



**CITY OF YAKIMA PLANNING DIVISION / 40TH AVE &
SUMMITVIEW PROPERTIES
CPA#001-22, SEPA#011-22**

**Yakima City Council
Open Record Public Hearing
October 4, 2022**

EXHIBIT LIST

Applicant: City of Yakima Planning Division
File Numbers: CPA#001-22, SEPA#011-22
Site Address: 103, 105, 107 N 40th Ave / 3902 Summitview Ave
Staff Contact: Joseph Calhoun, Planning Manager

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

YAKIMA PLANNING COMMISSION

**RECOMMENDATION TO THE YAKIMA CITY COUNCIL
FOR
COMPREHENSIVE PLAN AMENDMENT
CPA#001-22**

August 10, 2022

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

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

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

WHEREAS, On April 29, 2022 the application for Comprehensive Plan Amendment was submitted by the City of Yakima Planning Division., to amend the Comprehensive Plan Future Land Use Map Designation from Low Density Residential to Community Mixed-Use for parcels 181322-42486, 42487, 42488, 42489, 42492 (City File CPA#001-22); and

WHEREAS, Public notice was provided for the application and public hearing, in accordance with the provisions of YMC Ch. 16.10, on June 10, 2022, and July 13, 2022; and

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on July 13, 2022, which was not appealed (City File SEPA#011-22); and

WHEREAS, The YPC held a study session to review this Comprehensive Plan Amendment on July 27, 2022; and

WHEREAS, The Yakima Planning Commission held an open record public hearing on August 10, 2022 to hear testimony from the public, consider the Amendment, and provide a recommendation to the Yakima City Council;

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

APPLICATION # CPA#001-22
APPLICANT: City of Yakima Planning Division
APPLICANT ADDRESS: 129 N 2nd St, Yakima, WA 98901
PROJECT LOCATION: Vicinity of N 40th and Summitview Avenues
PARCEL(S): 181322-42486, 42487, 42488, 42489, 42492

FINDINGS OF FACT

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Low Density Residential to Community Mixed-Use.
2. The subject parcels are approximately 2.89 acres in size, and are surrounded by commercial and residential uses.
3. The City of Yakima Planning Division provided a detailed staff report to the Planning Commission for review during their August 10, 2022 public hearing, with the recommendation of APPROVAL of the proposed amendment.
4. The proposed Comprehensive Plan Amendment is consistent with the applicable approval criteria in YMC § 16.10.040, as follows:
 - a. The purpose of this request is to allow greater flexibility to redevelop land and expand an existing commercial area. The intersection of 40th and Summitview is already commercial in nature. The three existing homes on 40th compound traffic at the intersection and have non-conforming driveways. Redevelopment of this corner will promote safer access to the arterial street system.
 - b. The Community Mixed-Use designation implements several goals and policies of the 2040 plan.
 - c. The amendment does not correct an obvious mapping error, does not address a deficiency of the 2040 plan, and is consistent with the Growth Management Act and County-wide Planning Policies.
 - d. The impact should be minimal because the property under consideration is better suited for commercial development as opposed to residential use. The total acreage of this proposal will remove 2.89 acres of Low Density Residential land. The total reduction of Low Density Residential since 2018 is 11.04 acres. Even with this reduction, the City of Yakima still has sufficient Low Density Residential land to meet growth targets.

CONCLUSIONS

1. The Amendment is minor in nature;
2. No adverse impacts have been identified;
3. No written comments or testimony was received in opposition to the request which cannot be mitigated during a future development phase;
4. This proposal underwent Environmental Review;
5. The proposed Comprehensive Plan Future Land Use Map Amendment from Low Density Residential to Community Mixed-Use and to concurrently is consistent with the Yakima Urban Area Zoning Ordinance and Yakima Comprehensive Plan 2040.

MOTION

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

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RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed Comprehensive Plan Amendment from Low Density Residential to Community Mixed-Use for file CPA#001-22.

SIGNED this 24th day of August, 2022

By: Lisa K. Wallace
for ~~Jacob Liddicoat, Chair - Vice~~
Yakima Planning Commission

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

Application # CPA#001-22

APPLICANT: City of Yakima Planning Division
APPLICANT ADDRESS: 129 N 2nd St, Yakima, WA 98901
PROJECT LOCATION: Vicinity of N 40th and Summitview Avenues
PARCEL(S): 181322-42486, 42487, 42488, 42489, 42492
DATE OF REQUEST: April 29, 2022
DATE OF RECOMMENDATION: August 10, 2022
STAFF CONTACT: Joseph Calhoun, Planning Manager

I. DESCRIPTION OF REQUEST:

Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for 5 parcels from Low Density Residential to Community Mixed-Use.

II. CURRENT ZONING AND LAND USE:

The subject properties are approximately 2.89 acres in size and are zoned Low Density Residential (R-1). Adjacent properties to this site have the following zoning and land use characteristics:

| <u>Direction</u> | <u>Zoning</u> | <u>Land Use</u> |
|------------------|---------------|----------------------------|
| North | B-1/SCC | Commercial |
| South | R-1 | Residential (Across Canal) |
| East | R-1/SCC | Residential/Commercial |
| West | R-1/SCC | Residential/Commercial |

III. PUBLIC NOTICE:

| | |
|---|----------------------|
| Posting of Property | June 1, 2022 |
| Mailing of Notice of Application | June 10, 2022 |
| Mailing of Notice of Hearing | July 13, 2022 |
| Public Hearing Notice Published | July 13, 2022 |

IV. FINDINGS OF FACT:

A. Environmental Review.

Environmental Review (SEPA#011-22) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on July 13, 2022. No appeals were filed.

B. Comments Received

The following public comments were received:

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1. James and Carol Jackson: We would like to communicate to the City of Yakima our concerns regarding the proposal to amend the current land use designation for the vicinity of North 40th Avenue and Summitview Avenue, which would change this neighborhood from Low Density Residential to Community Mixed Use, including the subsequent Rezone to Small Convenience Center.

We purchased our home at 12 N 39th Avenue in 2004. We have always enjoyed living in a residential neighborhood and were happy our home was situated "off the beaten path." Our neighborhood includes small children and pets that would be negatively impacted by the decrease of family homes and the increase of commercial businesses in our neighborhood should this be approved.

The proposal states on page 18, B. Environmental Elements, section Transportation, number 1, Identify public streets and highways serving the site or affected geographic area and described proposed access to the existing street system. Show on site plans, if any. The applicant stated N 40th Ave, N 39th Ave. Our concerns and objections include: increased crime; increased traffic day and night, including exceeding the speed limit of 25 mph; increased noise that businesses bring; increased bright commercial lighting; decreased property taxes.

Staff Response: This action is only to change the Future Land Use to Community Mixed-Use. A Rezone will have to be submitted by the property owner(s) for the Small Convenience Center zoning district. The transportation answer is an acknowledgement of the existing street access for the proposed properties. Access will be reviewed at a future time during a Rezone or development project review. The zoning ordinance has several development standards that will be applicable post-rezone process, including but not limited to: increased setbacks from residential zoning, sitedcreening, downward-shielded lighting, and other standards to ensure compatibility with the neighborhood.

2. WA State Department of Ecology: Historical aerial photos indicate properties within the footprint of your proposed changes were occupied by orchard during the time period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic. Ecology requires soil sampling if vacant, commercial, industrial or existing single-family properties change land use as there may be an increased risk of exposure to soil with elevated concentrations of arsenic and lead.

Ecology can provide sampling services at no cost. If sampling indicates elevated levels of lead and arsenic, there are simple steps that can be taken to reduce exposure to the public and Ecology can provide free technical assistance.

Additionally, Ecology uses Model Remedies to guide cleanup for lead and arsenic pesticide contamination in historical orchards of Central Washington. The Model Remedy document is an excellent source of technical guidance and is available [online].

Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards.

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Staff Response: As this proposal is only to change the future land use designation of the site, staff has determined that testing is not required at this time. Testing will be required for any future development project and/or project specific rezone, which meets DOE guidelines.

C. Comprehensive Plan Amendment (CPA) Approval Criteria.

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

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

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

Staff Response: The purpose of this request is to allow greater flexibility to redevelop land and expand an existing commercial area. The intersection of 40th and Summitview is already commercial in nature. The three existing homes on 40th compound traffic at the intersection and have non-conforming driveways. Redevelopment of this corner will promote safer access to the arterial street system.

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

Staff Response: The purpose of the Community Mixed Use future land use designation is to all for a mixture of neighborhood scaled retail, commercial service, office, and high-density residential uses. This proposal implements the following goals and policies:

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

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

- Does the proposal conform to locational criteria set forth for the desired designation? Yes, the site is suitable for commercial use.*
- Is the site physically suited for the proposed designation? Yes. The site is suitable for commercial development and has access to necessary utilities as already existing adjacent to the site or capable of being extended.*
- Is the desired zone one of the implementing zones of the land use designation? Yes, the proposed Small Convenience Center (SCC) zone is an implementing zone of the Community Mixed Use land use designation.*
- Is the proposal a spot zone or a similar change that may create instability with the surrounding neighborhood? The proposal is of sufficient size to not constitute a spot zone. Furthermore, the proposed change to Community Mixed Use will allow development that is more consistent with the adjacent and surrounding commercial area.*

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

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

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

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

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

(c) Correct an obvious mapping error:

Staff Response: Does not apply.

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

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

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

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

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

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

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

Staff Response: The impact should be minimal because the property under consideration is better suited for commercial development as opposed to residential use. The total acreage of this proposal will remove 2.89 acres of Low Density Residential land. The total reduction of Low Density Residential since 2018 is 11.04 acres. Even with this reduction, the City of Yakima still has sufficient Low Density Residential land to meet growth targets.

D. COMPREHENSIVE PLAN CONCLUSIONS:

1. The amendment is minor in nature.
2. No adverse impacts have been identified by approving this amendment request.

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3. A DNS was issued for this proposal on July 13, 2022, and the 14-day appeal period ended on July 27, 2022. No appeals were received.

V. RECOMMENDATION

The Community Development Department recommends APPROVAL of this amendment request from Low Density Residential to Community Mixed Use.

RECOMMENDATION made this 10th day of August, 2022.

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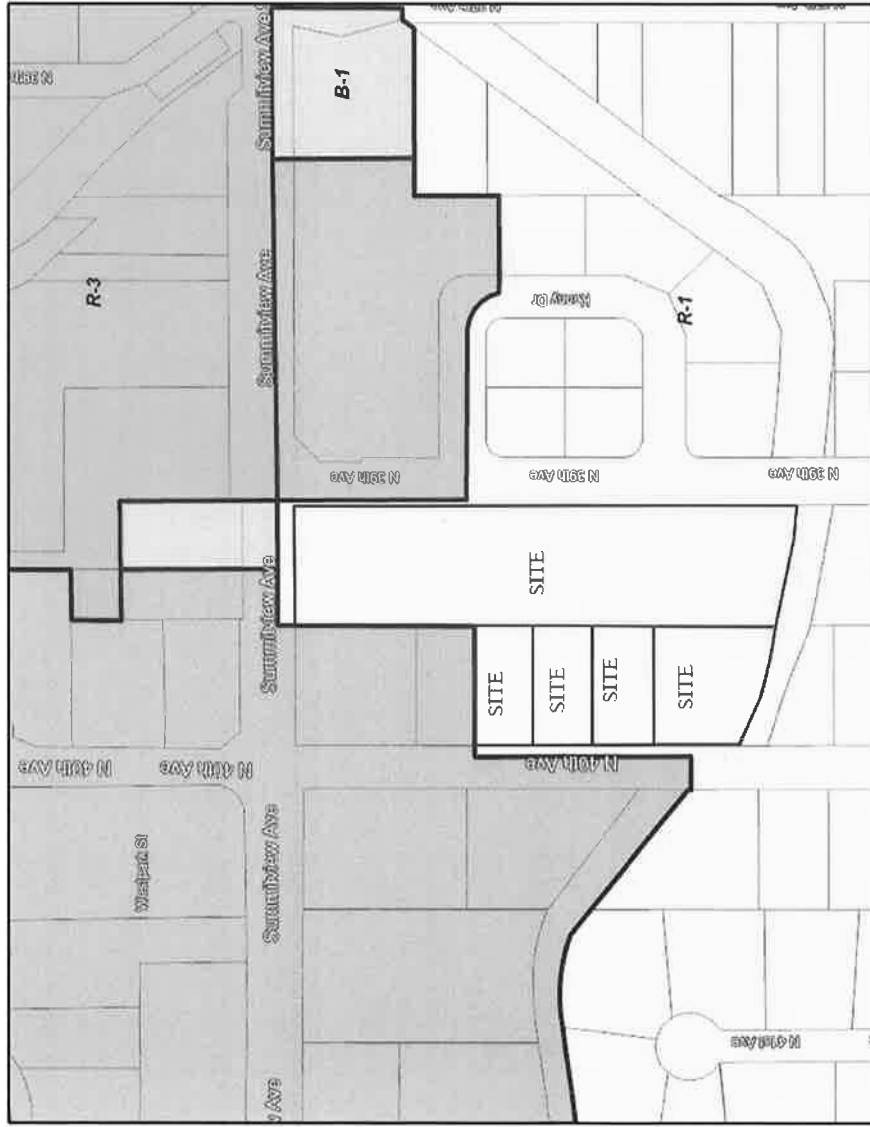
Project Name: PROPERTIES

Site Address: 103, 105, 107 N 40TH AVE / 3902 SUMMITVIEW AVE

File Number(s): CPA#001-22, SEPA#011-22



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: 5/4/2022

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CITY OF YAKIMA PLANNING DIVISION / 40TH AVE & SUMMITVIEW
Project Name: PROPERTIES

Site Address: 103, 105, 107 N 40TH AVE / 3902 SUMMITVIEW AVE

File Number(s): CPA#001-22, SEPA#011-22



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

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Date Created: 5/4/2022

CITY OF YAKIMA PLANNING DIVISION / 40TH AVE & SUMMITVIEW



Project Name: PROPERTIES

Site Address: 103, 105, 107 N 40TH AVE / 3902 SUMMITVIEW AVE

File Number(s): CPA#001-22, SEPA#011-22



AERIAL MAP



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Date Created: 5/4/2022

Project Name: CITY OF YAKIMA PLANNING DIVISION / 40TH AVE & SUMMITVIEW PROPERTIES

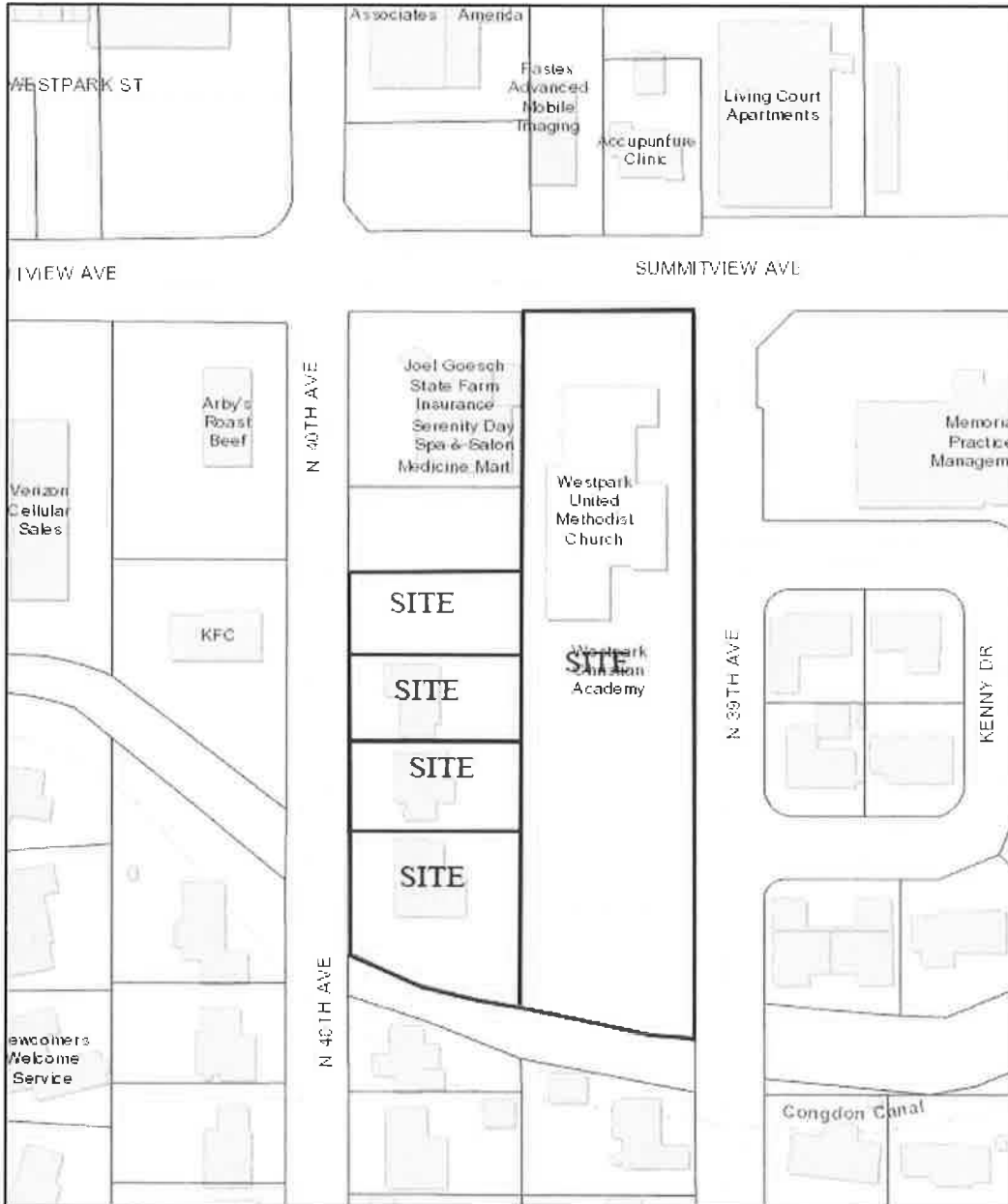
Site Address: 103, 105, 107 N 40TH AVE / 3902 SUMMITVIEW AVE

File Number(s): CPA#001-22, SEPA#011-22



Proposal: Proposed change to the Future Land Use map designation for five parcels from Low Density Residential to Community Mixed Use.

VICINITY MAP



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Date Created: 5/4/2022



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N 40th and Summitview CPA: Low Density Residential to Community Mixed Use



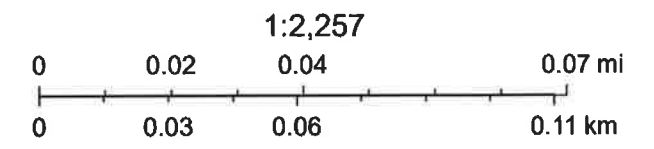
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April 29, 2022

- Parcels
- Future Land Use
- Mixed Residential
- Community Mixed Use
- Low Density Residential

Street Labels 4000

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 APR 29 2022
 CITY OF YAKIMA
 COMMUNITY DEVELOPMENT



Yakima GIS, City of Yakima, Washington, City of Yakima GIS, City of Yakima, Esri, HERE, Garmin, GeoTechnologies, Inc., Yakima GIS, Maxar, Microsoft

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LAND USE APPLICATION

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

APR 29 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

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

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

PART I - GENERAL INFORMATION

1. Applicant's Information: Name: City of Yakima Planning Division, Mailing Address: 129 N 2nd St, City: Yakima, St: WA, Zip: 98901, Phone: (509) 575-6183, E-Mail: ask.planning@yakimawa.gov

2. Applicant's Interest in Property: Check One: [] Owner [] Agent [] Purchaser [X] Other YMC 16.10.050(1)(a)

3. Property Owner's Information (If other than Applicant): Name: , Mailing Address: , City: , St: , Zip: , Phone: () , E-Mail:

4. Subject Property's Assessor's Parcel Number(s): 181322-42486, 42487, 42488, 42489, 42492

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

6. Property Address: See Attached

7. Property's Existing Zoning: [] SR [X] R-1 [] R-2 [] R-3 [] B-1 [] B-2 [] HB [] SCC [] LCC [] CBD [] GC [] AS [] RD [] M-1 [] M-2

8. Type Of Application: (Check All That Apply) [X] Comprehensive Plan Amendment [X] Environmental Checklist (SEPA Review) [] Rezone [] Transportation Concurrency [] Master Application (select if submitting two or more applications under Title 15) [] Other:

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

SEE ATTACHED SHEETS

PART V - CERTIFICATION

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

Property Owner's Signature

Date

[Handwritten Signature]

4/29/22

Applicant's Signature

Date

FILE/APPLICATION(S)# CPA# 001-22, SEPA# 011-22

DATE FEE PAID: [Signature] RECEIVED BY: AMOUNT PAID: RECEIPT NO:

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APR 29 2022



Supplemental Application For: COMPREHENSIVE PLAN AMENDMENT

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

YAKIMA MUNICIPAL CODE, CHAPTER 16.10
ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

PART II - APPLICATION INFORMATION

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

2. EXISTING ZONING OF SUBJECT PROPERTY:

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

3. DESIRED ZONING OF SUBJECT PROPERTY:

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

4. EXISTING FUTURE LAND USE DESIGNATION:

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

CBD Commercial Core Regional Commercial Industrial

5. DESIRED FUTURE LAND USE DESIGNATION:

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

CBD Commercial Core Regional Commercial Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

Water Sewer Storm Drainage Electricity Natural Gas Telephone Cable TV

PART III - REQUIRED ATTACHMENTS

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

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

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

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

5. **ENVIRONMENTAL CHECKLIST** (required)

6. **SITE PLAN**

7. **AUTHORIZATION:**

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

Property Owner Signature (required)

4/29/22
Date

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

**Comprehensive Plan Amendment
Vicinity of 40th and Summitview**

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CITY OF YAKIMA
COMMUNITY DEVELOPMENT

Part I: Parcel number and Legal Descriptions

Parcel 181322-42486
Address: 103 N 40th Ave
Legal Description: Weber Square Lot 25

Parcel 181322-42487
Address: 105 N 40th Ave
Legal Description: Weber Square Lot 26

Parcel 181322-42488
Address: 107 N 40th Ave
Legal Description: Weber Square Lot 27

Parcel 181322-42489
Address: Vicinity of 40th and Summitview
Legal Description: Weber Square Lot 28, except the W 10-ft for Street ROW

Parcel 181322-42492
Address: 3902 Summitview Ave
Legal Description: Weber Square Lots 32-39, except N Street ROW of Lots 32 and 33

Part IV: Narrative

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

The current comprehensive plan designation of these parcels is low-density residential. The church has not been in operation since 2018 and two of the three single-family residences along 40th have been purchased by the owner of the church property. Amending the future land use designation from Low Density Residential to Community Mixed Use will allow for a subsequent Rezone to Small Convenience Center (SCC).

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

This proposal implements several goals and policies of the 2040 Comprehensive Plan, including:

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

Policy 2.2.3(B): Community Mixed-Use Locational Criteria – existing and planned future neighborhood center areas, sites along key arterials and collector streets, and transitional areas between residential uses and downtown or other mixed-use centers.

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

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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.

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

As noted in #2 above, this proposal implements several goals and policies related to the Community Mixed-Use designation. The current Low-Density Residential designation does not appear to fit this area. The Locational Criteria for Low-Density Residential includes: "Within established low-density residential communities and in other parts of the City that are inappropriate for more intensive urban development..."

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

This proposal is consistent with the GMA and the CWPP by encouraging growth in urban areas where public facilities and services exist (RCW 36.70A.020(1)).

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

Yes. The cumulative impact on the comprehensive plan is minimal. This will remove 2.9 acres of Low-Density Residential future land use designation. The city will retain excess residential land required to meet the 2040 growth target.

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

Existing land uses include a parking lot, a building and parking previously used as a church, and three single-family residences. All parcels have access to sewer and water, public streets, and fully city services.

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APR 29 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

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APR 29 2022



Supplemental Application For:
COMPREHENSIVE PLAN AMENDMENT

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

YAKIMA MUNICIPAL CODE, CHAPTER 16.10
ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

PART II - APPLICATION INFORMATION

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

2. EXISTING ZONING OF SUBJECT PROPERTY:

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

3. DESIRED ZONING OF SUBJECT PROPERTY:

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

4. EXISTING FUTURE LAND USE DESIGNATION:

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

5. DESIRED FUTURE LAND USE DESIGNATION:

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

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

PART III - REQUIRED ATTACHMENTS

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

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

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

4. TRAFFIC CONCURRENCY (may be required)

5. ENVIRONMENTAL CHECKLIST (required)

6. SITE PLAN

7. AUTHORIZATION:

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

[Signature]
Property Owner Signature (required)

4/29/22
Date

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

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CITY OF YAKIMA
COMMUNITY DEVELOPMENT



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

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

1. Does your proposal address circumstances that have changed since the last time the relevant comprehensive plan map or text was considered? If so, how?
See attached
2. Does your proposal better implement applicable comprehensive plan policies than the current relevant comprehensive plan map or text? If so, how?
See attached
3. Does your proposal correct an obvious mapping error? If so, what is the error?
Not applicable
4. Does your proposal address an identified deficiency in the Comprehensive Plan? If so, what is the deficiency?
See attached
5. Is the proposed Comprehensive Plan Amendment coordinated with, and take into consideration, the comprehensive plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100? If so, how?
Not applicable
6. Is the proposed Comprehensive Plan Amendment consistent with the Growth Management Act (GMA), RCW Ch. 36.70A, and the Yakima County-Wide Planning Policy (CWPP)? If so, how?
See attached
7. Have the cumulative impacts of all comprehensive plan amendments been considered in the evaluation of the proposed amendment? If so, how?
See attached
8. For Future Land Use Map changes please provide descriptive information regarding the property, including the status of existing land use, access to sewer and water, as well as the availability of public facilities such as schools, fire and police services.
See attached

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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):

40th and Summitview vicinity

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2. Applicant's Name & Phone:

City of Yakima Planning Division - 509-575-6183

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3. Applicant's Address:

129 N 2nd St, Yakima, WA 98901

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

4. Contact Person & Phone:

Joseph Calhoun, Planning Manager - 509-575-6042

5. Agency Requesting Checklist: City of Yakima

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

2022 CPA process

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

None at this time. This Comprehensive Plan Amendment will allow the underlying property owner to apply for a Rezone application and subsequent land use application.

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

Comprehensive Plan Amendment application

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

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

Comprehensive Plan Amendment

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

Comprehensive Plan Amendment

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.):

This proposal will amend the future land use designation from Low Density Residential to Community Mixed Use. The existing church has not been in operation since 2018 and two of the three single-family residences along 40th have been purchased by the owner of the church property. Amending the future land use designation from Low Density Residential to Community Mixed Use will allow for a subsequent Rezone to Small Convenience Center (SCC).

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:

Vicinity of N 40th and Summitview. See attached maps, legal descriptions, and addresses.

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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)?**
 Approximately 0.5 to 1 percent
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.**
 Weirman Fine Sandy Loam. This soil type is not classified by the USDA as prime farmland, and this area does not include any agricultural land.
4. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**
 None known
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.**
 None
6. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**
 No
7. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
 Not known. Future projects will be required to comply with the applicable lot coverage standard.
8. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**
 None at this time.

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.**
 None
2. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**
 No
3. **Proposed measures to reduce or control emissions or other impacts to air, if any:**
 None at this time.

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. The site is adjacent to the Congdon Canal to the south, which is not classified as a surface water body since it is man-made.

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 lands and indicate the area of the site that would be affected. Indicate the source of fill material.

None

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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

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.

None. All future projects will retain stormwater on-site.

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

No

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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:

None at this time.

PLANTS

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

- | Deciduous Trees: | Evergreen Trees: | Wet Soil Plants: | Water Plants: | Other: |
|---|---|--|-------------------------------------|--|
| <input checked="" type="checkbox"/> Alder | <input checked="" type="checkbox"/> Fir | <input type="checkbox"/> Cattail | <input type="checkbox"/> Milfoil | <input checked="" type="checkbox"/> Shrubs |
| <input checked="" 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 at this time

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

None known

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

None at this time

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

None known

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:

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

3. Is the site part of a migration route? If so, explain.

4. Proposed measures to preserve or enhance wildlife, if any:

5. List any invasive animal species known to be on or near the site.

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.

None at this time

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:

None at this time

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.

None

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

None known

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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.

None

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

None

NOISE

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

None

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.

None at this time

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

None

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 for single-family residences and a vacant church property. Surrounding uses include commercial and residential.

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 oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

N/A

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4. **Describe any structures on the site.**

Three Single-family residences and one church building.

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

Future project(s) may demolish some or all of the structures.

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

R-1 Single Family Residential

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

Low-Density Residential

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?**

N/A

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

None at this time

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

LAND AND SHORELINE USE

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

None at this time

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

Future development will be compliant with applicable codes

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.

None anticipated

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

Potentially three middle-income single-family homes.

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

None at this time

AESTHETICS

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

N/A

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

N/A

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

None at this time

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?

None

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2. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

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3. What existing off-site sources of light or glare may affect your proposal?

Commercial site lighting

4. Proposed measures to reduce or control light and glare impacts, if any:

None at this time

RECREATION

1. What designated and informal recreational opportunities are in the immediate vicinity?

Fisher park golf course approximately 0.5 miles south

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:

None

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 known

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.

Not known

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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.

None at this time

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.

N 40th Ave, Summitview Ave, N 39th Ave

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 - transit routes on N 40th Ave and Summitview Ave

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

None at this time

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).

None at this time

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

N/A

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?

Not known

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

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

None at this time

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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.

None at this time

UTILITIES

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

electricity natural gas water refuse service telephone

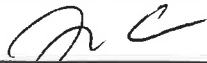
sanitary sewer septic system other _____

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.

Urban-services are available to serve the site.

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

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



4/29/22

Property Owner or Agent Signature

Date Submitted

Joseph Calhoon

Planning Manager - City of Yakima

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?**

Not likely

Proposed measures to avoid or reduce such increases are:

Future project(s) will conform with applicable environmental and zoning standards.

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

Not likely

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

None

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

Not likely

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

None

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?**

N/A

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

None

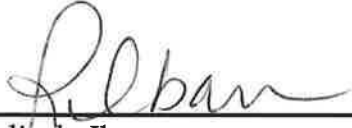
CITY OF YAKIMA, PLANNING DIVISION

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 City of Yakima Planning Division/ 40th Ave & Summitview Properties 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.
3. Site Plan and Vicinity Map

Signed this 7th day of September, 2022



Rosalinda Ibarra
Administrative Assistant

Received By: Brady R Bradford

Date: 9/7/2022

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18132242486
LINCOLN LEGACY WEST LLC
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LINCOLN LEGACY WEST LLC
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LINCOLN LEGACY WEST LLC
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WEST VALLEY NURSING HOMES INC
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WESTPARK PROPERTIES LLC
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18132213434
YAKIMA DAMAZO GROUP 2 LLC
16339 RESERVE DR SE
NORTH BEND, WA 98045

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YAKIMA DAMAZO GROUP 2 LLC
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YAKIMA, WA 98902

18132231441
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07/18*

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*Ntc of City Council Hearing
10/04/2022*

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SEPA REVIEWING AGENCIES
_UPDATED 09/13/2022

Type of Notice: Nto. City Council Hearing
File Number: CPA#001-22
Date of mailing: 10/04/2022

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| Mike Shane | Water/Irrigation | Mike.Shane@yakimawa.gov |

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

| Additional Parties of Record or Interested Parties Notified | | |
|---|-----------------------|----------------------|
| Name | Address | E-mail |
| Daniel Tilley | 313 N 31st Ave, 98902 | dftilley@hotmail.com |
| | | |
| | | |

Type of Notice: NE City Canal Hearing
File Number(s): CPA# 001-22
Date of ^{Hearing} Mailing: 10/04/2022

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From: Ibarra, Rosalinda
Sent: Wednesday, September 07, 2022 2:06 PM
To: Claar Tee, Sonya
Cc: Rivera, Eva
Subject: Mailing for City Council Hearing - City Planning Div/40th Ave & Summitview Prop - CPA#001-22
Attachments: In-House Distribution E-mail List_ updated 07.21.2022; SEPA Reviewing Agencies E-mail Distribution List_Updated 07.21.2022; Local Media List_08.03.2022

Hello Sonya - on September 6, 2022 City Council set **October 4th** as the public hearing date for the Comprehensive Plan Amendment request for the City of Yakima Planning Division/ 40th Ave & Summitview Properties .

Please provide the City Council public 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/project representative:

- Daniel Tilley dftilley@hotmail.com

Thank you!

Rosalinda Ibarra

Community Development Administrative Assistant

City of Yakima | Planning Division

129 North 2nd Street, Yakima WA 98901

p: (509) 575-6183 ♦ f: (509) 575-6105



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

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N 40th and Summitview CPA: Low Density Residential to Community Mixed Use



April 29, 2022

Future Land Use

Low Density Residential

Mixed Residential

Community Mixed Use

Street Labels 4000

1:2,257

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.11 km

RECEIVED

APR 29 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

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Yakima GIS, City of Yakima, Washington, City of Yakima GIS, City of Yakima, East HERE Garmin, GeoTechnologies, Inc., Yakima GIS, Maxar, Microsoft

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

Project Name: CITY OF YAKIMA PLANNING DIVISION / 40TH AVE & SUMMITVIEW PROPERTIES

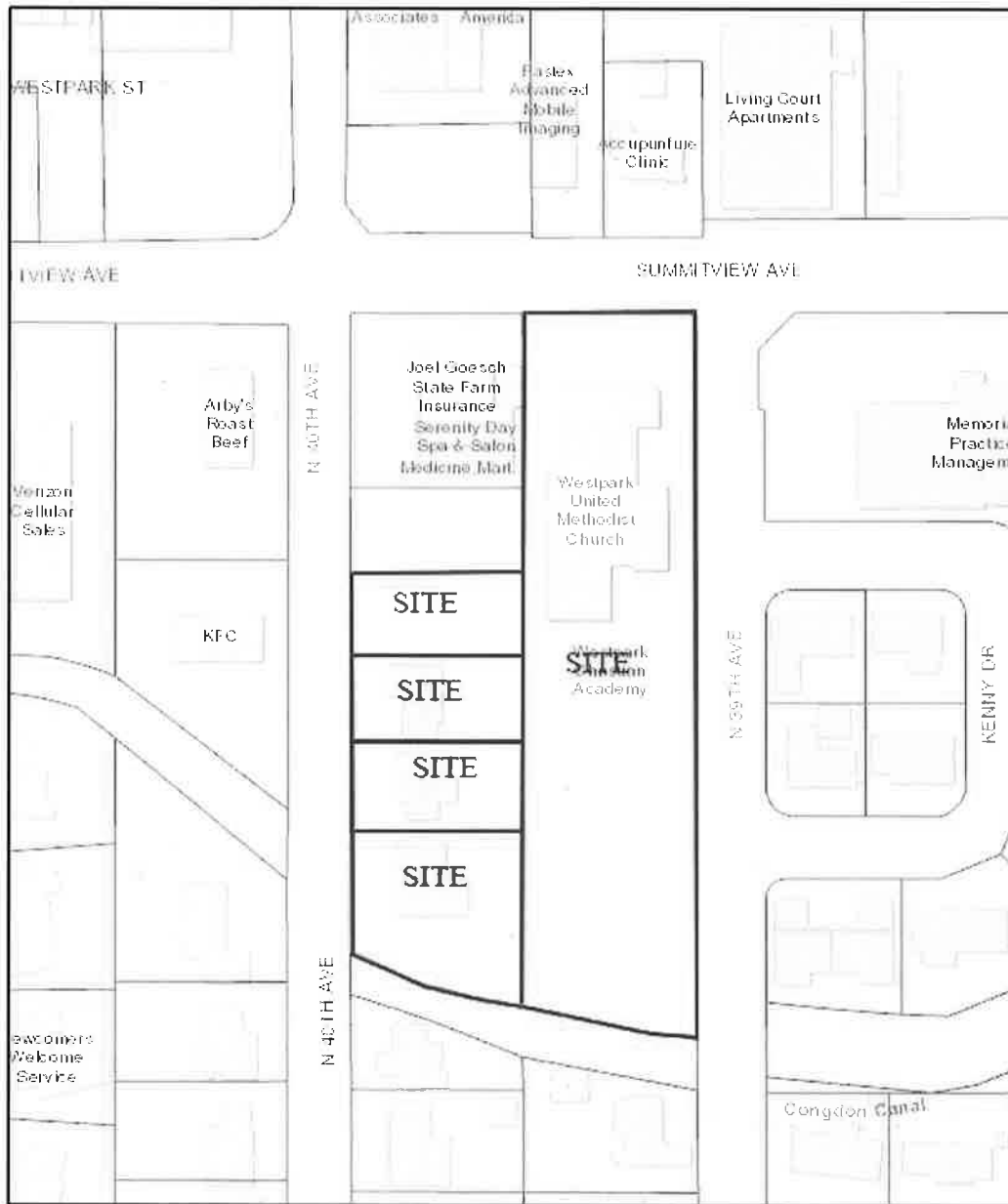
Site Address: 103, 105, 107 N 40TH AVE / 3902 SUMMITVIEW AVE

File Number(s): CPA#001-22, SEPA#011-22

Proposal: Proposed change to the Future Land Use map designation for five parcels from Low Density Residential to Community Mixed Use.



VICINITY MAP



Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.
Date Created: 5/4/2022



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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#001-22, SEPA#011-22

**CITY OF YAKIMA PLANNING DIVISION / 40TH AVE &
SUMMITVIEW PROPERTIES**

103, 105, 107 N 40TH AVE / 3902 SUMMITVIEW AVE

I, Eva Rivera, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Yakima Planning Commission's Recommendation to City Council**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, all parties of record, and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 29th day of **August, 2022**.

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



Eva Rivera

Planning Technician

DOC.

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18132242489
LINCOLN LEGACY WEST LLC
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| John Zabell | Code Administration | John.Zabell@yakimawa.gov |
| Pedro Contreras | Code Administration | Pedro.Contreras@yakimawa.gov |
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| Rosalinda Ibarra | Community Development | Rosalinda.Ibarra@yakimawa.gov |
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| Dan Riddle | Engineering | Dan.Riddle@yakimawa.gov |
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| Jeremy Rodriguez | Fire | Jeremy.Rodriguez@yakimawa.gov |
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| Archie Matthews | ONDS | Archie.Matthews@yakimawa.gov |
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| Irene Linos | Planning | Irene.Linos@Yakimawa.gov |
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| Scott Schafer | Public Works | Scott.Schafer@yakimawa.gov |
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| Gregory Story | Transit | Gregory.Story@yakimawa.gov |
| James Dean | Utilities | James.Dean@yakimawa.gov |
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| Randy Meloy | Wastewater | Randy.Meloy@yakimawa.gov |
| Dave Brown | Water/Irrigation | David.Brown@yakimawa.gov |
| Mike Shane | Water/Irrigation | Mike.Shane@yakimawa.gov |

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

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

Type of Notice: Ntc of Yfc Rec
File Number(s): CDA#001-22, SEPA#011-22
Date of Mailing: 08/29/2022

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Rivera, Eva

From: Rivera, Eva
Sent: Monday, August 29, 2022 9:04 AM
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; Rivera, Eva; Rodriguez, Jeremy; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John
Cc: Calhoun, Joseph
Subject: YPC RECOMMENDATION - CITY OF YAKIMA PLAN. DIV. / 40TH AVE & SUMMITVIEW PROPERTIES - CPA#001-22, SEPA#011-22
Attachments: NTC OF YPC REC. - CPA#001-22, SEPA#011-22.pdf

Good morning,

Attached is a YPC Recommendation for the above-entitled project. If you have any questions about this proposal please contact assigned planner Joseph Calhoun at joseph.calhoun@yakimawa.gov.

Thank you!



Eva Rivera
Planning Technician
Phone: 509-575-6261
eva.rivera@yakimawa.gov

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.



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

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

DATE: August 29, 2022
TO: Applicant, Adjoining Property Owners & Parties of Record
SUBJECT: Notice of the Yakima Planning Commission's Recommendation to the Yakima City Council
FILE #(S): CPA#001-22, SEPA#011-22
APPLICANT: City of Yakima Planning Division
PROJECT LOCATION: 103, 105, 107 N 40th Ave / 3902 Summitview Ave

On August 24, 2022 the City of Yakima Planning Commission rendered their written recommendation on **CPA#001-22 and SEPA#011-22**. A proposed change to the Future Land Use map designation for five parcels from Low Density Residential to Community Mixed Use.

A copy of the Planning Commission's Findings and Recommendation is enclosed.

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

For further information or assistance you may contact Planning Manager, Joseph Calhoun at (509) 575-6042 or email to: joseph.calhoun@yakimawa.gov.

Eva Rivera
Planning Technician

Date of Mailing: **August 29, 2022**
Enclosures: Planning Commission's Recommendation

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City of Yakima
YAKIMA PLANNING COMMISSION
 City Hall Council Chambers



HEARING DATE: Wednesday, August 10, 2022

PUBLIC HEARINGS:

A - City of Yakima Planning Division/ 40th Ave & Summitview Properties
 CPA#001-22, SEPA#0011-22
 103, 105, 107 N 40TH AVE / 3902 Summitview Ave

| Mark X on item of interest (from list above) | NAME | | ADDRESS | ZIP CODE | E-MAIL ADDRESS |
|--|------|---------------|-----------------|----------|-----------------------|
| | A | Other | | | |
| X | | Daniel Jillet | 313 N. 31st Ave | 98902 | df.filled@hotmail.com |
| X | | Dan Kintley | 421 N. 20th Ave | 98902 | dan@kintley.com |
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DEPARTMENT OF COMMUNITY DEVELOPMENT
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CITY OF YAKIMA PLANNING COMMISSION
Yakima City Hall Council Chambers
129 N 2nd Street, Yakima, WA 98901

August 10, 2022
3:00 p.m. - 5:00 p.m.

YPC MEMBERS:

Chair Jacob Liddicoat, Vice-Chair Lisa Wallace, Leanne Hughes-Mickel,
Robert McCormick, Mary Place, Colleda Monick, and Frieda Stephens
City Council Liaison: Soneya Lund

CITY PLANNING STAFF:

Joan Davenport (Community Development Director), Rosalinda Ibarra (Admin Assistant)
Joseph Calhoun (Planning Manager), Eric Crowell (Senior Planner), Albert Miller (Assistant
Planner), and Eva Rivera (Planning Technician), Irene Linos (Temp. Department- Assistant I)

AGENDA

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Approval of Meeting Minutes of July 27, 2022
- V. Public Hearing - CPA#001-22
- VI. Training - Public Records (Moved to August 24, 2022)
- VII. Public Comment
- VIII. Other Business
- IX. Adjourn

Next Meeting: August 24, 2022

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The meeting will also be recorded and posted on the Y-PAC website.
Visit the Yakima Planning Commission webpage for more information, including agenda packets and minutes.



Yakima Planning Commission - Agenda & Packet Distribution List

CITY OF YAKIMA PLANNING DIVISION / 40TH AVE & SUMMITVIEW PROPERTIES CPA#001-22, SEPA#011-22

AGENDA PACKET: YPC MEMBERS, STAFF & APPLICANT/REPRESENTATIVE/OWNER

| | |
|-------------------------------|--|
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| Joseph Calhoun (Planning) | joseph.calhoun@yakimawa.gov |
| Leanne Hughes-Mickel (YPC) | leanne.mickel@me.com |
| Lisa Wallace (YPC Vice-Chair) | lisa.wallace@hotmail.com |
| Michael Brown (YPAC) | michael.brown@yakimawa.gov |
| Mary Place (YPC) | placeml@charter.net |
| Rob McCormick (YPC) | rob@mccormickaircenter.com |
| Rosalinda Ibarra (Com Dev) | rosalinda.ibarra@yakimawa.gov |
| Sara Watkins (Legal) | sara.watkins@yakimawa.gov |
| Soneya Lund (Council Liaison) | soneya.lund@yakimawa.gov |
| Colleda Monick (YPC) | colledamonick@gmail.com |
| Frieda Stephens (YPC) | ssrlite39@hotmail.com |
| Eva Rivera (Planning) | eva.rivera@yakimawa.gov |

AGENDA ONLY: PARTIES OF RECORD/INTERESTED PARTIES

| Name | Address | E-mail Address |
|-------------------------|--|--|
| Gwen Clear | 1250 West Alder St Union Gap, WA 98903 | crosepa@ecy.wa.gov |
| James and Carol Jackson | 12 N 39 th Ave Yakima, WA 98902 | |

Date Distributed: 08/03/2022

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#001-22, SEPA#011-22

CITY OF YAKIMA PLANNING DIVISION / 40TH AVE & SUMMITVIEW PROPERTIES
103, 105, 107 N 40TH AVE / 3902 SUMMITVIEW AVE

I, Irene Linos, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Public Hearing & DNS**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, parties of record, listed SEPA agencies and all property owners of record within a radius of 300 feet of subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 13th day of July, 2022.

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



Irene Linos

Department Assistant I

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D A W LLC
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INDEPENDENCE, OH 44131

18132231462
FRANCES P DEMSON LIVING TRUST
PO BOX 11542
YAKIMA, WA 98909

18132231460
HARMAN MANAGEMENT
CORPORATION
595 MILLICH DR STE 106
CAMPBELL, CA 95008

18132242007
LINCOLN LEGACY LIMITED
1274 BRENTWOOD AVE
RICHLAND, WA 99352

18132242486
LINCOLN LEGACY WEST LLC
1274 BRENTWOOD AVE
RICHLAND, WA 99352

18132242487
LINCOLN LEGACY WEST LLC
1274 BRENTWOOD AVE
RICHLAND, WA 99352

18132242489
LINCOLN LEGACY WEST LLC
1274 BRENTWOOD AVE
RICHLAND, WA 99352

18132242490
LINCOLN LEGACY WEST LLC
1274 BRENTWOOD AVE
RICHLAND, WA 99352

18132242492
LINCOLN LEGACY WEST LLC
1274 BRENTWOOD AVE
RICHLAND, WA 99352

18132242509
REG EVERGREEN INVESTMENT LLC
102 N 93RD AVE
YAKIMA, WA 98908

18132231004
WASHINGTON FEDERAL
425 PIKE ST
SEATTLE, WA 98101

18132213479
WEST VALLEY NURSING HOMES
3801 SUMMITVIEW AVE
YAKIMA, WA 98902

18132213035
WEST VALLEY NURSING HOMES INC
3801 SUMMITVIEW AVE
YAKIMA, WA 98902

18132213436
WEST VALLEY NURSING HOMES INC
3801 SUMMITVIEW AVE
YAKIMA, WA 98902

18132213478
WEST VALLEY NURSING HOMES INC
3801 SUMMITVIEW AVE
YAKIMA, WA 98902

18132224486
WESTPARK PROPERTIES LLC
5802 SCENIC RIDGE LOOP
YAKIMA, WA 98908

18132242513
YAKIMA CITY
129 N 2ND ST
YAKIMA, WA 98901

18132213434
YAKIMA DAMAZO GROUP 2 LLC
16339 RESERVE DR SE
NORTH BEND, WA 98045

18132213435
YAKIMA DAMAZO GROUP 2 LLC
16339 RESERVE DR SE
NORTH BEND, WA 98045

18132213465
YAKIMA DAMAZO GROUP 2 LLC
16339 RESERVE DR SE
NORTH BEND, WA 98045

18132231440
ANDREW R & JANE K THOMPSON
11 N 41ST AVE
YAKIMA, WA 98908

18132242485
ARMANDO & CLUDIA REYES
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YAKIMA, WA 98908

18132242483
BRYAN K & JEANETTE D GURULE
PO BOX 10931
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18132242496
DAPHNE S UHLER
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YAKIMA, WA 98902

18132231441
DELBERT W & LYNN CARMICHAEL
101 N 41ST AVE
YAKIMA, WA 98908

18132213400
DENNIS RANDLE
3905 SUMMITVIEW AVE
YAKIMA, WA 98902

18132242466
DOYLE R & SHERRIE G TORRES
28 KENNY DR
YAKIMA, WA 98902

18132231443
FERNANDO G & WENDY A VALDEZ
105 N 41ST AVE
YAKIMA, WA 98908

18132242484
GENARO & ROSALBA HERNANDEZ
17 N 40TH AVE
YAKIMA, WA 98908

18132242494
JAMES A & CAROL L JACKSON
12 N 39TH AVE
YAKIMA, WA 98902

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18132231463
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YAKIMA, WA 98908

18132231442
JOHN C & DOROTHY WURL
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18132242464
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263 DOTTIE DR
SELAH, WA 98942

18132231466
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YAKIMA, WA 98908

18132231465
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18132242463
KYLE & ERICA STEWARD
16 BELGOLD DR
YAKIMA, WA 98902

18132242493
LAUREL L GUINN
14 N 39TH AVE
YAKIMA, WA 98902

18132242488
MARIA ALICIA CISNEROS LUCATERO
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YAKIMA, WA 98908

18132242467
MICHAEL D & AMY BETH GOSTOVICH
18 KENNY DR
YAKIMA, WA 98902

18132242468
MICHELLE D & FIDEL LUNA
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YAKIMA, WA 98902

18132231464
MILTON L & PATRICIA A THOMPSON
102 N 40TH AVE
YAKIMA, WA 98908

18132242453
NICHOLAS A BAZAN
23 BELGOLD DR
YAKIMA, WA 98902

18132242502
OK RAE & SUNG KIM
25 BELGOLD DR
YAKIMA, WA 98902

18132242471
PEGGY L. STAPLETON
23 KENNY DR
YAKIMA, WA 98902

18132242469
ROBERT L & LORETTA L POWERS
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18132242501
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18132242472
SIG M & TERESA L FOSSUM
4104 SUMMITVIEW AVE
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18132242495
STEPHANIE DILDAY
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ARLINGTON, TN 38002

18132242482
SYLVIA ANN NIEMIEC MCCLINTOCK
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YAKIMA, WA 98908

18132242465
TRACY L CHAVEZ
30 KENNY DR
YAKIMA, WA 98902

18132242470
TYLER L & MELISSA P HOOD
22 KENNY DR
YAKIMA, WA 98902

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Total Parcels - City Planning Division /
40th Ave & Summitview- CPA#001-22,
SEPA#011-22

*NTC of Public Hearing * DNS
CPA#001-22, SEPA#011-22
Sent 07/13/2022*

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

SEPA REVIEWING AGENCIES
_UPDATED 07/13/2022

Type of Notice: NTC of Public Hearing + DWS
File Number: CPA#001-22, SEPA#011-22
Date of Mailing: 07/13/2022

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Linos, Irene

From: NoReply@ecy.wa.gov
Sent: Wednesday, July 13, 2022 11:03 AM
To: Ask Planning
Subject: Your SEPA Record Has Been Submitted!

The Department of Ecology has received a new SEPA record from Yakima City at Yakima City of with a File Number of: SEPA#011-22, CPA#001-22.
Your record is being reviewed by an administrator.

From: Yakima City
Email: ask.planning@yakimawa.gov
Phone number: (509) 575-6261

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| 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 |
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| Tony Doan | Code Administration | Tony.Doan@yakimawa.gov |
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| 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 <i>(Subdivision notices ONLY)</i> | 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 of Public Hearing and DNS
File Number(s): CPA#001-22, SEDA#011-22
Date of Mailing: 07/13/2022

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Linós, Irene

From: Linós, Irene
Sent: Wednesday, July 13, 2022 10:50 AM
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; Linós, 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; Ahtanum Irrigation District - Beth Brulotte; Cawley, Marc; Greater Yakima Chamber of Commerce; Henne, Dennis; Ibarra, Rosalinda; Linós, Irene; 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; 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 - SEPA; 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 Sanchez; 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; 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; Colleda Monick; Frieda Stephens; Jacob Liddicoat; Leanne Hughes-Mickel; Lisa Wallace; Lund, Soneya; Mary Place; Rob McCormick
Cc: Calhoun, Joseph
Subject: NOTICE OF YPC HEARING & DNS - CITY PLANNING DIV/ 40TH AVE & SUMMITVIEW PROP. - CPA#001-22. SEPA#011-22
Attachments: NTC OF YPC HEARING&DNS_CityPlanning Div&40th Ave Summitview Prop. - CPA#....pdf

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

Thank you!



Irene Linos
Department Assistant I
City of Yakima Planning Division
(509) 575-6183

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RECEIVED
JUL 22 2022
FINANCE DEPT.



El Sol de Yakima

AFFIDAVIT OF PUBLICATION

Rosalinda Ibarra
City Of Yakima Planning
129 N 2nd Street
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.

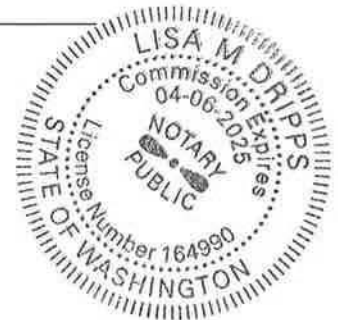
07/13/2022

Agent JACKIE CHAPMAN Signature Jackie Chapman

Subscribed and sworn to before me on July 18, 2022
Lisa M. Driggs

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

Publication Cost: \$114.70
Order No: 34479
Customer No: 23222
PO #:



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NOTICE OF PUBLIC HEARING Comprehensive Plan Map Amendment and Environmental Review; **File Numbers:** CPA#001-22, SEPA#011-22; **Project Applicant:** City of Yakima Planning Division; **Project Location:** Vicinity of N 40th and Summitview Ave; **Parcel Numbers:** 181322-42486, 42487, 42488, 42489, 42492;

PROJECT DESCRIPTION

Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for 5 parcels from Low Density Residential to Community Mixed-Use. **NOTICE OF PUBLIC HEARING** This comprehensive plan map amendment request will require 2 public hearings; 1 open record hearing before the City of Yakima's Planning Commission to be followed by an open record hearing before the Yakima City Council. **A separate notice will be provided for the public hearing before the Yakima City Council.** The public hearing before the Planning Commission has been scheduled for **8/10/22**, beginning at **3:00 p.m. in the City Hall Council Chambers.** Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony.

NOTICE OF RECOMMENDATION

Following the public hearing, the Planning Commission will issue its recommendation within 10 business days. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Joseph Calhoun, Planning Manager, at (509) 575-6042, or email to: joseph.calhoun@yakimawa.gov.

(34479) July 13, 2022

Publication Cost: \$114.70
Order No: 34479
Customer No: 23222
PO #:

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Public Notices

NOTICE OF PUBLIC HEARING Comprehensive Plan Map Amendment and Environmental Review; **File Numbers:** CPA#001-22, SEPA#011-22; **Project Applicant:** City of Yakima Planning Division; **Project Location:** Vicinity of N 40th and Summitview Ave; **Parcel Numbers:** 181322-42486, 42487, 42488, 42489, 42492;

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(34479) July 13, 2022

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

NOTICE OF PUBLIC HEARING

DATE: July 13, 2022
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Comprehensive Plan Map Amendment and Environmental Review
File Numbers: CPA#001-22, SEPA#011-22
Project Applicant: City of Yakima Planning Division
Project Location: Vicinity of N 40th and Summitview Avenues
Parcel Numbers: 181322-42486, 42487, 42488, 42489, 42492

PROJECT DESCRIPTION Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for 5 parcels from Low Density Residential to Community Mixed-Use.

NOTICE OF PUBLIC HEARING This comprehensive plan map amendment request will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by an open record hearing before the Yakima City Council. **A separate notice will be provided for the public hearing before the Yakima City Council.** The public hearing before the Planning Commission has been scheduled for **Wednesday, August 10, 2022**, beginning at **3:00 p.m. in the City Hall Council Chambers**. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony.

NOTICE OF RECOMMENDATION Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice.

The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Joseph Calhoun, Planning Manager, at (509) 575-6042, or email to: joseph.calhoun@yakimawa.gov.

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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 AUDIENCIA PÚBLICA

FECHA OTORGADA: 13 de julio, 2022
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
ASUNTO: Enmienda al Mapa del Plan Integral y Revisión Ambiental
No. DE ARCHIVO: CPA#001-22, SEPA#011-22
SOLICITANTE: City of Yakima Planning
UBICACIÓN: Vicinity of N 40th and Summitview Avenues
No. DE PARCELA: 181322-42486, 42487, 42488, 42489, 42492

DESCRIPCIÓN DEL PROYECTO: Enmienda al Mapa del Plan Integral (CPA) y Revisión Ambiental que solicita cambiar la designación del Mapa del Uso Futuro para 5 parcelas de Residencial Baja-Densidad a Comunidad Uso-Mixto.

AVISO DE AUDIENCIA PÚBLICA: Esta solicitud de enmienda al mapa del plan integral requerirá dos audiencias públicas; una audiencia de registro abierto ante la Comisión de Planificación de la Ciudad de Yakima seguida de una audiencia de registro abierto ante el Concejo Municipal de Yakima. Se proporcionará un aviso por separado para la audiencia pública ante el Concejo Municipal de Yakima. La audiencia pública ante la Comisión de Planificación ha sido programada para el **miércoles 10 de agosto 2022, comenzando las 3:00 p.m.** en la Sala del Concejo Municipal en el Ayuntamiento. Cualquier persona que desee expresar su opinión sobre este asunto está invitada a asistir a la audiencia para presentar testimonio.

AVISO DE LA RECOMENDACION: Después de la audiencia pública, la Comisión de Planificación emitirá su recomendación dentro de diez días hábiles. Cuando la recomendación este disponible, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso inicial.

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

Adjunto: Narrativa, Plan del Sitio, Mapas

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

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

PROPOSAL: Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for 5 parcels from Low Density Residential to Community Mixed-Use.

PROPONENT: City of Yakima Planning Division
LOCATION: Vicinity of N 40th and Summitview Avenues
PARCEL NUMBERS: 181322-42486, 42487, 42488, 42489, 42492
LEAD AGENCY: City of Yakima
FILE NUMBERS: CPA#001-22, SEPA#011-22

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

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

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

SEPA RESPONSIBLE OFFICIAL: Joan Davenport, AICP
POSITION / TITLE: Director of Community Development
TELEPHONE: (509) 576-6417
ADDRESS: 129 North 2nd Street, Yakima, WA 98901

SIGNATURE  DATE: July 13, 2022

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

No later than: **July 27, 2022**
By (method): Complete appeal application form and payment of \$580 appeal fee.

You should be prepared to make specific factual objections.

Contact the City of Yakima Planning Division to read or ask about the procedures for SEPA appeals.

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#001-22 & SEPA#011-22

City of Yakima Planning Division / 40TH Ave & Summitview Properties

103, 105, 107 N 40th Ave / 3902 Summitview Ave

I, Irene Linos, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Application and Environmental Review**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, SEPA reviewing agencies, and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division; and that said notices were mailed by me on the 10th day of June, 2022.

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



Irene Linos

Department Assistant

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18132231427
D A W LLC
6200 OAK TREE BLVD STE 250
INDEPENDENCE, OH 44131

18132231462
FRANCES P DEMSON LIVING TRUST
PO BOX 11542
YAKIMA, WA 98909

18132231460
HARMAN MANAGEMENT
CORPORATION
595 MILLICH DR STE 106
CAMPBELL, CA 95008

18132242007
LINCOLN LEGACY LIMITED
1274 BRENTWOOD AVE
RICHLAND, WA 99352

18132242486
LINCOLN LEGACY WEST LLC
1274 BRENTWOOD AVE
RICHLAND, WA 99352

18132242487
LINCOLN LEGACY WEST LLC
1274 BRENTWOOD AVE
RICHLAND, WA 99352

18132242489
LINCOLN LEGACY WEST LLC
1274 BRENTWOOD AVE
RICHLAND, WA 99352

18132242490
LINCOLN LEGACY WEST LLC
1274 BRENTWOOD AVE
RICHLAND, WA 99352

18132242492
LINCOLN LEGACY WEST LLC
1274 BRENTWOOD AVE
RICHLAND, WA 99352

18132242509
REG EVERGREEN INVESTMENT LLC
102 N 93RD AVE
YAKIMA, WA 98908

18132231004
WASHINGTON FEDERAL
425 PIKE ST
SEATTLE, WA 98101

18132213479
WEST VALLEY NURSING HOMES
3801 SUMMITVIEW AVE
YAKIMA, WA 98902

18132213035
WEST VALLEY NURSING HOMES INC
3801 SUMMITVIEW AVE
YAKIMA, WA 98902

18132213436
WEST VALLEY NURSING HOMES INC
3801 SUMMITVIEW AVE
YAKIMA, WA 98902

18132213478
WEST VALLEY NURSING HOMES INC
3801 SUMMITVIEW AVE
YAKIMA, WA 98902

18132224486
WESTPARK PROPERTIES LLC
5802 SCENIC RIDGE LOOP
YAKIMA, WA 98908

18132242513
YAKIMA CITY
129 N 2ND ST
YAKIMA, WA 98901

18132213434
YAKIMA DAMAZO GROUP 2 LLC
16339 RESERVE DR SE
NORTH BEND, WA 98045

18132213435
YAKIMA DAMAZO GROUP 2 LLC
16339 RESERVE DR SE
NORTH BEND, WA 98045

18132213465
YAKIMA DAMAZO GROUP 2 LLC
16339 RESERVE DR SE
NORTH BEND, WA 98045

18132231440
ANDREW R & JANE K THOMPSON
11 N 41ST AVE
YAKIMA, WA 98908

18132242485
ARMANDO & CLUDIA REYES
101 N 40TH AVE
YAKIMA, WA 98908

18132242483
BRYAN K & JEANETTE D GURULE
PO BOX 10931
YAKIMA, WA 98909

18132242496
DAPHNE S UHLER
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YAKIMA, WA 98902

18132231441
DELBERT W & LYNN CARMICHAEL
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YAKIMA, WA 98908

18132213400
DENNIS RANDLE
3905 SUMMITVIEW AVE
YAKIMA, WA 98902

18132242466
DOYLE R & SHERRIE G TORRES
28 KENNY DR
YAKIMA, WA 98902

18132231443
FERNANDO G & WENDY A VALDEZ
105 N 41ST AVE
YAKIMA, WA 98908

18132242484
GENARO & ROSALBA HERNANDEZ
17 N 40TH AVE
YAKIMA, WA 98908

18132242494
JAMES A & CAROL L JACKSON
12 N 39TH AVE
YAKIMA, WA 98902

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18132231463
JOHN & PHYLLIS PARTCH
104 N 40TH AVE
YAKIMA, WA 98908

18132231442
JOHN C & DOROTHY WURL
103 N 41ST AVE
YAKIMA, WA 98908

18132242464
KELLY CLARK
263 DOTTIE DR
SELAH, WA 98942

18132231466
KIMBERLY J & CHRISTOPHER R
COLEMAN
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YAKIMA, WA 98908

18132231465
KUSHY & SHANA CHARLENE
SACHDEVA
PO BOX 2033
RENTON, WA 98056

18132242463
KYLE & ERICA STEWARD
16 BELGOLD DR
YAKIMA, WA 98902

18132242493
LAUREL L GUINN
14 N 39TH AVE
YAKIMA, WA 98902

18132242488
MARIA ALICIA CISNEROS LUCATERO
107 N 40TH AVE
YAKIMA, WA 98908

18132242467
MICHAEL D & AMY BETH GOSTOVICH
18 KENNY DR
YAKIMA, WA 98902

18132242468
MICHELLE D & FIDEL LUNA
17 KENNY DR
YAKIMA, WA 98902

18132231464
MILTON L & PATRICIA A THOMPSON
102 N 40TH AVE
YAKIMA, WA 98908

18132242453
NICHOLAS A BAZAN
23 BELGOLD DR
YAKIMA, WA 98902

18132242502
OK RAE & SUNG KIM
25 BELGOLD DR
YAKIMA, WA 98902

18132242471
PEGGY L. STAPLETON
23 KENNY DR
YAKIMA, WA 98902

18132242469
ROBERT L & LORETTA L POWERS
11806 STUMP RD
YAKIMA, WA 98908

18132242501
RUBY A EDSON
23 BELGOLD DR.
YAKIMA, WA 98902

18132242472
SIG M & TERESA L FOSSUM
4104 SUMMITVIEW AVE
YAKIMA, WA 98908

18132242495
STEPHANIE DILDAY
5030 RABBIT CROSS COVE
ARLINGTON, TN 38002

18132242482
SYLVIA ANN NIEMIEC MCCLINTOCK
11 N 40TH AVE
YAKIMA, WA 98908

18132242465
TRACY L CHAVEZ
30 KENNY DR
YAKIMA, WA 98902

18132242470
TYLER L & MELISSA P HOOD
22 KENNY DR
YAKIMA, WA 98902

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Total Parcels - City Planning Division /
40th Ave & Summitview- CPA#001-22,
SEPA#011-22

*NTC App + Supp
CPA#001-22, Sepa#011-22
06/10/2022*

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Ahtanum Irrigation District
Beth Ann Brulotte
10705-B Gilbert Road
Yakima, WA 98903-9203
bethb@ahtanum.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
P.O. Box 3008
Union Gap, WA 98903
dennis.henne@uniongapwa.gov

City of Yakima - Airport
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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
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Yakima, WA 98901
marc.cawley@yakimawa.gov

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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

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Mike Paulson
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Yakima, WA 98901

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Yakima, WA 98903
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US Army Corps of Engineers, Regulatory
Branch
David Moore
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Historic Preservation
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Sepa@dahp.wa.gov

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Olympia, WA 98504-3172
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Upload Docs to SEPA Register

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Seattle, WA 98101

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Yakima Valley Museum
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Yakima Valley Trolleys
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Yakima Waste Systems
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Yakima-Tieton Irrigation District
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Naches Cowiche Canal Association
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Yakima, WA 98909
NachesCowicheCanal@gmail.com

SEPA REVIEWING AGENCIES
_UPDATED 04/13/2022

Type of Notice: Ntc App & SEPA
File Number: CRA#001-22, SEPA#011-22
Date of Mailing: 06/10/2022

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From: NoReply@ecy.wa.gov
Sent: Monday, June 13, 2022 9:46 AM
To: Ask Planning
Subject: Your SEPA Record Has Been Submitted!

The Department of Ecology has received a new SEPA record from Yakima City at Yakima City of with a File Number of: SEPA#011-22, CPA#001-22.

Your record is being reviewed by an administrator.

From: Yakima City
Email: ask.planning@yakimawa.gov
Phone number: (509) 575-6261

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| 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 |
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| 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 |
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| 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 <i>(Subdivision notices ONLY)</i> | 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: Notice of Application & SEPA

File Number(s): CPA#001-22 & SEPA#011-22

Date of Mailing: 6/10/22

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Lin, Irene

From: Lin, Irene
Sent: Friday, June 10, 2022 11:30 AM
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; Lin, 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; Ahtanum Irrigation District - Beth Brulotte; Cawley, Marc; Greater Yakima Chamber of Commerce; Henne, Dennis; Ibarra, Rosalinda; Lin, Irene; 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: Calhoun, Joseph
Subject: NOTICE OF APPLICATION & SEPA - City of Yakima Planning Division/ 40th Ave & Summitview Properties - CPA#001-22, SEPA#011-22
Attachments: NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW_City Planning Division-CPA....pdf

Attached is a Notice of Application and Environmental Review regarding the above-entitled project. If you have any questions about this proposal please contact assigned planner Joseph Calhoun at Joseph.Calhoun@yakimawa.gov

Thank you!

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

NOTICE OF APPLICATION & ENVIRONMENTAL REVIEW

DATE: June 10, 2021
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: City of Yakima Planning
FILE NUMBER: CPA#001-22, SEPA#011-22
LOCATION: Vicinity of N 40th and Summitview Avenues
TAX PARCEL NUMBER(S): 181322-42486, 42487, 42488, 42489, 42492
DATE OF APPLICATION: April 29, 2022
DATE OF COMPLETENESS: June 7, 2022

PROJECT DESCRIPTION Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to the Future Land Use map designation for 5 parcels from Low Density Residential to Community Mixed-Use.

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

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

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

- 1. The type of land use: Non-project, future commercial development anticipated
- 2. Density of Development: Non-project
- 3. Availability and adequacy of infrastructure and public utilities: Adequate public facilities are in the vicinity of this site

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

Required Permits: None

Required Studies: None

Existing Environmental Documents: None

Development Regulations For Project Mitigation and Consistency Include: State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, and the Yakima Urban Area Comprehensive Plan.

REQUEST FOR WRITTEN COMMENTS Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **June 30, 2022**, will be considered prior to issuing the final SEPA determination. Please

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reference file numbers (CPA#001-21, SEPA#011-22) and applicant's name (City of Yakima Planning) in any correspondence you submit. You can mail your comments to:

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

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

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

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

Enclosed: Applications, SEPA Checklist, Narrative, Vicinity and Mailing Map

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DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

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

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

AVISO DE APLICACIÓN Y REVISIÓN AMBIENTAL

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

FECHA OTORGADA: 10 de junio, 2022
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: City of Yakima Planning
No. DE ARCHIVO: CPA#001-22, SEPA#011-22
UBICACIÓN: Vicinity of N 40th and Summitview Avenues
No. DE PARCELA: 181322-42486, 42487, 42488, 42489, 42492
FECHA DE APLICACIÓN: 29 de abril, 2022
FECHA DE APLICACIÓN COMPLETA: 7 de junio, 2022

DESCRIPCIÓN DEL PROYECTO: Enmienda al Mapa del Plan Integral (CPA) y Revisión Ambiental que solicita cambiar la designación del Mapa del Uso Futuro para 5 parcelas de Residencial Baja-Densidad a Comunidad Uso-Mixto.

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

1. El tipo de uso terrenal: la propiedades están ocupadas por desarrollo comercial y residencial
2. Nivel de desarrollo: Sin proyecto
3. Infraestructura e instalaciones públicas: Instalaciones públicas adecuadas están cerca del sitio.
4. Características del desarrollo: Cualquier cambio futuro requerirá adherirse a los estándares de desarrollo.

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

1. El tipo del uso terrenal: Sin proyecto, futuro desarrollo comercial anticipado
2. Densidad del desarrollo: Sin proyecto
3. Disponibilidad y adecuación de infraestructura y servicios públicos: Instalaciones públicas adecuadas están cerca del sitio.

AVISO DE REVISIÓN AMBIENTAL: Esto es para notificar a las agencias con jurisdicción y experiencia ambiental y al público que la Ciudad de Yakima, Division de Planificación, se establece como la agencia principal, de acuerdo con la Ley Estatal de Política Ambiental de Washington (SEPA) bajo WAC §197-11-926 para la revisión de este proyecto. La Ciudad de Yakima ha revisado el proyecto propuesto para posibles impactos ambientales adversos y espera emitir una Determinación de No-Significancia (DNS) para este proyecto conforme al proceso DNS opcional en WAC § 197-11-355. La propuesta puede incluir medidas de mitigación bajo los códigos aplicables y el proceso de revisión del proyecto puede incorporar o requerir medidas de mitigación independientemente de si se prepara un EIS (Declaración de Impacto Ambiental). Una copia de la determinación de umbral posterior se puede obtener por solicitud y se puede apelar de acuerdo con el Código Municipal de Yakima YMC § 6.88.170.

Permisos Requeridos: Ninguno

Estudios Requeridos: Ninguno

Documentos Ambientales Existentes: Ninguno

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

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SOLICITUD DE COMENTARIOS ESCRITOS: Se anima a las agencias, tribus, y el público a revisar y comentar sobre el proyecto y sobre sus probables impactos ambientales. Habrá un periodo de veinte días para hacer sus comentarios. Este podría ser su única oportunidad para comentar. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el 30 de junio, 2022, serán considerados antes de emitir la decisión final sobre esta solicitud. Por favor de hacer referencia al número de archivo (CPA#001-22, SEPA#011-22) o al nombre del solicitante (City of Yakima) en cualquier correspondencia que envíe. Envíe sus comentarios sobre esta propuesta a:

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

AVISO DE LA DECISIÓN FINAL: Cuando la decisión final sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso inicial. La decisión será definitiva a menos que sea apelada.

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

Adjunto: Narrativa, Plan del Sitio, Mapas

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CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE

RECEIVED
JUN 01 2022
CITY OF YAKIMA
PLANNING DIV

File Number: CPA# 001-22
Applicant/Project Name: City of Yakima
Site Address: Vicinity N 40th / Summitview
Date of Posting: 6/1/22

Location of Installation (Check One):

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

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

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

The alternative location is:

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

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

[Signature]
Applicant's Signature

6/1/22
Date

Joseph Calhou
Applicant's Name (Please Print)

509-575-6042
Applicant's Phone Number

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

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REQUIREMENTS FOR POSTING OF PRIVATE PROPERTY FOR LAND USE ACTION

City of Yakima Community Development Department, Planning Division
129 N 2nd St, Yakima, WA 98901
(509) 575-6183 – ask.planning@yakimawa.gov

GENERAL INFORMATION

The Land Use Action posted signage shall serve as a method of notification to the public that a land use application has been submitted to the City for a proposed change to the property. The Land Use Action sign shall be known in this section as the “sign” referred to in YMC §15.11.080(C) as the official signage for application of the following land use matters:

- Class 3 Public Hearings;
- Preliminary Long Subdivisions;
- Rezones;
- Right-of-Way Vacations;
- Appeals;
- Interpretation (if required)
- Comprehensive Plan Amendments as indicated in YMC Ch.16.10;
- Environmental Review, except for a categorically exempt application; and,
- Annexation of property by the City.

For the above land use matters it is required to post one sign and in some cases more than one sign on the site or in a location immediately adjacent to the site that provides visibility to motorists using adjacent streets. The Planning Manager has established standards for size, color, layout, design, and wording of the signs which the Planning Division will supply to the applicant. The Planning Division sends out letters quarterly to property owners who have had a land use action proposal on their property that requires posting the property, reminding them to remove the sign(s) and return them to the Planning Division if they have not already done so.

SIGNAGE INSTALLATION

The applicant shall install the Land Use Action sign(s) in accordance with these provisions:

- Signs shall be located at the midpoint on the street frontage from which the site is addressed or as otherwise directed by the Planning staff;
- Signs shall be located 10 feet back from the property line;
- Signs structurally attached to an existing building shall be exempt from the setback requirement, provided that no sign is located further than 10 feet from the property line without written approval from Planning staff;
- The top of the signs shall be positioned between 5 and 6 feet above grade;
- Signs shall be posted on the subject property so as to be clearly seen from each right-of-way providing primary vehicular access to the subject property as stated in YMC §15.11.080(C); and
- The sign can be easily read from the adjacent street and/or sidewalk.

June 27, 2022

Joan Davenport, AICP, Community Development Director
Joseph Calhoun, Planning Manager

City of Yakima, Department of Community Development
129 North Second Street Yakima, WA 98901

RE: File Number CPA#001-22, SEPA#011-22; City of Yakima Planning

We would like to communicate to the City of Yakima our concerns regarding the proposal to amend the current land use designation for the vicinity of North 40th Avenue and Summitview Avenue, which would change this neighborhood from Low Density Residential to Community Mixed Use, including the subsequent Rezone to Small Convenience Center.

We purchased our home at 12 N. 39th Avenue in 2004. We have always enjoyed living in a residential neighborhood and were happy our home was situated "off the beaten path." Our neighborhood includes small children and pets that would be negatively impacted by the decrease of family homes and the increase of commercial businesses in our neighborhood should this proposal be approved.

The proposal states on page 18, B. Environmental Elements, section Transportation, number 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. The applicant stated **N 40th Ave, N 39th Ave**. Our concerns and objections include: **increased crime; increased traffic day and night, including exceeding the speed limit of 25 mph; increased noise that businesses bring; increased bright commercial lighting; decreased property values.**

Thank you.

James and Carol Jackson ✓
509-307-3103

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CITY OF YAKIMA
COMMUNITY DEVELOPMENT

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

June 28, 2022

Joseph Calhoun
City of Yakima
Dept. of Community Development
128 North 2nd Street
Yakima, WA 98901

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JUN 28 2022
CITY OF YAKIMA
PLANNING DIV.

Re: SEPA Register 202202994, SEPA#011-22, CPA#001-22

Dear Joseph Calhoun:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the 40th Ave and Summitview Comprehensive Plan Map Amendment. We have reviewed the documents and have the following comments.

TOXICS CLEAN-UP

Thank you for the opportunity to comment on your proposed Comprehensive Plan Map Amendment.

Historical aerial photos indicate properties within the footprint of your proposed changes were occupied by orchard during the time period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic. **Ecology requires soil sampling** if vacant, commercial, industrial or existing single-family residential properties change land use as there may be an increased risk of exposure to soil with elevated concentrations of arsenic and lead.

Ecology can provide sampling services at no cost. If sampling indicates elevated levels of lead and arsenic, there are simple steps that can be taken to reduce exposure to the public and Ecology can provide free technical assistance.

Additionally, Ecology uses Model Remedies to guide cleanup for lead and arsenic pesticide contamination in historical orchards of Central Washington. The Model Remedy document is an

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June 28, 2022
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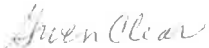
excellent source of technical guidance, and is available at
<https://apps.ecology.wa.gov/publications/documents/2109006.pdf>

Compliance with a Model Remedy ensures your project meets the minimum standards of the Model Toxics Control Act, and if implemented as described, your property will be successfully cleaned up to Washington State standards.

Additional information, including precautions you can take to reduce exposure, is available at:
<https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Dirt-Alert-program>

Please contact **Hector Casique**, Project Manager, at (509) 208-1288 or email hector.casique@ecy.wa.gov, for further information or to schedule your initial sampling.

Sincerely,



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

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**CITY OF YAKIMA
PLANNING DIV.**

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