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views? Exterior lighting will be shielded to prevent glare.</p>		
<p>c. What existing off-site sources of light or glare may affect your proposal? None</p>		
<p>d. Proposed measures to reduce or control light and glare impacts, if any: Exterior lighting will be shielded to prevent glare.</p>		
<p>12. Recreation</p>		
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>		<p>Space Reserved for Agency Comments</p>
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? West Valley Park is 1 mile to the southwest</p>		<p>RECEIVED APR 30 2021 CITY OF YAKIMA PLANNING DIV.</p>
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. No</p>		
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: Not applicable.</p>		
<p>13. Historic and Cultural Preservation</p>		
<p>a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. None known</p>		
<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None known</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. No permits required</p>		

14. Transportation	
<p>a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The property is located on the SE corner of S. 72nd Avenue and Nob Hill Blvd. Access will be from both streets for the drive through project.</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? Public transit is available on Nob Hill Blvd. There are bus stops just south of this site on 72nd Ave. and west on Nob Hill Blvd.</p>	
<p>c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? 7 parking spaces to be provided</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). There are curbs, gutters, and sidewalks on Nob Hill Blvd and S 72nd Avenue at this intersection</p>	
<p>e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No other transportation systems will be used.</p>	
<p>B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)</p>	<p>Space Reserved for Agency Comments</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? Daily vehicle trips are estimated at 150 with no truck traffic. 50% of these trips would be at peak hours.</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: There will be no affect to this project</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any: Not applicable</p>	<p>RECEIVED APR 30 2021 CITY OF YAKIMA PLANNING DIV.</p>
15. Public Services	

<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe: The project will not require any additional need for public services.</p>	
<p>b. Proposed measures to reduce or control direct impacts on public services, if any. Not applicable</p>	
<p>16. Utilities</p>	
<p>a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____</p>	
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. The project will be connected to Nob Hill Water, city of Yakima sewer, and Pacific Power. During the course of construction temporary power and water will be used for construction activities and dust control.</p>	
<p>C. SIGNATURE (To be completed by the applicant.)</p>	
<p>The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.</p>	
<p><i>Leanne Liddicoat</i></p>	<p><i>4/30/21</i></p>
<p>Property Owner or Agent Signature</p>	<p>Date Submitted</p>
<p><i>Leanne Liddicoat</i></p>	<p><i>Agent</i></p>
<p>Name of Signee</p>	<p>Position and Agency/Organization</p>
<p>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</p>	

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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:	Leanne Liddicoat / Digital Design and Development					
	Mailing Address:	1909 W. Lincoln Ave., Ste #11					
	City:	Yakima	St:	WA	Zip:	98902	Phone: () 833-8552
	E-Mail:	Leanne@3dyakima.com					
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other		
3. Property Owner's Information (If other than Applicant):	Name:	Casey and Shawna Gammache					
	Mailing Address:						
	City:	Yakima	St:	WA	Zip:	98908	Phone: ()
	E-Mail:						
4. Subject Property's Assessor's Parcel Number(s): 18132942428							
5. Legal Description of Property. (if lengthy, please attach it on a separate document) WEST VALLEY ACRES: LOT 1 EX N & W CORD RW							
6. Property Address: NNA Nob Hill Blvd							
7. Property's Existing Zoning: <input type="checkbox"/> SR <input checked="" type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2							
8. Type Of Application: (Check All That Apply) <input checked="" type="checkbox"/> Comprehensive Plan Amendment <input checked="" type="checkbox"/> Environmental Checklist (SEPA Review) <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Transportation Concurrence <input type="checkbox"/> Master Application (select if submitting two or more applications under Title 15) <input type="checkbox"/> Other:							

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

PART V – CERTIFICATION

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

Shawn Gammache April 29, 2021
Property Owner's Signature Date

Leanne Liddicoat April 29, 2021
Applicant's Signature Date

FILE/APPLICATION(S)# CPA#007-21, RZ#007-21, SEPA#017-21

DATE FEE PAID: 4/30/21	RECEIVED BY: Online	AMOUNT PAID: \$3,125.00	RECEIPT NO: CR-21-001366
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Supplemental Application For:
**COMPREHENSIVE PLAN
 AMENDMENT**

YAKIMA MUNICIPAL CODE, CHAPTER 16.10
 ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

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 PLANNING DIV.

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)

April 29, 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?
 There has been significant commercial development between 64th Avenue and 72nd Avenue in the last few years in response to continued residential growth in West Valley.
2. Does your proposal better implement applicable comprehensive plan policies than the current relevant comprehensive plan map or text? If so, how?
 Commercial Mixed Use
3. Does your proposal correct an obvious mapping error? If so, what is the error?
 No mapping error
4. Does your proposal address an identified deficiency in the Comprehensive Plan? If so, what is the deficiency?
 Commercial Mixed Use designations provide the transition between commercial, multi-family, and single family residences. The NW and NE corners of this intersection were developed decades ago, and uses as a church and school will not change as the adjacent properties to the NE are zoned commercial. The parcel under review has never been developed as the corner location and infrastructure development make it small and not attractive for an R1 use. The proposed use meets the neighborhood comprehensive plan criteria but the zoning criteria prevent the site from being developed.
5. Is the proposed Comprehensive Plan Amendment coordinated with, and take into consideration, the comprehensive plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100? If so, how?
 The subject property is within the city of Yakima and not near other cities or the Yakima County border
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?
 Yes per RCW 36.70.A
7. Have the cumulative impacts of all comprehensive plan amendments been considered in the evaluation of the proposed amendment? If so, how?
 Goal 2.3.6 calls for some compatible nonresidential uses in residential zones.
 Goal 2.2.4 B - commercial mixed use at primary arterial corridors
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.
 All public utilities and infrastructure are at the parcel boundaries

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PLANNING DIV.



Supplemental Application For:
REZONES
 YAKIMA MUNICIPAL CODE CHAPTER 15.23

PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

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

2. DESIRED ZONING OF SUBJECT PROPERTY:

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

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

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

4. EXISTING FUTURE LAND USE DESIGNATION:

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

5. PROPOSED FUTURE LAND USE DESIGNATION:

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

If so what is the proposed future land use designation?

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

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

PART III - REQUIRED ATTACHMENTS

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

2. **ENVIRONMENTAL CHECKLIST** (required)

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

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

5. **AUTHORIZATION:**

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

Shaunaffamate

 Property Owner Signature (required)

April 29, 2021

 Date

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PLANNING DIV.



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?

The subject property adjacent to properties that are B-2, R-1, and R-2 and connected to public utilities and streets.

What is the status of existing land use?

The current land use is R-1. No additional land use applications have been submitted.

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

Yes per Goal 2.5 and Policy 2.5.1

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?

Public utilities are at the site boundaries and services by public services. Street frontage improvements are in place.

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?

Yes - existing utilities and streets have the capacity to serve the project

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

The four corners of 72nd Avenue and Nob Hill Blvd include the West Valley Church of the Nazarene, Wide Hollow Elementary School, and Meadowbrook Mall. There is a residential neighborhood to the south and east.

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

Appropriate site screening will be installed. The residential neighbor's property lines have existing fences and tall shrubs.

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

There is a current and future demand for new community services as West Valley grows. The rezone will meet some of this demand and allow for additional economic development for new or expanding local businesses.

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APR 30 2021

**CITY OF YAKIMA
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