



**PAPE PROPERTIES INC.
CL3#004-21, SEPA#030-21, RWV#001-22**

**City Council
Open Record Public Hearing
June 7, 2022**

EXHIBIT LIST

Applicant:	Pape Properties Inc.
File Numbers:	CL3#004-21, SEPA#030-21, RWV#001-22
Site Address:	1600 Pacific Ave.
Staff Contact:	Trevor Martin, Senior Planner

Table of Contents

CHAPTER AA	Hearing Examiner Recommendation & Decision
CHAPTER A	Staff Report
CHAPTER B	Maps
CHAPTER C	Site Plan
CHAPTER D	DST Review & Agency Comments
CHAPTER E	Applications
CHAPTER F	Public Notices
CHAPTER G	Public Comments

PAPE PROPERTIES INC.
CL3#004-21, SEPA#030-21, RWV#001-22

EXHIBIT LIST

CHAPTER AA

Hearing Examiner Recommendation & Decision

[illegible]

City of Yakima, Washington
Hearing Examiner's Recommendation and Decision

April 28, 2022

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CITY OF YAKIMA
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In the Matter of Applications for)
Vacation of Right-of-Way and for)
Type (3) Review Submitted by:)
)
Papé Properties, Inc.)
)
For Vacation of a Portion of Street)
Right-of-Way and to Construct a)
Building for the Sale & Servicing of)
Farm Implements, Tools and Heavy)
Equipment at 1600 Pacific Avenue)

RWV#001-22

CL3#004-21

SEPA#030-21

A. Introduction. The Hearing Examiner conducted an open record public hearing on April 14, 2022, pursuant to requisite notice of the date, time and place. The findings relative to the public hearing for these applications may be summarized as follows:

(1) The detailed staff report which was prepared and presented by Senior Planner Trevor Martin recommended approval of these applications subject to conditions. No other testimony was presented.

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

1

DOC.
INDEX

AA-1

(2) Written comments were received prior to the hearing from the Washington State Department of Ecology relative to an NPDES Permit and a Stormwater Pollution Prevention Plan as well as from the Washington State Department of Archaeology and Historic Preservation relative to a Cultural Resources Survey.

(3) This recommendation and decision has been issued within ten business days of the open record public hearing.

B. Summary of Recommendation and Decision. This Recommendation and Decision (i) recommends that the City Council approve the requested vacation of a small portion of unused street right-of-way and (ii) decides that the proposed building for the sale and servicing of farm implements, tools and heavy equipment satisfies the criteria for approval of the Class (3) use.

C. Basis for the Recommendation and Decision. Based upon the Hearing Examiner's view of the site with no one else present on April 12, 2022; his consideration of the staff report, exhibits, testimony and other evidence presented at an open record public hearing on April 14, 2022; and his review of the criteria for vacation of street right-of-way in Chapter 14.21 of the Yakima Municipal Code and the criteria for consideration of Class (3) use applications in the Yakima Urban Area Zoning Ordinance, Title 15 of the Yakima Municipal Code (YMC); the Hearing Examiner issues the following findings, conclusions, recommendation and decision:

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

2

RECEIVED

APR 28 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX

AA-1

FINDINGS

I. Petitioner/Applicant. The petitioner/applicant is Papé Properties, Inc., 355 Goodpasture Island Road, Eugene, Oregon 97401.

II. Property Owner. The property owner is also Papé Properties, Inc., 355 Goodpasture Island Road, Eugene, Oregon 97401.

III. Location. The location of the small portion of unused street right-of-way that is the subject of this petition for vacation is along the northeastern side of the South 18th Street right-of-way where it turns into Pacific Avenue west of the southern part of the former Yakima Speedway racetrack. The location of the proposed building for the sale and servicing of farm implements, tools and heavy equipment is 1600 Pacific Avenue in the parking area for the former Yakima Speedway. The Yakima County Assessor's Tax Parcel Number is 191320-34017.

IV. Applications. The main aspects of these applications are as follows:

(1) The Right-of-Way Vacation application was received by the City Planning Division on January 25, 2022. It requests vacation of approximately 6,636 square feet of unused and unimproved street right-of-way located behind a fence on the northeast side of South 18th Street at the curve to Pacific Avenue west of the southern part of the former Yakima Speedway racetrack. The triangular-

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

3

RECEIVED

APR 28 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX

AA-1

shaped area of right-of-way proposed for vacation is shown on Document Index B-1 in the record. In return the petitioner is dedicating approximately 5,347 square feet along the frontage of its property to increase by 10 feet the right-of-way width for Pacific Avenue. This application was deemed complete for processing on February 4, 2022, and is being processed under YMC Chapter 14.21 relative to right-of-way vacations. Those provisions require a Hearing Examiner recommendation to the City Council to be based on findings and conclusions pursuant to YMC Chapter 1.43, YMC Chapter 14.21 and RCW Chapter 35.79. The Sections below which are applicable to the Hearing Examiner's recommendation to the City Council relative to the requested vacation of street right-of-way are Sections VII (Findings), VIII (Conclusions) and IX (Recommendation).

(2) The applications for Type (3) Review and SEPA Environmental Review were received on November 5, 2021, and were also deemed complete for processing on February 4, 2022. The applications request approval of a use within a building approximately 24,200 square feet in size which the applicant describes as a John Deere Agricultural and Turf facility. The primary business conducted within the facility would be to sell new John Deere tractors and lawnmowers and to provide lifetime maintenance repairs as well as parts sales for this equipment to the agriculture and small consumer market. The building would house office/showroom space for the sales of John Deere farm products and small consumer products, would be equipped with a parts warehouse for storage of tractor parts, and would have offices for staff to coordinate daily transactions. A maintenance bay would be used to service tractors and mowers. The building would be located on a separate lot about 8 acres in size when Preliminary Short Plat PSP#015-21 is finalized. The application states that Papé builds state of the art facilities that create a high-image presence; currently employs around 25 people at the current location; would plan to employ more than 30 people upon building a new, bigger facility; offers average annual wages approximately 40% higher than the current City of Yakima average per capita; and is a significant tax generator for the region as illustrated by the fact that similar-sized Papé operations in this region generated over \$1.5 million in such tax payments in 2019. This application is being processed under YMC Chapter 15.15 for Type (3) Review which requires the

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Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

4

APR 28 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX
AA-1

Hearing Examiner to make a decision based on written findings and conclusions which could be appealed to the Yakima City Council by an aggrieved party. The Sections below which are applicable to the Hearing Examiner's decision relative to the proposed Class (3) use are Sections X (Findings), XI (Conclusions) and XII (Decision) which would only require consideration by the City Council if someone were to appeal the decision. That is not likely since no one submitted written comments or testimony in opposition to the proposed use.

(3) The City has issued a separate decision approving a Class (2) truck sales and leasing use within a proposed Papé Kenworth Northwest building that will be approximately 31,137 square feet in size to be constructed east of the building here proposed. It will be in the area of the southern portion of the former Yakima Speedway racetrack. It will be located on its own lot which is also owned by Papé Properties, Inc. That lot will also be approximately 8 acres in size as soon as Preliminary Short Plat PSP#015-21 is finalized so as to divide the existing parcel which is approximately 16 acres in size into two lots. Both buildings are shown on Document Index C-1 in the record.

V. Notices. Notices of the public hearing of April 14, 2022, were provided in the following manners:

Mailing of notice to property owners within 300 feet:	March 7, 2022
Publishing of notice in the Yakima Herald-Republic:	March 7, 2022
Posting of notice on the property:	March 10, 2022

VI. Environmental Review. A Notice of Application and SEPA Environmental Review was mailed to SEPA agencies, the applicant, and adjoining property owners within 300 feet of the subject property on March 7, 2022. Two SEPA agency comments were received during the comment period that ended on March

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

5

RECEIVED
APR 28 2022
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX

AA-1

28, 2022. They were from the Washington State Department of Ecology regarding an NPDES Permit and Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan), as well as from the Washington State Department of Archaeology and Historic Preservation regarding a Cultural Resources Survey. A SEPA Determination of Nonsignificance (DNS) was issued on March 29, 2022. The DNS became final without any appeal being filed.

VII. Right-of-Way Vacation Findings. The Findings relative to the recommendation to the Yakima City Council regarding this petition for right-of-way vacation are as follows:

(1) City Council Resolution: The Yakima City Council by Resolution No. R-2022-032 referred the street or alley right-of-way vacation Petition No. 22-01 to the Hearing Examiner to hold a public hearing on April 14, 2022, at 9:00 a.m. and to make a recommendation to the City Council regarding the petition. The petition was signed by a representative of Papé Properties, Inc. which owns 100% of the contiguous private property. This recommendation is being submitted to the City Planning Division within 10 business days of that hearing.

(2) Hearing Examiner Authority: The Hearing Examiner has jurisdiction to conduct public hearings on petitions and resolutions to vacate streets and public right-of-way pursuant to YMC §1.43.080(H) and YMC Chapter 14.21 which provide that the Hearing Examiner shall make a recommendation regarding such matters to the Yakima City Council.

(3) Urban Area Zoning Ordinance: Street rights-of-way are not technically within any zoning classification. However, upon vacation they acquire the same zoning that is applicable to the contiguous property. In this case, the contiguous property is zoned Regional Development (RD).

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

6

RECEIVED
APR 28 2022
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX

AA-1

(4) Yakima Comprehensive Plan 2040: Street rights-of-way likewise do not have an underlying Comprehensive Plan designation. But upon vacation the vacated area is likewise designated the same as the contiguous property. In this situation, the vacated right-of-way area would have a Comprehensive Plan Future Land Use Map designation of Regional Commercial.

(5) Revised Code of Washington (RCW) Chapter 35.79: This chapter of state law prescribes the state's requirements for the process of vacating street right-of-way. All requirements of this chapter that can be accomplished prior to the public hearing have been fulfilled. State law provides that the property within the limits to be vacated shall belong to the owners of the lots abutting each side of the vacated area, one-half to the owners on each side of the vacated area (RCW 35.79.040). This petition presents an exception because one side of the right-of-way area proposed for vacation is right-of-way for South 18th Street. The entire area to be vacated in this situation would belong to Papé Properties, Inc. because it owns the only property contiguous to the public right-of-way which is not itself public right-of-way.

(6) Public Use of The Right-of-Way: The subject portion of the right-of-way to be vacated is completely unimproved on the surface. No curb, gutter or asphalt are located on this portion of right-of-way.

(7) Criteria #1 for Vacation of Right-of-Way (YMC §14.21.050(A)(1)): What is the public benefit, reason for, and limitations of the proposed right-of-way vacation? The right-of-way proposed for vacation is limited to approximately 6,636 square feet. It is currently located behind a private fence line which would make it difficult for the City to maintain. Transferring the responsibility for future maintenance and the potential for liability from the City to the petitioner would be a public benefit. The subject area is unimproved and the City has no plans to ever improve or use this area. This portion of right-of-way can best be used as part of the adjacent property which has been approved for the Papé Kenworth Northwest building and parking area. Since there is a sewer line near this section of right-of-way, a sewer easement will have to be retained on the site for any portion of the

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

7

RECEIVED
APR 28 2022
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX

AA-1

sewer line that will no longer be within the right-of-way and will instead be on private property as a result of this right-of-way vacation.

(8) Criteria #2 for Vacation of Right-of-Way (YMC §14.21.050(A)(2)): Does the vacation deny any property sole access to a public street? This right-of-way vacation would not deny any property access to a public street.

(9) Criteria #3 for Vacation of Right-of-Way (YMC §14.21.050(A)(3)): Is the proposal consistent with existing plans of the City such as the Six-Year Transportation Improvement Plan, the Urban Area Comprehensive Plan or other official City plans and policies? The City's current Six-Year Transportation Improvement Plan (TIP) does not include any planned improvements to the right-of-way that is proposed for vacation. Nor would approval of the right-of-way vacation be inconsistent with the Comprehensive Plan or any other official City plans and policies.

(10) Criteria #4 for Vacation of Right-of-Way (YMC §14.21.050(A)(4)): Is the vacation request appropriate with existing and anticipated development in the area, based on zoning, current use and long range plans? There is no anticipated development that would be adversely affected by approval of this requested right-of-way vacation. The vacated right-of-way area could be used in conjunction with the anticipated development of approved regional development uses on adjacent property. That use of the vacated area would be appropriate based on the current Regional Development (RD) zoning, the approved future use of adjacent property and the lack of any long range plans for public use of the area.

(11) Criteria #5 for Vacation of Right-of-Way (YMC §14.21.050(A)(5)): Are there any public or franchised utilities in the right-of-way to be vacated and if so, will they be relocated? There is a City of Yakima sewer line within the street right-of-way. If the requested vacation of right-of-way causes a portion of the sewer line to be outside of the public right-of-way and instead on private property, an easement for the continued operation, maintenance and/or repair of the sewer line shall be reserved by the City and/or granted by the petitioner.

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

8

RECEIVED
APR 28 2022
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX
AA-1

(12) Criteria #6 for Vacation of Right-of-Way (YMC §14.21.070(A)(4)): Whether compensation should be required in return for vacation of the right-of-way? YMC §14.21.070(A)(4) provides: “No compensation may be required if the city has not purchased, maintained, or made any improvements to the public right-of-way, there is no planned or anticipated public purpose existing for maintaining the public right-of-way as determined by the planning commission or development services team (DST), and the public right-of-way has been a dedicated right-of-way in the city for at least five years.” The City has not purchased, maintained or improved the area proposed for right-of-way vacation. During the DST meeting, no City divisions indicated that improvements are planned for the right-of-way area proposed for vacation or that any anticipated public purposes exist for maintaining that portion of the right-of-way. The area of right-of-way proposed for vacation has been a dedicated right-of-way in the City for more than the requisite five years. In contrast to the vacation of a right-of-way area that the City has no plans or need to use, the City will be receiving from petitioner a dedication of about 5,347 square feet of additional street right-of-way along the frontage of petitioner’s property that the City does plan to use as 10 feet of additional right-of-way width for Pacific Avenue. But even without that public benefit to the City, payment of compensation to the City for the right-of-way area proposed for vacation of approximately 6,636 square feet is not required by the criteria established in YMC §14.21.070(A)(4).

VIII. Right-of-Way Vacation Conclusions. The Conclusions relative to the recommendation to the Yakima City Council regarding the requested right-of-way vacation are as follows:

(1) Petition signatures for this requested vacation of right-of-way were obtained from the necessary two-thirds of the property owners fronting this area proposed for right-of-way vacation. In fact, the petitioner/property owner Papé Properties, Inc. owns 100% of the property fronting on this area that is not also public right-of-way on all other sides.

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

9

RECEIVED
APR 28 2022
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX
AA-1

(2) The area of the right-of-way proposed for vacation is a contiguous portion of South 18th Street.

(3) If this requested vacation of right-of-way is approved, the vacated right-of-way will be zoned the same as the contiguous private property which is Regional Development (RD).

(4) Approval of the requested right-of-way vacation would not cause any properties to be denied sole access to the public street system.

(5) The petition for vacation of this public right-of way does not conflict with any planned street improvement projects or other plans or projects of the City of Yakima.

(6) Approval of the requested right-of-way vacation would benefit the City by relieving it of future maintenance responsibilities for an area that is not needed for any public purpose.

(7) All necessary requirements for the vacation of street right-of-way prescribed by RCW Chapter 35.79 and YMC Chapter 14.21 are satisfied.

(8) YMC §14.21.070(A)(4) provides that compensation to the City is not required for the vacation of this street right-of-way area.

IX. Right-of-Way Vacation Recommendation. The Hearing Examiner recommends to the Yakima City Council that this petition for vacation of approximately 6,636 square feet of South 18th Street right-of-way adjacent to property owned by Papé Properties, Inc. be **APPROVED** subject to the following conditions:

(A) The area within the vacated right-of-way shall be zoned Regional Development (RD);

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

10

RECEIVED

APR 28 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX

AA-1

(B) A detailed site plan shall be provided which accurately shows all existing utilities within the right-of-way area to be vacated;

(C) A public utility easement shall be reserved and/or granted to provide access for the future operation, maintenance and/or replacement of any existing utilities within the area of the vacated right-of-way; and

(D) The legal description in the record for the area within the vacated right-of way which was provided by a professional land surveyor is as follows:

That portion of existing City of Yakima right of way shown on that certain Short Plat recorded in Book 84 of Short Plats, Page 88, records of Yakima County, Washington, and labeled as "Additional R/W herein dedicated" and more particularly described as follows:

That portion of City of Yakima road right of way, within Section 29, Township 13 North, Range 19 East, W.M., lying westerly of Lot 1 of said Short Plat and lying northeasterly of a line adjacent to, parallel with and 45 feet northeasterly of the following described line:

Commencing at the Northwest corner of Section 29, Township 13 North, Range 19 East W.M.; thence S89°30'E along the north line of said Section, a distance of 2083.66 feet to the point of beginning; thence along the arc of a curve to the right, having a central angle of 64°33' and a radius of 380 feet; thence S24°57'E, a distance of 346.38 feet; thence along the arc of a curve to the right, having a central angle of 24°58' and a radius of 700 feet to the terminus of the herein described line.

X. Hearing Examiner's Class (3) Conditional Use Findings for the Proposed Use of the Proposed Building and Its Associated Parking. The

Hearing Examiner's findings and conclusions are required by YMC §15.15.040(I) to set forth specific reasons and ordinance provisions demonstrating that his

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

11

RECEIVED

APR 28 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX

AA-1

decision satisfies the following requirements set forth in YMC §15.02.020, YMC §15.04.020(C) and YMC §15.15.040(I). The Findings relative to the Hearing Examiner's decision regarding this Class (3) Conditional Use application for approval of the proposed use for a building approximately 24,200 square feet in size that would be used for the sale and servicing of farm implements, tools and heavy equipment on an 8.01-acre parcel at 1600 Pacific Avenue, as described in more detail above, are as follows:

(1) Hearing Examiner Authority: The Hearing Examiner has jurisdiction to conduct public hearings and issue findings, conclusions and decisions regarding applications for approval of Class (3) Conditional Uses in accordance with YMC §1.43.080(A) and YMC Chapter 15.15.

(2) Urban Area Zoning Ordinance: YMC Table 4-1 in YMC Chapter 15.04 entitled "Permitted Land Uses" provides that "Farm and Implements, Tools and Heavy Construction Equipment" uses are Class (3) uses in the Regional Development (RD) zoning district. YMC §15.04.020(C) provides: "Class (3) uses are generally not permitted in a particular district, but may be allowed by the hearing examiner after a Type (3) review and public hearing. The hearing examiner may approve, deny, or impose conditions on the proposed land use and site improvements to promote compatibility with the intent and character of the district and the policies and development criteria of the Yakima urban area comprehensive plan. The procedures in YMC Chapter 15.15 shall be used to review and evaluate Class (3) uses or Class (2) uses that have been forwarded to the hearing examiner for review."

(3) Zoning and Land Uses: The zoning of the subject property and of all adjacent properties in all directions from the subject property is Regional Development (RD). To the north of the proposed building is part of the former Yakima Speedway parking area and racetrack which is now vacant. To the southeast is the existing Papé Kenworth Northwest and Material Handling facility,

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

12

RECEIVED

APR 28 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

**DOC.
INDEX**

AA-1

an RV sales business and an RV park. To the south is the building constructed for use as a Yakima County Jail facility. To the east will be the approved future Papé Kenworth Northwest building. To the east of that is Interstate 82.

(4) Compliance and Compatibility with the Policies and Development Criteria of the Comprehensive Plan: The proposed use would be compliant and compatible with the Comprehensive Plan Regional Commercial designation of the property where it would be located. That designation is intended in part to promote a medium to large scale mix of retail, service and business uses. Coordinated infrastructure development and site and building design standards are critical elements to emphasize quality of development that enhances the character, identity and economic vitality of Yakima. The proposed Class (3) use is a type of use that is encouraged within the Regional Commercial designation. It is a type of regional commercial use which would also be compliant and compatible with the following Goals and Policy of the City's 2040 Comprehensive Plan:

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

(b) Policy 2.5.1: Allow for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential and office uses with retail and service commercial uses. Provide zoning and design standards to maintain compatibility between different uses and zones.

(c) Goal 4.8: Support programs, projects, and development efforts that enhance the job market and promote community pride.

(5) Compliance and Compatibility with the Intent and Character of the Regional Development (RD) Zoning District: The proposed Class (3) use would be compliant and compatible with the intent of the RD zoning district because YMC §15.03.020(M) states: "The purpose of the regional development district is to provide high visibility from the interstate and state highways of the city of Yakima to provide regional commerce, office campus, recreation, large-scale

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

13

RECEIVED

APR 28 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX

AA-1

retail, culture, light manufacturing, processing, research, and large multiple mixed uses. This district is characterized by very intensive development and a variety of land uses including retail sales and service establishments, high-density residential development, financial institutions, professional office buildings, hotels, condominiums, and corporation headquarters.” The proposed use would also be compliant and compatible with the character of this RD zoning district. “Compatibility” means the characteristics of different uses or developments that permit them to be located near each other in harmony with or without special mitigation (YMC §15.04.020). The proposed use would be adjacent or in close proximity to existing truck and equipment dealerships. Even though notice of the hearing was mailed to property owners within 300 feet of the property, posted on the property and published in the Yakima Herald-Republic, no testimony or written comments were presented objecting to the proposed use or asserting its incompatibility with the character of the zoning district or with the character of the area.

(6) Compliance with the Provisions and the Standards Established in the Zoning Ordinance: The proposed use would comply with the following provisions and standards established in the zoning ordinance, with the comments of the Development Services Team Review conducted on April 5, 2022, and with other applicable regulations described in the outside agency comments:

(a) YMC §12.02.010, Establishment of Easements: Public utility easements shall be established for the location of new and proposed public utility lines serving new land divisions and land development. Public utility easements shall also be established across the front of new lots and redeveloped lots to provide for future utility access as determined necessary by the city engineer. Public utility easements shall be dedicated (granted) at the time that subdivision and/or land use approval is granted.

(b) YMC §12.03.010, Sewer service required: All new lots and development shall be served by a sanitary sewer line located adjacent to the lot or development site.

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

14

RECEIVED

APR 28 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX

AA-1

(c) YMC §12.03.070, Side sewer service: Each building containing sanitary facilities shall be served by a separate private side sewer line from a public main.

(d) YMC §12.05.010, Sidewalk installation required: "Sidewalks shall be installed along both sides of all new, improved, and reconstructed streets..."

(e) YMC §15.06.040, Number of Parking Spaces: YCC Table 6-1 in YMC §15.06.040 states that Agriculturally Related Industries require one space for each employee based on the maximum number working at any given shift. Since the applicant has indicated that approximately 30 employees will be employed at this site, this proposed use will require 30 parking spaces. The approved Class (2) truck sales and leasing use to the east will require 32 spaces for a building that will be approximately 31,137 square feet in size. Therefore, a total of 62 spaces will be required for both uses. The applicant has indicated that a total of 187 parking spaces will be installed for both uses. They will consist of 171 equipment parking stalls that will each be 12 feet by 35 feet in size, 15 standard parking stalls that will each be 9 feet by 20 feet in size and 1 larger ADA van accessible parking stall.

(f) YMC §15.06.110, Parking Lot Construction and Maintenance: The parking lot shall have 13 trees installed, and 10% of the parking area shall be landscaped. YMC §15.06.110 provides that all off-street parking lots, driveways, travel ways, parking aisles, vehicle storage, and vehicle sales lots having a capacity of three or more vehicles shall be constructed in the following manner:

(i) Surfacing. Paved with two-inch-thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the administrative official, so as to eliminate dust or mud. Pervious asphalt or concrete materials are encouraged.

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Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

15

APR 28 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX
AA-1

(ii) Grading and Drainage: Graded and drained so all surface water is disposed of on site. Grading and drainage facilities shall be designed according to accepted engineering standards and the Eastern Washington Stormwater Manual, which will require review by the city engineer or a designee.

(iii) Border Barricades: Any parking, vehicle storage, or motor vehicle sales area abutting the street property line shall provide a concrete curb at least six inches in height and located at least two feet from the street property line. The curb shall be securely anchored. No curb shall be required across any driveway or entrance to the parking area, or if the parking lot is separated from the street by a fence or hedge.

(iv) Markings: All parking spaces (except motor vehicles sales areas) shall be marked by durable painted lines at least four inches wide and extending the length of the stall or by curbs or other means approved by the administrative official to indicate individual parking stalls. Signs or markers located on the parking lot surface shall be used as necessary to ensure safe and efficient use of the parking lot. In addition, when required, all accessible parking spaces shall be marked and signed in compliance with the currently adopted International Building Code.

(g) YMC Table 5-1, Lot Coverage: The lot coverage limitation for the Regional Development (RD) zoning district prescribed by YCC Table 5-1 in YMC Chapter 15.05 is 100%. The proposed lot coverage of the site is estimated to be 94%.

(h) YMC Table 7-1, Sitescreening: Sitescreening is not required by YMC Table 7-1 in YMC §15.07.050.

(i) YMC Table 5-1, Building Setbacks: YCC Table 5-1 in YMC Chapter 15.05, requires a front structure setback of 30 feet from the centerline of a right-of-way in the Regional Development (RD) zoning

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

16

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APR 28 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX

AA-1

district, and no other rear or side structure setbacks are required in that zoning district.

(j) YMC Titles 8, 12 and 15, Public Facilities: City of Yakima water and sewer are available or capable of being extended to serve the proposed building for this Class (3) use. This building will be accessed from Pacific Avenue which is a Collector Arterial.

(7) Compliance with Requirements of the City Code Administration: The City Code Administration provided the following comments:

(a) The recommended addressing for the proposed building for the Class (3) use is 1600 Pacific Avenue.

(b) Per Yakima Municipal Code 7.56.080, the applicable water connection charges shall be paid in full at or before the time a building permit is obtained. Applicable Wastewater connection fees must be paid pursuant to YMC 7.58.

(c) Any work performed in the City right-of-way requires an Excavation permit from City Engineering prior to commencing work, YMC 8.72.

(d) A City of Yakima Business License (city endorsement) must be obtained before commencing business (YMC 5.52). The license must be applied for through the Department of Revenue and can be applied for online here: www.dor.wa.gov.

(e) Pursuant to Section 507 and Appendix B of the Washington State Fire Code, additional fire hydrant(s) may be required depending on the size and Type of Construction of the proposed building. The final site plan will need to reflect the location of existing and/or proposed fire hydrants.

(f) Pursuant to Section 429 of the Washington State Building Code, electric vehicle charging infrastructure may be required to be shown on the site plan depending on the number of parking spaces provided.

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Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

17

APR 28 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX

AA-1

(g) The site plan provided does not clearly show accessible parking as required in accordance with Chapter 11 of the Washington State Building Code.

(h) These findings are not intended to be an exhaustive review of this proposal.

(8) Planning Division Comments: The Planning Division indicated that the City issued a Class (2) use decision for a truck sales and leasing use at this property under CL2#024-20 that will occur on the eastern part of the property and will be on its own lot after PSP#015-21 is finalized.

(9) Compliance with the Requirements of City Engineering: The City Engineering commented that this project requires Title 8 and 12 improvements, including but not limited to the following:

(a) YMC 8.60 and 12.05 – New 7' sidewalk per standard detail R5 shall be installed along the site's frontage on Pacific Ave./S. 18th Ave. Existing curb/gutter along frontage that is unfit or unsafe shall also be repaired/replaced. Any unused driveway cuts shall be replaced with full height curb/gutter.

(b) YMC 8.64.070 – Commercial driveway approach is required which meets the requirements of this chapter and standard detail R4. Driveway width shall be a max. of 35' unless otherwise approved.

(c) YMC 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way.

(d) YMC 12.02 – Easements shall be established per this chapter.

(e) YMC 12.06.020 – Right of way – Pacific Ave./S. 18th St. is designated as a Collector Arterial requiring a total 80' of right of way. Applicant shall determine existing width of right of way along their frontage and dedicate any right of way if necessary.

(f) All improvements shall be completed prior to Certificate of Occupancy.

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

18

RECEIVED

APR 28 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX

AA-1

(10) Information and Compliance with the Requirements Detailed by City Water/Irrigation: City Water/Irrigation comments are as follows:

- (a) There is an existing looped 12" waterline in Pacific Ave.
- (b) There is an existing 12" waterline stubbed to the site (Tract 'A' of PSP#015-21) to approx. 20' north of the existing curb of Pacific Ave. There is a 1 ½" water service and 1 ½" meter to the site which is connected to the 12" waterline stub to serve the existing Yakima Speedway.
- (c) There is an existing fire hydrant off of the looped 12" waterline in Pacific Ave. approx. 490' west of the site frontage. There is an existing fire hydrant off of a looped 8" waterline in Pacific Ave. approx. 350' south of the site frontage.
- (d) All new fire hydrant and fire sprinkler service requirements to be determined by Codes and Fire Dept.
- (e) Codes Division has determined 1,500 gpm fire flow is required for the proposed building. Existing public waterlines have adequate available flow to serve the site. Static pressure range is approx. 85 – 94 psi. Available fire flow to site – 5,000 gpm.
- (f) Site is not within a City of Yakima irrigation service area.
- (g) For any public waterlines or irrigation lines and facilities required to be on the site, a minimum 16' public utility easement shall be provided by the applicant.
- (h) Civil site plan needs to show all existing and proposed utilities, including any proposed water services/meters, fire hydrants and fire sprinkler services.
- (i) Water service charges dependent on size of water service and meter required to serve the site. A detailed plumbing fixture count is required to size any new water services/meter. Charges dependent on size of water meter required to serve the site. Base Irrigation Charge (7.56.060) shall apply if using domestic water for irrigation. Installation Charges

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

19

RECEIVED

APR 28 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX
AA-1

(7.68.043). Water service/meter, fire hydrant and fire service installations shall be completed by City of Yakima at the owner's expense.

(j) An approved Reduced Pressure Backflow Assembly is required on the domestic water service just inside the building prior to any other branch or connection. An approved Double Check Backflow Assembly is required on fire sprinkler service just inside the building prior to any other branch or connection (7.68.070).

(11) Compliance with the Following Washington State Department of Ecology Recommendations: If the project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days. The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction. In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control, and is subject to enforcement action. Note: If the project will result in more than one acre of soil disturbance, but less than 5 acres of soil disturbance, you may be eligible for an Erosivity Waiver. In accordance with these comments, the applicant shall apply for an NPDES Construction Stormwater General Permit and a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) prior to the issuance of any building permits for the proposal.

(12) Compliance with a Washington State Department of Archaeology and Historic Preservation Recommendation: A desktop review using our statewide predictive model has identified the proposed project area as having very high sensitivity for archaeological resources. The proximity to the Yakima River gives the project area particular sensitivity for archaeological resources. Further, the

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

20

RECEIVED

APR 28 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX

AA-1

scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues. The Yakima Speedway is also over 50 years old. We also recommend that any buildings or structures associated with the Yakima Speedway be evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised. Relative to these comments, the applicant is required to conduct a Cultural Resources Survey of the site and submit documentation of the survey to DAHP and the City prior to the issuance of any building permits for the site.

(13) Consistency of the Proposed Use with Development Regulations and with the Comprehensive Plan as is Required by YMC §16.06.020(B): Compliance with YMC §16.06.020(B) is determined by consideration of the following factors:

(a) The types of land uses permitted at the site: The proposed John Deere agricultural and turf facility is permitted within the RD zoning district where, as here, it satisfies all of the Type (3) review criteria for its approval.

(b) The density of residential development or the level of development such as units per acre or other measures of density: The proposed facility will comply with the maximum lot coverage of 100% allowed in an RD zoning district by having a lot coverage of approximately 94%.

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

21

RECEIVED

APR 28 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

DOC.
INDEX

AA-1

(c) The availability and the adequacy of infrastructure and public facilities: Infrastructure and public facilities are available and adequate for the proposed facility.

(d) The characteristics of the development relative to applicable development regulations: The proposal will be consistent with all of the applicable development regulations as discussed above in detail in this decision.

XI. Hearing Examiner's Conclusions Relative to the Proposed Use of the Proposed Building and Associated Parking.

The Hearing Examiner's Conclusions regarding this Class (3) Conditional Use application for approval of the proposed use of a proposed building approximately 24,200 square feet in size that would be used for the sale and servicing of farm implements, tools and heavy equipment on an 8.01-acre parcel at 1600 Pacific Avenue, as described in more detail above, are as follows:

(1) The Hearing Examiner has jurisdiction to approve and condition proposed Class (3) uses by Type (3) Review under the circumstances prescribed by the zoning ordinance, which circumstances warrant the conditional approval of this application.

(2) Notice requirements for the open record public hearing have been satisfied.

(3) SEPA review of this Class (3) use resulted in the issuance of a Determination of Nonsignificance (DNS) on March 29, 2022, which became final without an appeal.

(4) No testimony or comments were submitted in opposition to the proposed Class (3) use.

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

22

RECEIVED

APR 28 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

**DOC.
INDEX**

AA-1

(5) No adverse impacts of the proposal have been identified which cannot be mitigated at the time of future development.

(6) This proposal will be compatible, compliant and consistent with the objectives and standards of the City's 2040 Comprehensive Plan and with the intent, the character, the provisions and the development standards of the zoning district and of the zoning ordinance.

(7) Pursuant to YMC §15.15.060, this zoning decision is not a building or development permit, and does not by itself authorize the construction or occupancy of any use or structure.

(8) This decision is valid for one year from the date it is issued, and shall automatically expire and terminate under circumstances described in YMC §15.12.060(A) absent the approval of an extension which is requested and granted in accordance with YMC §15.12.060(C).

(9) This decision may be appealed to the Yakima City Council within the time and in the manner required by applicable City ordinance provisions.

XII. Class (3) Use Decision as to the Proposed Use of the Proposed Building and Associated Parking.

The proposed Class (3) use consisting of a building approximately 24,200 square feet in size that would be used for the sale and servicing of farm implements, tools and heavy equipment on an 8.01-acre parcel at 1600 Pacific Avenue, together with its associated parking area, as described in this decision and in the additional information in the record relative to the City's Planning Division file numbers CL3#004-21 and SEPA#030-21 is **APPROVED** subject to the following conditions:

(A) Applicable water connection charges shall be paid in full at or before the time a building permit is obtained;

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

23

RECEIVED

APR 28 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

**DOC.
INDEX**

AA-1

- (B) Applicable Wastewater connection fees shall be paid;
- (C) Any work performed in the City right-of-way requires an Excavation permit from City Engineering prior to commencing work;
- (D) Frontage improvements shall be installed where they are missing along the frontage;
- (E) Frontage improvements shall be repaired where they are damaged along the frontage;
- (F) A commercial driveway shall be installed;
- (G) A detailed plumbing fixture count shall be submitted;
- (H) An approved Reduced Pressure Backflow Assembly shall be required;
- (I) An NPDES Permit and a Stormwater Pollution Prevention Plan shall be prepared and submitted to the City;
- (J) A Cultural Resources Survey shall be conducted on the subject site, and a copy of the study shall be submitted to DAHP and the City; and
- (K) A revised site plan shall be submitted illustrating:
 - (a) The required 10% landscaping of the parking area;
 - (b) The required minimum of 13 trees that shall be planted; and
 - (c) All accessible parking stalls.

DATED this 28th day of April, 2022.


Gary M. Cuillier, Hearing Examiner

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APR 28 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

Papé Properties, Inc.
Vacation of Right-of-Way;
And Building for Sales &
Service of Farm Implements,
Tools & Heavy Equipment;
At 1600 Pacific Avenue
RWV#001-22; CL3#004-21

24

**DOC.
INDEX
#AA-1**

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
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CITY OF YAKIMA

FINDINGS of FACT, CONCLUSIONS, & RECOMMENDATION for PETITION FOR RIGHT-OF-WAY VACATION; TYPE 3 REVIEW; and SEPA ENVIRONMENTAL REVIEW

File Number(s): CL3#004-21, RWV#001-22, and SEPA#030-21

PETITIONER:	Pape Properties Inc.
PETITIONER ADDRESS:	355 Goodpasture Island Rd. Ste 300
PROJECT LOCATION:	1600 Pacific Ave., Yakima, WA 98901
PARCEL NUMBER(S):	191320-34017
DATE OF REQUEST:	November 3, 2021
DATE OF RECOMMENDATION:	April 14, 2022
STAFF CONTACT:	Trevor Martin, AICP, Senior Planner

I. DESCRIPTION OF REQUEST:

The applicant is requesting a proposal to construct a 24,000 sq ft building to serve a farm/implements and tools and heavy construction equipment business, and vacate a portion of City Right-of-Way in the Regional Development (RD) zoning district.

II. SUMMARY OF RECOMMENDATION: Planning Staff recommends **Approval**, subject to conditions:

III. FACTS:

A. Processing

1. The applications for a Type 3 Review and SEPA Environmental Review were received on November 5, 2021, and an application for a Right of Way Vacation was received on January 25, 2022.
2. The applications were deemed complete for processing on February 4, 2022.
3. The applications are being processed under YMC Ch. 15.15 for Type 3 Review, YMC Ch. 6.88 for Environmental Review, and YMC Ch. 14.21 for Right of Way Vacation.
4. Pursuant to YMC Ch. 1.43 and YMC § 15.23.030, the Hearing Examiner has the authority to hold a public hearing and provide a decision on the project specific land use application, and provide a recommendation to the City Council on a Right of Way Vacation.

**DOC.
INDEX**

A-1



5. **Environmental Review:** A Notice of Application and SEPA Environmental Review was mailed to SEPA agencies, the applicant, and adjoining property owners within 300 feet of the subject property on March 7, 2022. Two SEPA agency comments were received during the comment period that ended March 28, 2022. A SEPA Determination of Nonsignificance (DNS) was issued on March 29, 2022. No appeals have been filed with the City of Yakima Planning Division.
6. **Public Notice:** In accordance with YMC § 15.11.080 and YMC § 16.05.010, notice was provided for this application as follows:
- a) The subject property was posted with a land use action sign on March 10, 2022.
 - b) A Notice of Application and Environmental Review was sent to the applicant, SEPA agencies, and adjoining property owners within 300 feet of the subject property on March 7, 2022.
 - c) During the 20-day public comment period, the following comments were received from the general public and SEPA Agencies:
 - i. The first one was received from the Washington State Department of Ecology, and it stated "WATER QUALITY – Project with Potential to Discharge Off - Site If the project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days. The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction. In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action. Note: If the project will result in more than one acre of soil disturbance, but less than 5 acres of soil disturbance, you may be eligible for an Erosivity Waiver..."

Staff Response: The project shall submit for the NPDES Construction Stormwater General Permit, and a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) prior to the issuance of any building permits for the subject project.

- ii. The second letter was received from the Washington State Department of Archaeology and Historic Preservation, and it stated "Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. A desktop review using our statewide predictive model has identified the proposed project area as having very high sensitivity for archaeological resources. The proximity to the Yakima River gives the project area particular sensitivity for archaeological resources. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a

recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues. The Yakima Speedway is also over 50 years old. We also recommend that any buildings or structures associated with the Yakima Speedway be evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law should additional information become available, our assessment may be revised..."

Staff Response: the applicant shall conduct a cultural resource survey of the site, and submit documentation of the survey to DAHP and the City, prior to the issuance of and building permits for the site.

B. Current Zoning and Land Use:

1. The subject property is approximately 16 acres (8.01 after PSP#015-21 is finalized), and is zoned Regional Development (RD).
2. The surrounding properties contain uses and zoning as follows:

Direction	Zoning	Land Use
North	RD	Former Racetrack/Vacant
South	RD	Truck (Large), Manufactured Home and Travel Trailer Sales
East	RD	US HWY 82
West	RD	Public Facility

C. Written Narrative - Pursuant to YMC § 15.15.030, the applicant has provided the following statements in the Type (3) Application:

1. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related to the business.

The project site is located at 1600 Pacific Ave. Yakima, WA 98901 and is approximately 348,897 sf or 8.010 Acres and is part of the old Yakima speedway which consists of gravel parking and some existing paved racetrack on the site with minor structures and bleacher seating that will be demolished (parcel numbers 191320-34017) which is located at the east side of the property. Property is zoned Regional Development (RD). This property parcel listed is currently set at 16 acres in total and has been submitted for a short plat review. We will develop this property to house our new state of the art John Deere Agricultural & Turf facility.

The project will consist of one dwelling upon the 8-acre parcel. Within this location we will construct a type 111-B building where the primary business for Pape Machinery is to sell new John Deere tractors & lawnmowers and to provide lifetime maintenance repairs as well as parts sales for this equipment to the

agriculture and small consumer market. The building houses Office/Showroom space for the sales of John Deere farm and small consumer products and is also equipped with a Parts Warehouse storage for tractor parts and office staff to coordinate daily transactions. The Maintenance Bay will be used to service tractors and mowers. Total square footage for this building will be approx. 24,200 sq ft.

For parking spaces, we be including a total of 187 spaces

- 15 - standard stalls 9'x20'
- 1 - ADA Handicap stall (van)
- 171- Equipment stalls 12'x35'

Business hours for this facility intend to be Monday-Friday 7:30am - 5:00pm and Saturday 7:30am - 4:00pm, the dealership is closed on Sundays.

2. How is the proposal compatible to neighboring properties?

The property is adjacent to and/or in close proximity to existing truck and equipment dealerships.

3. What mitigation measures are proposed to promote compatibility?

Any mitigation measures required by City code.

4. How is your proposal consistent with current zoning of your property?

Our proposal fits current zoning for the property of Regional Development (RD)

5. How is your proposal consistent with uses and zoning of neighboring properties?

Our proposal is similar in nature with neighboring and adjacent properties.

6. How is your proposal in the best interest of the community?

Pape builds state of the art facilities that create a high-image presence. We currently employ around 25 people at our current location and would plan to grow that to 30+ upon building a new, bigger location. We offer average annual wages approximately 40% higher than current Yakima City average per capita and are a significant tax generator for the region, for example, similar sized Pape operations in this region generated over \$1.5 million in such tax payments in 2019.

D. Yakima Comprehensive Plan 2040:

1. Defined: Regional Commercial – This designation is intended to promote a medium to large scale mix of retail, service and business, and tourism/recreational establishments and complementary multifamily. Coordinated infrastructure development and site and building design standards are critical elements to emphasize quality development that enhances the character, identity, and economic vitality of Yakima.
2. The following goals and policies apply to this proposal:

- a) Goal 2.5: Arterial corridors and other mixed-use centers. Enhance the character, function, and economic vitality of Yakima's arterial corridors and mixed use centers.
 - i. Policy 2.5.1: Allow for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential and office uses with retail and service commercial uses. Provide zoning and design standards to maintain compatibility between different uses and zones.
- b) Goal 4.8. Support programs, projects, and development efforts that enhance the job market and promote community pride.

E. APPLICABLE LAW

1. YMC § 12.02.010 Establishment of Easements: Public utility easements shall be established for the location of new and proposed public utility lines serving new land divisions and land development. Public utility easements shall also be established across the front of new lots and redeveloped lots to provide for future utility access as determined necessary by the city engineer. Public utility easements shall be dedicated (granted) at the time that subdivision and/or land use approval is granted.
2. YMC § 12.03.010 Sewer service required: All new lots and development shall be served by a sanitary sewer line located adjacent to the lot or development site.
3. YMC § 12.03.070 Side sewer service: Each building containing sanitary facilities shall be served by a separate private side sewer line from a public main.
4. YMC § 12.05.010 Sidewalk installation required: "Sidewalks shall be installed along both sides of all new, improved, and reconstructed streets..."
5. Class (3) Land Use Defined: Pursuant to YMC § 15.04.020(C), "Class (3) uses are generally not permitted in a particular district, but may be allowed by the hearing examiner after a Type (3) review and public hearing. The hearing examiner may approve, deny, or impose conditions on the proposed land use and site improvements to promote compatibility with the intent and character of the district and the policies and development criteria of the Yakima urban area comprehensive plan. The procedures in YMC Chapter 15.15 shall be used to review and evaluate Class (3) uses or Class (2) uses that have been forwarded to the hearing examiner for review."
6. RD Zoning District Defined: Pursuant to YMC § 15.03.020(M), Regional Development District (RD). The purpose of the regional development district is to provide high visibility from the interstate and state highways of the city of Yakima to provide regional commerce, office campus, recreation, large-scale retail, culture, light manufacturing, processing, research, and large multiple mixed uses. This district is characterized by very intensive development and a variety of land uses including retail sales and service establishments, high-density residential development, financial institutions, professional office buildings, hotels, condominiums, and corporation headquarters.
7. Compatibility Defined: Pursuant to YMC § 15.02.020, "Compatibility" means the characteristics of different uses or developments that permit them to be located near each other in harmony with or without special mitigation measures.

8. **Parking:** Pursuant to YMC § 15.06.040, Table 6-1, Agriculturally related industries require 1 space for each employee based on the maximum working at any given shift; additionally Automobile and truck, manufactured homes, travel trailer sales required one space for each 500 sq. ft. of showroom and 1 space for each 1,000 sq. ft. of retail sales floor area.

a) **Parking Construction and Maintenance:** Pursuant to YMC § 15.06.110 - All off-street parking lots, driveways, travel ways, parking aisles, vehicle storage, and vehicle sales lots having a capacity of three or more vehicles shall be constructed in the following manner:

- i. **Surfacing.** Paved with two-inch-thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the administrative official, so as to eliminate dust or mud. Pervious asphalt or concrete materials are encouraged.
- ii. **Grading and Drainage.** Graded and drained so all surface water is disposed of on site. Grading and drainage facilities shall be designed according to accepted engineering standards and the Eastern Washington Stormwater Manual, which will require review by the city engineer or a designee.
- iii. **Border Barricades.** Any parking, vehicle storage, or motor vehicle sales area abutting the street property line shall provide a concrete curb at least six inches in height and located at least two feet from the street property line. The curb shall be securely anchored. No curb shall be required across any driveway or entrance to the parking area, or if the parking lot is separated from the street by a fence or hedge.
- iv. **Markings.** All parking spaces (except motor vehicles sales areas) shall be marked by durable painted lines at least four inches wide and extending the length of the stall or by curbs or other means approved by the administrative official to indicate individual parking stalls. Signs or markers located on the parking lot surface shall be used as necessary to ensure safe and efficient use of the parking lot. In addition, when required, all accessible parking spaces shall be marked and signed in compliance with the currently adopted International Building Code.

9. **Sitescreening:** Pursuant to YMC § 15.07.050, Table 7-1, Sitescreening is not required.

10. **Setbacks:** Pursuant to YMC Ch. 15.05, Table 5-1, the required structure setbacks include (RD Zoning District):

Front:	30 feet from centerline of right-of-way
Rear:	0 from adjacent RD
Side, Property:	0 from adjacent RD

F. Development Services Team Review: A Development Services Team (DST) Review was conducted on April 5, 2022, for this development, the following comments were received:

1. **Codes**

- a) **Recommended Addressing:** 1600 Pacific Ave.
- b) Per Yakima Municipal Code 7.56.080, the applicable water connection charges shall be paid in full at or before the time a building permit is obtained. Applicable Wastewater connection fees must be paid pursuant to YMC 7.58.
- c) Any work performed in the City right-of-way requires an Excavation permit from City Engineering prior to commencing work, YMC 8.72.

- d) A City of Yakima Business License (city endorsement) must be obtained before commencing business (YMC 5.52). The license must be applied for through the Department of Revenue and can be applied for online here: www.dor.wa.gov.
 - e) Pursuant to Section 507 and Appendix B of the Washington State Fire Code, additional fire hydrant(s) may be required, depending on the size and Type of Construction of the proposed building. The final site plan will need to reflect the location of existing and/or proposed fire hydrants.
 - f) Pursuant to Section 429 of the Washington State Building Code, electric vehicle charging infrastructure may be required to be shown on the site plan depending on the number of parking spaces provided.
 - g) The site plan provided does not clearly show accessible parking as required in accordance with Chapter 11 of the Washington State Building Code.
 - h) These findings are not intended to be an exhaustive review of this proposal.
2. Planning
- a) The City issued a decision for a truck sales, and leasing at this property under CL2#024-20. This land use will occur on the eastern part of the property and will be on its own lot after PSP#015-21 is finalized.
3. Engineering
- a) This project requires Title 8 and 12 improvements, including but not limited to the following:
 - b) YMC 8.60 and 12.05 – New 7' sidewalk per standard detail R5 shall be installed along the site's frontage on Pacific Ave./S. 18th Ave. Existing curb/gutter along frontage that is unfit or unsafe shall also be repaired/replaced. Any unused driveway cuts shall be replaced with full height curb/gutter.
 - c) YMC 8.64.070 – Commercial driveway approach is required which meets the requirements of this chapter and standard detail R4. Driveway width shall be a max. of 35' unless otherwise approved.
 - d) YMC 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way.
 - e) YMC 12.02 – Easements shall be established per this chapter.
 - f) YMC 12.06.020 – Right of way – Pacific Ave. / S. 18th St. is designated as a Collector Arterial requiring a total 80' of right of way. Applicant shall determine existing width of right of way along their frontage and dedicate any right of way if necessary.
 - g) All improvements and shall be completed prior to Certificate of Occupancy.
4. Water/Irrigation
- The following are general comments for the above referenced project.
- a) There's an existing looped 12" waterline in Pacific Ave.
 - b) There an existing 12" waterline stubbed to the site (Tract 'A' of PSP#015-21) to approx. 20' north of the existing curb of Pacific Ave. There is a 1 ½" water service and 1 ½" meter to the site which is connected to the 12" waterline stub to serve the existing Yakima Speedway.
 - c) There's an existing fire hydrant off of the looped 12" waterline in Pacific Ave. approx. 490' west of the site frontage. There's an existing fire hydrant off of a looped 8" waterline in Pacific Ave. approx. 350' south of the site frontage.

- d) All new fire hydrant and fire sprinkler service requirements to be determined by Codes and Fire Dept.
 - e) Codes Division has determined 1,500 gpm fire flow is required for the proposed building. Existing public waterlines have adequate available flow to serve the site. Static pressure range is approx. 85 – 94 psi. Available fire flow to site – 5,000 gpm.
 - f) Site is not within a City of Yakima irrigation service area.
 - g) For any public waterlines or irrigation lines and facilities required to be on the site, a minimum 16' public utility easement shall be provided by the applicant.
 - h) Civil site plan needs to show all existing and proposed utilities, including any proposed water services/meters, fire hydrants and fire sprinkler services.
5. The following are requirements based on Title 7 of the Yakima Municipal Code:
- a) Water service charges dependent on size of water service and meter required to serve the site. A detailed plumbing fixture count is required to size any new water services/meter. Charges dependent on size of water meter required to serve the site. Base Irrigation Charge (7.56.060) shall apply if using domestic water for irrigation. Installation Charges (7.68.043). Water service/meter, fire hydrant and fire service installations shall be completed by City of Yakima at the owner's expense.
 - b) An approved Reduced Pressure Backflow Assembly is required on the domestic water service just inside the building prior to any other branch or connection. An approved Double Check Backflow Assembly is required on fire sprinkler service just inside the building prior to any other branch or connection (7.68.070).

IV. **RIGHT OF WAY VACATION FINDINGS:**

- A. Hearing Examiner Authority: The Hearing Examiner has jurisdiction to conduct public hearings on petitions and resolutions to vacate streets and public right-of-way pursuant to RCW Ch. 35.79. Decisions of the examiner on such matters shall constitute a recommendation to the City Council (YMC § 1.43.080(H)).
- B. Urban Area Zoning Ordinance: Technically, street rights-of-way are not designated with an underlying zoning district. However, upon vacation they become zoned the same as the properties to which they are immediately contiguous. In this case, the contiguous zoning is Regional Development (RD).
- C. Yakima Comprehensive Plan 2040: Street rights-of-way do not contain an underlying Comprehensive Plan designation. Upon vacation they will obtain the same Comprehensive Plan designation as the properties to which they are immediately contiguous. The subject portions of right-of-way, once vacated, will have a Future Land Use Designation of Regional Commercial.
- D. Revised Code of Washington (RCW) 35.79: This chapter of state law stipulates the state's requirements for the process of vacating street right-of-way. All requirements of this chapter that can be accomplished prior to the public hearing have been fulfilled. State law provides that the property within the limits to be vacated shall belong to the owners of the lots abutting each side of the vacated area, one-half to the owners on each side of the vacated area (RCW § 35.79.040).

J. Public Use of The Right-of-Way:

The subject portion of the alleyway to be vacated is completed unimproved on the surface. No curb, gutter, or asphalt are located on this portion of right-of-way.

K. Criteria For Vacation of Right-of-Way:

YMC Ch. 14.21 provides specific guidelines for right-of-way vacations. These guidelines include five criteria that must be met in the granting of vacation petitions. They are as follows:

1. What is the public benefit, reason for, and limitations of the proposed right-of-way vacation?

Petitioner Response: ROW currently exists behind fence line, difficult to maintain by City. Maintenance, liability, and responsibility of vacated ROW will shift away from the public to the applicant.

Staff Response: As it will never be improved into a public street, vacating this portion of Right-of-way will benefit the adjacent properties. The subject area is unimproved and there are no plans to improve this area. There is a sewer near this section of right-of-way, any portion of the sewer that moves out of the Right-of-way, and onto private property, shall be retained in a sewer easement on the site.

2. Does the vacation deny sole access to a public street for any property?

Petitioner Response: No.

Staff Response: It has been determined that no sole access will be prohibited due to this right-of-way vacation.

3. Is the proposal consistent with existing plans of the City? (Petitions should be consistent with the Six-year Transportation Improvement Plan, the Urban Area Comprehensive Plan and other official City Plans and policies).

Petitioner Response: The proposal is a partial vacation of a non-uniform portion of ROW. Vacation will not impact the City's Comp Plan.

Staff Response: The current Transportation Improvement Plan (TIP) indicates no planned improvements are to be done to the right-of-way that is to be vacated.

4. Vacation requests should be appropriate with existing and anticipated development in the area, based on zoning, current use and long range plans.

Petitioner Response: Yes, the vacation is consistent with existing zoning as the property will be contiguous with the parent parcel.

Staff Response: There is no anticipated development that would be adversely affected by this vacation.

5. Are there any public or franchised utilities in the right-of-way to be vacated and if so, will they be relocated?

Petitioner Response: not to the applicant's knowledge.

Staff Response: There is a City of Yakima sewer line with new the section of right-of-way. If the sewer line is removed from the right-of-way, and onto private property. The sewer line shall be placed in an easement.

A. COMPENSATION

1. **YMC § 14.21.070(A)(4)** states, "No compensation may be required if the city has not purchased, maintained, or made any improvements to the public right-of-way, there is no planned or anticipated public purpose existing for maintaining the public right-of-way as determined by the planning commission or development services team (DST), and the public right-of-way has been a dedicated right-of-way in the city for at least five years." During the DST meeting, no City divisions indicated planned improvements for the subject portion of right-of-way. (a copy of the six-year Transportation Improvement Plan can be found in the file). No compensation will be required to be paid to the City due to the fact the City has not been involved in the maintenance and does not plan to update the subject portion of right-of-way from doing so. Furthermore, as part of PSP#015-21, the applicant is dedicating approximately 5,347 square-feet of ROW area along Pacific Avenue. The area proposed for Vacation is approximately 6,636 square-feet.

V. TYPE 3 FINDINGS

- A. Parking: For the proposed 31,137 sq ft building, 32 parking spaces are required and the 24,180 sq ft building will require one parking space per employee per shift. The applicant has indicated that approximately 30 employees will be employed at this site, so 30 parking spaces shall be required for this building, for a total of 62 parking spaces. The applicant has indicated that 187 parking spaces will be installed.
- a. 13 trees shall be installed and 10 percent of the adjacent parking area shall be landscaped.
- B. Lot Coverage: Lot coverage is proposed as approximately 94 percent per lot, complying with the standard of 100 percent allowed in the RD zoning district.
- C. Setbacks: The setbacks of the proposed request meet the standards of the zoning district.
- D. Sitescreening: Sitescreening is not required.
- E. Public Facilities: City of Yakima sewer and water are available or capable of being extended. The property is accessed from S. 18th St. which is a collector arterial street.

VI. CONCLUSIONS

RIGHT OF WAY VACATION

1. Petition signatures for this vacation were obtained from the necessary two-thirds of the property owners fronting this vacation.
2. The subject right-of-way is a contiguous portion of S. 18th St.
3. If this request is approved, the vacated right-of-way will be zoned RD.
4. No properties will be denied sole access to the public street system by vacating this right-of-way.
5. The petition for vacation of this public right-of way does not conflict with any planned street improvement projects or other plans or projects of the City of Yakima.
6. The intended use of the property, once vacated, will benefit Pape Properties Inc.
7. All necessary requirements for street vacations in RCW 35.79 and YMC 14.21 are met.
8. Compensation to the City is not required for this right-of-way vacation, in accordance with YMC § 14.21.070(A)(4).

TYPE 3 REVIEW

1. A traffic study for this proposal was not required.
2. The Project meets the goals and policies of the Yakima Comprehensive Plan.
3. SEPA review resulted in the issuance of a DNS on March 29, 2022. The appeal period for this determination ended on April 12, 2022. No appeals were filed.
4. No adverse impacts have been identified from granting this approval that cannot be mitigated at the time of future development.
5. No letters were received in opposition to this proposal.

VII. RECOMMENDATION:

The Planning Division recommends that the petition for the vacation of platted right-of-way adjacent to land owned by Pape Properties INC. be **approved**, subject to the following conditions:

Right of Way Vacation

- A. The vacated right-of-way shall be zoned RD.
- B. A detailed site plan should be provided which accurately shows all existing utilities within the right of way to be vacated.
- C. A public utility easement shall be maintained to provide access for operation, maintenance or replacement of the existing utilities system.

Type 3 Review

- A. Applicable water connection charges shall be paid in full at or before the time a building permit is obtained;
- B. Applicable Wastewater connection fees shall be paid;
- C. Any work performed in the City right-of-way requires an Excavation permit from City Engineering prior to commencing work;
- D. Frontage improvements shall be installed where they are missing along the frontage;
- E. Frontage improvements shall be repaired where they are damaged along the frontage;
- F. A commercial driveway shall be installed;
- G. A detailed plumbing fixture count shall be submitted;
- H. An approved Reduced Pressure Backflow Assembly shall be required;
- I. NPDES Permit and a Stormwater Pollution Prevention Plan shall be prepared and submitted to the City;
- J. A cultural Resources Survey shall be conducted on the subject site, and a copy of the study shall be submitted to DAHP and the City;
- K. A revised site plan shall be submitted illustrating:
 - a. 10% of the parking area shall be landscaped;
 - b. A minimum of 13 trees shall be installed; and
 - c. All accessible parking stalls

22

[illegible]

Project Name: PAPE PROPERTIES INC

Site Address: 1600 PACIFIC AVE

File Number(s): RWV#001-22

Proposal: Proposal to vacate right-of-way in the southwest corner of "Tract B" where S. 18th St. turns into Pacific Ave and construct a 24,000 sq ft building to serve a farm/implements and tools and heavy construction equipment business in the RD zoning district.



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: 2/17/2022



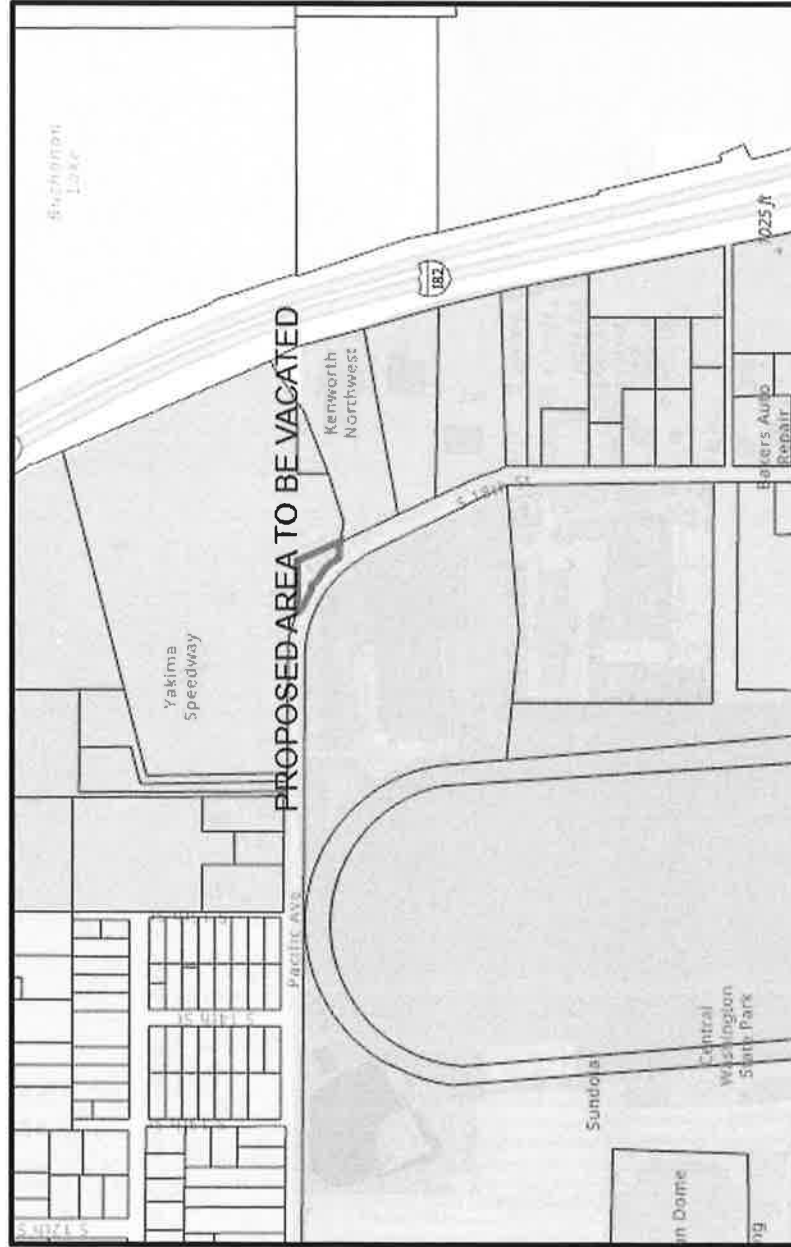
Project Name: PAPE PROPERTIES INC

Site Address: 1600 PACIFIC AVE

File Number(s): CL3#004-21, SEPA#030-21 & RWV#001-22



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



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: 02/17/2022

DOC.
INDEX
B-1



Project Name: PAPE PROPERTIES INC

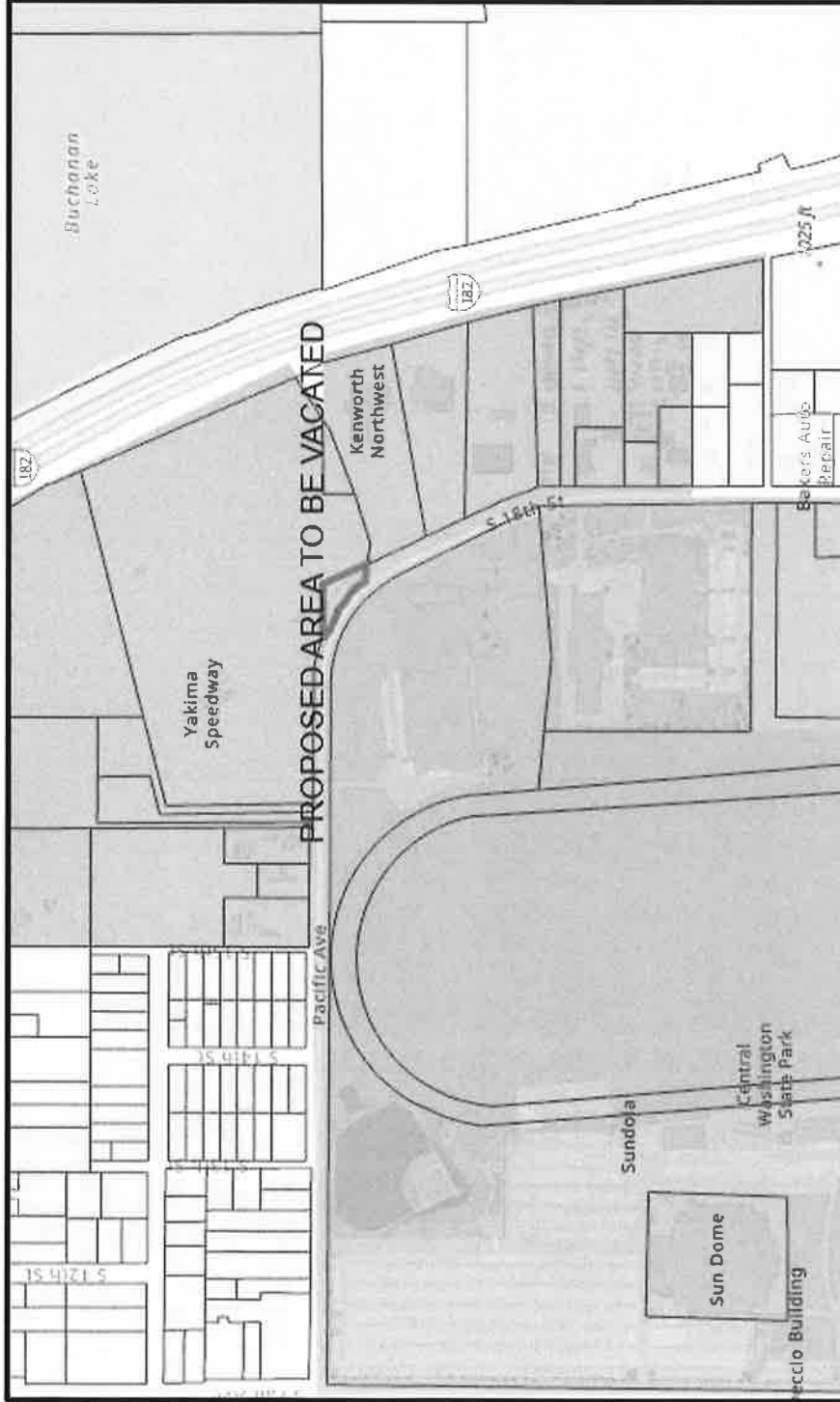
Site Address: 1600 PACIFIC AVE

File Number(s): CL3#004-21, SEPA#030-21 & RWV#001-22

FUTURE LAND USE MAP



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



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: 02/17/2022

DOC. INDEX
B-1

Project Name: PAPE PROPERTIES INC

Site Address: 1600 PACIFIC AVE

File Number(s): CL3#004-21, SEPA#030-21 & RWV#001-22



AERIAL MAP



DOC.
INDEX
B-1

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[illegible]

SPECIAL EXCEPTIONS:

WARRANTY DEED APN. 1084346 REFERENCES
DITCH RIGHT OF WAY (NO SPECIFIC LOCATION).

EASEMENT APN. 1222836 POWER LINES &
APPURTENANCES (NO SPECIFIC LOCATION).

STATUTORY WARRANTY DEED APN. 1363561
REFERENCES EASEMENT, (NOT WITHIN OR
ADJACENT TO PARCEL).

EASEMENT APN. 1562288 POWER LINES &
APPURTENANCES (NOT WITHIN OR ADJACENT
TO PARCEL).

EASEMENT APN. 1570185 POWER LINES &
APPURTENANCES (NO SPECIFIC LOCATION).

EASEMENT APN. 1598487 POWER LINES &
APPURTENANCES (NOT WITHIN OR ADJACENT
TO PARCEL).

EASEMENT APN. 1834538 POWER LINES &
APPURTENANCES (NOT IN OR ADJACENT TO
PARCEL).

WARRANTY DEED APN. 1788738
RELINQUISHMENT OF ACCESS TO STATE
HIGHWAY NO. 3.

EASEMENT APN. 1839364 POWER LINES &
APPURTENANCES (NO SPECIFIC LOCATION).

EASEMENT APN. 1932980 POWER LINES &
APPURTENANCES (NOT WITHIN OR ADJACENT
TO PARCEL).

EASEMENT APN. 2235247 POWER LINES &
APPURTENANCES (NO SPECIFIC LOCATION).

GOVERNOR'S DEED APN. 2325410
RELINQUISHMENT OF ACCESS TO STATE
HIGHWAY NO. 82.

EASEMENT APN. 2643110 SEWER PURPOSES
(NOT WITHIN OR ADJACENT TO PARCEL).

EASEMENT APN. 7771489 SEWER PURPOSES
(NOT WITHIN OR ADJACENT TO PARCEL).

EASEMENT APN. 7771500 SEWER PURPOSES
LOCATION AS SHOWN - NO WIDTH DETERMINED.

CONDEMNATION COURT CAUSE NO. 44482
ACCESS TO STATE HIGHWAY NO. 3.

STATUTORY WARRANTY DEED APN. 2491289
REFERENCES EASEMENT FOR INGRESS &
EGRESS.

EASEMENT APN. 1888814 POWER LINES &
APPURTENANCES (NO SPECIFIC LOCATION).

51/4 COR. SEC. 20
TWP. 13 N., RNG. 19E, W.M.
BRASS PIN IN CASE FOUND.
LCR APN. 3048998

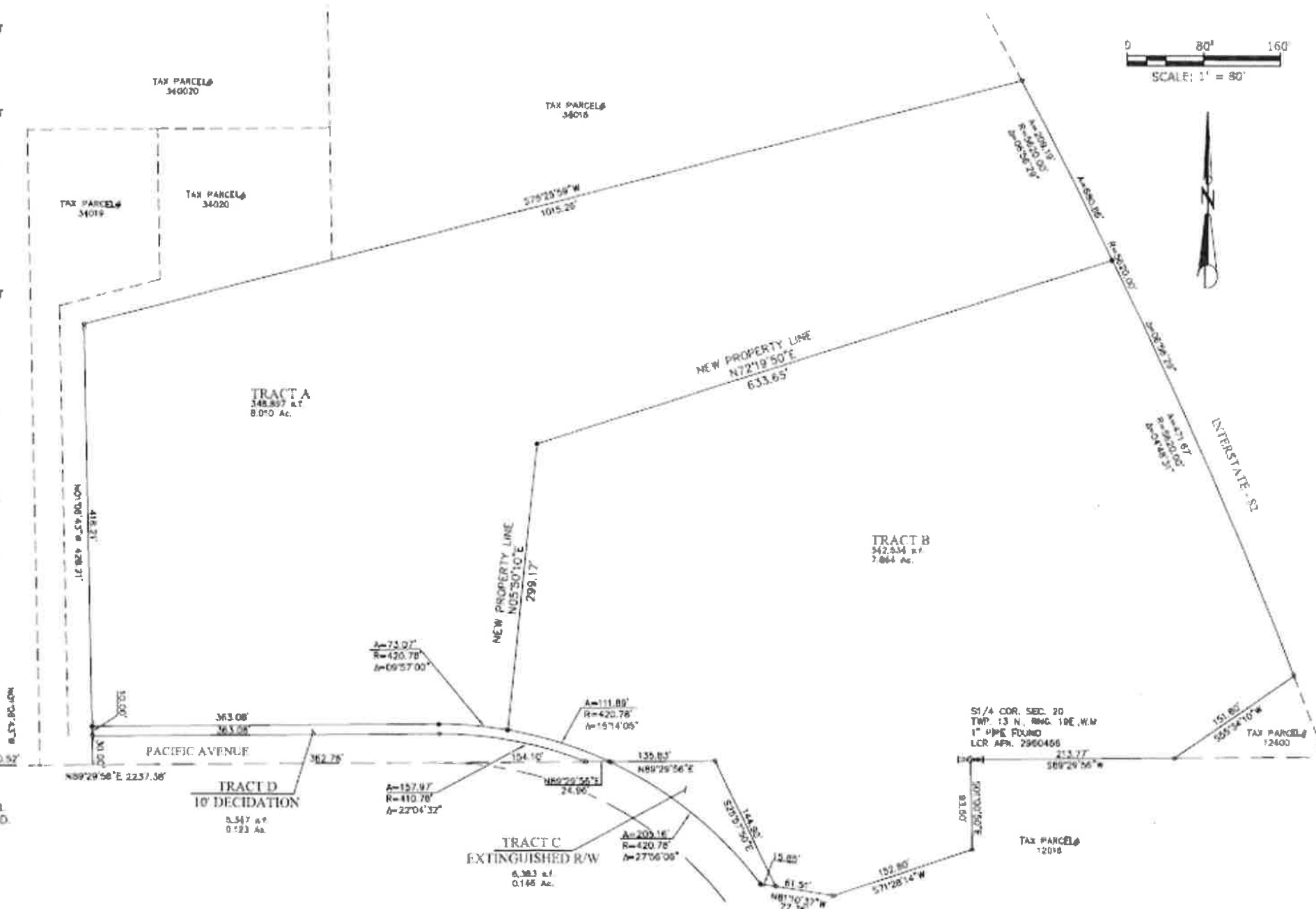
ORIGINAL TRACT LEGAL DESCRIPTION:
PARCEL 1 OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 8085108,
RECORDS OF YAKIMA COUNTY, WASHINGTON
SITUATED IN YAKIMA COUNTY, STATE OF WASHINGTON

PARCEL INFORMATION:
OWNER: PAPER PROPERTIES, INC
ADDRESS: 1800 PACIFIC AVE
TAX PARCEL: 191320-34017
ZONING: RD REGIONAL DEVELOPMENT DISTRICT
FLOOD ZONE: ZONE X, FIRM PANEL 53077C10530

Survey 07/12/21 4:19pm - P:\2104-01 Paper Properties\7 CAD\Planning\SP104-SP01.dwg

PAPER PROPERTIES, INC PRELIMINARY SHORT PLAT CITY OF YAKIMA, WA

SITUATE IN A PORTION OF SOUTHWEST QUARTER
OF SECTION 20, TOWNSHIP 31 NORTH, RANGE 19 EAST OF W.M.



LEGEND:
• IP FOUND
• IP TO BE SET

WEDEN ENGINEERING, LLC
Civil Engineering • Planning • Project Management

2836 N. 4th Ave., Ferndale, WA 98248
(360) 380-1353 (360) 384-0815 Fax
email: info@wedenengineering.com

**PAPER PROPERTIES, INC
PRELIMINARY SHORT PLAT
1600 PACIFIC AVENUE,
YAKIMA, WA**

DRAWN BY:	KLS	DATE:	07/12/2021	SCALE:	1" = 80'
REVIEWED BY:	EJM	JOB NO.:	2104-01	SHEET:	1 OF 2

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DEC 29 2021

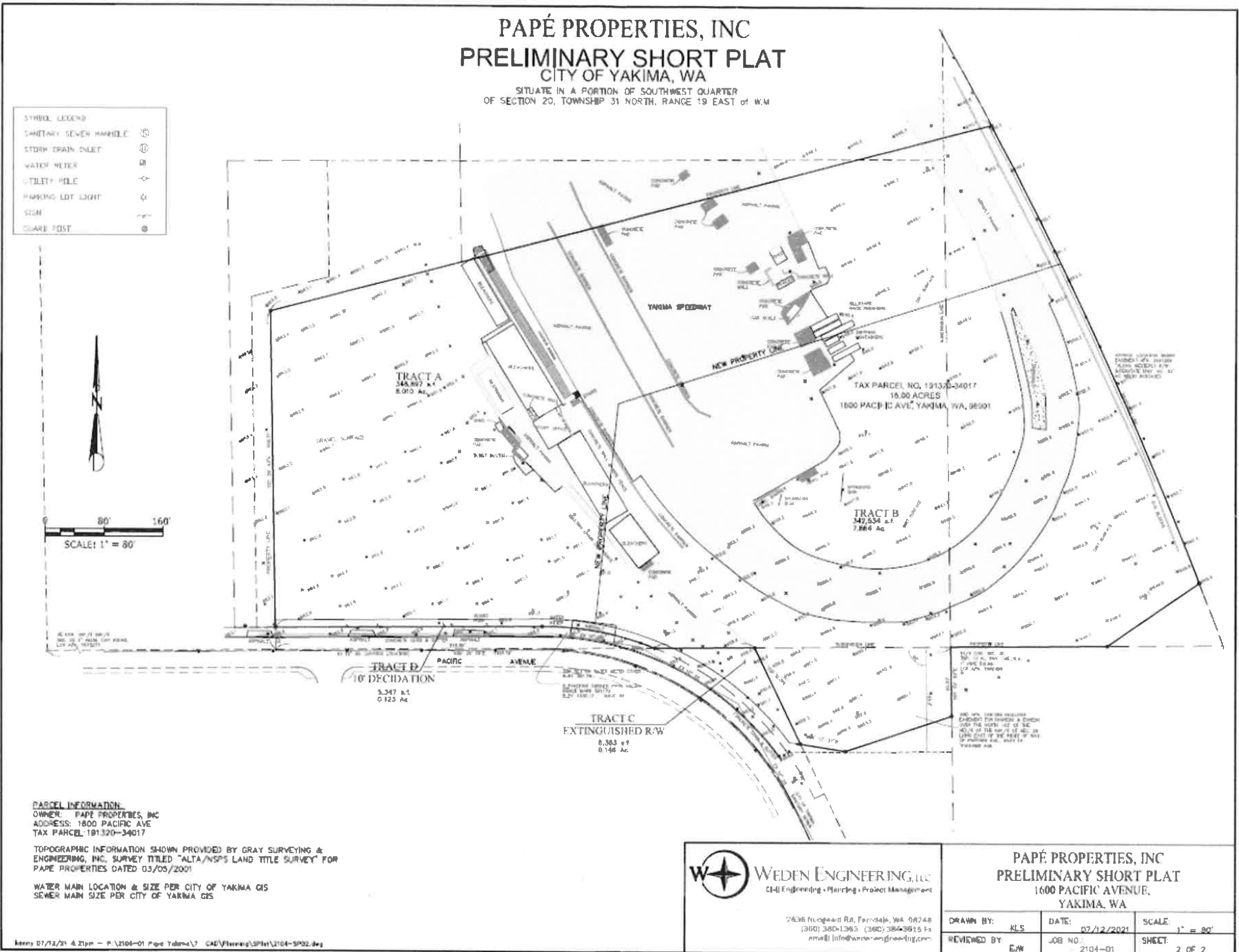
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PLANNING DIV.

**DOC.
INDEX
6-2**

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DEC 29 2021


CITY OF YAKIMA
PLANNING DIV.



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PAPE

 WELDEN ENGINEERING, INC. Development • Marketing • Engineering • Planning		2634 Highland Road, Fort Collins, CO 80504 (950) 360-1363 (950) 395-3615 Fax email: k-f@weld-enr.com	
SCALE: 1" = 40'	DWG. NO.: 000000	SHEET 1 of 1	
CAD: J.R.L.	DATE: 01/11/01		

DOC.
INDEX
C-1

NOV - 5 2021
CITY OF YAKIMA
PLANNING DIV.

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PAPE PROPERTIES INC.
CL3#004-21, SEPA#030-21, RWV#001-22

Name	Comment	Date
Lisa Maxey – DST Code Admin Addressing	<p>Recommended Addressing: 1600 Pacific Ave</p> <p>Per Yakima Municipal Code 7.56.080, the applicable water connection charges shall be paid in full at or before the time a building permit is obtained.</p> <p>Applicable Wastewater connection fees must be paid pursuant to YMC 7.58.</p> <p>Any work performed in the City right-of-way requires an Excavation permit from City Engineering prior to commencing work, YMC 8.72.</p> <p>A City of Yakima Business License (city endorsement) must be obtained before commencing business (YMC 5.52). The license must be applied for through the Department of Revenue and can be applied for online here: www.dor.wa.gov.</p>	11/05/2021
Mike Shane – DST Engineering	Pacific Ave./S. 18th St. is designated as a Collector Arterial requiring 80' total right of way width (40' each side of centerline). RWV shall account for required right of way width.	01/28/2022
Mike Shane – DST Engineering	See attached.	01/28/2022
Mike Shane – DST Water/Irrigation	See attached.	01/28/2022
Glenn Denman – DST Code Administration	See Attached.	03/30/2022

DOC.
INDEX
D-2



COMMUNITY DEVELOPMENT DEPARTMENT

Code Administration Division

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

Phone (509) 575-6126 • Fax (509) 576-6576

codes@yakimawa.gov • www.buildingyakima.com

March 30, 2022

Trevor Martin
City of Yakima Planning Division
129 N 2nd St.
Yakima, WA 98901

From: Glenn Denman, Building Official

Re: DST Comments: CL3#004-22, 1600 Pacific Ave

Pursuant to Section 507 and Appendix B of the Washington State Fire Code, additional fire hydrant(s) may be required, depending on the size and Type of Construction of the proposed building. The final site plan will need to reflect the location of existing and/or proposed fire hydrants.

Pursuant to Section 429 of the Washington State Building Code, electric vehicle charging infrastructure may be required to be shown on the site plan depending on the number of parking spaces provided.

The site plan provided does not clearly show accessible parking as required in accordance with Chapter 11 of the Washington State Building Code.

These findings are not intended to be an exhaustive review of this proposal.

DOC.
INDEX
B-2

Yakima
2015
1994



Water / Irrigation Division

Working Together Toward Excellence in Service and Quality

2301 Fruitvale Blvd.
Yakima, WA 98902

DATE: January 28, 2022
TO: Trevor Martin, Associate Planner
FROM: Mike Shane, Interim Development Engineer
RE: CL3#004-21 — 1600 Pacific Ave. – (Parcel #19132034017) - PAPE PROPERTIES INC

Project Description – Proposal to construct a 24,000 sq ft building to serve a farm/implements and tools and heavy construction equipment business in the RD zoning district.

The following are general comments for the above referenced project.

- There's an existing looped 12" waterline in Pacific Ave.
- There an existing 12" waterline stubbed to the site (Tract 'A' of PSP#015-21) to approx. 20' north of the existing curb of Pacific Ave. There is a 1 ½" water service and 1 ½" meter to the site which is connected to the 12" waterline stub to serve the existing Yakima Speedway.
- There's an existing fire hydrant off of the looped 12" waterline in Pacific Ave. approx. 490' west of the site frontage. There's an existing fire hydrant off of a looped 8" waterline in Pacific Ave. approx. 350' south of the site frontage.
- All new fire hydrant and fire sprinkler service requirements to be determined by Codes and Fire Dept.
- Codes Division has determined 1,500 gpm fire flow is required for the proposed building. Existing public waterlines have adequate available flow to serve the site. Static pressure range is approx. 85 – 94 psi. Available fire flow to site – 5,000 gpm.
- Site is not within a City of Yakima irrigation service area.
- For any public waterlines or irrigation lines and facilities required to be on the site, a minimum 16' public utility easement shall be provided by the applicant.
- Civil site plan needs to show all existing and proposed utilities, including any proposed water services/meters, fire hydrants and fire sprinkler services.

Mike Shane - Water/Irrigation Engineer
(509) 576-6480 Fax (509) 575-6187
mike.shane@yakimawa.gov

**DOC,
INDEX**

D-2



Water / Irrigation Division

Working Together Toward Excellence in Service and Quality

2301 Fruitvale Blvd.
Yakima, WA 98902

The following are requirements based on Title 7 of the Yakima Municipal Code:

- **Water service charges dependent on size of water service and meter required to serve the site. A detailed plumbing fixture count is required to size any new water services/meter. Charges dependent on size of water meter required to serve the site. Base Irrigation Charge (7.56.060) shall apply if using domestic water for irrigation. Installation Charges (7.68.043). Water service/meter, fire hydrant and fire service installations shall be completed by City of Yakima at the owner's expense.**
- **An approved Reduced Pressure Backflow Assembly is required on the domestic water service just inside the building prior to any other branch or connection. An approved Double Check Backflow Assembly is required on fire sprinkler service just inside the building prior to any other branch or connection (7.68.070).**

Mike Shane - Water/Irrigation Engineer
(509) 576-6480 Fax (509) 575-6187
mike.shane@yakimawa.gov

DOC,
INDEX

D-2

DATE: January 28, 2022
TO: Trevor Martin, Associate Planner
FROM: Mike Shane, Interim Development Engineer
RE: CL3#004-21 — 1600 Pacific Ave. – (Parcel #19132034017) - PAPE PROPERTIES
INC

Project Description – Proposal to construct a 24,000 sq ft building to serve a farm/implements and tools and heavy construction equipment business in the RD zoning district.

This project requires Title 8 and 12 improvements, including but not limited to the following:

YMC 8.60 and 12.05 – New 7' sidewalk per standard detail R5 shall be installed along the site's frontage on Pacific Ave./S. 18th Ave. Existing curb/gutter along frontage that is unfit or unsafe shall also be repaired/replaced. Any unused driveway cuts shall be replaced with full height curb/gutter.

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YMC 12.06.020 – Right of way – Pacific Ave. / S. 18th St. is designated as a Collector Arterial requiring a total 80' of right of way. Applicant shall determine existing width of right of way along their frontage and dedicate any right of way if necessary.

All improvements and shall be completed prior to Certificate of Occupancy.

Mike Shane – Interim Development Engineer
mike.shane@yakimawa.gov
(509) 576-6605

**DOC,
INDEX**

D-2



City of Yakima Development Services Team
Request For Comments
March 30, 2022

To:	City of Yakima Development Services Team
From:	Trevor Martin, Senior Planner
Subject:	Request for Comments
Applicant:	Pape Properties Inc
File Number:	CL3#004-21, RWV#001-22, SEPA#030-21
Location:	1600 Pacific Ave
Parcel Number(s):	191320-34017
DST MEETING DATE:	4/5/2022

Proposal

Type 3 and Right-of-Way Vacation for Pape Properties

Please review the attached application and site plan and prepare any written comments you might have regarding this proposal. This project will come up for discussion at the weekly DST meeting to be held April 5, 2022 at 2:00 p.m. As always, should you have comments, but find you are unable to attend, please submit your comments prior to the meeting. My email address is trevor.martin@yakimawa.gov and the Planning Department's fax number is (509) 575-6105. Should you have any questions, or require additional information, please call me at (509) 575-6162.

Comments:

Contact Person

Department/Agency

DOC.
INDEX
D-1

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JAN 25 2022

CITY OF YAKIMA
PLANNING DIV.

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:	Pape Properties, Inc.						
	Mailing Address:	355 Goodpasture Island Rd. STE 300						
	City:	Eugene	St:	OR	Zip:	97401	Phone:	(541) 302-3598
	E-Mail:	avanordstrand@pape.com						
2. Applicant's Interest in Property:	Check One:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____			
3. Property Owner's Information (If other than Applicant):	Name:	Same as owner						
	Mailing Address:							
	City:		St:		Zip:		Phone:	()
	E-Mail:							
4. Subject Property's Assessor's Parcel Number(s): Portion of parent parcel 191320-34017								
5. Legal Description of Property, (if lengthy, please attach it on a separate document) 8 acre portion of parcel 191320-34017, labeled as "Tract B" on the attached site plan.								
6. Property Address: 1600 Pacific Ave. Yakima, WA 97223								
7. Property's Existing Zoning: <input type="checkbox"/> SR <input 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 checked="" 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"/> Right-of-Way Vacation <input type="checkbox"/> Other: _____ <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.

Aaron Van Ordstrand
Property Owner's Signature

11-24-21

Date

Aaron Van Ordstrand
Applicant's Signature

11-24-21

Date

FILE/APPLICATION(S)#

RVN V #001 - 22

DATE FEE PAID:

11/31/22

RECEIVED BY:

C. Bellinger

AMOUNT PAID:

\$1,385.⁰⁰

RECEIPT NO:

4R-22-000242

JAN 25 2022

CITY OF YAKIMA
PLANNING DIV.

Supplemental Application For:
RIGHT-OF-WAY VACATION

PART II - LOCATION

1. VICINITY - LOCATION OF RIGHT-OF-WAY TO BE VACATED:

SW corner of "Tract B" where S. 18th street turns into Pacific Ave.

2. LEGAL DESCRIPTION OF THE RIGHT-OF-WAY TO BE VACATED: (Attach if lengthy)

See attached

PART III - APPLICATION INFORMATION

1. A WRITTEN NARRATIVE: (Please submit a written response to the following questions)

A. What is the public benefit, reason for, and limitations of the proposed right-of-way vacation?

ROW currently exists behind fence line, difficult to maintain by City. Maintenance, liability, and responsibility of vacated ROW will shift away from the public to the applicant.

B. Does the vacation deny sole access to a public street for any property?

No

C. Is the proposal consistent with existing plans of the City? (Petitions should be consistent with the Six-year Transportation Improvement Plan, the Urban Area Comprehensive Plan and other official City Plans and policies)

The proposal is a partial vacation of a non-uniform portion of ROW. Vacation will not impact the City's Comp. Plan.

D. Is the vacation appropriate with existing zoning and land use? (Vacation of Right-of-Ways should be appropriate with existing and anticipated development in the area, based upon zoning, current use and long-range plans)

Yes, the vacation is consistent with existing zoning as the property will be contiguous with the parent parcel.

E. Are there any public or franchised utilities in the right-of-way to be vacated and if so, will they be relocated?

Not to the applicant's knowledge.

F. Please choose one:

☐ I have enclosed an appraisal of the property to be vacated

☒ I am electing to have the City of Yakima Planning Division determine the value of the property to be vacated per YMC 14.21.070.

PART IV - REQUIRED ATTACHMENTS

1. SITE PLAN REQUIRED (Please use the City of Yakima Site Plan Checklist, attached)

2. PETITION TO VACATE STREET OR ALLEY REQUIRED (attached)

3. TITLE REPORT

4. SURVEY OF THE AREA TO BE VACATED

5. APPRAISAL OF THE PROPERTY (an appraisal is required unless the applicant elects to have the City determine the value of the property to be vacated in accordance with YMC 14.21.070)

6. ENGINEERING PLAN (may be required to indicate how the curb, gutter and other physical features will be treated after the vacation is enacted.)

7. TRAFFIC ANALYSIS (A traffic analysis prepared by a Certified Engineer, which describes the impact to the City transportation network of the closure of the right-of-way, may be required depending on the right-of-way being vacated. As a result of that analysis, a Traffic Study may also be required)

Pape' Properties
Pacific Ave/So 18th Ave. R/W to be vacated

Legal Description

That portion of existing City of Yakima right of way shown on that certain Short Plat recorded in Book 84 of Short Plats, Page 88, records of Yakima County, Washington, and labeled as "Additional R/W herein dedicated" and more particularly described as follows:

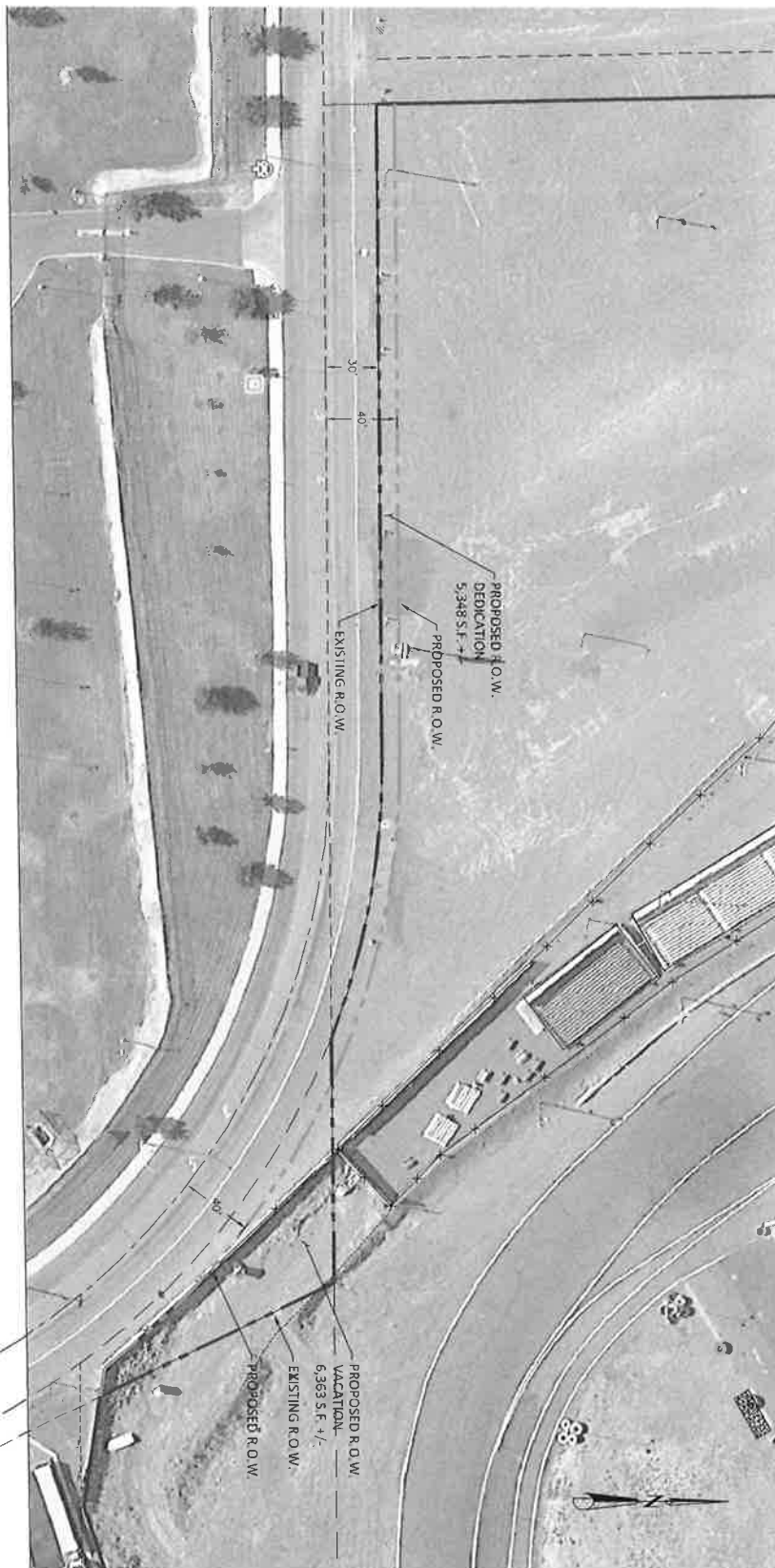
That portion of City of Yakima road right of way, within Section 29, Township 13 North, Range 19 East, W.M., lying westerly of Lot 1 of said Short plat and lying northeasterly of a line adjacent to, parallel with and 45 feet northeasterly of the following described line:

Commencing at the Northwest corner of Section 29, Township 13 North, Range 19 East, W.M.; thence S89°30'E, along the north line of said Section, a distance of 2083.66 feet to the point of beginning; thence along the arc of a curve to the right, having a central angle of 64°33' and a radius of 380 feet; thence S24°57'E, a distance of 346.38 feet; thence along the arc of a curve to the right, having a central angle of 24°58' and a radius of 700 feet to the terminus of the herein described line.



DOC.
INDEX
E-2

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 CITY OF YAKIMA
 PLANNING DIV.



THE PAPER GROUP, INC.
 YAKIMA, WA
 RIGHT OF WAY EXHIBIT

WEDEN ENGINEERING LLC Surveying • Mapping • Engineering	
2022 N. 28TH ST. & 10TH AVE. N. YAKIMA, WA 99201 2022-01-25-26 10:00 AM - 12:00 PM 2022-01-25-26 10:00 AM - 12:00 PM	
SCALE: 1" = 40'	DATE: 01/25/2022
DRAWN BY: NLS	REVIEWED BY: NLS

DOC.
 INDEX
 # E-2

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YAKIMA CITY CLERK

PETITION NO. 22-01
CITY OF YAKIMA, WASHINGTON
PETITION TO VACATE STREET OR ALLEY

JAN 25 2022
CITY OF YAKIMA
PLANNING DIV.

To the City Council of the City of Yakima, Washington.

Comes now the undersigned petitioners and, pursuant to RCW Chapter 35.79, now respectfully show:

The undersigned petitioners request that the following described street, alley or portion thereof, located in the City of Yakima, be vacated pursuant to RCW 35.79 (**provide legal description below, or attach to petition if lengthy**).

Each of the undersigned petitioners is the owner of an interest in real estate abutting on the above-described area. The undersigned petitioners constitute owners of more than two-thirds of said abutting property.

Wherefore, petitioners pray that proceedings be heard hereon for the vacation of said area in the manner prescribed by RCW Ch. 35.79.

Pape Properties, Inc.	355 Goodpasture Island Rd. Eugene, OR 97402	
Owner	Address	
<u>Aaron Van Ordstrand</u>	11-24-21	100%
Signature	Date	Ownership %

Owner	Address	
Signature	Date	Ownership %

Owner	Address	
Signature	Date	Ownership %

(If there are more property owners than what is room for please attach a separate list of property owners abutting the right-of-way to be vacated as well as their address, percentage of frontage on the right-of-way, and signature with date and the total ownership percentage of the property owners participating in this vacation)

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CITY OF YAKIMA
PLANNING DIV.

Pape' Properties
Pacific Ave/So 18th Ave. R/W to be vacated

Legal Description

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DOC.
INDEX
E-2

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PLANNING DIV.

		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 AND ANSWER ALL QUESTIONS COMPLETELY. If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are not refundable. This application consists of four parts. PART I - GENERAL INFORMATION AND PART V – CERTIFICATION are on this page. PART II, III, and IV contain additional information specific to your proposal and MUST be attached to this page to complete the application.			
PART I – GENERAL INFORMATION			
1. Applicant's Information:	Name:	Pape Properties, Inc.	
	Mailing Address:	355 Goodpasture Island Rd. STE 300	
	City:	Eugene	St: OR Zip: 97401 Phone: (541) 302-3598
	E-Mail:	avanordstrand@pape.com	
2. Applicant's Interest in Property:	Check One:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Purchaser <input type="checkbox"/> Other _____	
3. Property Owner's Information (If other than Applicant):	Name:	Same as owner	
	Mailing Address:		
	City:		St: Zip: Phone: ()
	E-Mail:		
4. Subject Property's Assessor's Parcel Number(s): Portion of parent parcel 191320-34017			
5. Legal Description of Property. (if lengthy, please attach it on a separate document) 8 acre Portion of parcel 191320-34017, labeled as "Tract A" on the attached site plan.			
6. Property Address: 1600 Pacific Ave. Yakima, WA 97223			
7. Property's Existing Zoning: <input type="checkbox"/> SR <input 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 checked="" 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"/> Type (3) Review <input type="checkbox"/> Administrative Adjustment <input type="checkbox"/> Environmental Checklist (SEPA Review) <input type="checkbox"/> Transportation Concurrency <input type="checkbox"/> Critical Areas Review <input type="checkbox"/> Other: _____ <input type="checkbox"/> Master Application (select if submitting two or more applications under Title 15)			
PART II – LAND USE DESIGNATION (See attached page) PART III – ATTACHMENTS INFORMATION (See attached page) PART IV – WRITTEN NARRATIVE (See attached page)			
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.			
Property Owner's Signature _____		Date _____	
Applicant's Signature _____		Date _____	
FILE/APPLICATION(S)# CL 3 # 004-21			
DATE FEE PAID: 11/7/22	RECEIVED BY: J. Armenta	AMOUNT PAID: \$1,100. ⁰⁰	RECEIPT NO: CR-22-000038

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CITY OF YAKIMA
PLANNING DIV.



Supplemental Application For:
TYPE (3) REVIEW
YAKIMA URBAN AREA ZONING ORDINANCE, YMC CHAPTER 15.15

PART II – LAND USE DESIGNATION

1. PROPOSED LAND USE TYPE: (As listed on YMC § 15.04.030 Table 4-1 Permitted Uses)

Farm and Implements, Tools and Heavy Construction Equipment

PART III - ATTACHMENTS INFORMATION

1. SITE PLAN REQUIRED (Please use the attached City of Yakima Site Plan Checklist)

2. TRAFFIC CONCURRENCY (if required, see YMC Ch. 12.08, Traffic Capacity Test)

3. ENVIRONMENTAL CHECKLIST (if required by the Washington State Environmental Policy Act)

PART IV - WRITTEN NARRATIVE: Please submit a written response to the following questions.

Use a separate sheet of paper if necessary.

1. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.

See attached project description attached (Exhibit "A")

2. How is the proposal compatible to neighboring properties?

This property is adjacent to and/or in close proximity to existing truck and equipment dealerships.

3. What mitigation measures are proposed to promote compatibility?

Any mitigation measures required by city code.

4. How is your proposal consistent with current zoning of your property?

Our proposal fits current zoning for this property of Regional Development (RD)

5. How is your proposal consistent with uses and zoning of neighboring properties?

Our proposal is similar in nature with neighboring and adjacent properties.

6. How is your proposal in the best interest of the community?

See attached (Exhibit "B")

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

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CITY OF YAKIMA
PLANNING DIV.

Project Description:

The project site is located at 1600 Pacific Ave. Yakima, WA 98901 and is approximately 348,897 sf or 8.010 Acres and is part of the old Yakima speedway which consists of gravel parking and some existing paved racetrack on the site with minor structures and bleacher seating that will be demolished (parcel numbers 191320-34017) which is located at the east side of the property. Property is zoned Regional Development (RD). This property parcel listed is currently set at 16 acres in total and has been submitted for a short plat review.

We will develop this property to house our new state of the art John Deere Agricultural & Turf facility.

The project will consist of one dwelling upon the 8-acre parcel. Within this location we will construct a type III-B building where the primary business for Papé Machinery is to sell new John Deere tractors & lawnmowers and to provide lifetime maintenance repairs as well as parts sales for this equipment to the agriculture and small consumer market. The building houses Office/Showroom space for the sales of John Deere farm and small consumer products and is also equipped with a Parts Warehouse storage for tractor parts and office staff to coordinate daily transactions. The Maintenance Bay will be used to service tractors and mowers. Total square footage for this building will be approx. 24,200 sq ft.

For parking spaces, we are including a total of 187 spaces

- 15 - standard stalls 9'x20'
- 1 - ADA Handicap stall (van)
- 171 - Equipment stalls 12'x35'

Business hours for this facility intend to be Monday-Friday 7:30am - 5:00pm and Saturday 7:30am - 4:00pm, the dealership is closed on Sundays.

DOC.

INDEX

E-1

(Exhibit B)

How is your proposal in the best interest of the community?

Papé builds state of the art facilities that create a high-image presence. We currently employ around 25 people at our current location and would plan to grow that to 30+ upon building a new, bigger location. We offer average annual wages approximately 40% higher than current Yakima City average per capita and are a significant tax generator for the region, for example, similar sized Papé operations in this region generated over \$1.5 million in such tax payments in 2019.

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**CITY OF YAKIMA
PLANNING DIV.**

**DOC.
INDEX**

E-1



LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT

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

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

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CITY OF YAKIMA
PLANNING DIV.

INSTRUCTIONS - PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.

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4. Subject Property's Assessor's Parcel Number(s): 191320-34017								
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8. Type Of Application: (Check All That Apply)								
<input checked="" type="checkbox"/>	Environmental Checklist (SEPA Review)	<input type="checkbox"/>	Administrative Adjustment	<input type="checkbox"/>	Type (1) Review			
<input type="checkbox"/>	Type (2) Review	<input type="checkbox"/>	Type (3) Review	<input type="checkbox"/>	Binding Site Plan			
<input type="checkbox"/>	Comprehensive Plan Text or Map Amendment	<input type="checkbox"/>	Critical Areas Review	<input type="checkbox"/>	Easement Release			
<input type="checkbox"/>	Planned Development	<input type="checkbox"/>	Preliminary Short Plat	<input type="checkbox"/>	Preliminary Long Plat			
<input type="checkbox"/>	Amended Long Plat	<input type="checkbox"/>	Rezoning	<input type="checkbox"/>	Shoreline			
<input type="checkbox"/>	Transportation Concurrency	<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____			

PART II - SUPPLEMENTAL APPLICATION - SEPA CHECKLIST

Environmental Checklist (see attached forms)

PART III - CERTIFICATION

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

Aaron Van Ordestrand
Property Owner's Signature

11-3-21
Date

Aaron Van Ordestrand
Applicant's Signature

11-3-21
Date

FILE/APPLICATION(S)#

SEPA # 030-21

DATE FEE PAID:

11/7/22

RECEIVED BY:

J. Armenta

AMOUNT PAID:

\$1,900.⁰⁰

RECEIPT NO:

CR-22-000038

NOV - 5 2021

CITY OF YAKIMA
PLANNING DIV.

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):**
Pape Kenworth Northwest truck dealership
2. **Applicant's Name & Phone:**
Pape Properties, Inc.
3. **Applicant's Address:**
355 Goodpasture Island Rd. Eugene, OR 97401
4. **Contact Person & Phone:**
Aaron Van Ordstrand. (541) 948-2881
5. **Agency Requesting Checklist:** City of Yakima
6. **Proposed Timing Or Schedule (Including Phasing, If Applicable):**
Project development would like to be started November 2021
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:**
No
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:**
Phase 1 & 2 environmental inspections were conducted and completed prior to the purchase of the property.

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

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:
No.

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NOV - 5 2021

**CITY OF YAKIMA
PLANNING DIV.**

10. List any government approvals or permits that will be needed for your proposal, if known:
Any permits from the City of Yakima that will pertain to the development of this project.

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.):

Construct a new state of the art Kenworth Truck Dealership on an 8 acre portion of the old Yakima speedway property. This will be approximately a 32,000 sq ft facility that will consist of the sales of new and used Kenworth trucks as well as maintenance repairs and parts sales for the heavy duty truck market.

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 will be located at 1600 Pacific Ave. Yakima, WA 98901. The project will be on an 8 acre portion of the parcel 191320-34017. This parcel is currently set at 16 acres and an application has been filed for a short plat to divide the property into (2) 8-acre parcels.

NOV - 5 2021

CITY OF YAKIMA
PLANNING DIV.**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)****EARTH****1. General description of the site (✓ one):**
☒ flat ☐ rolling ☐ hilly ☐ steep slopes ☐ mountainous ☐ other: _____
2. What is the steepest slope on the site (approximate percent slope)?

6%

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Sandy loam and gravelly fine sandy loam soils derived from alluvium with high infiltration rates

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

Per geotechnical report, no evidence of landslides, erosion, or slope movement observed.

5. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Grading on the 8-acre parcel will facilitate storm water conveyance and truck access; estimated cut = 14,845 cu yd fill = 8,718 cu yd

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

Erosion potential is relatively minor given the gravelly/sandy existing soils and inherent infiltration of stormwater.

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

Approximately 75%

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

BMPs for erosion control and treatment of polluted runoff will be implemented as described in the SWPPP and stormwater management report. Further measures will be implemented for work during wet weather, see geotechnical report.

AIR**1. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**During construction, dust and equipment emissions
After completion, automobile and truck emissions**2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

None known.

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

Minimize idling of trucks/autos while parked.

NOV - 5 2021

CITY OF YAKIMA
PLANNING DIV.**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)****SURFACE WATER**

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
No
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.
No
3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None
4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No
5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No
6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No

GROUND WATER

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No
2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
None

NOV - 5 2021

CITY OF YAKIMA
PLANNING DIV.**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)****WATER RUNOFF (INCLUDING STORM WATER)**

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

Storm water runoff of impervious surfaces will occur from precipitation, no offsite runoff will occur. Storm water will be conveyed via sheet flow on the surface and conveyance piping to below-grade infiltration facilities that will meet State DOE requirements for flow control and water quality.

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

In the event of a major spill, waste materials could enter groundwater via the stormwater conveyance system; however, all liquid or solid waste materials will be stored in the building with appropriate preventative measures in place.

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

No

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

The Project will provide storm water flow control and treatment through infiltration BMP's pursuant to WA State Drainage Manual. No offsite runoff is anticipated under normal operation given the high-permeable soils.

PLANTS

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

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

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

None

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

None

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

Landscaping will be installed pursuant to local jurisdictional requirements.

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

None

NOV - 5 2021

CITY OF YAKIMA
PLANNING DIV.**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)****ANIMALS**

1. List any birds or other animals which have been observed on or near the site or are known to be on or near the site.
Examples include:
birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other:
 None
2. List any threatened or endangered species known to be on or near the site.
 None
3. Is the site part of a migration route? If so, explain.
 No
4. Proposed measures to preserve or enhance wildlife, if any:
 N/A
5. List any invasive animal species known to be on or near the site.
 N/A

ENERGY AND NATURAL RESOURCES

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs?
 Describe whether it will be used for heating, manufacturing, etc.
 Electricity for heating, computers, and tools.
2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
 No
3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
 The building will meet or exceed government regulations for energy conservation.

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

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Bulk engine oil both new and use will be kept on site, under cover in double wall containment tanks.

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NOV - 5 2021

CITY OF YAKIMA
PLANNING DIV.

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

During phase 1 & 2 investigations drums of oil were noted. All contaminants were cleaned up and soil was remediated within state and local codes and compliance.

3. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

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

None

5. Describe special emergency services that might be required.

Fire/ EMS

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

The Project will meet state and local building codes.

NOISE

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

Traffic and construction equipment.

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.

Truck traffic, construction equipment. Truck traffic and construction equipment would operate during hours that are allowed by local City codes as it relates to this construction project.

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

Properly maintained equipment to manufacturers specifications.

NOV - 5 2021

CITY OF YAKIMA
PLANNING DIV.**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)****LAND AND SHORELINE USE**

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

The current use of the site is an abandoned race track and is bordered by business that fall within the same business model as our proposed project.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

3. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

4. Describe any structures on the site.

Grandstands, ticket booth, food stand, offices

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

Yes. All structures will be removed and/or demolished prior to construction.

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

Regional Development (RD)

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

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

N/A

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

No

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

45

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

None

RECEIVED**B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)****LAND AND SHORELINE USE**

NOV - 5 2021

CITY OF YAKIMA
PLANNING DIV.

12. Proposed measures to avoid or reduce displacement impacts, if any.

N/A

13. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Project will comply with local land-use codes through permitting.

14. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

HOUSING

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

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

N/A

AESTHETICS

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

31 feet. Metal siding and insulated wall panels.

2. What views in the immediate vicinity would be altered or obstructed?

None

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

Our facilities are clean and modern looking. Comments are welcome from the City of Yakima.

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

1. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**
The front of the building will have glass windows on the store front. The building will be situated on the property in such a way that the store front faces south as to not interfere with the rising and setting of the sun.

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2. **Could light or glare from the finished project be a safety hazard or interfere with views?**
No.

NOV - 5 2021**CITY OF YAKIMA
PLANNING DIV.**

3. **What existing off-site sources of light or glare may affect your proposal?**
None

4. **Proposed measures to reduce or control light and glare impacts, if any:**
Comments will be welcomed by the City of Yakima upon plan submission.

RECREATION

1. **What designated and informal recreational opportunities are in the immediate vicinity?**
Yakima County Fairgrounds and Yakima County baseball stadium.

2. **Would the proposed project displace any existing recreational uses? If so, describe.**
No.

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

HISTORIC AND CULTURAL PRESERVATION

1. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.**
Not to our knowledge.

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

HISTORIC AND CULTURAL PRESERVATION

2. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

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NOV - 5 2021

CITY OF YAKIMA
PLANNING DIV.

3. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

TRANSPORTATION

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

See attached site plan.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes. Public transportation bus stops are available along Pacific Ave.

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

26- 9x20 standard car stalls, 2- ADA stalls, 25- 12x35 Class 8 stalls, 62- 12x65 tractor/trailer stalls

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Yes. Curb and gutter and landscaping improvements along Pacific Ave. as it pertains to the project to meet city code requirements.

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

No.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Approximately 196 Average Daily Trips with approximately 25 PM Peak Hour trips. Data was obtained from similar, existing facility located in Coburg, OR.

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

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:

No, the Project is not within the vicinity of agricultural lands.

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NOV - 5 2021

**CITY OF YAKIMA
PLANNING DIV.**

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

Project will pay required Traffic Impact Fees that will be used by the City to mitigate traffic impacts as needed.

PUBLIC SERVICES

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:

No

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

N/A

UTILITIES

1. Check (✓) utilities currently available at the site:

☒ electricity ☐ natural gas ☒ water ☒ refuse service ☒ telephone

☒ sanitary sewer ☐ septic system ☐ other _____

2. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Public Water/Sewer: City of Yakima; Electricity: Pacific Power; Refuse: City of Yakima; Telephone: Unknown

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

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

Aaron Van Ordstrand

11-3-21

Property Owner or Agent Signature

Date Submitted

Aaron Van Ordstrand

Project Manager - Pape Properties, Inc.

Name of Signee

Position and Agency/Organization

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

D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities that would likely result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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NOV - 5 2021

**CITY OF YAKIMA
PLANNING DIV.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

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NOV - 5 2021

**CITY OF YAKIMA
PLANNING DIV.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

PAPE PROPERTIES INC.
CL3#004-21, SEPA#030-21, RWV#001-22

EXHIBIT LIST

CHAPTER F
Public Notices

DOC INDEX #	DOCUMENT	DATE
F-1	Determination of Application Completeness	02/04/2022
F-2	Agenda Statement: Set Date for Hearing Examiner Public Hearing (Resolution No. R-2022-032)	01/25/2022
F-3	Land Use Action Installation Certificate	03/10/2022
F-4	Notice of Petition, Public Hearing & Environmental Review F-4a: Legal Ad F-4b: Press Release and Distribution Email F-4c: Parties and Agencies Notified F-4d: Affidavit of Mailing	03/07/2022
F-5	Notice of Determination of Non-Significance F-5a: Press Release and Distribution Email F-5b: Parties and Agencies Notified F-5c: Affidavit of Mailing	03/29/2022
F-6	Corrected Notice of Determination of Non-Significance F-6a: Press Release and Distribution Email F-6b: Parties and Agencies Notified F-6c: Affidavit of Mailing	03/30/2022
F-7	HE Agenda and Packet Distribution List	04/07/2022
F-8	HE Agenda and Sign-In Sheet	04/14/2022
F-9	Notice of Hearing Examiner's Recommendation and Decision (See DOC INDEX#AA-1 for HE Recommendation and Decision) F-9a: Parties and Agencies Notified F-9b: Affidavit of Mailing	05/02/2022
F-10	Letter of Transmittal to City Clerk: City Council Hearing (Mailing Labels, Vicinity Map)	05/04/2022

CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

I, Rosalinda Ibarra, 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. Mailing labels for Pape Properties Inc including labels for SEPA Reviewing Agencies.
2. E-mail distribution lists for In-House, SEPA Reviewing Agencies, Local Media, and Interested Parties and Parties of Record.

Signed this 4th day of May, 2022



Rosalinda Ibarra
Administrative Assistant

Received By: Steve Con

Date: 5/4/22

DOC.
INDEX
F-10

From: Ibarra, Rosalinda
Sent: Wednesday, May 04, 2022 12:17 PM
To: Claar Tee, Sonya
Cc: Ibarra, Rosalinda
Subject: Mailing for City Council Hearing - Pape Properties Inc - RWV#001-22, CL3#004-21, SEPA#030-21
Attachments: In-House Distribution E-mail List_updated 05.02.2022; SEPA Reviewing Agencies E-mail Distribution List_Updated 05.02.2022; Local Media List_05.02.2022

Hello Sonya – City Council set June 6th as the public hearing date for Pape Properties Inc.

Please provide the hearing notice to the attached e-mail distribution lists:

- In-House Distribution
- SEPA Reviewing Agencies
- Local Media List

Please also e-mail the notice to the following parties of record/interested parties:

- avanordstrand@pape.com

Mailing labels and maps will be brought to your shortly.

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
F-10

19132912018
BLT ARBOR TRUST
621 BUCHANAN RD
SELAH, WA 98942

19132042001
BLT GRAVEL TRUST
621 BUCHANAN RD
SELAH, WA 98942

19132912403
C&J ENTERPRISES LLC
913 S 18TH ST
YAKIMA, WA 98901

19132912016
MARSHALL & KATHERINE CYMBALUK FAMILY
LLC
4103 100TH ST SE
EVERETT, WA 98208

19132034004
THEODORE A POLLOCK
2610 SE BAY POINT DR #17
VANCOUVER, WA 98663

19132034017
PAPE PROPERTIES INC
355 GOODPASTURE ISLAND RD
EUGENE, WA 97401

19132921008
PUBLIC SERVICES-FACILITIES
128 N 2ND ST 4TH FL
YAKIMA, WA 98901

19132912402
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19132921007
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19132034006
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19132034007
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19132034005
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STEVENSVILLE, MT 59870

18
Total Parcels_CL3#004-21, SEPA#030-21 &
RWV#001-22 – Pape Properties LLC

Notice of City Council Hearing
Hearing date: 6/7/2022

DOC.
INDEX
F-10

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DOC.
INDEX
F-10

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marj@yakamafish-nsn.gov
jmarvin@yakama.com

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

Yakima County Planning Division
Tommy Carroll
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Yakima, WA 98901
Thomas.Carroll@co.yakima.wa.us

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

DOC.
INDEX
F-10

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

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

Yakima School District
Jay Baucom
104 North 4th Ave
Yakima, WA 98902
baucom.jay@yakimaschools.org

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

Yakima School District
Trevor Greene
104 North 4th Ave
Yakima, WA 98902
greene.trevor@ysd7.org

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

Yakima Valley Museum
Peter Arnold
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
PO Box 2830
Yakima, WA 98907
keithk@wasteconnections.com

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

Naches Cowiche Canal Association
PO Box 9635
Yakima, WA 98909
NachesCowicheCanal@gmail.com

SEPA REVIEWING AGENCIES
_UPDATED 04/13/2022

Type of Notice: City Council hearing
File Number: CL3#004-21, SEPA# D30-21, RUV# 001-22
Date of Mailing: Hearing 6/7/2022

DOC.
INDEX

F-10

In-House Distribution E-mail List		Revised 05/02/2022
Name	Division	E-mail Address
Jaime Vera	Air Terminal	Jaime.Vera@yakimawa.gov
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
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov
Tony Doan	Code Administration	Tony.Doan@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Rosalinda Ibarra	Community Development	Rosalinda.Ibarra@yakimawa.gov
Bill Preston	Engineering	Bill.preston@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
Aaron Markham	Fire	Aaron.markham@yakimawa.gov
Jeremy Rodriguez	Fire	Jeremy.Rodriguez@yakimawa.gov
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov
Irene Linos	Planning	Irene.Linos@Yakimawa.gov
Matt Murray	Police	Matthew.murray@yakimawa.gov
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
Leovardo Cruz	Refuse	Leovardo.Cruz@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 (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail
Pape Properties Inc		ava.nordstrand@pape.com

Type of Notice: City Council hearing
File Number(s): CL3#004-21, SEPA#030-21, RWV#001-22
Date of Mailing: hearing 06/07/2022

DOC.
INDEX
F-10

Project Name: PAPE PROPERTIES INC

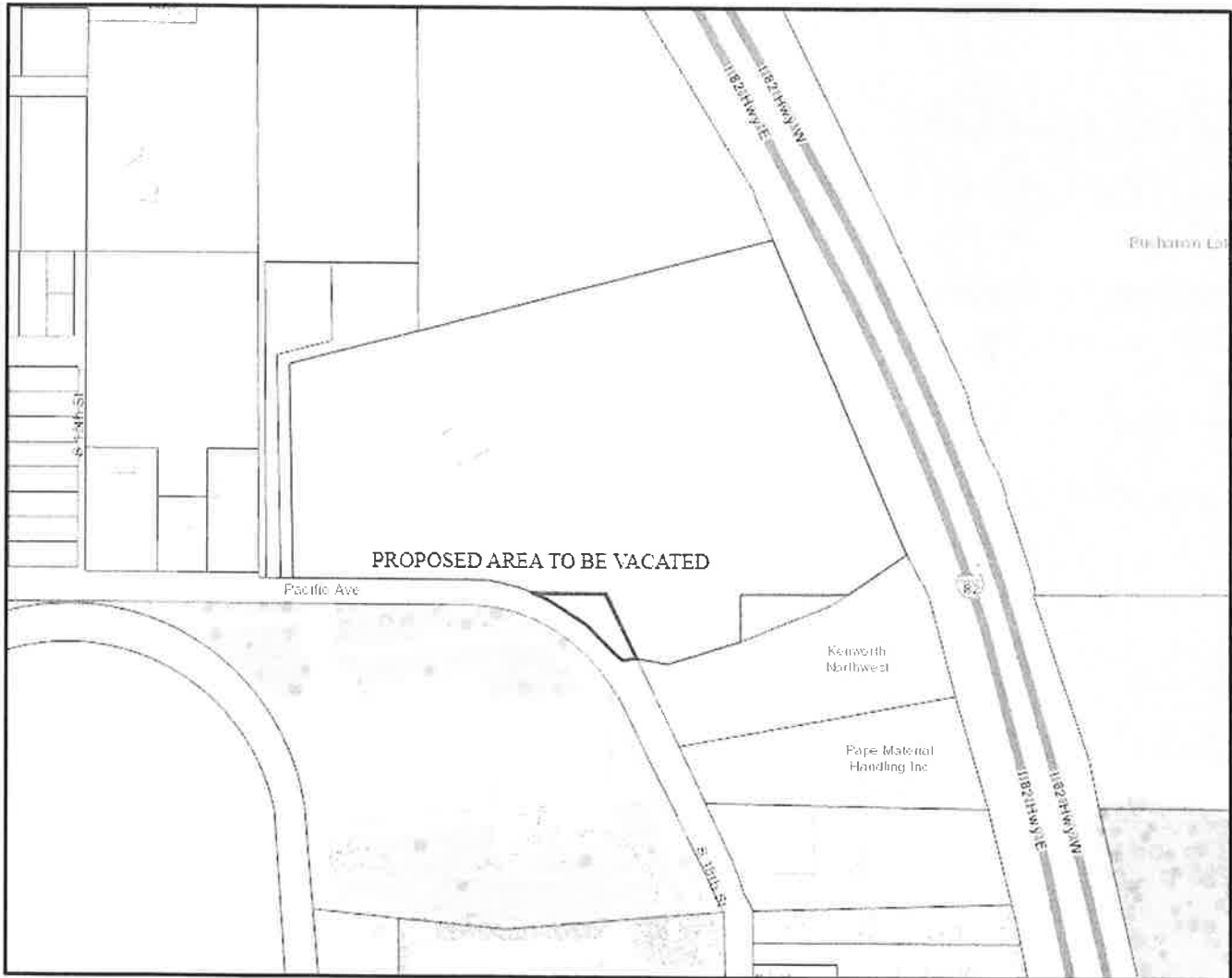
Site Address: 1600 PACIFIC AVE

File Number(s): RWV#001-22

Proposal: Proposal to vacate right-of-way in the southwest corner of "Tract B" where S. 18th St. turns into Pacific Ave and construct a 24,000 sq ft building to serve a farm/implements and tools and heavy construction equipment business in the RD zoning district.



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: 2/17/2022



DOC.
INDEX

F-10

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: RWV#001-22, CL3#004-21

Pape Properties

1600 Pacific Avenue

I, Rosalinda Ibarra, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Hearing Examiner's Decision and Recommendation**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, 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 2nd day of **May, 2022**.

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
Administrative Assistant

DOC.
INDEX

F- 96

19132912018
BLT ARBOR TRUST
621 BUCHANAN RD
SELAH, WA 98942

19132042001
BLT GRAVEL TRUST
621 BUCHANAN RD
SELAH, WA 98942

19132912403
C&J ENTERPRISES LLC
913 S 18TH ST
YAKIMA, WA 98901

19132912016
MARSHALL & KATHERINE CYMBALUK FAMILY
LLC
4103 100TH ST SE
EVERETT, WA 98208

19132034004
THEODORE A POLLOCK
2610 SE BAY POINT DR #17
VANCOUVER, WA 98663

19132034017
PAPE PROPERTIES INC
355 GOODPASTURE ISLAND RD
EUGENE, WA 97401

19132921008
PUBLIC SERVICES-FACILITIES
128 N 2ND ST 4TH FL
YAKIMA, WA 98901

19132912402
SODA INC
PO BOX 402
YAKIMA, WA 98907

19132921007
YAKIMA COUNTY COMMISSIONERS
128 N 2ND ST #232
YAKIMA, WA 98901

19132034006
GABRIELA AMEZCUA
613 S 13TH ST
YAKIMA, WA 98901

19132034007
JAMES E & ADELINA S DOVER
1413 PACIFIC AVE
YAKIMA, WA 98901

19132034005
MICHAEL S STEELE
4980 WAGON TRL
STEVENSVILLE, MT 59870

18
Total Parcels_CL3#004-21, SEPA#030-21 &
RWV#001-22 – Pape Properties LLC

Ntc HE Rec 3 Dec
5/2/2022

7008 1300 0000 4837 4762

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$	
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	
Sent To Street, Ap or PO Box City, State	PAPE PROPERTIES INC 355 GOODPASTURE ISLAND RD EUGENE, WA 97401
PS Form 3849	Postmark Here 5/2/22

DOC.
INDEX

F-9a

In-House Distribution E-mail List		Revised 04/01/2022
Name	Division	E-mail Address
Jaime Vera	Air Terminal	Jaime.Vera@yakimawa.gov
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Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
John Zabell	Code Administration	John.Zabell@yakimawa.gov
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov
Tony Doan	Code Administration	Tony.Doan@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Rosalinda Ibarra	Community Development	Rosalinda.Ibarra@yakimawa.gov
Bill Preston	Engineering	Bill.preston@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
Aaron Markham	Fire	Aaron.markham@yakimawa.gov
Jeremy Rodriguez	Fire	Jeremy.Rodriguez@yakimawa.gov
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov
Matt Murray	Police	Matthew.murray@yakimawa.gov
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
Leovardo Cruz	Refuse	Leovardo.Cruz@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 (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail

Type of Notice: Ntc HE Dec 3 Rec
File Number(s): RUV#001-22, CL3#004-21
Date of Mailing: 05/02/2022

DOC.
INDEX

F-9a

From: Ibarra, Rosalinda
Sent: Monday, May 02, 2022 12:02 PM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Linos, Irene; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Preston, Bill; Riddle, Dan; Rodriguez, Jeremy; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John
Cc: Martin, Trevor
Subject: NOTICE OF HE REC-DEC - Pape Properties - RWV#001-22, CL3#004-21
Attachments: NOTICE HE REC-DEC_Pape-RWV#001-22, CL3#004-21.pdf

Attached is a Notice of the Hearing Examiner's Recommendation and Decision on the above-entitled project. If you have any questions about this proposal please contact assigned planner Trevor Martin at trevor.martin@yakimawa.gov

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**

#F-9a



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

**NOTIFICATION OF HEARING EXAMINER'S
DECISION/RECOMMENDATION TO THE CITY COUNCIL**
May 2, 2022

On April 28, 2022, the City of Yakima Hearing Examiner rendered his recommendation on **RWV#001-22** and decision on **CL3#004-21 (SEPA#030-21)**. The applications submitted by **Pape Properties, Inc** are for **vacation of a portion of street right-of-way and to construct a building for the sale and servicing of farm implements, tools and heavy equipment at 1600 Pacific Avenue.**

A copy of the Hearing Examiner's Findings and Recommendation/Decision is enclosed. The Hearing Examiner's Recommendation on the right-of-way vacation request 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.

Any part of the Hearing Examiner's decision on **CL3#004-21** may be appealed to the Yakima City Council. Appeals shall be filed within fourteen (14) days following the date of mailing of this notice and shall be in writing on forms provided by the Planning Division. The appeal fee of \$340 must accompany the appeal application.

For further information or assistance you may contact Senior Planner Trevor Martin at (509) 575-6162 at the City of Yakima, Planning Division.

A handwritten signature in dark ink, appearing to read "T. Martin", written over a horizontal line.

Trevor Martin, AICP
Senior Planner

Date of Mailing: **May 2, 2022**

Enclosures: Hearing Examiner's Recommendation and Decision

**DOC.
INDEX**
#F-9

Gary M. Cuillier

ATTORNEY AT LAW

314 N. SECOND STREET
YAKIMA, WASHINGTON 98901

(509) 575-1800
FAX: (509) 452-4601

April 28, 2022

Rosalinda Ibarra
Yakima City Planning Division
129 North 2nd Street
Yakima, WA 98901-2613

RECEIVED
APR 28 2022
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

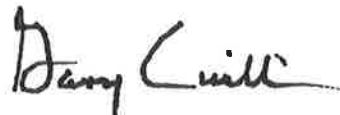
Re: Papé Properties, Inc. RWV#001-22, CL(3)#004-21 & SEPA#030-21
For Vacation of a Portion of Street Right-of-Way and to Construct a
Building for the Sale & Servicing of Farm Implements, Tools and
Heavy Equipment at 1600 Pacific Avenue

Dear Rosalinda,

Enclosed is the Hearing Examiner's Recommendation and Decision relative to the above-entitled matter.

If you have any questions, please give me a call. Thank you.

Yours very truly,



GARY M. CUILLIER

GMC: gc
Enclosure
Cc: Karri Espinoza
Pat Spurgin

DOC.
INDEX

F-9



SIGN-IN SHEET
City of Yakima HEARING EXAMINER
City Hall Council Chambers
Thursday, April 14, 2022
Beginning at 9:00 a.m.



Public Hearings

CASE	FILE #	PROJECT NAME	SITE ADDRESS
A.	CL3#004-21, SEPA#030-21 & RWV#001-22	PAPE PROPERTIES INC.	1600 Pacific Avenue
B.	APP#001-22	MATTHEW & CYNTHIA SEARS c/o JAIME VILLANUEVA	2604 W. Chestnut Avenue

PLEASE WRITE LEGIBLY

Agenda Item of Interest	NAME	MAILING ADDRESS or E-MAIL	ZIP CODE
Sears APP 001-22	Rita Kinder	201 S. 26 th Ave., Yakima	98902
Sears	Mary Mackintosh	2602 W. Chestnut Ave	98902
SEARS	Cindy Sears	2604 W. Chestnut Ave	98902
"	Kathleen	2606 W. Chestnut Ave	98902
"	Wendy	" "	"
"	Ralph Call	2608 W. Chestnut Ave	98902

DOC.

INDEX

F-8



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

**CITY OF YAKIMA
HEARING EXAMINER
AGENDA**

**Thursday, April 14, 2022
Beginning at 9:00 a.m.**

**I. CALL TO ORDER
II. INTRODUCTION
III. PUBLIC HEARINGS**

A. Pape Properties Inc.

**11/05/2022 CL3#004-21,
SEPA#030-21,
RWV#001-22**

PLANNER: Trevor Martin

ADDRESS: 1600 Pacific Ave

REQUEST: Proposal to vacate right-of-way in the southwest corner of "Tract B" where S. 18th St. turns into Pacific Ave and construct a 24,000 sq ft building to serve a farm/implements and tools and heavy construction equipment business in the RD zoning district.

B. Matthew & Cynthia Sears c/o Jaime Villanueva

**02/01/2022 APP#001-22
(ADJ#022-21)**

PLANNER: Trevor Martin

ADDRESS: 2604 W Chestnut Ave

REQUEST: Appeal of the Administrative Official's decision on ADJ#022-21 for a proposed adjustment to the side yard setback to accommodate the construction of a two-story garage in the R-1 zoning district.

IV. ADJOURNMENT

The staff recommendation report on the listed project(s) is available online at: www.buildingyakima.com

**DOC.
INDEX
F-8**



**Hearing Examiner Packet AGENDA,
STAFF REPORT, SITE PLAN AND
MAPS.....
Updated 06/17/2021**

Sara Watkins
City Legal Department
Sara.watkins@yakimawa.gov

Archie Matthews
ONDS
Archie.matthews@yakimawa.gov

Dana Kallevig
Wastewater Division
Dana.kallevig@yakimawa.gov

Joan Davenport
Community Development
Joan.davenport@yakimawa.gov

Bill Preston
City Engineer
Bill.preston@yakimawa.gov

Rosalinda Ibarra
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Rosalinda.ibarra@yakimawa.gov

Joseph Calhoun
Planning Manager
Joseph.calhoun@yakimawa.gov

Yakima County Planning Manager
Thomas Carroll
Thomas.Carroll@yakimawa.gov

Yakima County Public Services
Lisa Freund
Lisa.Freund@co.yakima.wa.us

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

**DON'T FORGET TO SEND ONE TO
THE APPLICANT & PROPERTY
OWNER.....**

Binder Copy
For the Record/File

PAPE PROPERTIES INC
355 GOODPASTURE ISLAND RD
EUGENE, WA 97401

DOC.
INDEX
F-1

**Hearing Examiner AGENDA ONLY
Distribution List – 06/17/2021**

Phil Lamb
311 North 3rd Street
Yakima, WA 98901

KIT-KATS Radio
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Yakima, WA 98908

All YPAC
randy.beehler@yakimawa.gov
mike.brown@yakimawa.gov
sean.davido@yakimawa.gov
bonnie.lozano@yakimawa.gov
john.fannin@yakimawa.gov

Yakima Assoc. of Realtors
Gov. Affairs Committee
2707 River Road
Yakima, WA 98902-1165

KARY Radio
17 N 3rd St Ste 103
Yakima, WA 98901

Police Chief – Matthew Murray
Matthew.murray@yakimawa.gov

KCYU-FOX 68
David Okowski
1205 West Lincoln Ave.
Yakima, WA 98902

KIMA TV
2801 Terrace Heights Drive
Yakima, WA 98901

Fire Chief – Aaron Markham
Aaron.markham@yakimawa.gov

Sonya Claar-Tee
City Clerk
sonya.claartee@yakimwa.gov

Pacific Power
Mike Paulson
500 N. Keys Rd.
Yakima, WA 98901

KNDO TV
216 West Yakima Avenue
Yakima, WA 98902

Bob Harrison
City Manager
bob.harrison@yakimawa.gov
cally.price@yakimawa.gov

Office of Rural FWH
Marty Miller
1400 Summitview #203
Yakima, WA 98902

Yakima Herald-Republic
P.O. Box 9668
Yakima, WA 98909

Radio KDNA
P.O. Box 800
Granger, WA 98932

Yakima School Dist. #7
Superintendent
104 North 4th Street
Yakima, WA 98902

Patrick D. Spurgin
411 N. 2nd St.
Yakima, WA 98901

KAPP TV
Attn: Newsroom
PO Box 1749
Yakima, WA 98907-1749

Business Times
Bruce Smith
P.O. Box 2052
Yakima, WA 98907

Gary Cuillier
314 N. 2nd Street
Yakima, WA 98901

Reed C. Pell
31 Chicago Avenue #4
Yakima, WA 98902

Yakima Valley C.O.G.
311 N. 4th Street #204
Yakima, WA 98901

Maud Scott
309 Union Street
Yakima, WA 98901

DOC.
INDEX
F-7

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: SEPA#030-21

Pape Properties Inc.

I, Analilia Núñez, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **CORRECTED Notice of Determination of Non-Significance (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 this 30th day of March, 2022.

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
F-6C

19132912018
BLT ARBOR TRUST
621 BUCHANAN RD
SELAH, WA 98942

19132042001
BLT GRAVEL TRUST
621 BUCHANAN RD
SELAH, WA 98942

19132912403
C&J ENTERPRISES LLC
913 S 18TH ST
YAKIMA, WA 98901

19132912016
MARSHALL & KATHERINE CYMBALUK FAMILY
LLC
4103 100TH ST SE
EVERETT, WA 98208

19132034004
THEODORE A POLLOCK
2610 SE BAY POINT DR #17
VANCOUVER, WA 98663

19132034017
PAPE PROPERTIES INC
355 GOODPASTURE ISLAND RD
EUGENE, WA 97401

19132921008
PUBLIC SERVICES-FACILITIES
128 N 2ND ST 4TH FL
YAKIMA, WA 98901

19132912402
SODA INC
PO BOX 402
YAKIMA, WA 98907

19132921007
YAKIMA COUNTY COMMISSIONERS
128 N 2ND ST #232
YAKIMA, WA 98901

19132034006
GABRIELA AMEZCUA
613 S 13TH ST
YAKIMA, WA 98901

19132034007
JAMES E & ADELINA S DOVER
1413 PACIFIC AVE
YAKIMA, WA 98901

19132034005
MICHAEL S STEELE
4980 WAGON TRL
STEVENSVILLE, MT 59870

18
Total Parcels_CL3#004-21, SEPA#030-21 &
RWV#001-22 – Pape Properties LLC

notice of corrected bns
sent 3/20/22

DOC.
INDEX
F-4b

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

Cascade Natural Gas
8113 W Grandridge Blvd
Kennewick, WA 99336

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

Charter Communications
1005 North 16th Ave
Yakima, WA 98902

City of Union Gap
Dennis Henne
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Union Gap, WA 98903
dennis.henne@uniongapwa.gov

City of Yakima - Airport
Jaime Vera
2400 West Washington Ave
Yakima, WA 98903
jaime.vera@yakimawa.gov

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

City of Yakima - Wastewater Division
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2220 East Viola Ave
Yakima, WA 98901
dana.kallevig@yakimawa.gov

City of Yakima - Wastewater Division
Marc Cawley
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marc.cawley@yakimawa.gov

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

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

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

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

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

Pacific Power
Mike Paulson
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Yakima, WA 98901

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1433 Lakeside Court, Ste# 102
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Kelly McLain
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WA State Department of Archaeology &
Historic Preservation
1063 S Capitol Way, Ste 106
Olympia, WA 98504-8343
Sepa@dahp.wa.gov

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

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DOC.
INDEX
F-66

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DOC.
INDEX
F-66b

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SEPA REVIEWING AGENCIES
_UPDATED 03/29/2022

Type of Notice: NTC of corrected pns
File Number: SEPA #030-22
Date of Mailing: 3/30/22

DOC.
INDEX
F-6b

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

Type of Notice: notice of corrected DNS
File Number(s): SEPA #030-21
Date of Mailing: 3/30/22

DOC.
INDEX
F-69

Nunez, Analilia

From: Nunez, Analilia
Sent: Wednesday, March 30, 2022 2:41 PM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Preston, Bill; Riddle, Dan; Rodriguez, Jeremy; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Ahtanum Irrigation District - Beth Brulotte; Cawley, Marc; Greater Yakima Chamber of Commerce; Henne, Dennis; Ibarra, Rosalinda; Nob Hill Water Association - Bob Irving; Office Rural Farmworker Housing - Marty Miller; United States Postal Service - David James; US Army Corp Engineers - David Moore; Vera, Jaime; WA State Dept Agriculture - Kelly McLain; WA State Dept Archaeology Historic Pres - SEPA; WA State Dept Commerce - Review Team; WA State Dept Ecology - CRO SEPA; WA State Dept Ecology - Former Orchards; WA State Dept Ecology - Lori White; WA State Dept Ecology - SEPA Unit; WA State Dept Energy Facility Site Eval - Stephen Posner; WA State Dept Fish and Wildlife - Eric Bartrand; WA State Dept Fish and Wildlife - Scott Downes; WA State Dept Fish and Wildlife - SEPA; WA State Dept Fish and Wildlife - Team Yakima; WA State Dept Health - Jamie Gardipe; WA State Dept Health - Kelly Cooper; WA State Dept Health - SEPA ; WA State Dept Natural Resources - SEPA Center; WA State Dept Social Health Svcs - Larry Covey; WA State Dept Transportation- South Central Region; WA State Dept Transportation - Paul Gonseth; WA State Dept Transportation Aviation - Max Platts; WA State Parks and Recreation - Jessica Logan; West Valley School District - Joe Connolly; West Valley School District - Peter Finch; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Bureau of Indian Affairs - Trudy Pinkham; Yakama Nation Environmental Mgmt Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries Project - John Marvin; Yakama-Klickitat Fisheries Project - John Marvin; Yakima County Building Dept - Marivel Garcia; Yakima County Commissioners; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning Division - Jason Earles; Yakima County Planning Division - Thomas Carroll; Yakima County Public Services - Lisa Freund; Yakima County Water Resources Div - Nathan Paris; Yakima County Water Resources Div - Troy Havens; 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; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko
Cc: Martin, Trevor; 'avanordstrand@pape.com'
Subject: NOTICE OF CORRECTED DNS_Pape Properties - CL3#004-21, RWV#001-22 & SEPA# 030-21
Attachments: NOTICE OF CORRECTED DNS_Pape Properties - CL3#004-21, RWV#001-22 & SEPA#....pdf

Attached is a **CORRECTED** Determination of Nonsignificance regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at trevor.martin@yakimawa.gov.



Analilia Núñez
Planning Technician
City of Yakima Planning Division
p: 509.575-6261
129 North 2nd Street, Yakima, Washington, 98901



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
March 29, 2022**

CORRECTED March 30, 2022 due to incorrect address

PROJECT DESCRIPTION: Proposal to construct a 24,000 sq ft building to serve a farm/implements and tools and heavy construction equipment business, and vacate a portion of City Right-of-Way in the Regional Development (RD) zoning district.

LOCATION: 1600 Pacific Avenue, Yakima, WA 98901.

PARCEL NUMBER: 191320-34017

PROPONENT: Pape Properties Inc.

PROPERTY OWNER: Pape Properties Inc.

LEAD AGENCY: City of Yakima

FILE NUMBERS: CL3#004-21, RWV#001-22, & SEPA#030-21

DETERMINATION: The lead agency for this proposal has determined that it does 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. This information is available to the public on request.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355.
There is no further comment period on the DNS.

Responsible Official: Joan Davenport
Position/Title: SEPA Responsible Official
Phone: (509) 575-6183
Address: 129 N. 2nd Street, Yakima, WA 98901

Date: March 29, 2022

Signature 

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

No later than: **April 12, 2022.**

By method: Complete appeal application form and payment of \$580.00 appeal fee.

You should be prepared to make specific factual objections. Contact the City of Yakima Planning Division to read or ask about the procedures for SEPA appeals.

**DOC.
INDEX**

F-6



AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: **SEPA#030-21**

Pape Properties Inc.

I, Analilia Núñez, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Determination of Non-Significance (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 this 29th day of March, 2022.

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
F-5C

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19132042001
BLT GRAVEL TRUST
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19132912403
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19132912016
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LLC
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19132034004
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2610 SE BAY POINT DR #17
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19132034017
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19132921008
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19132912402
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18
Total Parcels_CL3#004-21, SEPA#030-21 &
RWV#001-22 – Pape Properties LLC

notice of DWS
sent 3/29/22

DOC.
INDEX
F-56

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INDEX
F-56

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DOC.
INDEX
F-5b

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SEPA REVIEWING AGENCIES_updated
01/26/2022

Type of Notice: NOTICE OF PMS
File Number: SEPA #030-21
Date of Mailing: 3/29/22

DOC.
INDEX
F-5b

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Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov	
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Tony Doan	Code Administration	Tony.Doan@yakimawa.gov	
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Rosalinda Ibarra	Community Development	Rosalinda.Ibarra@yakimawa.gov	
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Jeremy Rodriguez	Fire	Jeremy.Rodriguez@yakimawa.gov	
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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	
Leovardo Cruz	Refuse	Leovardo.Cruz@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 (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Type of Notice: NOTICE OF PWS

File Number(s): SEPA #D30-21

Date of Mailing: 3/29/22

DOC.
INDEX
F-Sa

Nunez, Analilia

From: Nunez, Analilia
Sent: Tuesday, March 29, 2022 2:58 PM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Miller, Albert; Murray, Matthew; Nunez, Analilia; Preston, Bill; Riddle, Dan; Rodriguez, Jeremy; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; 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 - 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; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; US Army Corps of Engineers - David Moore; USPS - David James; 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 - Dr. Peter Finch; WVSD - Joe Connolly; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Bureau of Indian Affairs - Trudy Pinkham; Yakama Nation Environmental Management Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries - John Marvin; Yakama-Klickitat Fisheries Project - John Marvin; Yakima County Commissioners; Yakima County Flood Control District - Nathan Paris; 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
Cc: Martin, Trevor; 'Aaron Van Ordstrand'
Subject: NOTICE OF DNS_Pape Properties - CL3#004-21, RWV#001-22 & SEPA#030-21
Attachments: NOTICE OF DNS_Pape Properties - CL3#004-21, RWV#001-22 & SEPA#030-21.pdf

Attached is a Determination of Nonsignificance regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at trevor.martin@yakimawa.gov.



Analilia Núñez
Planning Technician
City of Yakima Planning Division
p: 509.575-6261
129 North 2nd Street, Yakima, Washington, 98901



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
March 29, 2022**

PROJECT DESCRIPTION: Proposal to construct a 24,000 sq ft building to serve a farm/implements and tools and heavy construction equipment business, and vacate a portion of City Right-of-Way in the Regional Development (RD) zoning district.

LOCATION: 9 N. 9th St. Yakima, WA 98901.

PARCEL NUMBER: 191320-34017

PROPONENT: Pape Properties Inc.

PROPERTY OWNER: Pape Properties Inc.

LEAD AGENCY: City of Yakima

FILE NUMBERS: CL3#004-21, RWV#001-22, & SEPA#030-21

DETERMINATION: The lead agency for this proposal has determined that it does 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. This information is available to the public on request.

☒ This DNS is issued after using the optional DNS process in WAC 197-11-355.
There is no further comment period on the DNS.

Responsible Official: Joan Davenport

Position/Title: SEPA Responsible Official

Phone: (509) 575-6183

Address: 129 N. 2nd Street, Yakima, WA 98901

Date: March 29, 2022 **Signature** _____

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

No later than: **April 12, 2022.**

By method: Complete appeal application form and payment of \$580.00 appeal fee.

You should be prepared to make specific factual objections. Contact the City of Yakima Planning Division to read or ask about the procedures for SEPA appeals.

DOC.
INDEX
F-5



AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CL3#004-21, RWV#001-22 & SEPA#030-21

Pape Properties Inc.

1600 Pacific Ave.

I, Analilia Núñez, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Petition, Public Hearing and Environmental Review**; a true and correct copy of which is enclosed herewith; that said notice was addressed to all petitioners at the addresses on the petition, and all owners of property abutting the public right-of-way proposed to be vacated as shown on the records of the Yakima County assessor; 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 7th day of March, 2022.

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

F-4d

19132912018
BLT ARBOR TRUST
621 BUCHANAN RD
SELAH, WA 98942

19132042001
BLT GRAVEL TRUST
621 BUCHANAN RD
SELAH, WA 98942

19132912403
C&J ENTERPRISES LLC
913 S 18TH ST
YAKIMA, WA 98901

19132912016
MARSHALL & KATHERINE CYMBALUK FAMILY
LLC
4103 100TH ST SE
EVERETT, WA 98208

19132034004
THEODORE A POLLOCK
2610 SE BAY POINT DR #17
VANCOUVER, WA 98663

19132034017
PAPE PROPERTIES INC
355 GOODPASTURE ISLAND RD
EUGENE, WA 97401

19132921008
PUBLIC SERVICES-FACILITIES
128 N 2ND ST 4TH FL
YAKIMA, WA 98901

19132912402
SODA INC
PO BOX 402
YAKIMA, WA 98907

19132921007
YAKIMA COUNTY COMMISSIONERS
128 N 2ND ST #232
YAKIMA, WA 98901

19132034006
GABRIELA AMEZCUA
613 S 13TH ST
YAKIMA, WA 98901

19132034007
JAMES E & ADELINA S DOVER
1413 PACIFIC AVE
YAKIMA, WA 98901

19132034005
MICHAEL S STEELE
4980 WAGON TRL
STEVENSVILLE, MT 59870

18
Total Parcels_CL3#004-21, SEPA#030-21 &
RWV#001-22 – Pape Properties LLC

NAC of Pet, Public Hearing and SEPA
CL3# 004-21, RWV# 001-22, SEPA # 030-21
Sent 3/7/22

DOC.
INDEX
F-40

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Federal Aviation Administration
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Yakima, WA 98903

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DOC.
INDEX
F-4C

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DOC.
INDEX
F-40

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SEPA REVIEWING AGENCIES updated
10/29/2021

Type of Notice: Notice of petition, Public Hearing: SEPA
File Number: CL3# 004-21, RVVV#001-22, SEPA # 030-21
Date of Mailing: 3/7/22

DOC.
INDEX
F-4C

In-House Distribution E-mail List			Revised 02/04/2022
Name	Division	E-mail Address	
Jaime Vera	Air Terminal	Jaime.Vera@yakimawa.gov	
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Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov	
John Zabell	Code Administration	John.Zabell@yakimawa.gov	
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov	
Suzanne DeBusschere	Code Administration	Suzanne.DeBusschere@yakimawa.gov	
Tony Doan	Code Administration	Tony.Doan@yakimawa.gov	
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov	
Rosalinda Ibarra	Community Development	Rosalinda.Ibarra@yakimawa.gov	
Bill Preston	Engineering	Bill.preston@yakimawa.gov	
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov	
Aaron Markham	Fire	Aaron.markham@yakimawa.gov	
Jeremy Rodriguez	Fire	Jeremy.Rodriguez@yakimawa.gov	
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov	
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov	
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov	
Analilia Nunez	Planning	Analilia.nunez@yakimawa.gov	
Matt Murray	Police	Matthew.murray@yakimawa.gov	
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov	
Leovardo Cruz	Refuse	Leovardo.Cruz@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 (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Type of Notice: notice of petition, public hearing & SEPA
File Number(s): CL3 # 004-21, RNV # 001-22, SEPA # 03D-21
Date of Mailing: 3/7/22

DOC.
INDEX
F-4b

Nunez, Analilia

From: Nunez, Analilia
Sent: Monday, March 07, 2022 3:56 PM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Miller, Albert; Murray, Matthew; Nunez, Analilia; Preston, Bill; Riddle, Dan; Rodriguez, Jeremy; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; 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 -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; USPS - David James; 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 - Dr. Peter Finch; WVSD - Joe Connolly; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Bureau of Indian Affairs - Trudy Pinkham; Yakama Nation Environmental Management Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries - John Marvin; Yakama-Klickitat Fisheries Project - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Troy Havens; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Manager - Tommy Carroll; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Public Svcs Director, Lisa Freund; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima School District - Jay Baucom; Yakima School District - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Museum - Peter Arnold, Exec Director; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko; YVCOG - Lynn Deitrick; Brown, Michael; Davido, Sean; El Mundo; El Sol de Yakima; Fannin, John; KAPP TV News; KBBO-KRSE Radio - manager; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KUNW-TV Univision; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; RCDR - Maria DJ Rodriguez; Tu Decides - Albert Torres; West Valley School District - Angela Watts; Yakima Herald - Business; Yakima Herald Republic Newspaper; Yakima Valley Business Times; YPAC - Randy Beehler
Cc: 'Aaron Van Ordstrand'; Martin, Trevor
Subject: NOTICE OF PETITION, PUBLIC HEARING & SEPA_Pape - CL2#004-21, RWV#001-22 & SEPA#030-21
Attachments: NOTICE OF PETITION, PUBLIC HEARING & SEPA_Pape - CL2#004-21, RWV#001-22pdf

Attached is a Notice of Petition, Public Hearing and Environmental Review regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at trevor.martin@yakimawa.gov



Analilia Núñez
Planning Technician
City of Yakima Planning Division
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Nunez, Analilia

From: Nunez, Analilia
Sent: Monday, March 07, 2022 4:02 PM
To: Gary Cuillier; Pat Spurgin (pds@spurginlawoffice.com)
Subject: FW: NOTICE OF PETITION, PUBLIC HEARING & SEPA_Pape - CL2#004-21, RWV#001-22 & SEPA#030-21
Attachments: NOTICE OF PETITION, PUBLIC HEARING & SEPA_Pape - CL2#004-21, RWV#001-22pdf

Attached is a Notice of Petition, Public Hearing and Environmental Review regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at trevor.martin@yakimawa.gov



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AFFIDAVIT OF PUBLICATION

Analilia Núñez
City Of Yakima Planning
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Yakima WA 98901

STATE OF WASHINGTON, COUNTIES OF YAKIMA

The undersigned, on oath states that he/she is an authorized representative of Yakima Herald-Republic, Inc., publisher of Yakima Herald-Republic and El Sol de Yakima, of general circulation published daily in Yakima County, State of Washington. Yakima Herald-Republic and El Sol de Yakima have been approved as legal newspapers by orders of the Superior Court of Yakima County.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

03/07/2022

RECEIVED

MAR 1 2022

FINANCE DEPT.

Agent JACKIE CHAPMAN Signature Jackie Chapman

Subscribed and sworn to before me on March 7, 2022

Lisa M. Driggs
(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

Publication Cost: \$307.10
Order No: 23901
Customer No: 23222
PO #:



Publication Cost: \$307.10
Order No: 23901
Customer No: 23222
PO #:

**NOTICE OF PETITION, PUBLIC HEARING, and
ENVIRONMENTAL REVIEW**

DATE: March 5, 2022 **TO:** Applicant and Adjoining Property Owners **FROM:** Joan Davenport, AICP, Community Development Director **APPLICANT:** Pape Properties Inc. **FILE NUMBER:** CL3#004-21 & RWV#001-22 **LOCATION:** 1600 Pacific Ave. **TAX PARCEL NUMBER(S):** 191320-34017 **DATE OF APPLICATION:** November 5, 2021 **DATE OF COMPLETENESS:** February 4, 2022 **PROJECT DESCRIPTION:** Proposal to construct a 24,000 sq ft building to serve a farm/implements and tools and heavy construction equipment business, and vacate a portion of City Right-of-Way in the Regional Development (RD) zoning district. **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: Farm and Implements, Tools and Heavy Construction Equipment; and Right-of-Way Vacation. 2. Level of Development: Construction of a 24,000 square foot building and Right-of-way vacation. 3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc. 4. Characteristics of development: The proposal shall adhere to all Title 6.88, 12, and 15 development standards. Additionally, the Right-of-Way petition is being processed under YMC 14.21. 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: Farm and Implements, Tools and Heavy Construction Equipment; Right-of-way vacation. 2. Density of Development: N/A 3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc. **NOTICE OF PUBLIC HEARING:** This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **April 14, 2022 at 9:00 a.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (CL3#004-21 & RWV#001-22) and applicant's name (Pape Properties Inc.) in any correspondence you submit. The City Council shall decide whether or not to vacate the right-of-way. The hearing examiner will conduct the required public hearing and make a recommendation to the City Council. Any party wishing to be informed of the time, date, and place of the City Council meeting for the proposed vacation should submit a written request to the City of Yakima Planning Division. You can mail your comments to: **Joan Davenport, AICP, Community Development Director, City of Yakima, Department of Community Development, 129 N. 2nd St., Yakima, WA 98901** **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 § 197-11-928 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:** The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, Grading Permit **Required Studies:** N/A **Existing Environmental Documents:** None **Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan. **NOTICE OF RECOMMENDATION:** Following the public hearing, the Hearing Examiner will issue his 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 contact Trevor Martin, AICP, Senior Planner, at (509) 575-6162, or email to: trevor.martin@yakimawa.gov.

(23901) March 7, 2022

NOTICE OF PETITION, PUBLIC HEARING, and ENVIRONMENTAL REVIEW

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DESCRIPTION Proposal to construct a 24,000 sq ft building to serve a farm/implements and tools and heavy construction equipment business, and vacate a portion of City Right-of-Way in the Regional Development (RD) zoning district.

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: Farm and Implements, Tools and Heavy Construction Equipment; and Right-of-Way Vacation. 2. Level of Development: Construction of a 24,000 square foot building and Right-of-way vacation. 3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc. 4. Characteristics of development: The proposal shall adhere to all Title 6.88, 12, and 15 development standards. Additionally, the Right-of-Way petition is being processed under YMC 14.21. 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: Farm and Implements, Tools and Heavy Construction Equipment; Right-of-way vacation. 2. Density of Development: N/A 3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.

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Required Permits: The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, Grading Permit **Required Studies:** N/A

Existing Environmental Documents: None **Development Regulations for Project Mitigation and Consistency**

Include: the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan.

NOTICE OF RECOMMENDATION Following the public hearing, the Hearing Examiner will issue his 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 contact Trevor Martin, AICP, Senior Planner, at (509) 575-6162, or email to: trevor.martin@yakimawa.gov.

DOC.
INDEX

F-4a



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 PETITION, PUBLIC HEARING, and ENVIRONMENTAL REVIEW

DATE: March 7, 2022
TO: Applicant and Adjoining Property Owners
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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: Farm and Implements, Tools and Heavy Construction Equipment; Right-of-way vacation
2. Density of Development: N/A
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.

REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING Your views on this proposal are welcome. All written comments received by 5:00 p.m. on **March 28, 2022**, will be considered prior to issuing the recommendation to the Hearing Examiner. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **April 14, 2022 at 9:00 a.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (RWV#001-22) and applicant's name (Pape Properties) in any correspondence you submit. The City Council shall decide whether or not to vacate the right-of-way. The hearing examiner will conduct the required public hearing and make a recommendation to the City Council. Any party wishing to be informed of the time, date, and place of the City Council meeting for the proposed vacation should submit a written request to the City of Yakima Planning Division. You can mail your comments to:

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

DOC.
INDEX
F-4



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Required Permits: The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, Grading Permit

Required Studies: N/A

Existing Environmental Documents: None

Development Regulations for Project Mitigation and Consistency Include: the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan.

NOTICE OF RECOMMENDATION Following the public hearing, the Hearing Examiner will issue his 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 contact Trevor Martin, AICP, Senior Planner, at (509) 575-6162, or email to: trevor.martin@yakimawa.gov.

Enclosed: Land Use Application, Petition, Vicinity Map, Record of Survey, and a Written Narrative

DOC.
INDEX
F-4



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 PETITION Y AUDIENCIA PÚBLICA

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: 7 de marzo, 2022
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Pape Properties Inc.
No. DE ARCHIVO: CL3#004-21 & RWV#001-22
UBICACIÓN: 1600 Pacific Ave.
No. DE PARCELA(S): 191320-34017
FECHA DE APLICACIÓN: November 5, 2021
FECHA DE APLICACIÓN COMPLETA: February 4, 2022

DESCRIPCIÓN DEL PROYECTO: Propuesta para construir un edificio de 24,000 pies cuadrados para un negocio agrícola/de implementos y herramientas y equipo pesado de construcción, y desocupar una parte de la vía pública de la ciudad en el distrito de zonificación de desarrollo regional (RD)

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

1. El tipo de uso terrenal: Negocio agrícola/de implementos y herramientas y equipo pesado de construcción
2. Nivel de desarrollo: Construcción de un edificio de 24,000 pies cuadrados y desocupar una parte de la vía pública.
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a todas las normas de desarrollo del título 12 y del título 15.
- 5.

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: Negocio agrícola/de implementos y herramientas y equipo pesado de construcción.
2. Densidad del desarrollo: N/A
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

AVISO DE AUDIENCIA PÚBLICA: Sus opiniones sobre esta propuesta son bienvenidas. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el **28 de marzo, 2022** serán considerados antes de emitir la recomendación al Examinador de Audiencias. Esta propuesta requiere una audiencia pública con registro abierto con el Examinador de Audiencias. Por lo tanto, una audiencia pública se llevara a cabo el **14 de abril, 2022 comenzando a las 9:00 a.m.** en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública o a presentar comentarios por escrito. Por favor de hacer referencia al número de archivo (RWV#001-22) o al nombre del solicitante (Pape Properties) en cualquier correspondencia que envíe.

El Concejo Municipal decidirá si desocupar o no la vía pública. El Examinador de Audiencias llevara a cabo la audiencia pública requerida y hará una recomendación al Concejo Municipal. Cualquier persona que

DOC.
INDEX
F-4

desea ser informada de la hora, fecha y el lugar de la junta pública del Concejo Municipal para la petición propuesta deberá solicitarlo por escrito a la División de Planificación de la Ciudad de Yakima. Por favor de enviar 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 REVISIÓN AMBIENTAL: Esto es para notificar a las agencias públicas y privadas con jurisdicción y conocimiento ambiental que la Ciudad de Yakima, División de Planificación, se establece como la agencia principal, de acuerdo con la Ley Estatal de Política Ambiental de Washington (SEPA) para el proyecto mencionado anteriormente. **La Ciudad de Yakima está emitiendo una Determinación Preliminar de No-Significancia (DNS) para este proyecto.** La ley bajo WAC §197-11-340 se está utilizando. Se han identificado las siguientes condiciones que pueden utilizarse para mitigar los impactos ambientales adversos de la propuesta: no se identificaron impactos.

Permisos Requeridos: Los siguientes permisos/aprobaciones locales, estatales, y federales pueden o serán necesarios para este proyecto: ninguno

Estudios Requeridos: ninguno

Documentos Ambientales Existentes: Ninguno

Determinación preliminar de las regulaciones de desarrollo que se utilizarán para la mitigación y la consistencia del proyecto: Los proyectos futuros requerirán el cumplimiento del Código Internacional de Construcción, La Ordenanza de Zonificación del Área Urbana de la Ciudad de Yakima, el Plan Integral de la Ciudad de Yakima y los Estándares de Desarrollo del Título 12 de la Ciudad de Yakima.

AVISO DE LA DECISIÓN/RECOMENDACIÓN FINAL: Después de la audiencia pública, el Examinador de Audiencias emitirá su recomendación dentro de diez (10) días hábiles. Cuando la recomendación sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso. 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

Adjuntos: Petición, Mapa, Record of Survey, Narrativa

DOC.
INDEX
F-4



CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE

RECEIVED
MAR 10 2022
CITY OF YAKIMA
PLANNING DIV

File Number:	RWV # 001-22 ; CL3#004-21 ; SEPA #30-21
Applicant/Project Name:	Pape Properties Inc
Site Address:	1600 Pacific Ave
Date of Posting:	March 10, 2022
Land Use Sign ID#(s):	

Location of Installation (Check One):

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


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

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

The alternative location is:

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

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


Applicant's Signature

3/10/22
Date

Trevor Martin, For City of Yakima
Applicant's Name (Please Print)

509-575-6162
Applicant's Phone Number

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

RESOLUTION NO. R-2022-032

A RESOLUTION fixing time for a public hearing before the Hearing Examiner on April 14, 2022, on a petition (Petition No. 22-01) to vacate a portion of platted right-of-way along Pacific Ave.

WHEREAS, pursuant to RCW 35.79.010, a petition (Petition No. 22-01, RWV#001-22) has been filed with the City Clerk, requesting the vacation of a street or alleyway (or portion thereof) within the City of Yakima, a true copy of which petition is attached and incorporated into this resolution (Exhibit "A"); and

WHEREAS, such a petition has been signed by the owners of more than two-thirds (2/3) of the property abutting upon the street or alley (or portion thereof) which is requested to be vacated, now, therefore,


BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YAKIMA:

The above-referenced petition for vacation is hereby referred to the Hearing Examiner for public hearing pursuant to section 1.43.080 of the City of Yakima Municipal Code. The Hearing Examiner is directed to make written recommendation to the City Council regarding said petition. The Hearing Examiner's Public Hearing shall be held on April 14, 2022 at 9:00 a.m., which date and time are not more than sixty (60) days nor less than twenty (20) days after the passage of this resolution.

It is further resolved that the City Clerk, or administrative official, give notice of the Hearing Examiner Public Hearing in the form and manner prescribed by RCW 35.79.020 and Section 14.21.040(C) of the City of Yakima Municipal Code.


ADOPTED BY THE CITY COUNCIL this 1st day of March, 2022.

ATTEST:



Sonya Claar Tee, City Clerk





Janice Deccio, Mayor

DOC.
INDEX
F-2

Exhibit "A"

DOC.
INDEX
F-2

NO. 22-01

NO. 22-01

YAKIMA CITY CLERK

PETITION NO. 22-01
CITY OF YAKIMA, WASHINGTON
PETITION TO VACATE STREET OR ALLEY

RECEIVED

JAN 25 2022

CITY OF YAKIMA
PLANNING DIV.

To the City Council of the City of Yakima, Washington:

Comes now the undersigned petitioners and, pursuant to RCW Chapter 35.79, now respectfully show:

The undersigned petitioners request that the following described street, alley or portion thereof located in the City of Yakima, be vacated pursuant to RCW 35.79 (**provide legal description below, or attach to petition if lengthy**).

Each of the undersigned petitioners is the owner of an interest in real estate abutting on the above-described area. The undersigned petitioners constitute owners of more than two-thirds of said abutting property.

Wherefore, petitioners pray that proceedings be heard hereon for the vacation of said area in the manner prescribed by RCW Ch. 35.79.

Owner	Address	Signature	Date	Ownership %
Page Properties, Inc.	2500 Grandpasture Blvd. P.O. Box 9740	<i>[Signature]</i>	11-24-21	100%
Owner	Address	Signature	Date	Ownership %
Owner	Address	Signature	Date	Ownership %
Owner	Address	Signature	Date	Ownership %

(If there are more property owners than what is room for please attach a separate list of property owners abutting the right of way to be vacated as well as their address, percentage of frontage on the right of way, and signature with date and the total ownership percentage of the property owners participating in this vacation)

DOC.
INDEX
F-2

Legal Description: That portion of existing City of Yakima right of way shown on that certain Short Plat recorded in Book 84 of Short Plats, Page 88, records of Yakima County, Washington, and labeled as "Additional RNJ herein dedicated" and more particularly described as follows:

That portion of City of Yakima road right of way, within Section 29, Township 13 North, Range 19 East, W.M., lying westerly of Lot 1 of said Short plat and lying northeasterly of a line adjacent to, parallel with and 45 feet northeasterly of the following described line:

Commencing at the Northwest corner of Section 29, Township 13 North, Range 19 East, W.M.; thence S89°30'E, along the north line of said Section, a distance of 2083.66 feet to the point of beginning; thence along the arc of a curve to the right, having a central angle of 64°33' and a radius of 380 feet; thence S24°57'E, a distance of 346.38 feet; thence along the arc of a curve to the right, having a central angle of 24 °58' and a radius of 700 feet to the terminus of the herein described line.

DOC.
INDEX
F-2



**BUSINESS OF THE CITY COUNCIL
YAKIMA, WASHINGTON
AGENDA STATEMENT**

Item No. 6.C.
For Meeting of: March 1, 2022

ITEM TITLE: Resolution setting April 14, 2022, as the date for an open record public hearing before the City of Yakima Hearing Examiner to vacate a portion of public right-of-way in the southwest corner of "Tract B" where S 18th St becomes Pacific Ave.

SUBMITTED BY: Joan Davenport, AICP, Community Development Director
Trevor Martin, AICP, Senior Planner (509) 575-6162

SUMMARY EXPLANATION:

On January 26, 2021, Pape Properties Inc submitted a petition (Petition 22-01, RWV#001-22) to vacate a portion of right of way in the southwest corner of "Tract B" where S 18th St becomes Pacific Ave. City Council is being asked to set the date for this public hearing before the Hearing Examiner for April 14, 2022.

ITEM BUDGETED: NA

STRATEGIC PRIORITY:

APPROVED FOR SUBMITTAL BY THE CITY MANAGER

RECOMMENDATION:

Adopt Resolution

ATTACHMENTS:

Description	Upload Date	Type
Resolution & Petition No.22-01	2/17/2022	Cover Memo
Vicinity Map	2/17/2022	Cover Memo

**DOC.
INDEX
F-2**



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

February 4, 2022

FILE NUMBER: CL3#004-21, SEPA#001-21, & RWV#004-22
APPLICANT: Pape Properties Inc
APPLICANT ADDRESS: 355 Goodpasture Island Rd., Eugene, OR 97401
PROJECT LOCATION: 1600 Pacific Ave.
TAX PARCEL NO: 191320-34017
DATE OF REQUEST: November 5, 2021
SUBJECT: Notice of Complete Application

To Whom It May Concern:

The application for your Type (3), State Environmental Policy, and Right of Way Vacation Reviews for 1600 Pacific Ave. were received on November 5, 2021. As of February 4, 2022, your application is considered **complete** as required by the City of Yakima's Municipal Code (YMC) and site plan checklist, as referenced in YMC § 15.10.030 and 15.15.030.

The Development Services Team (DST) will hold a review your project.

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

1. A Notice of Application 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. A public hearing for your project will be scheduled with the City of Yakima Hearing Examiner.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Trevor Martin". The signature is fluid and stylized, with a large loop at the beginning and a long, sweeping tail.

Trevor Martin, AICP
Senior Planner

DOC.
INDEX
F-1

PAPE PROPERTIES INC.

CL3#004-21, SEPA#030-21, RWV#001-22

EXHIBIT LIST

CHAPTER G

Public Comments

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CITY OF YAKIMA
PLANNING DIV.

STATE OF WASHINGTON

DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, Washington 98903-0009 • (509) 575-2490
711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

March 24, 2022

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

Re: SEPA Register 202201021, SEPA#030-21, CL2#004-21, RWV#001-22

Dear Trevor Martin:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the right-of-way vacation and the construction of a 24,000 square foot building, proposed by PAPE Properties, Inc. We have reviewed the documents and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

If the project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

Note: If the project will result in more than one acre of soil disturbance, but less than 5 acres of soil disturbance, you may be eligible for an Erosivity Waiver.

DOC.
INDEX

G-2

Trevor Martin
March 24, 2022
Page 2

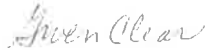
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More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Lloyd Stevens, Jr.** at the Dept. of Ecology, (509) 574-3991 or email lloyd.stevensjr@ecy.wa.gov, with questions about this permit.

Sincerely,



Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov

DOC.

INDEX

6-2



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

March 14, 2022

Mr. Trevor Martin
City of Yakima Planning Division

In future correspondence please refer to:
Project Tracking Code: 2022-03-01527
Property: City of Yakima_Pape Clearing and Grading
Re: Survey Requested

Dear Mr. Martin:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. A desktop review using our statewide predictive model has identified the proposed project area as having very high sensitivity for archaeological resources. The proximity to the Yakima River gives the project area particular sensitivity for archaeological resources. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

The Yakima Speedway is also over 50 years old. We also recommend that any buildings or structures associated with the Yakima Speedway be evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,


Dennis Wardlaw
Transportation Archaeologist
(360) 485-5014
dennis.wardlaw@dahp.wa.gov

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DOC.
INDEX
67-1

