



**ROSA HARATI/ SARAH HARATI  
RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22**

**Yakima City Council  
Closed Record Public Hearing  
May 2, 2023**

**EXHIBIT LIST**

Applicant: Sarah Harati  
File Numbers: RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22  
Site Address: 909 La Folette St/ 1406 S Fair Ave  
Staff Contact: Joseph Calhoun, Planning Manager

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**ROSA HARATI/ SARAH HARATI**  
**RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22**

## EXHIBIT LIST

# CHAPTER AA

## Updated Staff Report

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

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**CITY OF YAKIMA  
FINDINGS of FACT, CONCLUSIONS & RECOMMENDATION  
for  
PROJECT SPECIFIC REZONE**

Application # RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22

**APPLICANT:** Tom Durant, on behalf of Rosa Harati  
**APPLICANT ADDRESS:** PO Box 1109, Manhattan Beach, CA 90267  
**PROJECT LOCATION:** 1406 S Fair Ave/909 LaFollette Street  
**PARCEL(S):** 191330-41485, 41486  
**DATE OF REQUEST:** September 9, 2022  
**DATE OF RECOMMENDATION:** May 2, 2023  
**STAFF CONTACT:** Joseph Calhoun, Planning Manager

**I. DESCRIPTION OF REQUEST:**

Proposal to rezone two lots from R-2 to B-2, to establish an automobile dealership, an administrative adjustment to the side setback from 20 ft. to 6 ft., and an adjustment to the parking/vehicle standard from hard surfacing to gravel.

**II. CURRENT ZONING AND LAND USE:**

The subject properties are approximately 0.33 acres in size and are zoned Two-Family Residential (R-2). Adjacent properties to this site have the following zoning and land use characteristics:

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

**III. PUBLIC NOTICE:**

Posting of Property	October 10, 2022
Mailing of Notice of Application	October 10, 2022
Mailing of HE Public Hearing Notice	November 30, 2022
HE Public Hearing Notice Published	November 30, 2022
HE Recommendation Notice	January 10, 2023
Notice of Council Hearing	February 17, 2023
Notice of Council Hearing (2)	April 14, 2023

**IV. FINDINGS OF FACT:**

**A. Processing:**

This proposal was presented to the Hearing Examiner at an open-record public hearing on December 22, 2023. The Hearing Examiner heard the staff report and staff

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recommendation and testimony from the applicant's representative. No other testimony or written comment was provided. The Hearing Examiner's Recommendation to approve the request was rendered on January 6, 2023 and provided to parties of record on January 10, 2023. The complete record was transferred to the legislative body and March 7, 2023 was set for the Council public hearing.

At the March 7, 2023 council meeting, a Closed Record public hearing was held for council consideration of the Hearing Examiner's recommendation, which was rejected by a majority vote of the council so that the Council could hear additional public testimony. In accordance with YMC 15.23.030(E), "The legislative body shall conduct its own public hearing when it rejects the recommendation of the hearing examiner, the city of Yakima planning commission, or desires additional public testimony. Notice of the public hearing shall be given in the manner set forth in YMC Ch. 15.11 and Title 16."

**B. Environmental Review:**

Environmental Review (SEPA#017-22) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on November 30, 2022. No appeals were filed.

**C. Comments Received:**

1. The initial comment period was from October 10, 2022 through October 31, 2022. One comment was received from the Department of Ecology:
  - i. This project is located within the Yakima Railroad Area. The Yakima Railroad Area is a six-square mile area identified as having a high likelihood that groundwater is contaminated with tetrachloroethene (also know as PCE, perc, or perchloroethylene) above state cleanup levels. Concentrations of PCE above cleanup levels in the shallow aquifer have the potential to impact indoor air quality.
2. No additional comments were received as of the drafting of this report (April 20, 2023). Any submitted comments received between April 20, 2023 and the Public Hearing will be provided to Council by the Clerk's Office.

**D. Statement of Cause:**

The applicant's complete written narrative statements can be found in the application packet contained within the record for this proposal. A summary of the Rezone, Type 2, and Administrative Adjustment narratives is below:

1. Rezone: This is an application to change the zoning of two parcels totaling about one-third of an acre at the corner of S. Fair Ave. and LaFollette St. from Two-Family Residential (R-2) to Local Business (B-2). The property has a future land use map designation of Community Mixed Use with which the proposed zoning district is consistent.
2. Type 2: Proposed is an automobile sales business consisting of a lot with 22 for-sale vehicle spaces and two buildings for the sales office and related activities including financing, insurance, sale of tools and maintenance. Four dedicated parking spaces are proposed exceeding the parking required based on retail vehicle sales taking place

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in less than 1,000 square-feet of these buildings. There is no show room. Business operations are expected to occur seven days per week. It is possible that some parts of buildings could be leased to other small businesses. Given the limited amount of space these would be small in scale and would be expected to require no more parking than for their use associated with automobile sales.

3. Administrative Adjustment – Setback: Use of an existing garage is planned to support the proposed automobile sales business. The garage is located within five feet of the west property line of the site which is to become the boundary line between the commercial and adjacent R-2 zoning. The purpose of this adjustment is to allow an addition to this building to be set back six feet from the property line...Having to relocate either the existing building or the addition to conform to the 20-foot setback results in a less efficient use of the site and hampers access.
4. Administrative Adjustment – Vehicle Storage Surfacing: It is proposed that a small part of the vehicle storage area be surfaced in gravel rather than hard surfacing as required by code in order for site development to conform to the lot coverage standard of the B-2 zoning district. The area proposed for this adjustment is in the northwest corner of the site, measures 59 feet by 19 to 21 feet and has an area of 1,194 square feet comprising just under half of the pervious surface area of the site. It is assumed that this is preferable to adjusting the coverage standard. Strict enforcement of both the hard surfacing and lot coverage standards would reduce the area available for the proposed use.

**E. Yakima Comprehensive Plan 2040:**

The subject properties have a Future Land Use Designation of Community Mixed Use. This designation was applied to these properties as part of the 2016-2017 Comprehensive Plan 2040 Update Process (Resolution R-2017-071). Due to the various changes proposed in the 2040 Plan, along with the lengthy process, the regular Comprehensive Plan Amendment (CPA) process was put on hold. However, the city did allow property owners to propose individual amendment requests using an abbreviated application process. Seventeen property owners applied through and were included in the overall 2040 Plan update processing. Of those requests, twelve were forwarded through the process for approval, including the subject properties.

The Community Mixed Use designation is intended to allow for a mixture of scaled retail, commercial service, office, and high-density residential uses. The proposal is consistent with the following Goals and Policies:

1. Policy 2.1.4: Manage and maintain the City's Official Zoning Map to ensure continued consistency with the Future Land Use map.
2. Policy 2.1.10: Require properties to assume zoning consistent with the City's Future Land Use Plan, as adopted or as amended where appropriate.
3. Goal 2.2: Provide a mix of land use designations consistent with the community's vision.

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4. Policy 2.2.3(A): Community Mixed-Use Purpose – This designation is intended to allow a mixture of neighborhood scaled retail, commercial service, office, and high density residential uses.
5. 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.
6. Policy 2.2.3(C): Community Mixed-Use Principal uses and density – A mixture of retail, commercial service, office, and high-density residential uses depending on the area's context.
7. Policy 2.2.3(D): Community Mixed-Use Implementing Zoning Districts – B-1, B-2, SCC, HB & R-3.
8. Goal 2.5: Arterial corridors and other mixed-use centers. Enhance the character, function, and economic vitality of Yakima's arterial corridors and mixed-used centers.
9. 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.

**F. Applicable Law:**

1. Yakima Urban Area Zoning Ordinance:
  - a. Class (2) Land Use Defined: Pursuant to YMC § 15.04.020 (B), Class (2) uses are generally permitted in the district. However, the compatibility between a Class (2) use and the surrounding environment cannot be determined in advance, and occasionally a Class (2) use may be incompatible at a particular location. Therefore, a Type (2) review by the administrative official is required in order to promote compatibility with the intent and character of the district and the policies and development criteria of the Yakima Urban Area Comprehensive Plan. The procedures in YMC Ch. 15.14 shall be used to review and evaluate Class (1) uses that require a Type (2) review process.
  - b. Type (2) Review: Pursuant to YMC § 15.14.020, Type (2) Review is required for any proposed use shown on Table 4-1 as a Class (2) use, for Class (1) uses requiring Type (2) review in YMC 15.13.020; and for other specific reviews established by this title.
  - c. B-2 Zoning District Defined: Pursuant to YMC § 15.03.20 (F), the purpose of the local business district is to:
    1. Provide areas for commercial activities that meet the small retail shopping and service needs of the community; and
    2. Accommodate small-scale commercial uses that need a higher level of visibility and easy access to major arterials.Uses characteristic of this district include small retail sales and service establishments.

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- d. Compatibility Defined: Pursuant to YMC § 15.02.020, "Compatibility" means the characteristics of different uses or developments that permit them to be located near each other in harmony with or without special mitigation measures.
- e. Parking:
  - 1. Pursuant to YMC § 15.06.040, Table 6-1, Automotive sales uses require 1 space for every 500 square-feet of showroom and 1 space for every 1000 square-feet of retail sales floor area.
  - 2. Pursuant to YMC § 15.06.110 (A), all off-street parking lots and driveways shall be paved with two-inch thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the administrative official, so as to eliminate dust or mud. Pervious asphalt or concrete materials are encouraged.
  - 3. Pursuant to YMC § 15.06.090 (A), the standard for landscaping of parking and vehicle storage lots with five or more spaces shall be ten percent of the total parking area.
- f. Sitescreening: Sitescreening is Standard C is proposed on the west and south property lines adjacent to residential use. Standard C consists of a six-foot-high, view-obscuring fence made of wood, masonry block, or slatted chain link material (YMC § 15.07.040).
- g. Frontage Improvements: Frontage improvements are existing along Fair Avenue and shall be extended along the site's LaFollette frontage.
- h. YMC § 15.23.030(E) – Rezones – Action by the Legislative Body: Upon receipt of the hearing examiner's or the city of Yakima planning commission's recommendation on a proposed rezone, the legislative body shall hold a public meeting and affirm or reject the hearing examiner's or the city of Yakima planning commission's decision.

The legislative body shall conduct its own public hearing when it rejects the recommendation of the hearing examiner, the city of Yakima planning commission, or desires additional public testimony. Notice of the public hearing shall be given in the manner set forth in YMC Ch. 15.11 and Title 16. In either case, the findings of the legislative body shall include the considerations established in subsection D of this section.

#### **G. Development Services Team Review:**

A Development Services Team (DST) meeting was held on November 22, 2022 for technical review of the project. DST members made the following summarized findings:

- 1. Engineering:
  - a. This project proposes that an automobile dealership be developed on the property. The property currently has multiple residential buildings that are on a "Safe Routes to School" designated roadway, has existing sidewalks on S. Fair Ave. only and has multiple residential driveway approaches. Right of way at this property on La Follette St. is 30', 20' below the City requirement of 50' for

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Residential roadways. Right of way at this property on S. Fair Ave. is 74', 6' below the City requirement of 80' for Minor Arterial roadways. The proposed development will cause increased pedestrian and vehicle traffic without adequate safety precautions for pedestrians and inadequate safe ingress and egress for vehicles. Current frontage infrastructure is not adequate enough to handle the proposed change in use to an automobile dealership. Further, the existing right of way will not allow for the required City standard frontage improvements necessary to address the issues associated with development of the property described herein to be constructed entirely on City property.

- b. This project requires Title 8 and 12 improvements, including but not limited to the following:
  - i. YMC 8.60 and 12.05 – New curb, gutter and sidewalk, including associated pavement widening and storm drainage, shall be installed along the site's frontage on La Follette. Street improvements shall conform to standard detail R3. New sidewalks shall be constructed per standard detail R5. If alley is used for access to site, alley shall be paved for length of frontage, as well as replacement of driveway approach to alley.
  - ii. YMC 8.64 – Commercial driveway approaches are required which meets the requirements of this chapter and standard detail R4. Any existing driveways not utilized shall be removed and replaced with new sidewalk and full height curb.
  - iii. YMC 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way.
  - iv. YMC 12.02 – Easements shall be established per this chapter.
  - v. YMC 15.05.040 – Vision Clearance Triangle – All corner lots at unsignalized street intersections shall maintain, for safety vision purposes, a vision clearance triangle. Existing 6' fence shall not be permitted inside the vision clearance triangle at the proposed project property.
  - vi. YMC 12.06.020 – Right of way – La Follette is classified as Residential, requiring a total of 50' of right of way (25' half width). Applicant shall determine existing right of way width and dedicate adequate right of way to meet the required widths. No right of way is required for S. Fair Ave.
  - vii. An ENG permit is required for new frontage improvements. Civil plans shall be submitted for review and approval. All improvements and shall be completed prior to Certificate of Occupancy.

2. Wastewater:

- a. Per City of Yakima records, the existing structures are not connected to City sewer. If applicant is proposing new connections, a new City 8" sewer mainline will be required to be installed in LaFollette St or in the existing alley to the north of the lots per YMC Title 12 requirements and COY Engineering Standard Details. The existing sewer line in Fair Ave is a 36" Trunk line and is not available for side sewer connections. If applicant is proposing to continue use of existing septic systems, the will need to be shown on the site plan and shall obtain approval from Yakima Health District for their continued use in the new development.

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3. Stormwater:

- a. As this project develops more than 5,000 but less than 10,000 square feet of impervious area, a complete stormwater drainage report shall be submitted to the Surface Water Engineer for review and approval. The report shall include at a minimum: drainage plans: drainage calculations: temporary erosion and sediment control plan: how core elements #1-5, 7 and 8 are satisfied.

The drainage report shall be completed by a Professional Engineer licensed in Washington State. Underground Injection Control Wells shall meet the requirements of the 2019 Stormwater Management Manual for Eastern Washington and are required to be submitted for registration to the Washington State Dept. of Ecology at least 60 days prior to construction.

Core Element #1: Preparation of a Stormwater Site Plan  
Core Element #2: Construction Stormwater Pollution Prevention  
Core Element #3: Source Control of Pollution  
Core Element #4: Preservation of Natural Drainage Systems  
Core Element #5: Runoff Treatment  
Core Element #6: Flow Control  
Core Element #7: Operation and Maintenance  
Core Element #8: Local Requirements

**H. Rezone Approval Criteria:**

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

**1. Testimony at public hearing.**

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

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

The property is well suited for uses listed within Table 4-1 for the B-2 zoning district, and will facilitate new commercial development. The existing residential development is an allowed use in the B-2 zoning district and is allowed to remain as-is pending any future development action.

**3. The recommendations from interested agencies and departments.**

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

**4. Compliance with the Comprehensive Plan.**

The proposed Local Business zoning district is an implementing zone of the Community Mixed Use land use designation, and is consistent with several goals and policies, as indicated above in section IV.D of this report.

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

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

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

The proposed zone change is compatible with existing neighboring land uses. No comments were received from adjacent property owners regarding compatibility concerns. The applicant is proposing Sitescreening Standard C on the west property line, which is intended to mitigate adverse impacts of development. The proposed B-2 zoning district can also be considered as a buffer between the adjacent residential uses and surrounding General Commercial (GC) zoning to the north and east. While similar uses are allowed in both zones, the B-2 generally requires a higher level of review for more intensive uses, such as the Class 2 automobile sales use that is being reviewed concurrently with this rezone.

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

Sitescreening Standard C on the west property line is proposed on the site plan and referenced in the application narrative. Conditions of approval will include extended frontage improvements (sidewalk, curb, gutter and ROW dedication on LaFollette), commercial driveway approaches, downward-shielded lighting, and on-site parking lot landscaping.

**7. The public need for the proposed change.**

The public need for this change is to create more land for mixed use commercial development and to bring the property into conformance with the Future Land Use Map.

**I. Type 2 Site Design and Improvement Standards:**

YMC Ch. 15.05 – 15.07 establish basic development requirements as minimum criteria, which must be met to assure land use compatibility and promote the public health, safety, and welfare. The following is an overview of the proposal's compliance with the aforementioned development standards:

1. Parking: The proposed parking area will be paved in accordance with YMC Ch. 15.06. Automobile sales require 1 space for each 500 feet of showroom and 1 space for each 1,000 square-feet of retail sales floor area. The application indicates 22 for-sale vehicle spaces which equals approximately 3,762 square-feet based on the typical 9X19 parking space. This requires 4 parking spaces; 4 parking spaces are shown on the site plan, complying with the standard. If the parking area or other site lighting is provided, it shall be downward shielded so that no lighting spills onto adjacent residential properties.
2. Landscaping: 10% of the proposed parking and vehicle sales areas shall be landscaped.
3. Lot Coverage: The B-2 zoning district allows 80% lot coverage. The site plan displays 80% lot coverage, complying with the standard.

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4. Setbacks: The site includes existing structures which were built in conformance with codes at the time of construction, or are considered legal nonconforming. The proposal to add on to a garage structure will not meet the required setback from a residential zone, which is the subject of a proposed Administrative Adjustment.
5. Sitescreening: Sitescreening Standard C is required on the west property line, and is shown as proposed on the site plan. Sitescreening Standard A is required on the south property line. The site plan shows Standard C proposed on the site plan.
6. Public Facilities: City of Yakima sewer (with extension) and water are available. The property is accessed from Fair Ave., which is a Minor Arterial and from LaFollette St. which is a Local Access.

**J. Administrative Adjustment Findings - Setback**

1. **Siting for solar access**: Siting for solar access is not a factor with this application.
2. **Zero lot line construction**: Zero lot line criteria does not apply to this application as no residential zero lot line construction is proposed.
3. **Coordinate site features with surrounding land uses and physical features**:  
This adjustment seeks to reduce the 20-foot setback from an adjacent residential zone. Proposed is an addition to an existing garage building. The existing garage is 24X15 and is approximately 3-feet from the west property line; the proposed addition to the existing garage is 21X23 and is proposed to be 6-feet from the property line. The proposed site layout maximizes the useable area of the site. The proposed sitescreening and required landscaping will mitigate any adverse impacts on the adjacent residential uses.
4. **Flexibility of design and placement of structures and other site improvement that is the minimum adjustment necessary to accommodate the proposed structure or site improvement**: This adjustment would allow flexibility in placement of the garage expansion. Adherence to the 20-foot setback would limit the useable area of the site, particularly the NW corner of the property.
5. **Consistency with sub-area plans**: There are no relevant subarea plans.

**K. Administrative Adjustment Findings – Parking Lot Surfacing**

1. **Siting for solar access**: Siting for solar access is not a factor with this application.
2. **Zero lot line construction**: Zero lot line criteria does not apply to this application as no residential zero lot line construction is proposed.
3. **Coordinate site features with surrounding land uses and physical features**:  
This adjustment seeks to allow approximately 1,194.8 square-feet of vehicle storage area to be gravel instead of hard-surfaced. This area is isolated to the NW corner of the site and the remaining parking and vehicle storage area is proposed to be asphalt. The primary purpose of this adjustment is to maintain the 80% lot coverage requirement in the B-2 zoning district.
4. **Flexibility of design and placement of structures and other site improvement that is the minimum adjustment necessary to accommodate the proposed**

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**structure or site improvement:** The proposed gravel parking area is isolated to the NW corner of the site, which is a suitable location. This will be northward of the proposed garage addition, so functionally it should not impact the rest of the site. The primary "public area" of the property will be paved in asphalt and will require parking lot landscaping. This gravel area will maintain the B-2 lot coverage requirement and can provide some additional adjacent area for landscaping.

5. **Consistency with sub-area plans:** There are no relevant subarea plans.

## **V. CONCLUSIONS**

1. The proposed Rezone from Two-Family Residential (R-2) to Local Business (B-2) is consistent with the applicable Rezone standards found in YMC § 15.23.030.
2. The proposed Type 2 Automotive sales use is consistent with the B-2 zoning district and, as conditioned, is considered to be compatible with surrounding zoning and land uses.
3. The proposed Administrative Adjustment to building setback is consistent with the applicable Administrative Adjustment findings.
4. The proposed Administrative Adjustment to parking lot surfacing is consistent with the applicable Administrative Adjustment findings.

## **VI. RECOMMENDATION**

1. The Community Development Department recommends APPROVAL of the rezone from Two-Family Residential (R-2) to Local Business (B-2).
2. The Community Development Department recommends APPROVAL of the Type 2 Review for an Automobile Sales Lot and Administrative Adjustment to the setback and parking standards; subject to the following conditions:
  1. 10% of the parking and vehicle storage area shall be landscaped.
  2. SITESCREENING Standard C shall be installed along the West and South property lines.
  3. Site and Parking Lot lighting shall be downward shielded so that no light spills onto adjacent residential properties.
  4. New curb, gutter and sidewalk, including associated pavement widening and storm drainage, shall be installed along the site's frontage on LaFollette.
  5. Commercial driveway approaches are required which meets the requirements of YMC Ch. 8.64 and standard detail R4.
  6. A new City 8" sewer mainline will be required to be installed in LaFollette St or in the existing alley to the north of the lots per YMC Title 12 requirements and COY Engineering Standard Details.
  7. La Follette is classified as Residential, requiring a total of 50' of right of way (25' half width). Applicant shall determine existing right of way width and dedicate adequate right of way to meet the required widths.
  8. A complete stormwater drainage report, completed by a Professional Engineer licensed in Washington State, shall be submitted to the Surface Water Engineer for review and approval.

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9. The applicant shall submit an updated site plan showing the following:
  - a. Parking lot landscaping equal to a minimum of 10% of the parking and vehicle storage area(s).
  - b. Parking lot and site lighting, if provided.
  - c. Vision Clearance triangles at the street intersection and driveway intersections.
  - d. New frontage improvements on LaFollette.
  - e. Right-of-Way dedication on LaFollette.

RECOMMENDATION made this 2nd day of May, 2023.

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## EXHIBIT LIST

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DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

Planning Division  
Joseph Calhoun, Manager  
129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901  
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**CITY OF YAKIMA**  
**FINDINGS of FACT, CONCLUSIONS & RECOMMENDATION**  
**for**  
**PROJECT SPECIFIC REZONE**

Application # RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22

**APPLICANT:** Tom Durant, on behalf of Rosa Harati  
**APPLICANT ADDRESS:** PO Box 1109, Manhattan Beach, CA 90267  
**PROJECT LOCATION:** 1406 S Fair Ave/909 LaFollette Street  
**PARCEL(S):** 191330-41484, 41486  
**DATE OF REQUEST:** September 9, 2022  
**DATE OF RECOMMENDATION:** December 22, 2022  
**STAFF CONTACT:** Joseph Calhoun, Planning Manager

**I. DESCRIPTION OF REQUEST:**

Proposal to rezone two lots from R-2 to B-2, to establish an automobile dealership, an administrative adjustment to the side setback from 20 ft. to 6 ft., and an adjustment to the parking/vehicle standard from hard surfacing to gravel.

**II. CURRENT ZONING AND LAND USE:**

The subject properties are approximately 0.33 acres in size and are zoned Two-Family Residential (R-2). Adjacent properties to this site have the following zoning and land use characteristics:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	GC	Commercial
South	R-2	Residential
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**III. PUBLIC NOTICE:**

Posting of Property	October 10, 2022
Mailing of Notice of Application	October 10, 2022
Mailing of Public Hearing Notice	November 30, 2022
Public Hearing Notice Published	November 30, 2022

**IV. FINDINGS OF FACT:**

**A. Environmental Review:**

Environmental Review (SEPA#017-22) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on November 30, 2022. No appeals were filed.

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**B. Comments Received:**

The initial comment period was from October 10, 2022 through October 31, 2022. One comment was received from the Department of Ecology:

1. This project is located within the Yakima Railroad Area. The Yakima Railroad Area is a six-square mile area identified as having a high likelihood that groundwater is contaminated with tetrachloroethene (also know as PCE, perc, or perchloroethylene) above state cleanup levels. Concentrations of PCE above cleanup levels in the shallow aquifer have the potential to impact indoor air quality.

**C. Statement of Cause:**

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2. Type 2: Proposed is an automobile sales business consisting of a lot with 22 for-sale vehicle spaces and two buildings for the sales office and related activities including financing, insurance, sale of tools and maintenance. Four dedicated parking spaces are proposed exceeding the parking required based on retail vehicle sales taking place in less than 1,000 square-feet of these buildings. There is no show room. Business operations are expected to occur seven days per week. It is possible that some parts of buildings could be leased to other small businesses. Given the limited amount of space these would be small in scale and would be expected to require no more parking than for their use associated with automobile sales.
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**D. Yakima Comprehensive Plan 2040:**

The subject properties have a Future Land Use Designation of Community Mixed Use. The Community Mixed Use designation is intended to allow for a mixture of scaled retail, commercial service, office, and high-density residential uses. The proposal is consistent with the following Goals and Policies:

1. Goal 2.2: Provide a mix of land use designations consistent with the community's vision.
2. 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.
3. Policy 2.2.3(C): Community Mixed-Use Principal uses and density – A mixture of retail, commercial service, office, and high-density residential uses depending on the area's context.
4. Goal 2.5: Arterial corridors and other mixed-use centers. Enhance the character, function, and economic vitality of Yakima's arterial corridors and mixed-used centers.
5. 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.

**E. Applicable Law:**

1. Yakima Urban Area Zoning Ordinance:
  - a. Class (2) Land Use Defined: Pursuant to YMC § 15.04.020 (B), Class (2) uses are generally permitted in the district. However, the compatibility between a Class (2) use and the surrounding environment cannot be determined in advance, and occasionally a Class (2) use may be incompatible at a particular location. Therefore, a Type (2) review by the administrative official is required in order to promote compatibility with the intent and character of the district and the policies and development criteria of the Yakima Urban Area Comprehensive Plan. The procedures in YMC Ch. 15.14 shall be used to review and evaluate Class (1) uses that require a Type (2) review process.
  - b. Type (2) Review: Pursuant to YMC § 15.14.020, Type (2) Review is required for any proposed use shown on Table 4-1 as a Class (2) use, for Class (1) uses requiring Type (2) review in YMC 15.13.020; and for other specific reviews established by this title.
  - c. B-2 Zoning District Defined: Pursuant to YMC § 15.03.20 (F), the purpose of the local business district is to:
    1. Provide areas for commercial activities that meet the small retail shopping and service needs of the community; and
    2. Accommodate small-scale commercial uses that need a higher level of visibility and easy access to major arterials.Uses characteristic of this district include small retail sales and service establishments.

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- d. Compatibility Defined: Pursuant to YMC § 15.02.020, "Compatibility" means the characteristics of different uses or developments that permit them to be located near each other in harmony with or without special mitigation measures.
- e. Parking:
  - 1. Pursuant to YMC § 15.06.040, Table 6-1, Automotive sales uses require 1 space for every 500 square-feet of showroom and 1 space for every 1000 square-feet of retail sales floor area.
  - 2. Pursuant to YMC § 15.06.110 (A), all off-street parking lots and driveways shall be paved with two-inch thick asphaltic surfacing on an aggregate base, or an equivalent surfacing acceptable to the administrative official, so as to eliminate dust or mud. Pervious asphalt or concrete materials are encouraged.
  - 3. Pursuant to YMC § 15.06.090 (A), the standard for landscaping of parking and vehicle storage lots with five or more spaces shall be ten percent of the total parking area.
- f. Sitescreening: Sitescreening is Standard C is proposed on the west and south property lines adjacent to residential use. Standard C consists of a six-foot-high, view-obscuring fence made of wood, masonry block, or slatted chain link material (YMC § 15.07.040).
- g. Frontage Improvements: Frontage improvements are existing along Fair Avenue and shall be extended along the site's LaFollette frontage.

**F. Development Services Team Review:**

A Development Services Team (DST) meeting was held on November 22, 2022 for technical review of the project. DST members made the following summarized findings:

- 1. Engineering:
  - a. This project proposes that an automobile dealership be developed on the property. The property currently has multiple residential buildings that are on a "Safe Routes to School" designated roadway, has existing sidewalks on S. Fair Ave. only and has multiple residential driveway approaches. Right of way at this property on La Follette St. is 30', 20' below the City requirement of 50' for Residential roadways. Right of way at this property on S. Fair Ave. is 74', 6' below the City requirement of 80' for Minor Arterial roadways. The proposed development will cause increased pedestrian and vehicle traffic without adequate safety precautions for pedestrians and inadequate safe ingress and egress for vehicles. Current frontage infrastructure is not adequate enough to handle the proposed change in use to an automobile dealership. Further, the existing right of way will not allow for the required City standard frontage improvements necessary to address the issues associated with development of the property described herein to be constructed entirely on City property.
  - b. This project requires Title 8 and 12 improvements, including but not limited to the following:
    - i. YMC 8.60 and 12.05 – New curb, gutter and sidewalk, including associated pavement widening and storm drainage, shall be installed along the site's

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# A-1

frontage on La Follette. Street improvements shall conform to standard detail R3. New sidewalks shall be constructed per standard detail R5. If alley is used for access to site, alley shall be paved for length of frontage, as well as replacement of driveway approach to alley.

- ii. YMC 8.64 – Commercial driveway approaches are required which meets the requirements of this chapter and standard detail R4. Any existing driveways not utilized shall be removed and replaced with new sidewalk and full height curb.
- iii. YMC 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way.
- iv. YMC 12.02 – Easements shall be established per this chapter.
- v. YMC 15.05.040 – Vision Clearance Triangle – All corner lots at unsignalized street intersections shall maintain, for safety vision purposes, a vision clearance triangle. Existing 6' fence shall not be permitted inside the vision clearance triangle at the proposed project property.
- vi. YMC 12.06.020 – Right of way – La Follette is classified as Residential, requiring a total of 50' of right of way (25' half width). Applicant shall determine existing right of way width and dedicate adequate right of way to meet the required widths. No right of way is required for S. Fair Ave.
- vii. An ENG permit is required for new frontage improvements. Civil plans shall be submitted for review and approval. All improvements and shall be completed prior to Certificate of Occupancy.

2. Wastewater:

- a. Per City of Yakima records, the existing structures are not connected to City sewer. If applicant is proposing new connections, a new City 8" sewer mainline will be required to be installed in LaFollette St or in the existing alley to the north of the lots per YMC Title 12 requirements and COY Engineering Standard Details. The existing sewer line in Fair Ave is a 36" Trunk line and is not available for side sewer connections. If applicant is proposing to continue use of existing septic systems, the will need to be shown on the site plan and shall obtain approval from Yakima Health District for their continued use in the new development.

3. Stormwater:

- a. As this project develops more than 5,000 but less than 10,000 square feet of impervious area, a complete stormwater drainage report shall be submitted to the Surface Water Engineer for review and approval. The report shall include at a minimum: drainage plans: drainage calculations: temporary erosion and sediment control plan: how core elements #1-5, 7 and 8 are satisfied.

The drainage report shall be completed by a Professional Engineer licensed in Washington State. Underground Injection Control Wells shall meet the requirements of the 2019 Stormwater Management Manual for Eastern Washington and are required to be submitted for registration to the Washington State Dept. of Ecology at least 60 days prior to construction.

Core Element #1: Preparation of a Stormwater Site Plan

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Core Element #2: Construction Stormwater Pollution Prevention  
Core Element #3: Source Control of Pollution  
Core Element #4: Preservation of Natural Drainage Systems  
Core Element #5: Runoff Treatment  
Core Element #6: Flow Control  
Core Element #7: Operation and Maintenance  
Core Element #8: Local Requirements

**G. Rezone Approval Criteria:**

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

**1. Testimony at public hearing.**

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

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

The property is well suited for uses listed within Table 4-1 for the B-2 zoning district, and will facilitate new commercial development.

**3. The recommendations from interested agencies and departments.**

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

**4. Compliance with the Comprehensive Plan.**

The proposed Local Business zoning district is an implementing zone of the Community Mixed Use land use designation, and is consistent with several goals and policies, as indicated above in section IV.D of this report.

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

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

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

The proposed zone change is compatible with existing neighboring land uses. No comments were received from adjacent property owners regarding compatibility concerns. The applicant is proposing Sitescreening Standard C on the west property line, which is intended to mitigate adverse impacts of development. The proposed B-2 zoning district can also be considered as a buffer between the adjacent residential uses and surrounding General Commercial (GC) zoning to the north and east. While similar uses are allowed in both zones, the B-2 generally requires a higher level of review for more intensive uses, such as the Class 2 automobile sales use that is being reviewed concurrently with this rezone.

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

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Sitescreening Standard C on the west property line is proposed on the site plan and referenced in the application narrative. Conditions of approval will include extended frontage improvements, commercial driveway approaches, downward-shielded lighting, and on-site parking lot landscaping.

**7. The public need for the proposed change.**

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

**H. Type 2 Site Design and Improvement Standards:**

YMC Ch. 15.05 – 15.07 establish basic development requirements as minimum criteria, which must be met to assure land use compatibility and promote the public health, safety, and welfare. The following is an overview of the proposal's compliance with the aforementioned development standards:

1. Parking: The proposed parking area will be paved in accordance with YMC Ch. 15.06. Automobile sales require 1 space for each 500 feet of showroom and 1 space for each 1,000 square-feet of retail sales floor area. The application indicates 22 for-sale vehicle spaces which equals approximately 3,762 square-feet based on the typical 9X19 parking space. This requires 4 parking spaces; 4 parking spaces are shown on the site plan, complying with the standard. If the parking area or other site lighting is provided, it shall be downward shielded so that no lighting spills onto adjacent residential properties.
2. Landscaping: 10% of the proposed parking and vehicle sales areas shall be landscaped.
3. Lot Coverage: The B-2 zoning district allows 80% lot coverage. The site plan displays 80% lot coverage, complying with the standard.
4. Setbacks: The site includes existing structures which were built in conformance with codes at the time of construction, or are considered legal nonconforming. The proposal to add on to a garage structure will not meet the required setback from a residential zone, which is the subject of a proposed Administrative Adjustment.
5. Sitescreening: Sitescreening Standard C is required on the west property line, and is shown as proposed on the site plan. Sitescreening Standard A is required on the south property line. The site plan shows Standard C proposed on the site plan.
6. Public Facilities: City of Yakima sewer (with extension) and water are available. The property is accessed from Fair Ave., which is a Minor Arterial and from LaFollette St. which is a Local Access.

**I. Administrative Adjustment Findings - Setback**

1. **Siting for solar access**: Siting for solar access is not a factor with this application.
2. **Zero lot line construction**: Zero lot line criteria does not apply to this application as no residential zero lot line construction is proposed.
3. **Coordinate site features with surrounding land uses and physical features**:

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This adjustment seeks to reduce the 20-foot setback from an adjacent residential zone. Proposed is an addition to an existing garage building. The existing garage is 24X15 and is approximately 3-feet from the west property line; the proposed addition is 21X23 and is proposed to be 6-feet from the property line. The proposed site layout maximizes the useable area of the site. The proposed sitescreening and required landscaping will mitigate any adverse impacts on the adjacent residential uses.

4. **Flexibility of design and placement of structures and other site improvement that is the minimum adjustment necessary to accommodate the proposed structure or site improvement:** This adjustment would allow flexibility in placement of the garage expansion. Adherence to the 20-foot setback would limit the useable area of the site, particularly the NW corner of the property.
5. **Consistency with sub-area plans:** There are no relevant subarea plans.

**J. Administrative Adjustment Findings – Parking Lot Surfacing**

1. **Siting for solar access:** Siting for solar access is not a factor with this application.
2. **Zero lot line construction:** Zero lot line criteria does not apply to this application as no residential zero lot line construction is proposed.
3. **Coordinate site features with surrounding land uses and physical features:**  
This adjustment seeks to allow approximately 1,194.8 square-feet of vehicle storage area to be gravel instead of hard-surfaced. This area is isolated to the NW corner of the site and the remaining parking and vehicle storage area is proposed to be asphalt. The primary purpose of this adjustment is to maintain the 80% lot coverage requirement in the B-2 zoning district.
4. **Flexibility of design and placement of structures and other site improvement that is the minimum adjustment necessary to accommodate the proposed structure or site improvement:** The proposed gravel parking area is isolated to the NW corner of the site, which is a suitable location. This will be northward of the proposed garage addition, so functionally it should not impact the rest of the site. The primary "public area" of the property will be paved in asphalt and will require parking lot landscaping. This gravel area will maintain the B-2 lot coverage requirement and can provide some additional adjacent area for landscaping.
5. **Consistency with sub-area plans:** There are no relevant subarea plans.

**V. CONCLUSIONS**

1. The proposed Rezone from Two-Family Residential (R-2) to Local Business (B-2) is consistent with the applicable Rezone standards considerations found in YMC § 15.23.030.
2. The proposed Type 2 Automotive sales use is consistent with the B-2 zoning district and, as conditioned, is considered to be compatible with surrounding zoning and land uses.
3. The proposed Administrative Adjustments to building setback and parking lot surfacing are consistent with the applicable Administrative Adjustment findings.

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## **VI. RECOMMENDATION**

The Community Development Department recommends APPROVAL of this rezone from Two-Family Residential (R-2) to Local Business (B-2); along with the proposed Type 2 Review for an Automobile Sales Lot and Administrative Adjustment to the setback and parking standards; subject to the following conditions:

1. 10% of the parking and vehicle storage area shall be landscaped.
2. Sitescreening Standard C shall be installed along the West and South property lines.
3. Site and Parking Lot lighting shall be downward shielded so that no light spills onto adjacent residential properties.
4. New curb, gutter and sidewalk, including associated pavement widening and storm drainage, shall be installed along the site's frontage on LaFollette.
5. Commercial driveway approaches are required which meets the requirements of YMC Ch. 8.64 and standard detail R4.
6. A new City 8" sewer mainline will be required to be installed in LaFollette St or in the existing alley to the north of the lots per YMC Title 12 requirements and COY Engineering Standard Details.
7. La Follette is classified as Residential, requiring a total of 50' of right of way (25' half width). Applicant shall determine existing right of way width and dedicate adequate right of way to meet the required widths.
8. A complete stormwater drainage report, completed by a Professional Engineer licensed in Washington State, shall be submitted to the Surface Water Engineer for review and approval.
9. The applicant shall submit an updated site plan showing the following:
  - a. Parking lot landscaping equal to a minimum of 10% of the parking and vehicle storage area(s).
  - b. Parking lot and site lighting, if provided.
  - c. Vision Clearance triangles at the street intersection and driveway intersections.
  - d. New frontage improvements on LaFollette.
  - e. Right-of-Way dedication on LaFollette.

RECOMMENDATION made this 22nd day of December, 2022.

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## EXHIBIT LIST

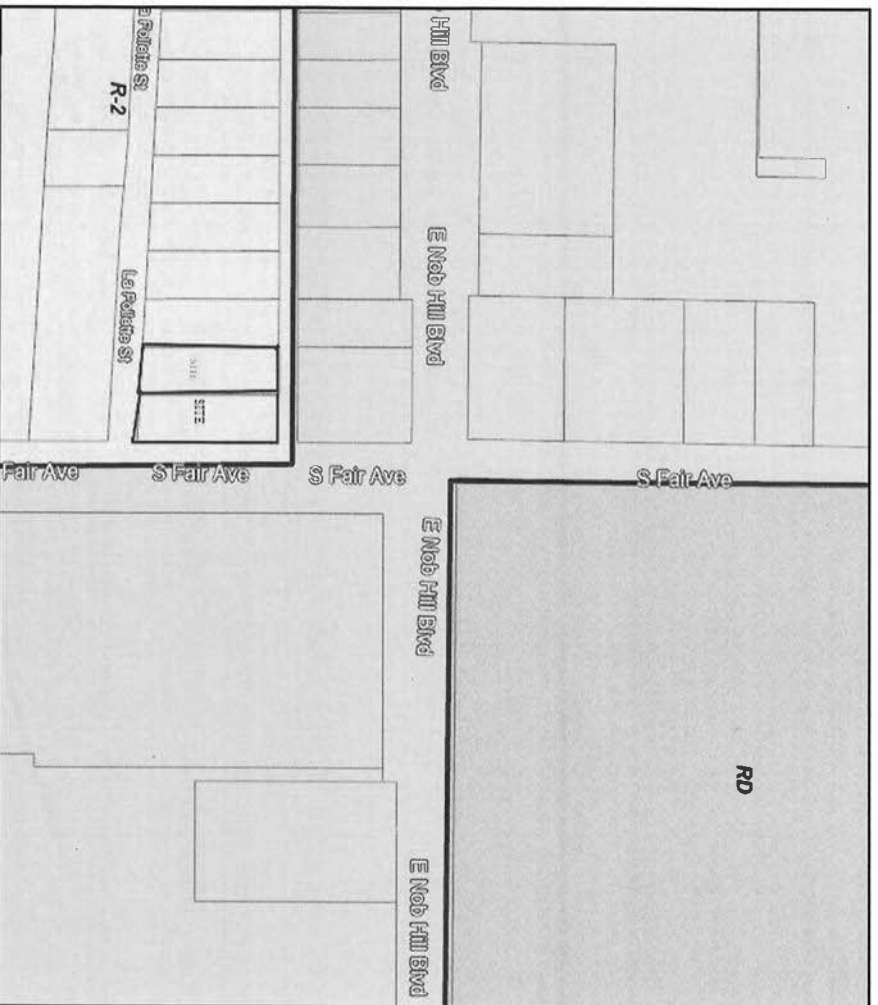
[illegible]

**Project Name:** ROSA HARATI/ SARAH HARATI

**Site Address:** 909 LA FOLETTE ST/ 1406 S FAIR AVE

**File Number(s):** RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22

## ZONING MAP



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# B-2

### 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
SOC 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

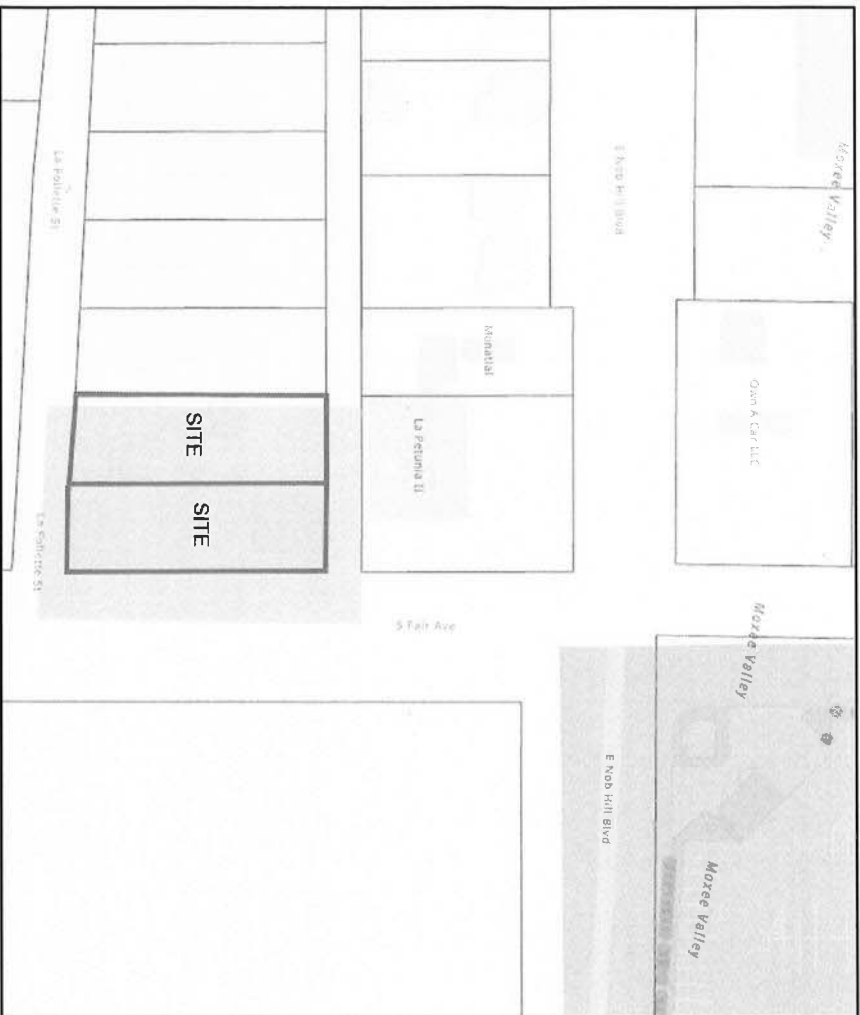
Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information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

Date Created: 9/12/2022



**Project Name:** ROSA HARATI/ SARAH HARATI  
**Site Address:** 909 LA FOLETTE ST/ 1406 S FAIR AVE  
**File Number(s):** RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22

# 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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**# B-2**

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: 9/12/2022



**Project Name:** ROSA HARATI/ SARAH HARATI

**Site Address:** 909 LA FOLETTE ST/ 1406 S FAIR AVE

**File Number(s):** RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22

## AERIAL MAP



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

Date Created: 9/12/2022



**Project Name:** ROSA HARATI/ SARAH HARATI

**Site Address:** 909 LA FOLETTE ST/ 1406 S FAIR AVE

**File Number(s):** RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22

**Proposal:** Proposal to rezone two lots from R-2 to B-2, to establish a automobile dealership, an administrative adjustment to the side setback from 20ft to 6ft, and an adjustment to the parking/vehicle standard from hard-surfacing to gravel.



## VICINITY MAP



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# B-1

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: 9/12/2022





## CHAPTER C

### Site Plan

[illegible]

RECEIVED

SEP 09 2022  
CITY OF YAKIMA  
PLANNING DIV.

**PARKING:**

22 SALES INVENTORY SPACES  
3 CUSTOMER/EMPLOYEE SPACES  
1 ADA ACCESSIBLE SPACES

TOTAL = 26

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#

**LEGEND:**

EOP = EDGE OF PAVEMENT SURFACING  
EOG = EDGE OF GRAVEL SURFACING  
= GRAVEL SURFACING

**LOT COVERAGE**

13,833 SQ FT

PROPOSED & EXISTING ASPHALT &  
CONCRETE SURFACES:

9,560 SQ FT

PROPOSED & EXISTING BUILDINGS:

1,556 SQ FT

TOTAL IMPERVIOUS SURFACES:

11,116 SQ FT

80% LOT COVERAGE



**CONCEPTUAL SITE PLAN**

PREPARED FOR

**ROSA HARATI**

1406 S. FAIR AVENUE, YAKIMA, WA

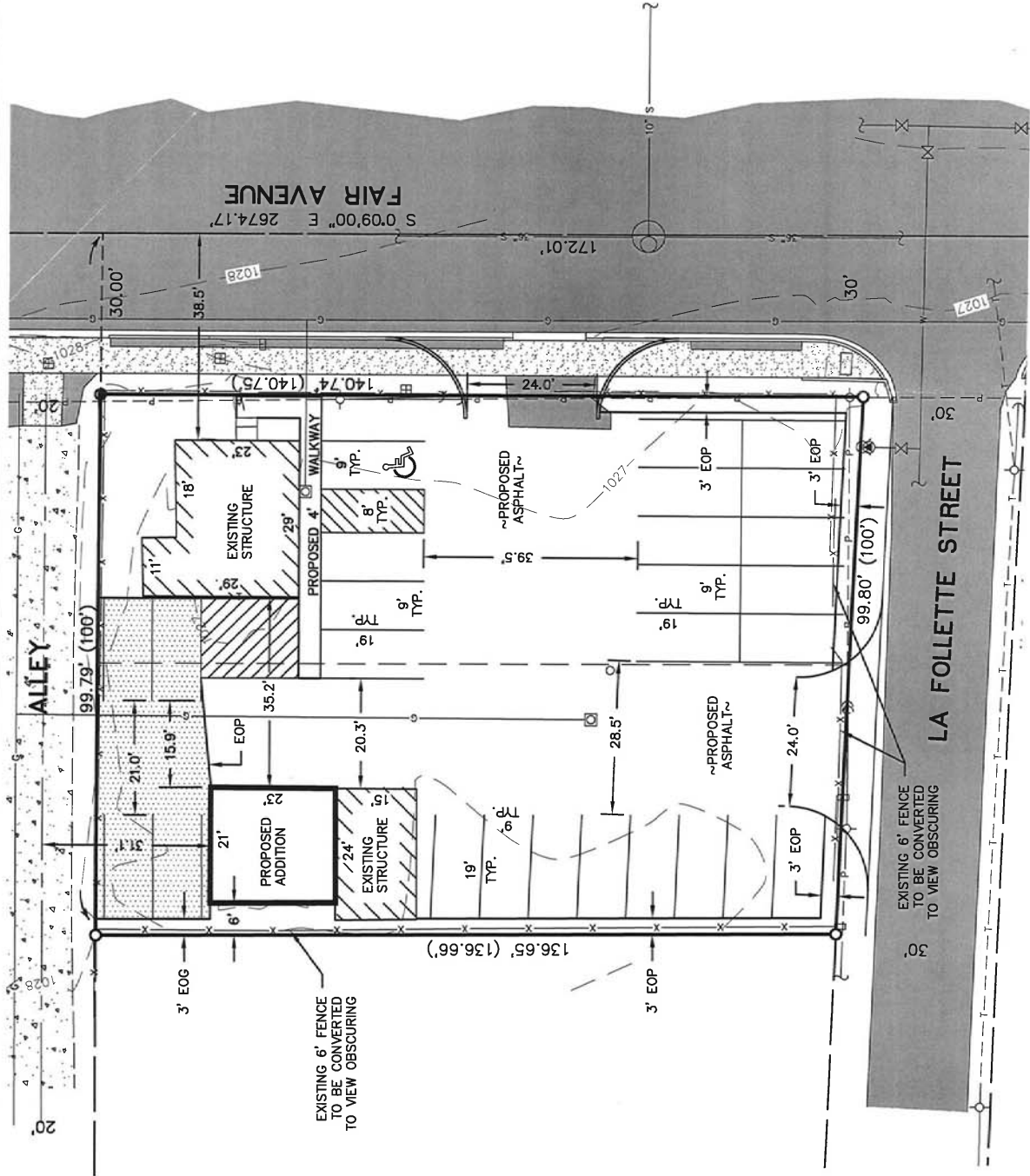
PLSA ENGINEERING & SURVEYING

JOB NO. 21238

AUGUST 4, 2022

SHEET

1 OF 1



SEP 09 2022

CITY OF YAKIMA  
PLANNING DIV.

## SITE PLAN INSTRUCTIONS

**A Detailed Site Plan Is Required:** On August 8, 1996, the City Council passed a resolution (No. R-96-91) adopting a requirement that all site plans submitted in conjunction with any building permit application, land use application, and environmental application shall contain certain information and be approved by the appropriate Division Manager. All information that is applicable to your proposal shall be checked off and clearly displayed on the site plan. It is in the applicant's best interest to provide a carefully drawn and scaled site plan with all required information. The decision on whether or not to grant approval of your development proposal is largely based on the information you provide. **An application cannot be processed until an adequate site plan is submitted.**

Please complete this checklist and include it with your site plan. The site plan must contain all pertinent information. Items not applicable to the proposed project shall be noted.

- 1) **Use Ink:** Use blue or black permanent ink. It may be helpful to draft the site plan in pencil then trace over in ink. Ink is necessary for adequate duplication.
- 2) **Use A Straight Edge:** All lines must be straight and done with the aid of a ruler or other straight edge. Use a compass when delineating circular drawings such as cul-de-sacs. Computer drafted site plans are acceptable.
- 3) **Draw To Scale:** Site plans shall be drawn to scale. The site plan template has a suggested map scale of one inch equaling twenty feet (1"=20'). Distances on the map must be as representative of reality as possible. For example, if the distance from a structure to a property line is 20 feet, the distance on the site plan will be 1 inch.
- 4) **Use Site Plan Checklist:** Use the site plan checklist and provide all applicable information on the site plan.
- 5) **Fill In Information On The Site Plan Template.** The template is available online on the Planning Division webpage (<https://www.yakimawa.gov/services/planning/>) in the "application forms and fees" section, and also at the permits counter on the 2<sup>nd</sup> floor of City Hall. If you choose not to use the city's site plan template, please provide the information listed on the site plan template (background info, lot coverage, parking, etc.) on your site plan.

**Note:** You may benefit from the aid of a professional in the preparation of a site plan.

## GENERAL SITE PLAN CHECKLIST

Check all boxes as: (✓ or X) Included or (-) Not Applicable

<input checked="" type="checkbox"/>	Property Address
<input checked="" type="checkbox"/>	Legal Description
<input checked="" type="checkbox"/>	North Arrow
<input checked="" type="checkbox"/>	Scale
<input checked="" type="checkbox"/>	Applicant Name
<input type="checkbox"/>	Project Name
<input checked="" type="checkbox"/>	Property Dimensions and Shape of Lot
<input checked="" type="checkbox"/>	Size and Location of Existing Structures
<input checked="" type="checkbox"/>	Size and Location of Proposed Structures
<input checked="" type="checkbox"/>	Distance(s) of Structures to Property Line and Centerline of Right-of-Way (YMC § Ch. 15.05, Table 5-1)
<input type="checkbox"/>	Location of Existing and Proposed Signage (YMC § Ch. 15.08)
<input checked="" type="checkbox"/>	Size and Location of Utilities
<input type="checkbox"/>	Parking Circulation Plan (YMC § Ch. 15.06.030)
<input checked="" type="checkbox"/>	Proposed Landscaping (YMC § Ch. 15.06.090)
<input checked="" type="checkbox"/>	Proposed SITESCREENING (YMC § Ch. 15.07)
<input checked="" type="checkbox"/>	Location of Ingress and Egress Points
<input checked="" type="checkbox"/>	Adjacent Rights-of-Way and Existing Frontage Improvements
<input checked="" type="checkbox"/>	Lot Coverage Calculation (YMC § Ch. 15.05.020(C))
<input type="checkbox"/>	Clearview Triangle – YMC § Ch. 15.05.040 – Vision Clearance
<input type="checkbox"/>	Dumpster and Screening Location

Note: Planning Division or Reviewing Official may require additional information to clarify the proposal, assess its impacts, or determine compliance with the Yakima Municipal Code and other laws and regulations.

## EXHIBIT LIST

[illegible]



CITY OF YAKIMA PLANNING DIVISION  
DST COMMENTS SUBMITTED IN SMARTGOV

Project Name: ROSA HARATI/ SARAH HARATI

File Number: RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22

DST - WASTEWATER	DST COMMENTS	Per City of Yakima records, the existing structures are not connected to City sewer. If applicant is proposing new connections, a new City 8" sewer mainline will be required to be installed in La Folette St or in the existing alley to the north of the lots per YMC Title 12 requirements and COV...	12/07/2022	dana.kallevig@yakimawa.
DST - TRAFFIC ENG	GENERAL	GEN_REMARKS Application estimates 4-5 people working at this used car lot. PM trip generation not to exceed 10, so TCO not required.	12/07/2022	ROBERT.WASHABAUGH@YAKIMAWA.G

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As this project **develops more than 5,000 but less than 10,000** square feet of impervious area, a complete stormwater drainage report shall be submitted to the Surface Water Engineer for review and approval. The report shall include at a minimum: drainage plans: drainage calculations: temporary erosion and sediment control plan: how core elements #1-5, 7 and 8 are satisfied.

The drainage report shall be completed by a Professional Engineer licensed in Washington State.

Underground Injection Control Wells shall meet the requirements of the 2019 Stormwater Management Manual for Eastern Washington and are required to be submitted for registration to the Washington State Dept. of Ecology at least 60 days prior to construction.

Core Element #1: Preparation of a Stormwater Site Plan

Core Element #2: Construction Stormwater Pollution Prevention

Core Element #3: Source Control of Pollution

Core Element #4: Preservation of Natural Drainage Systems

Core Element #5: Runoff Treatment

Core Element #6: Flow Control

Core Element #7: Operation and Maintenance

Core Element #8: Local Requirements

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# D-3

**DATE:** December 7, 2022  
**TO:** Albert Miller, Associate Planner  
**FROM:** Kirsten McPherson, Developer Engineer  
**RE:** CL2#025-22 — 909 LA FOLLETTE ST/ 1406 S FAIR AVE (Parcel # 119133041485, 19133041486) - ROSA HARATI/ SARAH HARATI

---

**Project Description - Proposal to rezone two lots from R-2 to B-2, to establish a automobile dealership, an administrative adjustment to the side setback from 20ft to 6ft, and an adjustment to the parking/vehicle standard from hard-surfacing to gravel.**

This project proposes that an automobile dealership be developed on the property. The property currently has multiple residential buildings that are on a "Safe Routes to School" designated roadway, has existing sidewalks on S. Fair Ave. only and has multiple residential driveway approaches. Right of way at this property on La Follette St. is 30', 20' below the City requirement of 50' for Residential roadways. Right of way at this property on S. Fair Ave. is 74', 6' below the City requirement of 80' for Minor Arterial roadways. The proposed development will cause increased pedestrian and vehicle traffic without adequate safety precautions for pedestrians and inadequate safe ingress and egress for vehicles. Current frontage infrastructure is not adequate enough to handle the proposed change in use to an automobile dealership. Further, the existing right of way will not allow for the required City standard frontage improvements necessary to address the issues associated with development of the property described herein to be constructed entirely on City property.

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

**YMC 8.60 and 12.05 – New curb, gutter and sidewalk, including associated pavement widening and storm drainage, shall be installed along the site's frontage on La Follette. Street improvements shall conform to standard detail R3. New sidewalks shall be constructed per standard detail R5. If alley is used for access to site, alley shall be paved for length of frontage, as well as replacement of driveway approach to alley.**

**YMC 8.64 – Commercial driveway approaches are required which meets the requirements of this chapter and standard detail R4. Any existing driveways not utilized shall be removed and replaced with new sidewalk and full height curb.**

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

**YMC 12.02 – Easements shall be established per this chapter.**

**YMC 15.05.040 – Vision Clearance Triangle – All corner lots at unsignalized street intersections shall maintain, for safety vision purposes, a vision clearance triangle. Existing 6' fence shall not be permitted inside the vision clearance triangle at the proposed project property.**

**YMC 12.06.020 – Right of way – La Follette is classified as Residential, requiring a total of 50' of right of way (25' half width). Applicant shall determine existing right of way width and dedicate adequate right of way to meet the required widths. No right of way is required for S. Fair Ave.**

**An ENG permit is required for new frontage improvements. Civil plans shall be submitted for review and approval. All improvements and shall be completed prior to Certificate of Occupancy.**

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**# D-2**



City of Yakima Development Services Team  
Request For Comments  
November 15, 2022

<b>To:</b>	City of Yakima Development Services Team
<b>From:</b>	Albert Miller, Assistant Planner
<b>Subject:</b>	Request for Comments
<b>Applicant:</b>	Sarah Harati
<b>File Number:</b>	RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22
<b>Location:</b>	909 La Folette St/1406 S Fair Ave.
<b>Parcel Number(s):</b>	191330-41485, 191330-41486
<b>DST MEETING DATE:</b>	11/22/2022

**Proposal**

Meet to discuss a proposal to rezone two lots from R-2 to B-2, to establish an automobile dealership, an administrative adjustment to the side setback from 20 ft. to 6 ft., and an adjustment to the parking/vehicle standard from hard surfacing to gravel.

Please review the attached application and site plan and prepare any written comments you might have regarding this proposal. This project will come up for discussion at the weekly DST meeting to be held **November 22, 2022 at 2:00 p.m.** As always, should you have comments, but find you are unable to attend, please submit your comments prior to the meeting. My email address is [albert.miller@yakimawa.gov](mailto:albert.miller@yakimawa.gov) and the Planning Department's fax number is (509) 575-6105. Should you have any questions, or require additional information, please call me at (509) 576-6772.

**Comments:**

Contact Person

Department/Agency

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# D-1



## CHAPTER E

[illegible]



# ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

## PURPOSE OF CHECKLIST

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

## INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help you describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

1. Name Of Proposed Project (If Applicable):

2. Applicant's Name & Phone:

Rosa Harati  
(509) 907-2077

3. Applicant's Address:

PO Box 1109  
Manhattan Beach, CA 90267

4. Contact Person & Phone:

Thomas R. Durant, 575-6990

5. Agency Requesting Checklist: City of Yakima

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

Rezoning by end of the year 2022. Begin project development immediately after with completion by mid 2023.

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

No.

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

The previous plan designation of the site to Community Mixed Use presumably went through environmental review.

Paid \$265.00  
CR 22-002861

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FILE

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

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

No.

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

Rezone

Type 2 zoning review.

Administrative adjustment to reduce the side setback from the west property line from 20 feet to 6 feet.

Administrative adjustment to reduce the parking/vehicle storage lot standard from hard-surfacing to gravel on a small part of the site.

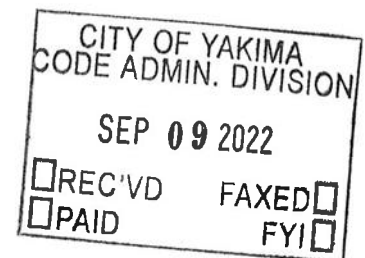
Building permits for remodeling and new construction, demolition permits for demolition.

**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.):**

Rezone two lots totaling about 1/3 acre from Two Family Residential (R-2) to Local Business (B-2). Develop an automobile sales business on the site with 4 parking spaces and 22 vehicle storage spaces.

**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:**

909 La Follette Street and 1406 S. Fair Avenue. At the northwest corner of La Follette Street and S. Fair Avenue approximately 150 feet south of W. Nob Hill Boulevard. The site is in the SE quarter of Section 30, T. 13 N., R. 19 E.W.M. Yakima County Parcel Number 191330-41485 & 41486.



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PAID Agency Comments

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	
<b>1. Earth</b>	
a. General description of the site (✓ one):	
<input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. What is the steepest slope on the site (approximate percent slope)? 10% or more with relief of about one or two feet for a very short distance on the north property line.	
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. NRCS soil classifications are Ashue loam and Weirman gravelly fine sandy loam. Ashue loam, in approximately the east half of the site, is considered to be prime farmland. The site is not designated agricultural land of long term commercial significance due to its location in the City limits. No soil to be removed.	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No.	
e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. No to very little grading would be expected because the site is flat and mostly surfaced.	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Some erosion potential during construction but slight because of the site is mostly surfaced and improved.	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? B-2 lot coverage standard of 80%.	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Commonly used practices to control erosion. Landscaping and stormwater controls as necessary.	
<b>2. Air</b>	
a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Dust emissions during construction. Minimal vehicle exhaust emissions from the completed development.	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No.	
c. Proposed measures to reduce or control emissions or other impacts to air, if any: Dust control measures as needed such as application of water. All but a very small part of the vehicle sales area is to be hard-surfaced. Vehicle emissions controlled at the source by the State.	
<b>3. Water</b>	
a. Surface Water	

B. ENVIRONMENTAL ELEMENTS (to be completed by the applicant)		<b>RECEIVED</b> Space Reserved for Agency Comments <b>SEP 09 2022</b> <b>CITY OF YAKIMA</b> <b>PLANNING DIV.</b>
1.	Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.  No.	
2.	Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.  N/A.	
3.	Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.  N/A.	
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.	
<b>b. Ground Water</b>		
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>c. Water Runoff (including stormwater)</b>		

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)						Space Reserved for Agency Comments
<p>1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Rooftops, hard-surfaced parking vehicle and travel surfaces. Directed to areas on the site that are not covered by impervious surfaces.</p>						<p>SEP 09 2022</p> <p>CITY OF YAKIMA PLANNING DIV.</p>
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No.</p>						
<p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No.</p>						
<p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:</p> <p>On-site retention.</p>						
4. Plants						
a. Check (✓) types of vegetation found on the site:						
Deciduous Tree:	<input type="checkbox"/> Alder	<input type="checkbox"/> Maple	<input type="checkbox"/> Aspen		<input type="checkbox"/> Other	
Evergreen Green:	<input type="checkbox"/> Fir	<input type="checkbox"/> Cedar	<input type="checkbox"/> Pine		<input type="checkbox"/> Other	
	<input type="checkbox"/> Shrubs	<input checked="" type="checkbox"/> Grass	<input type="checkbox"/> Pasture	<input type="checkbox"/> Crop Or Grain	<input type="checkbox"/> Orchards, vineyards, or other permanent crops	
Wet Soil Plants:	<input type="checkbox"/> Cattail	<input type="checkbox"/> Buttercup	<input type="checkbox"/> Bullrush	<input type="checkbox"/> Skunk Cabbage	<input type="checkbox"/> Other	
Water Plants:	<input type="checkbox"/> Milfoil	<input type="checkbox"/> Eelgrass	<input type="checkbox"/> Water Lily		<input type="checkbox"/> Other	
<input checked="" type="checkbox"/> Other types of vegetation						
b. What kind and amount of vegetation will be removed or altered?						
Most of the vegetation has been removed. Additional vegetation removal as necessary to complete the project.						
c. List threatened or endangered species known to be on or near the site.						
None.						
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:						
Landscaping as required by the City.						
e. List all noxious weeds and invasive species known to be on or near the site.						
None.						
5. Animals						
a. List any birds or other animals which have been observed on or near the site or are known to be on or near the site.						
Examples include:						
<u>birds</u> : hawk, heron, eagle, <u>songbirds</u> other:						
<u>mammals</u> : deer, bear, elk, beaver, other:						
fish: bass, salmon, trout, herring, shellfish, other _____						
Song birds. Small mammals.						
b. List any threatened or endangered species known to be on or near the site.						
None.						

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>c. Is the site part of a migration route? If so, explain. Not aware of it being in a migration route.</p>	<p>SEP 09 2022 CITY OF YAKIMA PLANNING DIV.</p>
<p>d. Proposed measures to preserve or enhance wildlife, if any: None.</p>	
<p>e. List any invasive animal species known to be on or near the site. None.</p>	
<p><b>6. Energy and Natural Resources</b></p>	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.  Electric power and natural gas for heating, lighting and other energy needs.</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.</p>	
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: None.</p>	
<p><b>7. Environmental Health</b></p>	
<p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No.</p>	
<p>1. Describe any known or possible contamination at the site from present or past uses. None known.</p>	
<p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.  None.</p>	
<p>3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. Chemicals used for cleaning, maintenance and landscaping in the completed development, but nothing out of the ordinary for a typical residential or commercial land use.</p>	
<p>4. Describe special emergency services that might be required. None.</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any: None.</p>	
<p><b>b. Noise</b></p>	
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? None.</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
<p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>Short term equipment noise during construction. Increased noise from traffic and use of the developed site.</p>	<p>SEP 09 2022</p> <p>CITY OF YAKIMA PLANNING DIV.</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>Construction hours limited as required by City Code.</p>		
<p>8. Land and Shoreline Use</p>		
<p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>The site is occupied by two single family residences. Single-family residential to the south and west. To the north and east are a large grocery store and a retail bakery / butcher shop.</p>		
<p>b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?</p> <p>It may have in the past, but not recently. It does not have current use tax status. No farmland of long-term commercial significance would be converted to non-farm use.</p> <p>1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:</p> <p>No.</p>		
<p>c. Describe any structures on the site.</p> <p>Two single family residences and a garage.</p>		
<p>d. Will any structures be demolished? If so, what?</p> <p>One of the residences will be demolished or removed. If possible, it may be relocated as an addition to the garage on the site.</p>		
<p>e. What is the current zoning classification of the site?</p> <p>R-2, Two Family Residential</p>		
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Community Mixed Use</p>		
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>N/A.</p>		
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify.</p> <p>No.</p>		
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Estimated 4 or 5 people.</p>		
<p>j. Approximately how many people would the completed project displace?</p> <p>Two families.</p>		



B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
k. <b>Proposed measures to avoid or reduce displacement impacts, if any.</b> None proposed.	SEP 09 2022 CITY OF YAKIMA PLANNING DIV
l. <b>Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</b> The proposed rezone is more consistent with the comprehensive plan. Sitescreening.	
m. <b>Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</b> No agricultural or forest lands of long-term commercial significance in the vicinity.	
<b>9. Housing</b>	
a. <b>Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</b> None	
b. <b>Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</b> Two middle to low income.	
c. <b>Proposed measures to reduce or control housing impacts, if any:</b> None.	
<b>10. Aesthetics</b>	
a. <b>What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</b> Any new structures would be similar to the existing buildings, which are single story wood frame buildings. The height limitation in the B-2 zone is 35 feet.	
b. <b>What views in the immediate vicinity would be altered or obstructed?</b> The site is flat and surrounded by improved properties, so no substantial view obstruction is expected. The proposal will change the appearance of the site from mostly unimproved residential lots to parking and vehicle storage.	
c. <b>Proposed measures to reduce or control aesthetic impacts, if any:</b> Sitescreening and landscaping as required by City code.	
<b>11. Light and Glare</b>	
a. <b>What type of light or glare will the proposal produce? What time of day would it mainly occur?</b> Lighting for security and safety during all hours of darkness.	
b. <b>Could light or glare from the finished project be a safety hazard or interfere with views?</b> No.	
c. <b>What existing off-site sources of light or glare may affect your proposal?</b> None. Surrounding commercial businesses are light sources but they would not effect the proposed use.	
d. <b>Proposed measures to reduce or control light and glare impacts, if any:</b> Lighting fixtures shielded and not directed toward surrounding property.	
<b>12. Recreation</b>	

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CITY OF WASHINGTON  
PLANNING DIV

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
a. What designated and informal recreational opportunities are in the immediate vicinity? Fairgrounds.	
b. Would the proposed project displace any existing recreational uses? If so, describe. No.	
c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: No expected impacts.	
<b>13. Historic and Cultural Preservation</b>	
a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. A number of buildings and features at the Central Washington Fairgrounds are eligible for listing.	
b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None identified.	
c. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. None. The fairgrounds are far enough away from the proposal to not be affected by it.	
<b>14. Transportation</b>	
a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. Access to the property is from both S. Fair Avenue and La Follette Street There are existing approaches to both. Access to the alley to the north is also possible.	
b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Yes.	
c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Four parking spaces and storage for up to 22 for-sale vehicles. The project replaces on-site parking used by the two residences.	
d. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). None proposed.	
e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)		SEP 09 2022	Space Reserved for Agency Comments
<p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?</p> <p>Estimated 50 to 60 trips per day based on ITE trip generation rates for new car sales.</p>			
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:</p> <p>No.</p>			
<p>h. Proposed measures to reduce or control transportation impacts, if any:</p> <p>None</p>			
<b>15. Public Services</b>			
<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:</p> <p>The need for public services should not be substantially different than that planned for the growth potential in this urban location.</p>			
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>None.</p>			
<b>16. Utilities</b>			
<p>a. Circle utilities currently available at the site:</p> <p>electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____</p>			
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>Electric power by Pacific Power. Natural Gas provided by Cascade Natural Gas. Sewer and water service provided by the City of Yakima. Minor trenching or extension of overhead lines for any utility connections that are not already being provided to the site.</p>			
<b>C. SIGNATURE (To be completed by the applicant.)</b>			
<p>The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.</p>			
<p><i>Thomas R. Durant</i></p> <p>Property Owner or Agent Signature</p>		<p><i>Sept 9, 2022</i></p> <p>Date Submitted</p>	
<p><i>Thomas R. Durant</i></p> <p>Name of Signee</p>		<p><i>Planning Manager PLSA Surv &amp; Engr</i></p> <p>Position and Agency/Organization</p>	
<p><b>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE</b></p> <p><b>IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</b></p>			

AD #024-22



Supplemental Application For:  
**ADMINISTRATIVE ADJUSTMENT**  
 YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.10

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**PART II - APPLICATION INFORMATION**

## 1. TYPES OF ADMINISTRATIVE ADJUSTMENTS (✓ at least one)

☒ SETBACKS: Front \_\_\_\_\_ Side ☒ Rear \_\_\_\_\_

☐ SIGNS: Height \_\_\_\_\_ Size \_\_\_\_\_

☐ FENCES ☐ LOT COVERAGE ☐ SITESCREENING

☐ PARKING ☒ OTHER **Adjustment of hard surfacing standard (YMC 15.06.110(A)) for part of vehicle storage area**

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PLANNING DIV.

## 2. AMOUNT OF ADJUSTMENT

**20 feet** ± **6 feet** = **14 feet**  
 Zoning Ordinance Standard Proposed Standard Adjustment

**PART III - LAND USE DESIGNATION & REQUIRED ATTACHMENTS**

## 1. PROPOSED USE TYPE (As listed on Table 4-1 Permitted Land Uses – See YMC § 15.04.030)

Automotive Dealer New and Used Sales

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

**PART IV - WRITTEN NARRATIVE: (Please submit a written response to the following questions)**

## 1. How would the strict enforcement of the current standard affect your project?

**See attached narrative**

## 2. How is the proposal compatible with neighboring properties? Have other adjustments been granted nearby?

**See attached narrative**

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

**See attached narrative**

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

**See attached narrative**

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

**See attached narrative**

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PLANNING DIV

## Written Narrative – Part IV

### A. How would strict enforcement of the current standard affect your project?

**Setback** - Use of an existing garage is planned to support the proposed automobile sales business. The garage is located within five feet of the west property line of the site which is to become the boundary line between the commercial and adjacent R-2 zoning. The purpose of the adjustment is to allow an addition to this building to be set back six feet from the property line.

Strict enforcement of the current standard would result in the addition not being located as planned. While it would be possible to add on to the existing building in a manner that would conform to the current 20-foot setback standard, it would result in obstruction of access to part of the site rendering it unusable for the proposed land use.

Use of the existing building as proposed is presumed to be permitted as a non-conforming structure because it does not meet the setback, but not a non-conforming use. Having to relocate either the existing building or the addition to conform to the 20-foot setback results in a less efficient use of the site and hampers access. While relocating the north-south access drive to the west may be possible, it would bring internal traffic closer to the residential property line with a potentially greater impact on the residential property than allowing the building in the proposed location.

**Vehicle Storage Surfacing** – It is proposed that a small part of the vehicle storage area be surfaced in gravel rather than hard surfacing as required by code in order for site development to conform to the lot coverage standard of the B-2 zoning district. The area proposed for this adjustment is in the northwest corner of the site, measures 59 feet by 19 to 21 feet and has an area of 1,194.8 square feet comprising just under half of the pervious surface area of the site. It is assumed that this is preferable to adjusting the coverage standard. Strict enforcement of both the hard surfacing and lot coverage standards would reduce the area available for the proposed use.

### B. How is the proposal compatible with neighboring properties? Have other adjustments been granted nearby?

**Setback** - The primary effect of the proposed building addition would be on the adjacent single-family residential parcel to the west. As proposed, the addition would be located behind the residence and mostly obstructed from view by the existing building. It would also be located 35 to 40 feet from the residence, which is located toward the front of the lot. This is greater than the distance a building conforming to the required setback but located closer to the front on the subject lot would be from the neighboring residence.

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CITY OF YAKIMA  
PLANNING DIV.

**Vehicle Storage Surfacing** – The area proposed for gravel surfacing is small in size and located in the rear of the site and behind the buildings. Unsurfaced areas, including three-foot wide sitescreening around the perimeter of the site contributes to meeting the lot coverage standard. These measures are intended to minimize the size of the gravel surfaced area and reduce any adverse effects gravel surfacing may have on neighboring properties.

We are not aware of any adjustments having been granted nearby.

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

**Setback** -The higher setback standard is required on B-2 zoned property where it borders property with residential zoning. Otherwise, there would be no required side setback. In the commercial districts, building setbacks provide visual clearance along streets and areas for sitescreening and landscaping. (YMC 15.05.020(D)). The adjustment would be consistent with this intent of building setbacks in the B-2 zone because there is enough room for sitescreening and it is consistent with the side setback normally allowed in both residential and commercial zoning districts from property lines that are not on a street.

**Vehicle Storage Surfacing** – This proposed adjustment is consistent with B-2 zoning of the property because it brings it into compliance with the 80% lot coverage standard. Other zoning districts in which automobile sales is a permitted use (SCC, LCC, CBD, GC, RD, M-1) have higher lot coverage standards more consistent with the typical use.

One of the stated purposes of the zoning ordinance parking standards is to reduce the visual impact of parking lots (YMC 15.06.010). YMC 15.06.110(A) also states that requiring pavement is necessary to eliminate dust or mud. The proposed adjustment accomplishes these purposes by minimizing the area proposed for gravel surfacing and locating it where it would not be substantially noticeable from surrounding properties. It is in a part of the site with light traffic and not substantially used by the public so generation of dust and mud should be minimal.

Maximum lot coverage requirements in the commercial districts are intended to promote development consistent with the character of the district, protect setbacks, and provide the opportunity to integrate open space and landscaping plans into the design and placement of the structure and off-street parking (YMC 15.05.020(C)). Landscape areas and landscape strips are proposed on the site plan to provide for pervious areas and address these intents on the site. But in part due to the size and shape of the property and the orientation of existing buildings, additional pervious surface is still necessary to bring the lot coverage down to 80 percent. Providing for a small gravel surfaced area is proposed to accomplish this.

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

**Setback** -In the residential districts, structure setbacks are intended to provide privacy, light, air and emergency access (YMC 15.05.020(D)). The higher setback required from a residential zone is undoubtedly intended to do this. There is no effect on emergency access in this location, and the proposal is consistent with providing privacy, light and air because of the

small scale of the existing building and proposed addition and as stated previously, its location from the existing residence on the adjacent property is actually greater than the 20-foot standard. The addition is proposed to align with the front (east wall) of the existing building rather than the rear wall to maximize the distance from the lot line while not encroaching on the access drive. The position of the addition relative to the existing residence mostly obscures it from view and vice versa.

**Vehicle Storage Surfacing** – The small area and less visible location reduces the potential for impact on surrounding residential areas. Lower lot coverage (more pervious areas) is somewhat more consistent with the standards of the neighboring R-2 zoning district.

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

The proposal will allow a use of this site that is consistent with the zoning and due to the configuration of adjacent land uses and physical features provides for the characteristics intended by the setback and surfacing standards even though the actual standards are being modified. The setback adjustment permits flexibility in the design and placement of structures and other site improvements and by aligning the addition with the front of the existing building, it is the minimum necessary to accommodate the proposed improvement. The surfacing adjustment standard permits flexibility in the design and placement of site improvements and because it, with the provision of other pervious surfaces brings lot coverage down to the required maximum, it is the minimum necessary to accommodate the proposed improvement.

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## LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT

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

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

## INSTRUCTIONS - PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.

If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are not refundable. This application consists of four parts. PART I - GENERAL INFORMATION AND PART V - CERTIFICATION are on this page. PART II, III, and IV contain additional information specific to your proposal and MUST be attached to this page to complete the application.

## PART I - GENERAL INFORMATION

1. Applicant's Information:	Name:	Rosa Harati						
	Mailing Address:	PO Box 1109						
	City:	Manhattan Beach	St:	CA	Zip:	90267	Phone:	(509) 907-2077
	E-Mail:							
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input checked="" type="checkbox"/> Other Business Owner			
3. Property Owner's Information (If other than Applicant):	Name:	Sarah Harati						
	Mailing Address:	same						
	City:		St:		Zip:		Phone:	( )
	E-Mail:							

4. Subject Property's Assessor's Parcel Number(s): 191330-41485 &amp; 41486

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

Lots 23 &amp; 24, Korth's Fairview Addition, Volume 'C' of Plats, Page 17

6. Property Address: 1406 S. Fair Ave / 909 LaFollette Street

7. Property's Existing Zoning:

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

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

- ☒ Type (2) Review ☒ Administrative Adjustment ☒ Environmental Checklist (SEPA Review)  
☐ Transportation Concurrency ☐ Critical Areas Review ☐ Other: \_\_\_\_\_  
☒ Master Application  
(select if submitting two or more applications under Title 15)

PART II - LAND USE DESIGNATION (See attached page)

PART III - ATTACHMENTS INFORMATION (See attached page)

PART IV - WRITTEN NARRATIVE (See attached page)

## PART V - CERTIFICATION

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

Sarah Harati  
Property Owner's Signature08/10/2022  
DateRosa Harati  
Applicant's Signature8-10-22  
Date

CR-22-002861

FILE/APPLICATION(S)#

CL2#025-22

DATE FEE PAID:

9/9/22

RECEIVED BY:

A. Frith

AMOUNT PAID:

0.00

RECEIPT NO:

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☐ REC'DFAXED ☐☐ PAIDFYI ☐

Supplemental Application For:

**TYPE (2) REVIEW**

YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.14

**PART II – LAND USE DESIGNATION AS LISTED ON TABLE 4-1 PERMITTED LAND USES**

1. PROPOSED LAND USE TYPE: (See YMC § 15.04.030)

Automotive Dealer New and Used Sales

**PART III - ATTACHMENTS INFORMATION**

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

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

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

**PART IV - WRITTEN NARRATIVE: (Please submit a written response to the following questions)**

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

See Attached Narrative

B. How is the proposal compatible to neighboring properties?

See Attached Narrative

C. What mitigation measures are proposed to promote compatibility?

See Attached Narrative

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

See Attached Narrative

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

See Attached Narrative

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

See Attached Narrative

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CITY OF YAKIMA	
CODE ADMIN. DIVISION	
SEP 09 2022	
<input type="checkbox"/> REC'VD	<input type="checkbox"/> FAXED
<input type="checkbox"/> PAID	<input type="checkbox"/> FYI

## Written Narrative – Part IV

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

Proposed is an automobile sales business consisting of a lot with 22 for-sale vehicle spaces and two buildings for the sales office and related activities including financing, insurance, sale of tools and maintenance. Four dedicated parking spaces are proposed exceeding the parking required based on retail vehicle sales taking place in less than 1,000 square feet of these buildings. There is no show room. Business operations are expected to occur seven days per week. It is possible that some parts of the buildings could be leased to other small businesses. Given the limited amount of space these would be small in scale and would be expected to require no more parking than for their use associated with automobile sales.

Other than the four required parking spaces, all of the spaces on the site are for storage of vehicles that are part of the business inventory. They are not considered vehicle storage as that term is defined by the zoning ordinance, but they are also not the same as off-street parking. They are not counted toward the minimum parking standard for the use under Table 6-1 and they do not meet the general provision of YMC 15.06.030(B) because they are not for use by customers, patrons or employees and they are being used for the storage and sale of vehicles.

The vehicle spaces otherwise conform to the standards of YMC 15.06 except that a small area of the lot is proposed to be surfaced with gravel and for which an administrative adjustment application has been made. The other potential nonconformity is the manner in which several of the spaces are oriented, end to end with one vehicle space directly behind the other. This is proposed to provide for additional vehicle spaces and as business inventory, access to individual vehicles can be managed by company staff. This approach is used in other vehicle sales lots. The only zoning ordinance provision that appears to apply directly to this is YMC 15.06.050(D) for tandem parking spaces having a single means of ingress and egress, but the code provision doesn't prohibit them, it just doesn't allow them to be counted toward the required number of parking spaces, which in this instance, they are not.

- B. How is the proposal compatible to neighboring properties?**

The site consists of the two parcels totaling about one third acre at the corner of S. Fair Avenue, a minor arterial street and La Follette Street. Neighboring properties to the north and east are developed with commercial land uses including a major grocery store and shopping center across Fair Avenue to the east. No compatibility issues are expected with these land

uses. To the south and west are single family residences with which the proposed land use is less consistent. However, the entire area is characterized by mixed residential and commercial land use. Traffic on LaFollette Street, if presumed to be a residential street that serves this neighborhood, already passes through a commercial area at the west end of the street.

**C. What mitigation measures are proposed to promote compatibility?**

Sitescreening will be provided along the property lines. With a location at the corner of the residential street and an arterial, there should be no incentive for most traffic generated by the proposed land use to drive through the residential neighborhood. The proposed administrative adjustment to reduce the required side setback from 20 to 6 feet is the expansion of an existing building with the new addition located some distance away and behind the residence on the existing parcel and partially shielded by the existing building.

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

The Local Business zoning district is intended to provide areas for commercial activities that meet the small retail shopping and service needs of the community and accommodate small-scale commercial uses that need a higher level of visibility and easy access to major arterials. Characteristic land uses include small retail sales and service establishments. (YMC 15.03.020 (F)).

The proposed commercial use is consistent with these criteria, especially because it is small in scale, needs higher visibility and easy access to major arterials and provides for retail and service needs of the community. The location on Fair Avenue, a minor arterial, just south of Nob Hill Boulevard, a major arterial, provides access and visibility.

The proposed land use is consistent with the B-2 zoning of the site and is no more inconsistent with neighboring residential land uses than other land uses permitted in the B-2 zone. Sitescreening is proposed, lot coverage and other standards are being met while the setback reduction being proposed is expected to have less impact for reasons already stated.

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

Property to the east and north is zoned General Commercial, a higher intensity commercial zoning district, so the use of the site provides a transition, and the small size of the site limits the scale to less than many land uses permitted in the B-2 zoning district such as the grocery store to the east. Consistency with the residential use to the south and west is being enhanced by fencing and sitescreening. In general, the surrounding area is characterized by a mixture of residential, commercial and industrial land uses with residential areas interspersed and surrounded by the higher intensity areas. From that standpoint, the proposal is consistent with the character of the surrounding area as well as the zoning.

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PLANNING DIV

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

The proposal is for a commercial business on a site designated for future commercial use. It fronts on an arterial street in the immediate vicinity of its intersection with a major arterial. This location provides visibility and access and is not ideal for residential use.

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PLANNING DIV.



# LAND USE APPLICATION

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

## INSTRUCTIONS - PLEASE READ FIRST

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:	Rosa Harati						
	Mailing Address:	PO Box 1109						
	City:	Manhattan Beach	St:	CA	Zip:	90267	Phone:	(509) 907-2077
	E-Mail:							
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Purchaser <input checked="" type="checkbox"/> Other <u>Business Owner</u>						
3. Property Owner's Information (If other than Applicant):	Name:	Sarah Harati						
	Mailing Address:	same as applicant						
	City:		St:		Zip:		Phone:	( )
	E-Mail:							
4. Subject Property's Assessor's Parcel Number(s): 191330-41485 & 41486								
5. Legal Description of Property. (if lengthy, please attach it on a separate document) Lots 23 & 24, Korth's Fairview Addition, Volume 'C' of Plats, Page 17								
6. Property Address: 1406 S. Fair Ave / 909 LaFollette Street								
7. Property's Existing Zoning: <input type="checkbox"/> SR <input type="checkbox"/> R-1 <input checked="" type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2								
8. Type Of Application: (Check All That Apply)								
<input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Comprehensive Plan Text or Map Amendment <input checked="" type="checkbox"/> Environmental Checklist (SEPA Review) <input type="checkbox"/> Transportation Concurrency <input checked="" type="checkbox"/> Master Application (select if submitting two or more applications under Title 15) <input checked="" type="checkbox"/> Other: <u>Type 2 Review</u>								

## 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.

Sarah Harati  
Property Owner's Signature

08/10/2022  
Date

Rosa Harati  
Applicant's Signature

8-10-22  
Date

FILE/APPLICATION(S)#

RZ#001-22

CR-22-00280

DATE FEE PAID:

9/9/22

RECEIVED BY:

A. Firth

AMOUNT PAID:

1610.00

RECEIPT NO:

1610.00



Supplemental Application For:  
**REZONES**  
YAKIMA MUNICIPAL CODE CHAPTER 15.23

**PART II - APPLICATION INFORMATION**

**1. EXISTING ZONING OF SUBJECT PROPERTY:**

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

**2. DESIRED ZONING OF SUBJECT PROPERTY:**

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

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

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

**4. EXISTING FUTURE LAND USE DESIGNATION:**

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

**5. PROPOSED FUTURE LAND USE DESIGNATION:**

Is there a proposed change to the Future Land Use Map? **No.**

If so what is the proposed future land use designation?

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

**6. PUBLIC FACILITIES AND SERVICES AVAILABLE:**

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

**PART III - REQUIRED ATTACHMENTS**

1. WRITTEN NARRATIVE (see attached form)

2. ENVIRONMENTAL CHECKLIST (attached)

3. TRAFFIC CONCURRENCY (may be required)

4. SITE PLAN OR CONCEPTUAL SITE PLAN

A site plan is required if a land use development is proposed. If no land use development is proposed, a non-binding conceptual site plan is required and shall show potential future use of the property per YMC § 15.23.030 (B).

**5. AUTHORIZATION:**

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

Sarah Harant  
Property Owner Signature (required)

08/10/2022  
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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Supplemental Application For:

**REZONES**

YAKIMA MUNICIPAL CODE CHAPTER 15.23

☐ REC'DFAXED ☐☐ PAIDFYI ☐**PART IV – NARRATIVE (SUBMIT ANSWERS ON SEPARATE SHEET OF PAPER IF NEEDED)**

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

**See attached**

What is the status of existing land use?

**See attached**

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

**See attached**

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

**See attached**

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

**See attached**

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

**See attached**

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

**See attached**

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

**See attached**

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CITY OF YAKIMA  
PLANNING DIV.**Narrative**

This is an application to change the zoning of two parcels totaling about one-third of an acre at the corner of S. Fair Avenue and La Follette Street from Two-Family Residential (R-2) to Local Business (B-2). The property has a future land use map designation of Community Mixed Use with which the proposed zoning is consistent.

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

The property is flat and has frontage on and access to improved City streets and a range of utilities. It is located on Fair Avenue, a minor arterial street about 150 feet south of Nob Hill Boulevard, a principal arterial street.

**What is the status of existing land use?**

The site is now occupied by two single family residences and an accessory garage.

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

The proposed zoning is an implementing zoning district of the Community Mixed Use Future Land Use designation as shown by the Table identified as Exhibit 2.2 in the comprehensive plan and is consistent with the designation for that reason. The current R-2 zoning is not consistent with the future land use designation according to this table. The site is bordered by property to the north and east in commercial use, zoned General Commercial and with a Commercial Mixed Use Future Land Use designation. It conforms to the locational criteria of Plan Policy 2.2.3 because of its location on an arterial street and in an area that transitions between residential uses and downtown or other mixed-use centers.

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

Utilities available to the site include water lines in both S. Fair Avenue and La Follette Street and a sewer line in S. Fair Avenue. A fire hydrant is located adjacent to the site at the corner of Fair and La Follette. Natural gas is also available to the site and police and emergency services are available.

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

The small size of these two parcels makes the most intensive uses of the B-2 zone such as a large store or a school unlikely. It should be possible for relatively higher intensity commercial, residential or mixed-use development appropriate to the size and shape of the site to be supported by the public facilities that are available at this location. The proposed automobile



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CITY OF YAKIMA  
PLANNING DIV

sales use of the site can be accommodated. This land use does not have high demand for domestic sewer and water or other services. While it is not a high traffic generator, location of approaches and on-site vehicle storage that eliminate the need for on-street parking should reduce traffic concerns.

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

Commercial use and zoning are consistent with and compatible with similar commercial land uses to the north and east. Sitescreening consisting of view obscuring fencing is proposed along the west property line adjacent to residential use and zoning.

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

Sitescreening described above, landscape strips on the south and east property lines adjacent to Fair Avenue and La Follette Street, the relatively small size of the site and its location as a transition between residential and commercial land uses.

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

Consistency with the future land use designation of the property and the inconsistency of the current zoning. The public need that was established for the recent designation of this property as Community Mixed Use. This change in the future land use designation would also be the changed circumstances for the proposed rezoning.

**ROSA HARATI/ SARAH HARATI**  
**RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22**

## **EXHIBIT LIST**

## CHAPTER F

### Public Notices

[illegible]

CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

I, Eva Rivera, 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 ROSA HARATI/ SARAH HARATI 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 11th day of April 2023.

  
\_\_\_\_\_  
Eva Rivera  
Planning Technician

Received By: \_\_\_\_\_

Date: 4/11/2023\_\_\_\_\_

DOC.  
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# F-710

18132421604  
CENTRAL WA COMP MENTAL HEAL  
PO BOX 959  
YAKIMA, WA 98907

18131333097  
FAIRBANKS YAKIMA LLC  
PO BOX 808  
FALL CITY, WA 98024

18131333114  
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YAKIMA, WA 98902

18131333101  
PLSVCS LLC  
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18131333109  
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JMJG INVESTMENTS  
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18131333117  
SONYA ORTIZ  
1408 JEROME AVE  
YAKIMA, WA 98902

18131334471  
SERGIO LOPEZ  
1315 FAIRBANKS AVE  
YAKIMA, WA 98902

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529 W COLUMBIA DR  
KENNEWICK, WA 99336

18131333408  
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18131333405  
TOMAS & MARIA PEREZ  
615 LEWIS ST  
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18132421605  
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1318 CHERRY AVE  
YAKIMA, WA 98902

18131333410  
ANTONIA J VALENZUELA  
1410 JEROME AVE  
YAKIMA, WA 98902

18131333116  
OSCAR C & ANA CLAUDIA NUNEZ  
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YAKIMA, WA 98902

18131334457  
RAMON & ALONDRA MORA  
11419 SE 253RD PL  
KENT, WA 98030

18131333094  
RUFINO C & PETRA ZAMORA  
1405 CHERRY AVE  
YAKIMA, WA 98902

18131333404  
CIRO PEREZ & MARIA ELENA RAMIREZ  
1417 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333403  
CONSUELO MENDOZA MEJIA  
1413 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333091  
CRISANTA M MARTINEZ DELGADO  
1411 CHERRY AVE  
YAKIMA, WA 98902

18131333099  
DAVID CALDERON  
1404 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333108  
ELIAS & ELIZABETH MUNGUIA  
1407 FAIRBANKS AVE  
YAKIMA, WA 98902

18132422530  
MARIO ALBERTO RAMIREZ  
1406 CHERRY AVE  
YAKIMA, WA 98902

18131333107  
ERIK GRAY  
232 SADDLE BROOK CT  
YAKIMA, WA 98908

18131333100  
ESPERANZA MORALES  
1406 FAIRBANKS AVE  
YAKIMA, WA 98902

18131334460  
FIDELINA VELASCO  
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YAKIMA, WA 98902

18131333409  
FLORA HERRERA  
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YAKIMA, WA 98902

18132422587  
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18132422528  
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VANCOUVER, WA 98662

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18131334569  
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1313 1/2 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333115  
MARIA DE JESUS GODINEZ  
1404 JEROME AVE  
YAKIMA, WA 98902

18131333106  
MARIA V MUNGUIA  
1415 CHERRY AVE  
YAKIMA, WA 98902

18132422527  
GORDON E & BARBARA A BECKER  
1412 CHERRY AVE  
YAKIMA, WA 98902

18132422529  
GREGORY J & CHRISTIE A BROWN  
4006 MOUNTAINVIEW AVE  
YAKIMA, WA 98901

18132422525  
GUADALUPE SANCHEZ  
1416 CHERRY AVE  
YAKIMA, WA 98902

18131333113  
GUSTAVO MARTINEZ  
6902 OCCIDENTAL RD  
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18131333407  
ISBET VILLA  
1416 JEROME AVE  
YAKIMA, WA 98902

18132422524  
JACK GRACIC  
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PROVO, UT 84606

18131333095  
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18131334459  
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18131334474  
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1317 LONDON AVE  
YAKIMA, WA 98902

18131333112  
JESUS & OTILIA MACIEL  
1319 FAIRBANKS AVE  
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18131333092  
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18131333105  
LUCILA RAMOS  
1414 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333400  
LINDA & ROY JOHNSON  
1409 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333118  
LUIS RIVERA CARDENAS  
1412 FAIRBANKS AVE  
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18131334458  
LUIS MACIEL-RIOS  
1316 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333089  
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YAKIMA, WA 98902

18132422526  
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18131333096  
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18131333090  
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19133041001  
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19133041005  
GILBERTO ARROYO  
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WAPATO, WA 98951

19133041006  
CANDIDO ROSAS  
1420 FAIR AVE  
YAKIMA, WA 98901

19133041007  
MELVIN K. & EDITH L. NANCE  
1424 FAIR AVE  
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19133041008  
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*Notice of City Council Hearing*  
*RZ#001-22, CLZ# 025-22, ADJ#024-22, SEPA#017-22*  
*Date of hearing 6/5/02/2023*

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SEPA REVIEWING AGENCIES  
\_UPDATED 12/07/2022

Type of Notice: NTC of City Council Hearing

File Number: RZ#001.22, CZ#025.22, ADJ#024.22, SEPA#017.22

Date of Mailing: 05/02/2023  
Hearing

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(Projects Adjacent to BNSF Right of Way ONLY) Central Washington Railroad	111 University Parkway, Suite 200 Yakima, WA 98901 (509) 453-9166 Tim Marshall, General Manager, tmarshall@cbrr.com Kim Yeager, Real Estate Manager, kyeager@ihdlc.com	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> E-mail
(Shoreline notices ONLY) Department of Ecology	crosepa@ecy.wa.gov	<input type="checkbox"/> E-mail

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Sarah Harrati	418 N. 8 <sup>th</sup> St, Yakima, WA 98901	

Type of Notice: Ntc of City Council Hearing  
File Number(s): DZ#001-22, C2#025-22, ADJ#024-22, SERA#017-22  
Date of ~~Mailing~~ Hearing: 05/02/2023

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OFFICE OF THE CITY CLERK  
129 North Second Street  
Yakima, Washington 98901  
Phone (509) 575-6037 • Fax (509) 576-6614

**CITY OF YAKIMA  
NOTICE OF PUBLIC HEARING  
Rezone of Property at near 1406 S. Fair Ave**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Public Hearing to consider the application submitted by Rosa Harati to rezone two parcels at 1406 S. Fair Ave and 909 LaFollette St. from Two-Family Residential (R-2) to Local Business (B-2).

Said public hearing will be held **Tuesday, May 2, 2023 at 6:00 p.m.** or soon thereafter, via Zoom and in the Council Chambers at City Hall, 129 N. 2nd St., Yakima, WA.

All interested persons wishing to provide testimony on this hearing are welcome to attend or call in to the public hearing (information provided on the agenda) or contacting the City Council in the following manner:

- 1) Send a letter via regular mail to "Yakima City Council, 129 N. 2<sup>nd</sup> Street, Yakima, WA. 98901"; or,
- 2) E-mail your comments to [citycouncil@yakimawa.gov](mailto:citycouncil@yakimawa.gov). Include in the e-mail subject line, "1406 S. Fair Ave rezone." Please also include your name and mailing address.
- 3) *The complete record may be examined during business hours (8:30-4:30) at the Codes Counter – 2<sup>nd</sup> Floor, City Hall – 129 N 2<sup>nd</sup> Street, Yakima, WA 98901*

Dated this 14<sup>th</sup> day of April, 2023.

Sonya Claar Tee, CMC  
City Clerk

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# F-1

**CIUDAD DE YAKIMA**  
**AVISO DE AUDIENCIA PÚBLICA**  
**Rezonificación de la propiedad cerca de 1406 S. Fair Ave**

POR LA PRESENTE SE NOTIFICA que el Concejo Municipal de Yakima llevará a cabo una Audiencia Pública para considerar la solicitud presentada por Rosa Harati para rezonificar dos parcelas en 1406 S. Fair Ave y 909 LaFollette St. de zona residencial (R-2) a zona Comercial (B-2).

Dicha audiencia pública se llevará a cabo el **martes 2 de mayo de 2023 a las 6:00 p.m.** o poco después, a través de Zoom y en la Sala del Concejo Municipal en el Ayuntamiento, ubicado en el 129 N. 2nd St., Yakima, WA.

Todas las personas interesadas que deseen brindar testimonio en esta audiencia son bienvenidas a asistir o llamar a la audiencia pública (información prevista en la agenda) o contactando al Concejo Municipal de la siguiente manera:

- 1) Envíe una carta por correo postal regular al "Concejo Municipal de Yakima, 129 N. 2<sup>nd</sup> Street, Yakima, WA. 98901"; o,
- 2) Envíe sus comentarios por correo electrónico a [citycouncil@yakimawa.gov](mailto:citycouncil@yakimawa.gov). Incluya en la línea de asunto del correo electrónico, "1406 S. Fair Ave rezonificación." Por favor también incluya su nombre y dirección postal.
- 3) El registro completo se puede examinar durante el horario comercial (8:30 a.m. a 4:30p.m.) en el mostrador de Códigos – 2.º piso, Ayuntamiento – 129 N. Calle 2ª, Yakima, WA 98901

Fechado este 14 de abril de 2023.

Sonya Claar Tee, CMC  
Secretaria de la Ciudad

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# F-1

**Project Name:** ROSA HARATI/ SARAH HARATI

**Site Address:** 909 LA FOLETTE ST/ 1406 S FAIR AVE

**File Number(s):** RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22

**Proposal:** Proposal to rezone two lots from R-2 to B-2, to establish a automobile dealership, an administrative adjustment to the side setback from 20ft to 6ft, and an adjustment to the parking/vehicle standard from hard-surfacing to gravel.



## VICINITY MAP



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Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.  
Date Created: 9/12/2022



RECEIVED

SEP 09 2022

CITY OF YAKIMA  
PLANNING DIV.

**PARKING:**  
22 SALES INVENTORY SPACES  
3 CUSTOMER/EMPLOYEE SPACES  
1 ADA ACCESSIBLE SPACES  
TOTAL = 26

**LEGEND:**

EOP = EDGE OF PAVEMENT SURFACING  
EOG = EDGE OF GRAVEL SURFACING  
= GRAVEL SURFACING

**LOT COVERAGE**

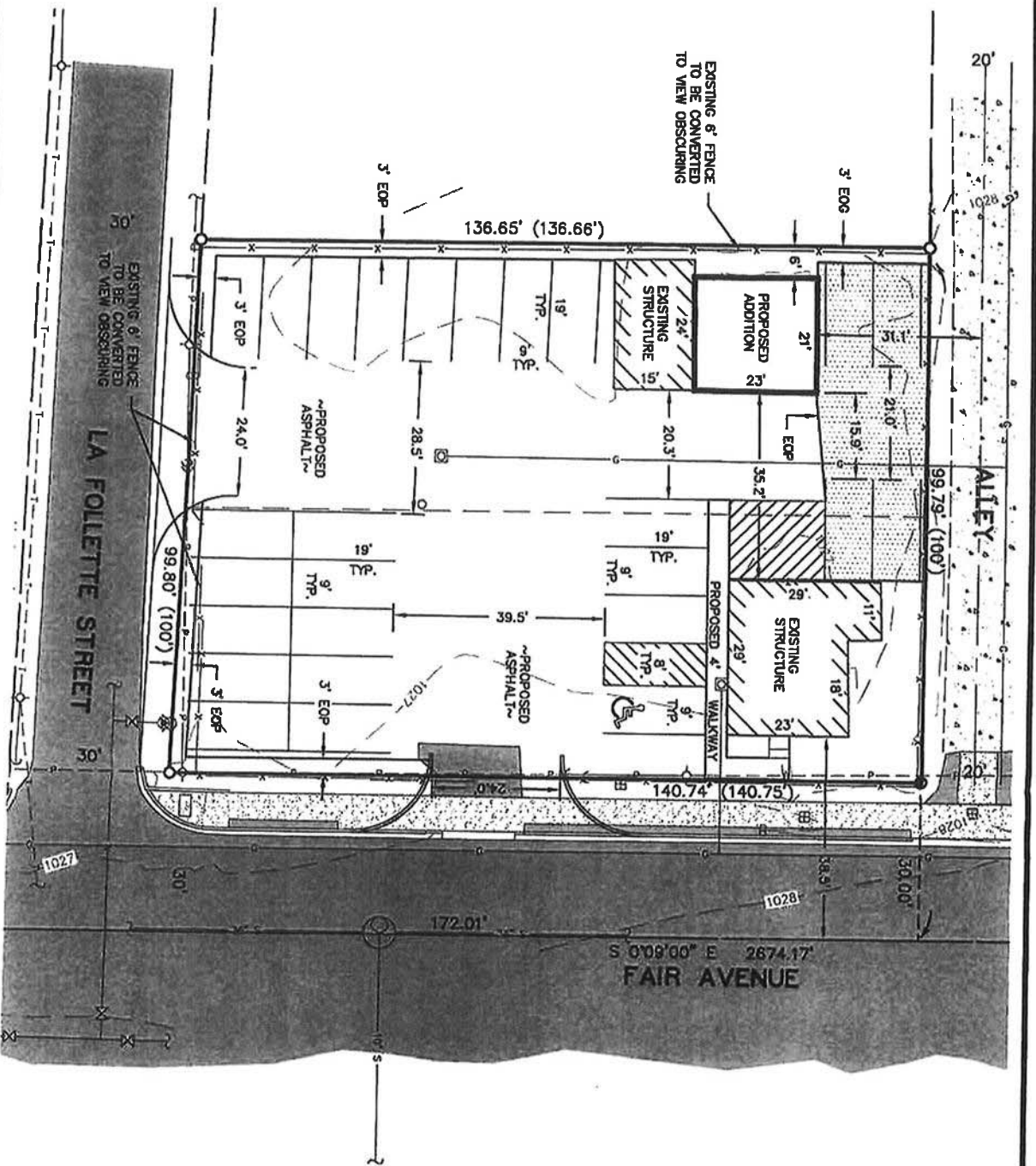
TOTAL AREA:

13,833 SQ FT

PROPOSED & EXISTING ASPHALT &  
CONCRETE SURFACES:  
PROPOSED & EXISTING BUILDINGS:  
TOTAL IMPERVIOUS SURFACES:

9,560 SQ FT  
1,556 SQ FT  
11,116 SQ FT

80% LOT COVERAGE



20  
0  
20 FEET  
SCALE: 1" = 20'

**CONCEPTUAL SITE PLAN**

PREPARED FOR

ROSA HARATI

1406 S. FAIR AVENUE, YAKIMA, WA

PLSA ENGINEERING & SURVEYING

JOB NO. 21238

AUGUST 4, 2022

SHEET  
1 OF 1

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CITY OF YAKIMA, PLANNING DIVISION

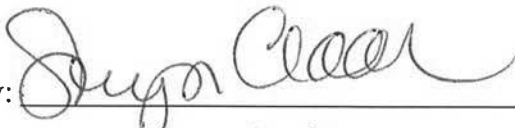
LETTER OF TRANSMITTAL

I, Eva Rivera, 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 ROSA HARATI/ SARAH HARATI 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 26th day of January 2023.

  
\_\_\_\_\_  
Eva Rivera  
Planning Technician

Received By:   
\_\_\_\_\_  
Date: 1-26-23

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# F6

18132421604  
CENTRAL WA COMP MENTAL HEAL  
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YAKIMA, WA 98907

18131333097  
FAIRBANKS YAKIMA LLC  
PO BOX 808  
FALL CITY, WA 98024

19133041465  
FATHER & SON INVESTMENT LLC  
1301 W GRANDVIEW AVE  
SUNNYSIDE, WA 98944

19133041466  
FATHER & SON INVESTMENT LLC  
1301 W GRANDVIEW AVE  
SUNNYSIDE, WA 98944

19132932503  
GAYLORD PROPERTY INVESTMENTS  
LLC  
115 S 10TH AVE  
PASCO, WA 99301

18131333102  
JMJG INVESTMENTS  
PO BOX 1434  
YAKIMA, WA 98907

18131333101  
PLSVCS LLC  
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YAKIMA, WA 98908

19133041470  
TRACK ROAD LLC  
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19133014572  
WITHROW ENTERPRISES LIMITED  
PARTNERSHIP  
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SELAH, WA 98942

19133014573  
WITHROW ENTERPRISES LIMITED  
PARTNERSHIP  
PO BOX 430  
SELAH, WA 98942

19132921007  
YAKIMA COUNTY COMMISSIONERS  
128 N 2ND ST #232  
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18132422531  
ANDREW HARDING  
529 W COLUMBIA DR  
KENNEWICK, WA 99336

18131333410  
ANTONIA J VALENZUELA  
1410 JEROME AVE  
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18131333109  
ARMANDO G MONTOYA  
1401 FAIRBANKS AVE  
YAKIMA, WA 98902

18132421605  
BENJAMIN LUA GRANADOS  
1318 CHERRY AVE  
YAKIMA, WA 98902

18131333088  
BONIFACIO MUNGUIA ALCALA  
1415 CHERRY AVE  
YAKIMA, WA 98902

19133041006  
CANDIDO ROSAS  
1420 FAIR AVE  
YAKIMA, WA 98901

19133041482  
CELEDONIO VALENCIA  
903 LA FOLLETT ST  
YAKIMA, WA 98901

18131333404  
CIRO PEREZ & MARIA ELENA RAMIREZ  
1417 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333403  
CONSUELO MENDOZA MEJIA  
1413 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333091  
CRISANTA M MARTINEZ DELGADO  
1411 CHERRY AVE  
YAKIMA, WA 98902

18131333099  
DAVID CALDERON  
1404 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333108  
ELIAS & ELIZABETH MUNGUIA  
1407 FAIRBANKS AVE  
YAKIMA, WA 98902

19133041505  
EMILIO & MARY H ZAMARRIPA JR  
904 E NOB HILL BLVD  
YAKIMA, WA 98901

18131333107  
ERIK GRAY  
232 SADDLE BROOK CT  
YAKIMA, WA 98908

18131333100  
ESPERANZA MORALES  
1406 FAIRBANKS AVE  
YAKIMA, WA 98902

18131334460  
FIDELINA VELASCO  
1312 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333409  
FLORA HERRERA  
1412 JEROME AVE  
YAKIMA, WA 98902

18132422587  
FRANCISCO MUNGUIA  
333 TRACK RD  
COWICHE, WA 98923

19133041008  
GEORGE A & ROSEMARY JUAREZ  
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YAKIMA, WA 98901

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19133041001  
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19133041005  
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105 N CENTRAL AVENUE  
WAPATO, WA 98951

18131333114  
GLORIA SANCHEZ PEREZ  
1402 JEROME AVE  
YAKIMA, WA 98902

18132422527  
GORDON E & BARBARA A BECKER  
1412 CHERRY AVE  
YAKIMA, WA 98902

18132422529  
GREGORY J & CHRISTIE A BROWN  
4006 MOUNTAINVIEW AVE  
YAKIMA, WA 98901

18132422525  
GUADALUPE SANCHEZ  
1416 CHERRY AVE  
YAKIMA, WA 98902

18131333113  
GUSTAVO MARTINEZ  
6902 OCCIDENTAL RD  
YAKIMA, WA 98908

18131333407  
ISBET VILLA  
1416 JEROME AVE  
YAKIMA, WA 98902

18132422524  
JACK GRACIC  
1418 CHERRY AVE  
YAKIMA, WA 98902

18131334455  
JAY L & KENDRA L GLENN  
1375 CINNAMON RIDGE WAY  
PROVO, UT 84606

18131334456  
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1375 CINNAMON RIDGE WAY  
PROVO, UT 84606

18131333093  
JEANNETTE MARTIN  
5808 SUMMITVIEW AVE STE A PMB 403  
YAKIMA, WA 98908

18131334459  
JEFF TYREE  
6257-40TH AVE NE  
SEATTLE, WA 98115

18131334474  
JESUS & AMALIA FLORES  
1317 LONDON AVE  
YAKIMA, WA 98902

18131333112  
JESUS & OTILIA MACIEL  
1319 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333092  
JOEL & CLAUDIA ABUNDIZ  
1409 CHERRY AVE  
YAKIMA, WA 98902

19133041002  
JORGE L SANDOVAL  
815 LAFOLLETTE ST  
YAKIMA, WA 98901

19133041009  
JOSE C & ROSEMARY NUNEZ  
10222 MIERAS RD  
YAKIMA, WA 98901

19133041010  
JOSE LUIS & ROSALBA ONTIVEROS  
FRIAS  
1524 FAIR AVE #43  
YAKIMA, WA 98901

18131333400  
LINDA & ROY JOHNSON  
1409 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333401  
LLOYD A & JULIA KOCH  
1409 1/2 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333105  
LUCILA RAMOS  
1414 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333089  
LUCIO DELEON SANCHEZ  
1413 CHERRY AVE  
YAKIMA, WA 98902

18131333118  
LUIS RIVERA CARDENAS  
1412 FAIRBANKS AVE  
YAKIMA, WA 98902

18131334458  
LUIS MACIEL-RIOS  
1316 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333090  
MANUEL CRUZ MARMOLEJO  
1411 CHERRY AVE  
YAKIMA, WA 98902

18132422526  
MARIA VALENCIA  
2205 S 67TH AVE  
YAKIMA, WA 98903

19133041480  
MARIA BARAJAS  
815 LAFOLLETTE ST  
YAKIMA, WA 98901

18131333115  
MARIA DE JESUS GODINEZ  
1404 JEROME AVE  
YAKIMA, WA 98902

18131333106  
MARIA V MUNGUIA  
1415 CHERRY AVE  
YAKIMA, WA 98902

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18131333402  
MARICRUZ ARREDONDO  
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YAKIMA, WA 98909

18132422530  
MARIO ALBERTO RAMIREZ  
1406 CHERRY AVE  
YAKIMA, WA 98902

18132422528  
MARTHA B & MYRON L COMBELIC  
7911 NE ROYAL ST  
VANCOUVER, WA 98662

18131333098  
MARTIN MARMOLEJO  
1402 FAIRBANKS AVE  
YAKIMA, WA 98902

19133041481  
MAXIMILIANO ET AL PONCE  
901 LA FOLLETT ST  
YAKIMA, WA 98901

19133041007  
MELVIN K. & EDITH L. NANCE  
1424 FAIR AVE  
YAKIMA, WA 98901

18131333111  
MICAELA SANCHEZ  
1401 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333116  
OSCAR C & ANA CLAUDIA NUNEZ  
1406 JEROME AVE  
YAKIMA, WA 98902

19133041504  
PATRICIO ROMERO MARTINEZ  
307 S 7TH ST  
YAKIMA, WA 98901

18131333096  
RAMON & ALONDRA MORA  
11419 SE 253RD PL  
KENT, WA 98030

18131334457  
RAMON & ALONDRA MORA  
11419 SE 253RD PL  
KENT, WA 98030

18131333094  
RUFINO C & PETRA ZAMORA  
1405 CHERRY AVE  
YAKIMA, WA 98902

19133014462  
SANAD SARAMEH  
715 RAINBOW LN  
SUNNYSIDE, WA 98944

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SANAD SARAMEH  
715 RAINBOW LN  
SUNNYSIDE, WA 98944

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PO BOX 1109  
MANHATTAN BEACH, CA 90267

18131334471  
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1315 FAIRBANKS AVE  
YAKIMA, WA 98902

18131334569  
SERGIO A & ESPERNAZA LOPEZ  
1313 1/2 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333117  
SONYA ORTIZ  
1408 JEROME AVE  
YAKIMA, WA 98902

18131333405  
TOMAS & MARIA PEREZ  
615 LEWIS ST  
YAKIMA, WA 98902

19133041483  
UZIEL ESTRADA  
818 N 6TH ST  
YAKIMA, WA 98901

19133041484  
UZIEL ESTRADA  
818 N 6TH ST  
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18131333095  
VERN D & PHYLLIS J MUSGROVE  
424 N 30TH AVE  
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19133041003  
WILLIAM GENE SCRIBNER  
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18131333408  
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5511 GLACIER WAY  
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85  
Total Parcels - ROSA HARATI/ SARAH  
HARATI - RZ#001-22, CL2#025-22,  
ADJ#024-22, SEPA#017-22

ROSA HARATI  
PO BOX 1109  
MANHATTAN BEACH, CA 90267

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Nte of CC Hearing  
RZ#001-22, CL2#025-22, ADJ#024-22  
SEPA#017-22  
Date of Hearing 03/07/2023

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Yakima Valley Canal Co  
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Paul Edmondson  
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info@yakimavalleytrolleys.org

**SEPA REVIEWING AGENCIES**  
**\_UPDATED 12/07/2022**

Type of Notice: NTA of City Council Hearing  
File Number: PZ#001-22, CL#625-22, ADJ#024-22, SEPA#0722  
Date of Mailing: 03/07/2023  
Hearing

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Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
John Zabell	Code Administration	John.Zabell@yakimawa.gov
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.DeBusschere@yakimawa.gov
Tony Doan	Code Administration	Tony.Doan@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Rosalinda Ibarra	Community Development	Rosalinda.Ibarra@yakimawa.gov
Bill Preston	Engineering	Bill.preston@yakimawa.gov
Kirsten McPherson	Engineering	Kirsten.McPherson@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
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov
Eva Rivera	Planning	Eva.rivera@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	Notified?
(Subdivision notices ONLY) Pacific Power Attn: Estimating Department	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(Projects Adjacent to BNSF Right of Way ONLY) Central Washington Railroad	111 University Parkway, Suite 200 Yakima, WA 98901 (509) 453-9166 Tim Marshall, General Manager, tmarshall@cbrr.com Kim Yeager, Real Estate Manager, kyeager@ihdllc.com	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> E-mail
(Shoreline notices ONLY) Department of Ecology	crosepa@ecy.wa.gov	<input type="checkbox"/> E-mail

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail
Tom Durant	521 N. 20th Ave, Suite 3, Yakima WA 98902	
Sylus Selberg	521 N. 20th Ave, Suite 3, Yakima WA 98902	
Sarah Harati	410 N. 8th St. Yakima, WA 98901	

Type of Notice: Nto of City Council Hearing  
File Number(s): RZ# 001-22, CL# 025-22, ADJ# 024-22, SEPA# 017-22  
Date of Mailing: hearing 03/07/2023

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RECEIVED

SEP 09 2022

CITY OF YAKIMA  
PLANNING DIV.

**PARKING:**

22 SALES INVENTORY SPACES  
3 CUSTOMER/EMPLOYEE SPACES  
1 ADA ACCESSIBLE SPACES

TOTAL = 26

**LEGEND:**

EOP = EDGE OF PAVEMENT SURFACING  
EOG = EDGE OF GRAVEL SURFACING  
= GRAVEL SURFACING

**LOT COVERAGE**

TOTAL AREA:

13,833 SQ FT

PROPOSED & EXISTING ASPHALT &  
CONCRETE SURFACES:

9,560 SQ FT

PROPOSED & EXISTING BUILDINGS:

1,356 SQ FT

TOTAL IMPERVIOUS SURFACES:

11,116 SQ FT

80% LOT COVERAGE



20 0 20 FEET  
SCALE: 1" = 20'

**CONCEPTUAL SITE PLAN**

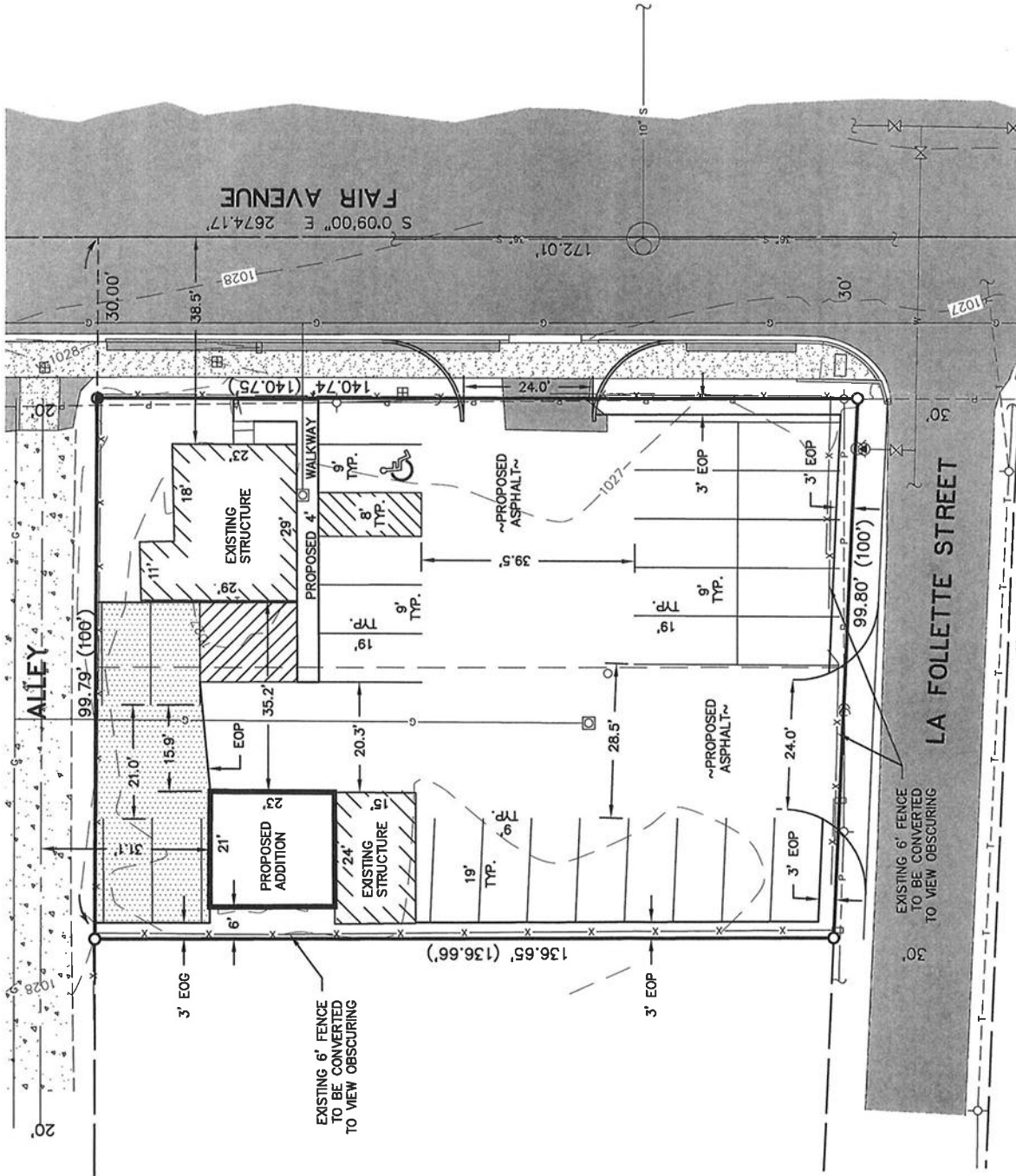
PREPARED FOR  
**ROSA HARATI**

1406 S. FAIR AVENUE, YAKIMA, WA

PLSA ENGINEERING & SURVEYING

JOB NO. 21238  
AUGUST 4, 2022

SHEET  
1 OF 1



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# F6

**Project Name:** ROSA HARATI/ SARAH HARATI

**Site Address:** 909 LA FOLLETTE ST/ 1406 S FAIR AVE

**File Number(s):** RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22

**Proposal:** Proposal to rezone two lots from R-2 to B-2, to establish a automobile dealership, an administrative adjustment to the side setback from 20ft to 6ft, and an adjustment to the parking/vehicle standard from hard-surfacing to gravel.



## VICINITY MAP



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

Date Created: 9/12/2022





## Rivera, Eva

---

**From:** Rivera, Eva  
**Sent:** Thursday, January 26, 2023 9:01 AM  
**To:** Claar Tee, Sonya  
**Subject:** Mailing for City Council Hearing - Rosa Harati/Sarah Harati - RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22  
**Attachments:** Local Media List \_01.20.2023; In-House Distribution E-mail List\_ updated 12.07.2022; SEPA Reviewing Agencies E-mail Distribution List\_Updated 01.10.2023

Good morning Sonya,

On ~~January 17~~ <sup>February 7</sup>, 2023, City Council set **March 7** as the public hearing date for Rosa Harati/Sarah Harati.

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

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

Thank you!



*Eva Rivera*  
**Planning Technician**  
**Phone:** 509-575-6261  
**Email:** 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.*

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## AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22

ROSA HARATI/ SARAH HARATI

909 LA FOLETTE ST/ 1406 S FAIR AVE

I, Eva Rivera, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Hearing Examiner's Recommendation**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, parties of record, and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division; and that said notices were mailed by me on this 10th day of January 2023.

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

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18132421604  
CENTRAL WA COMP MENTAL HEAL  
PO BOX 959  
YAKIMA, WA 98907

19133041466  
FATHER & SON INVESTMENT LLC  
1301 W GRANDVIEW AVE  
SUNNYSIDE, WA 98944

18131333101  
PLSVCS LLC  
PO BOX 8066  
YAKIMA, WA 98908

19133014573  
WITHROW ENTERPRISES LIMITED  
PARTNERSHIP  
PO BOX 430  
SELAH, WA 98942

18131333410  
ANTONIA J VALENZUELA  
1410 JEROME AVE  
YAKIMA, WA 98902

18131333088  
BONIFACIO MUNGUIA ALCALA  
1415 CHERRY AVE  
YAKIMA, WA 98902

18131333404  
CIRO PEREZ & MARIA ELENA RAMIREZ  
1417 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333099  
DAVID CALDERON  
1404 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333108  
ERIK GRAY  
232 SADDLE BROOK CT  
YAKIMA, WA 98908

18131333409  
FLORA HERRERA  
1412 JEROME AVE  
YAKIMA, WA 98902

18131333097  
FAIRBANKS YAKIMA LLC  
PO BOX 808  
FALL CITY, WA 98024

19132932503  
GAYLORD PROPERTY INVESTMENTS  
LLC  
115 S 10TH AVE  
PASCO, WA 99301

19133041470  
TRACK ROAD LLC  
PO BOX 22680  
YAKIMA, WA 98907

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

18131333109  
ARMANDO G MONTOYA  
1401 FAIRBANKS AVE  
YAKIMA, WA 98902

19133041006  
CANDIDO ROSAS  
1420 FAIR AVE  
YAKIMA, WA 98901

18131333403  
CONSUELO MENDOZA MEJIA  
1413 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333108  
ELIAS & ELIZABETH MUNGUIA  
1407 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333100  
ESPERANZA MORALES  
1406 FAIRBANKS AVE  
YAKIMA, WA 98902

18132422587  
FRANCISCO MUNGUIA  
333 TRACK RD  
COWICHE, WA 98923

19133041465  
FATHER & SON INVESTMENT LLC  
1301 W GRANDVIEW AVE  
SUNNYSIDE, WA 98944

18131333102  
JMJG INVESTMENTS  
PO BOX 1434  
YAKIMA, WA 98907

19133014572  
WITHROW ENTERPRISES LIMITED  
PARTNERSHIP  
PO BOX 430  
SELAH, WA 98942

18132422531  
ANDREW HARDING  
529 W COLUMBIA DR  
KENNEWICK, WA 99336

18132421605  
BENJAMIN LUA GRANADOS  
1318 CHERRY AVE  
YAKIMA, WA 98902

19133041482  
CELEDONIO VALENCIA  
903 LA FOLLETT ST  
YAKIMA, WA 98901

18131333091  
CRISANTA M MARTINEZ DELGADO  
1411 CHERRY AVE  
YAKIMA, WA 98902

19133041505  
EMILIO & MARY H ZAMARRIPA JR  
904 E NOB HILL BLVD  
YAKIMA, WA 98901

18131334460  
FIDELINA VELASCO  
1312 FAIRBANKS AVE  
YAKIMA, WA 98902

19133041008  
GEORGE A & ROSEMARY JUAREZ  
909 WILSON LN  
YAKIMA, WA 98901

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#

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19133041001  
GILBERTO ARROYO  
PO BOX 505  
WAPATO, WA 98951

19133041005  
GILBERTO ARROYO  
105 N CENTRAL AVENUE  
WAPATO, WA 98951

18131333114  
GLORIA SANCHEZ PEREZ  
1402 JEROME AVE  
YAKIMA, WA 98902

18132422527  
GORDON E & BARBARA A BECKER  
1412 CHERRY AVE  
YAKIMA, WA 98902

18132422529  
GREGORY J & CHRISTIE A BROWN  
4006 MOUNTAINVIEW AVE  
YAKIMA, WA 98901

18132422525  
GUADALUPE SANCHEZ  
1416 CHERRY AVE  
YAKIMA, WA 98902

18131333113  
GUSTAVO MARTINEZ  
6902 OCCIDENTAL RD  
YAKIMA, WA 98908

18131333407  
ISBET VILLA  
1416 JEROME AVE  
YAKIMA, WA 98902

18132422524  
JACK GRACIC  
1418 CHERRY AVE  
YAKIMA, WA 98902

18131334455  
JAY L & KENDRA L GLENN  
1375 CINNAMON RIDGE WAY  
PROVO, UT 84606

18131334456  
JAY L & KENDRA L GLENN  
1375 CINNAMON RIDGE WAY  
PROVO, UT 84606

18131333093  
JEANNETTE MARTIN  
5808 SUMMITVIEW AVE STE A PMB 403  
YAKIMA, WA 98908

18131334459  
JEFF TYREE  
6257-40TH AVE NE  
SEATTLE, WA 98115

18131334474  
JESUS & AMALIA FLORES  
1317 LONDON AVE  
YAKIMA, WA 98902

18131333112  
JESUS & OTILIA MACIEL  
1319 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333092  
JOEL & CLAUDIA ABUNDIZ  
1409 CHERRY AVE  
YAKIMA, WA 98902

19133041002  
JORGE L SANDOVAL  
815 LAFOLLETTE ST  
YAKIMA, WA 98901

19133041009  
JOSE C & ROSEMARY NUNEZ  
10222 MIERAS RD  
YAKIMA, WA 98901

19133041010  
JOSE LUIS & ROSALBA ONTIVEROS  
FRIAS  
1524 FAIR AVE #43  
YAKIMA, WA 98901

18131333400  
LINDA & ROY JOHNSON  
1409 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333401  
LLOYD A & JULIA KOCH  
1409 1/2 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333105  
LUCILA RAMOS  
1414 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333089  
LUCIO DELEON SANCHEZ  
1413 CHERRY AVE  
YAKIMA, WA 98902

18131333118  
LUIS RIVERA CARDENAS  
1412 FAIRBANKS AVE  
YAKIMA, WA 98902

18131334458  
LUIS MACIEL-RIOS  
1316 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333090  
MANUEL CRUZ MARMOLEJO  
1411 CHERRY AVE  
YAKIMA, WA 98902

18132422526  
MARIA VALENCIA  
2205 S 67TH AVE  
YAKIMA, WA 98903

19133041480  
MARIA BARAJAS  
815 LAFOLLETTE ST  
YAKIMA, WA 98901

18131333115  
MARIA DE JESUS GODINEZ  
1404 JEROME AVE  
YAKIMA, WA 98902

18131333106  
MARIA V MUNGUIA  
1415 CHERRY AVE  
YAKIMA, WA 98902

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18131333402  
MARICRUZ ARREDONDO  
PO BOX 11470  
YAKIMA, WA 98909

18132422530  
MARIO ALBERTO RAMIREZ  
1406 CHERRY AVE  
YAKIMA, WA 98902

18132422528  
MARTHA B & MYRON L COMBELIC  
7911 NE ROYAL ST  
VANCOUVER, WA 98662

18131333098  
MARTIN MARMOLEJO  
1402 FAIRBANKS AVE  
YAKIMA, WA 98902

19133041481  
MAXIMILIANO ET AL PONCE  
901 LA FOLLETT ST  
YAKIMA, WA 98901

19133041007  
MELVIN K. & EDITH L. NANCE  
1424 FAIR AVE  
YAKIMA, WA 98901

18131333111  
MICAELA SANCHEZ  
1401 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333116  
OSCAR C & ANA CLAUDIA NUNEZ  
1406 JEROME AVE  
YAKIMA, WA 98902

19133041504  
PATRICIO ROMERO MARTINEZ  
307 S 7TH ST  
YAKIMA, WA 98901

18131333096  
RAMON & ALONDRA MORA  
11419 SE 253RD PL  
KENT, WA 98030

18131334457  
RAMON & ALONDRA MORA  
11419 SE 253RD PL  
KENT, WA 98030

18131333094  
RUFINO C & PETRA ZAMORA  
1405 CHERRY AVE  
YAKIMA, WA 98902

19133014462  
SANAD SARAMEH  
715 RAINBOW LN  
SUNNYSIDE, WA 98944

19133014463  
SANAD SARAMEH  
715 RAINBOW LN  
SUNNYSIDE, WA 98944

19133041485  
SARAH HARATI  
PO BOX 1109  
MANHATTAN BEACH, CA 90267

19133041486  
SARAH HARATI  
PO BOX 1109  
MANHATTAN BEACH, CA 90267

18131334471  
SERGIO LOPEZ  
1315 FAIRBANKS AVE  
YAKIMA, WA 98902

18131334569  
SERGIO A & ESPERNAZA LOPEZ  
1313 1/2 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333117  
SONYA ORTIZ  
1408 JEROME AVE  
YAKIMA, WA 98902

18131333405  
TOMAS & MARIA PEREZ  
615 LEWIS ST  
YAKIMA, WA 98902

19133041483  
UZIEL ESTRADA  
818 N 6TH ST  
YAKIMA, WA 98901

19133041484  
UZIEL ESTRADA  
818 N 6TH ST  
YAKIMA, WA 98901

18131333095  
VERN D & PHYLLIS J MUSGROVE  
424 N 30TH AVE  
YAKIMA, WA 98902

19133041003  
WILLIAM GENE SCRIBNER  
812 LA FOLLETT ST  
YAKIMA, WA 98901

18131333408  
WILLIAM J LYNCH  
5511 GLACIER WAY  
YAKIMA, WA 98908

85  
Total Parcels - ROSA HARATI/ SARAH  
HARATI - RZ#001-22, CL2#025-22,  
ADJ#024-22, SEPA#017-22

ROSA HARATI  
PO BOX 1109  
MANHATTAN BEACH, CA 90267

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# F-5a

Ntc of HE Rec.  
RZ#001-22, CL2#025-22,  
ADJ#024-22, SEPA#017-22  
Sent on 01/10/2023

In-House Distribution E-mail List		Revised 10/26/2022
Name	Division	E-mail Address
Jaime Vera	Air Terminal	<a href="mailto:Jaime.Vera@yakimawa.gov">Jaime.Vera@yakimawa.gov</a>
Silvia Corona	Clerk's Office	<a href="mailto:Silvia.Corona@yakimawa.gov">Silvia.Corona@yakimawa.gov</a>
Lisa Maxey	Code Administration	<a href="mailto:Lisa.Maxey@yakimawa.gov">Lisa.Maxey@yakimawa.gov</a>
Glenn Denman	Code Administration	<a href="mailto:Glenn.Denman@yakimawa.gov">Glenn.Denman@yakimawa.gov</a>
John Zabell	Code Administration	<a href="mailto:John.Zabell@yakimawa.gov">John.Zabell@yakimawa.gov</a>
Pedro Contreras	Code Administration	<a href="mailto:Pedro.Contreras@yakimawa.gov">Pedro.Contreras@yakimawa.gov</a>
Suzanne DeBusschere	Code Administration	<a href="mailto:Suzanne.Debusschere@yakimawa.gov">Suzanne.Debusschere@yakimawa.gov</a>
Tony Doan	Code Administration	<a href="mailto:Tony.Doan@yakimawa.gov">Tony.Doan@yakimawa.gov</a>
Joan Davenport	Community Development	<a href="mailto:Joan.Davenport@yakimawa.gov">Joan.Davenport@yakimawa.gov</a>
Rosalinda Ibarra	Community Development	<a href="mailto:Rosalinda.Ibarra@yakimawa.gov">Rosalinda.Ibarra@yakimawa.gov</a>
Bill Preston	Engineering	<a href="mailto:Bill.preston@yakimawa.gov">Bill.preston@yakimawa.gov</a>
Kirsten McPherson	Engineering	<a href="mailto:Kirsten.McPherson@yakimawa.gov">Kirsten.McPherson@yakimawa.gov</a>
Dan Riddle	Engineering	<a href="mailto:Dan.Riddle@yakimawa.gov">Dan.Riddle@yakimawa.gov</a>
Aaron Markham	Fire	<a href="mailto:Aaron.markham@yakimawa.gov">Aaron.markham@yakimawa.gov</a>
Jeremy Rodriguez	Fire	<a href="mailto:Jeremy.Rodriguez@yakimawa.gov">Jeremy.Rodriguez@yakimawa.gov</a>
Sara Watkins	Legal	<a href="mailto:Sara.Watkins@yakimawa.gov">Sara.Watkins@yakimawa.gov</a>
Joseph Calhoun	Planning	<a href="mailto:Joseph.Calhoun@yakimawa.gov">Joseph.Calhoun@yakimawa.gov</a>
Eva Rivera	Planning	<a href="mailto:Eva.rivera@yakimawa.gov">Eva.rivera@yakimawa.gov</a>
Matt Murray	Police	<a href="mailto:Matthew.murray@yakimawa.gov">Matthew.murray@yakimawa.gov</a>
Scott Schafer	Public Works	<a href="mailto:Scott.Schafer@yakimawa.gov">Scott.Schafer@yakimawa.gov</a>
Leovardo Cruz	Refuse	<a href="mailto:Leovardo.Cruz@yakimawa.gov">Leovardo.Cruz@yakimawa.gov</a>
Randy Layman	Refuse	<a href="mailto:Randy.Layman@yakimawa.gov">Randy.Layman@yakimawa.gov</a>
Gregory Story	Transit	<a href="mailto:Gregory.Story@yakimawa.gov">Gregory.Story@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.Dean@yakimawa.gov">James.Dean@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:Dana.Kallevig@yakimawa.gov">Dana.Kallevig@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:Randy.Meloy@yakimawa.gov">Randy.Meloy@yakimawa.gov</a>
Dave Brown	Water/Irrigation	<a href="mailto:David.Brown@yakimawa.gov">David.Brown@yakimawa.gov</a>
Mike Shane	Water/Irrigation	<a href="mailto:Mike.Shane@yakimawa.gov">Mike.Shane@yakimawa.gov</a>

Outside Distribution		
Name	Address	Notified?
<i>(Subdivision notices ONLY)</i> Pacific Power Attn: Estimating Department	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>(Projects Adjacent to BNSF Right of Way ONLY)</i> Central Washington Railroad	111 University Parkway, Suite 200 Yakima, WA 98901 (509) 453-9166 Tim Marshall, General Manager, <a href="mailto:tmarshall@cbrr.com">tmarshall@cbrr.com</a> Kim Yeager, Real Estate Manager, <a href="mailto:kyeager@ihdlc.com">kyeager@ihdlc.com</a>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> E-mail
<i>(Shoreline notices ONLY)</i> Department of Ecology	<a href="mailto:crosepa@ecy.wa.gov">crosepa@ecy.wa.gov</a>	<input type="checkbox"/> E-mail

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

Type of Notice: NTC of HE Dec.  
File Number(s): RZ#001-22, CLZ#025-22, ADJ#024-22, SEP#07-20  
Date of Mailing: 01/10/2023  
DOC.  
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# FS

## Rivera, Eva

---

**From:** Rivera, Eva  
**Sent:** Tuesday, January 10, 2023 10:02 AM  
**To:** Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Cruz, Leovardo; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Maxey, Lisa; McPherson, Kirsten; Meloy, Randy; Murray, Matthew; Preston, Bill; Riddle, Dan; Rivera, Eva; Rodriguez, Jeremy; Schafer, Scott; Shane, Mike; Story, Gregory; Vera, Jaime; Watkins, Sara; Zabell, John  
**Cc:** Calhoun, Joseph; 'tdurant@plsaofyakima.com'  
**Subject:** NTC OF HE REC. - ROSA HARATI/ SARAH HARATI - RZ#001-22, CL2#025-22, ADJ# 024-22, SEPA#017-22  
**Attachments:** NTC OF HE REC.\_RZ#001-22.pdf

Good morning-

Attached is the Hearing Examiner's Recommendation for the above-entitled project. If you have any questions about this proposal please contact the assigned planner Joseph Calhoun at [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov).

Thank you!



*Eva Rivera*  
**Planning Technician**  
**Phone:** 509-575-6261  
**Email:** [eva.rivera@yakimawa.gov](mailto:eva.rivera@yakimawa.gov)

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*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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DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

Planning Division  
Joseph Calhoun, Manager  
129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901  
[ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov) · [www.yakimawa.gov/services/planning](http://www.yakimawa.gov/services/planning)

## **NOTIFICATION OF HEARING EXAMINER'S RECOMMENDATION TO THE YAKIMA CITY COUNCIL**

**DATE:** January 10, 2023  
**TO:** Applicant, Adjoining Property Owners and Parties of Record  
**SUBJECT:** Notice of the Hearing Examiner's Recommendation  
**FILE #(S):** RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22  
**APPLICANT:** Rosa Harati/ Sarah Harati  
**PROJECT LOCATION:** 909 La Folette St/ 1406 S. Fair Ave

On January 06, 2023, the City of Yakima Hearing Examiner rendered their recommendation on **RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22**, a proposal to rezone two lots from R-2 to B-2, to establish an automobile dealership, an administrative adjustment to the side setback from 20 ft. to 6 ft., and an adjustment to the parking/vehicle standard from hard surfacing to gravel. The application was reviewed at an open record public hearing held on December 22, 2022.

Enclosed is a copy of the Hearing Examiner's Recommendation. The Hearing Examiner'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: [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov)

A handwritten signature in black ink, appearing to read "Eva Rivera".

Eva Rivera  
Planning Technician

Date of Mailing: **January 10, 2023**  
Enclosures: Hearing Examiner's Recommendation

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

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

**CITY OF YAKIMA  
HEARING EXAMINER  
AGENDA**

**Thursday, December 22, 2022**

**Yakima City Hall Council Chambers – 129 N 2<sup>nd</sup> Street, Yakima, WA**

**Beginning at 9:00 a.m.**

**I. CALL TO ORDER**

**II. INTRODUCTION**

**III. PUBLIC HEARINGS**

**A. ROSA HARATI/ SARAH HARATI**

PLANNER: Joseph Calhoun

ADDRESS: 909 LA FOLETTE ST/ 1406 S FAIR AVE

REQUEST: Proposal to rezone two lots from R-2 to B-2, to establish an automobile dealership, an administrative adjustment to the side setback from 20ft to 6ft, and an adjustment to the parking/vehicle standard from hard-surfacing to gravel.

09/09/2022

RZ#001-22

CL2#025-22

ADJ#024-22

SEPA#017-22

**IV. ADJOURNMENT**

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

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# SIGN-IN SHEET

City of Yakima HEARING EXAMINER  
City Hall Council Chambers  
Thursday, December 22, 2022  
Beginning at 9:00 a.m.



## Public Hearings

CASE	FILE #	PROJECT NAME	SITE ADDRESS
A.	RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22	Rosa Harati/Sarah Harati	909 La Folette St/1406 S Fair Ave

## PLEASE WRITE LEGIBLY

Agenda Item of Interest	NAME	MAILING ADDRESS or E-MAIL	ZIP CODE
A	Tom Durant	521 N. 20 <sup>th</sup> Ave Suite 3	98902
A	Sybilus Solberg	521 N. 20 <sup>th</sup> Ave Suite 3	98902
A	Sarah Harati	418 N. 5 <sup>th</sup> St	98901

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# FL

**Hearing Examiner Packet AGENDA,  
STAFF REPORT, SITE PLAN AND  
MAPS...Updated 08/17/2022**

**INCLUDE APPLICANT & PROPERTY  
OWNER(S)**

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**Hearing Examiner AGENDA ONLY**  
**Distribution List – 10/13/2022**

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Gov. Affairs Committee  
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Mike Paulson  
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Yakima, WA 98902

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Superintendent  
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Yakima, WA 98901

KNDO TV  
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Yakima, WA 98902

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Maud Scott  
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## AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22

ROSA HARATI/ SARAH HARATI

909 LA FOLETTE ST/ 1406 S FAIR AVE

I, Eva Rivera, 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 30<sup>th</sup> day of November, 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

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18132421604  
CENTRAL WA COMP MENTAL HEAL  
PO BOX 959  
YAKIMA, WA 98907

18131333097  
FAIRBANKS YAKIMA LLC  
PO BOX 808  
FALL CITY, WA 98024

19133041465  
FATHER & SON INVESTMENT LLC  
1301 W GRANDVIEW AVE  
SUNNYSIDE, WA 98944

19133041466  
FATHER & SON INVESTMENT LLC  
1301 W GRANDVIEW AVE  
SUNNYSIDE, WA 98944

19132932503  
GAYLORD PROPERTY INVESTMENTS  
LLC  
115 S 10TH AVE  
PASCO, WA 99301

18131333102  
JMJG INVESTMENTS  
PO BOX 1434  
YAKIMA, WA 98907

18131333101  
PLSVCS LLC  
PO BOX 8066  
YAKIMA, WA 98908

19133041470  
TRACK ROAD LLC  
PO BOX 22680  
YAKIMA, WA 98907

19133014572  
WITHROW ENTERPRISES LIMITED  
PARTNERSHIP  
PO BOX 430  
SELAH, WA 98942

19133014573  
WITHROW ENTERPRISES LIMITED  
PARTNERSHIP  
PO BOX 430  
SELAH, WA 98942

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

18132422531  
ANDREW HARDING  
529 W COLUMBIA DR  
KENNEWICK, WA 99336

18131333410  
ANTONIA J VALENZUELA  
1410 JEROME AVE  
YAKIMA, WA 98902

18131333109  
ARMANDO G MONTOYA  
1401 FAIRBANKS AVE  
YAKIMA, WA 98902

18132421605  
BENJAMIN LUA GRANADOS  
1318 CHERRY AVE  
YAKIMA, WA 98902

18131333088  
BONIFACIO MUNGUIA ALCALA  
1415 CHERRY AVE  
YAKIMA, WA 98902

19133041006  
CANDIDO ROSAS  
1420 FAIR AVE  
YAKIMA, WA 98901

19133041482  
CELEDONIO VALENCIA  
903 LA FOLLETT ST  
YAKIMA, WA 98901

18131333404  
CIRO PEREZ & MARIA ELENA RAMIREZ  
1417 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333403  
CONSUELO MENDOZA MEJIA  
1413 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333091  
CRISANTA M MARTINEZ DELGADO  
1411 CHERRY AVE  
YAKIMA, WA 98902

18131333099  
DAVID CALDERON  
1404 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333108  
ELIAS & ELIZABETH MUNGUIA  
1407 FAIRBANKS AVE  
YAKIMA, WA 98902

19133041505  
EMILIO & MARY H ZAMARRIPA JR  
904 E NOB HILL BLVD  
YAKIMA, WA 98901

18131333107  
ERIK GRAY  
232 SADDLE BROOK CT  
YAKIMA, WA 98908

18131333100  
ESPERANZA MORALES  
1406 FAIRBANKS AVE  
YAKIMA, WA 98902

18131334460  
FIDELINA VELASCO  
1312 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333409  
FLORA HERRERA  
1412 JEROME AVE  
YAKIMA, WA 98902

18132422587  
FRANCISCO MUNGUIA  
333 TRACK RD  
COWICHE, WA 98923

19133041008  
GEORGE A & ROSEMARY JUAREZ  
909 WILSON LN  
YAKIMA, WA 98902

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19133041001  
GILBERTO ARROYO  
PO BOX 505  
WAPATO, WA 98951

19133041005  
GILBERTO ARROYO  
105 N CENTRAL AVENUE  
WAPATO, WA 98951

18131333114  
GLORIA SANCHEZ PEREZ  
1402 JEROME AVE  
YAKIMA, WA 98902

18132422527  
GORDON E & BARBARA A BECKER  
1412 CHERRY AVE  
YAKIMA, WA 98902

18132422529  
GREGORY J & CHRISTIE A BROWN  
4006 MOUNTAINVIEW AVE  
YAKIMA, WA 98901

18132422525  
GUADALUPE SANCHEZ  
1416 CHERRY AVE  
YAKIMA, WA 98902

18131333113  
GUSTAVO MARTINEZ  
6902 OCCIDENTAL RD  
YAKIMA, WA 98908

18131333407  
ISBET VILLA  
1416 JEROME AVE  
YAKIMA, WA 98902

18132422524  
JACK GRACIC  
1418 CHERRY AVE  
YAKIMA, WA 98902

18131334455  
JAY L & KENDRA L GLENN  
1375 CINNAMON RIDGE WAY  
PROVO, UT 84606

18131334456  
JAY L & KENDRA L GLENN  
1375 CINNAMON RIDGE WAY  
PROVO, UT 84606

18131333093  
JEANNETTE MARTIN  
5808 SUMMITVIEW AVE STE A PMB 403  
YAKIMA, WA 98908

18131334459  
JEFF TYREE  
6257-40TH AVE NE  
SEATTLE, WA 98115

18131334474  
JESUS & AMALIA FLORES  
1317 LANDON AVE  
YAKIMA, WA 98902

18131333112  
JESUS & OTILIA MACIEL  
1319 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333092  
JOEL & CLAUDIA ABUNDIZ  
1409 CHERRY AVE  
YAKIMA, WA 98902

19133041002  
JORGE L SANDOVAL  
815 LAFOLLETTE ST  
YAKIMA, WA 98901

19133041009  
JOSE C & ROSEMARY NUNEZ  
10222 MIERAS RD  
YAKIMA, WA 98901

19133041010  
JOSE LUIS & ROSALBA ONTIVEROS  
FRIAS  
1524 FAIR AVE #43  
YAKIMA, WA 98901

18131333400  
LINDA & ROY JOHNSON  
1409 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333401  
LLOYD A & JULIA KOCH  
1409 1/2 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333105  
LUCILA RAMOS  
1414 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333089  
LUCIO DELEON SANCHEZ  
1413 CHERRY AVE  
YAKIMA, WA 98902

18131333118  
LUIS RIVERA CARDENAS  
1412 FAIRBANKS AVE  
YAKIMA, WA 98902

18131334458  
LUIS MACIEL-RIOS  
1316 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333090  
MANUEL CRUZ MARMOLEJO  
1401 CHERRY AVE  
YAKIMA, WA 98902

18132422526  
MARIA VALENCIA  
2205 S 67TH AVE  
YAKIMA, WA 98903

19133041480  
MARIA BARAJAS  
815 LAFOLLETTE ST  
YAKIMA, WA 98901

18131333115  
MARIA DE JESUS GODINEZ  
1404 JEROME AVE  
YAKIMA, WA 98902

18131333106  
MARIA V MUNGUIA  
1415 CHERRY AVE  
YAKIMA, WA 98902

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18131333402  
MARICRUZ ARREDONDO  
PO BOX 11470  
YAKIMA, WA 98909

18132422530  
MARIO ALBERTO RAMIREZ  
1406 CHERRY AVE  
YAKIMA, WA 98902

18132422528  
MARTHA B & MYRON L COMBELIC  
7911 NE ROYAL ST  
VANCOUVER, WA 98662

18131333098  
MARTIN MARMOLEJO  
1402 FAIRBANKS AVE  
YAKIMA, WA 98902

19133041481  
MAXIMILIANO ET AL PONCE  
901 LA FOLLETT ST  
YAKIMA, WA 98901

19133041007  
MELVIN K. & EDITH L. NANCE  
1424 FAIR AVE  
YAKIMA, WA 98901

18131333111  
MICAELA SANCHEZ  
1401 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333116  
OSCAR C & ANA CLAUDIA NUNEZ  
1406 JEROME AVE  
YAKIMA, WA 98902

19133041504  
PATRICIO ROMERO MARTINEZ  
307 S 7TH ST  
YAKIMA, WA 98901

18131333096  
RAMON & ALONDRA MORA  
11419 SE 253RD PL  
KENT, WA 98030

18131334457  
RAMON & ALONDRA MORA  
11419 SE 253RD PL  
KENT, WA 98030

18131333094  
RUFINO C. & PETRA ZAMORA  
1405 CHERRY AVE  
YAKIMA, WA 98902

19133014462  
SANAD SARAMEH  
715 RAINBOW LN  
SUNNYSIDE, WA 98944

19133014463  
SANAD SARAMEH  
715 RAINBOW LN  
SUNNYSIDE, WA 98944

19133041485  
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MANHATTAN BEACH, CA 90267

19133041486  
SARAH HARATI  
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MANHATTAN BEACH, CA 90267

18131334471  
SERGIO LOPEZ  
1315 FAIRBANKS AVE  
YAKIMA, WA 98902

18131334569  
SERGIO A & ESPERNAZA LOPEZ  
1313 1/2 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333117  
SONYA ORTIZ  
1408 JEROME AVE  
YAKIMA, WA 98902

18131333405  
TOMAS & MARIA PEREZ  
615 LEWIS ST  
YAKIMA, WA 98902

19133041483  
UZIEL ESTRADA  
818 N 6TH ST  
YAKIMA, WA 98901

19133041484  
UZIEL ESTRADA  
818 N 6TH ST  
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18131333095  
VERN D & PHYLLIS J MUSGROVE  
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19133041003  
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18131333408  
WILLIAM J LYNCH  
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YAKIMA, WA 98908

85  
Total Parcels - ROSA HARATI/ SARAH  
HARATI - RZ#001-22, CL2#025-22,  
ADJ#024-22, SEPA#017-22

ROSA HARATI  
PO BOX 1109  
MANHATTAN BEACH, CA 90267

RZ#001-22 CL2#025-22  
X DJ#024-22, SEPA#017-22  
Sent on 11/30/2022  
Ntc of Hearing + DNS

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Yakima, WA 98901

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Council  
Ruth Jim  
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Central Region Planning Office  
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WA State Governor's Office of Indian Affairs  
PO Box 40909  
Olympia, WA 98504

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Yakima, WA 98908-9299  
connollyw@wvwsd208.org

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Program  
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Commissioners.web@co.yakima.wa.us

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Yakima, WA 98907  
keithk@wasteconnections.com

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

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

WA State Department Transportation,  
Aviation Division  
AviationLandUse@wsdot.wa.gov

WA State Parks & Recreation Commission  
Jessica Logan  
P.O. Box 42650  
Olympia, WA 98504  
sepa@parks.wa.gov

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SEPA REVIEWING AGENCIES  
\_UPDATED 11/04/2022

Type of Notice:

File Number:

Date of Mailing:

*Pub*  
Ntc of Hearing & DNS  
PZ#001-22, C12#025-22, ADJ#024-22, SPA#017-22  
11/30/2022

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In-House Distribution E-mail List		Revised 10/26/2022
Name	Division	E-mail Address
Jaime Vera	Air Terminal	<a href="mailto:Jaime.Vera@yakimawa.gov">Jaime.Vera@yakimawa.gov</a>
Silvia Corona	Clerk's Office	<a href="mailto:Silvia.Corona@yakimawa.gov">Silvia.Corona@yakimawa.gov</a>
Lisa Maxey	Code Administration	<a href="mailto:Lisa.Maxey@yakimawa.gov">Lisa.Maxey@yakimawa.gov</a>
Glenn Denman	Code Administration	<a href="mailto:Glenn.Denman@yakimawa.gov">Glenn.Denman@yakimawa.gov</a>
John Zabell	Code Administration	<a href="mailto:John.Zabell@yakimawa.gov">John.Zabell@yakimawa.gov</a>
Pedro Contreras	Code Administration	<a href="mailto:Pedro.Contreras@yakimawa.gov">Pedro.Contreras@yakimawa.gov</a>
Suzanne DeBusschere	Code Administration	<a href="mailto:Suzanne.Debusschere@yakimawa.gov">Suzanne.Debusschere@yakimawa.gov</a>
Tony Doan	Code Administration	<a href="mailto:Tony.Doan@yakimawa.gov">Tony.Doan@yakimawa.gov</a>
Joan Davenport	Community Development	<a href="mailto:Joan.Davenport@yakimawa.gov">Joan.Davenport@yakimawa.gov</a>
Rosalinda Ibarra	Community Development	<a href="mailto:Rosalinda.Ibarra@yakimawa.gov">Rosalinda.Ibarra@yakimawa.gov</a>
Bill Preston	Engineering	<a href="mailto:Bill.preston@yakimawa.gov">Bill.preston@yakimawa.gov</a>
Dan Riddle	Engineering	<a href="mailto:Dan.Riddle@yakimawa.gov">Dan.Riddle@yakimawa.gov</a>
Aaron Markham	Fire	<a href="mailto:Aaron.markham@yakimawa.gov">Aaron.markham@yakimawa.gov</a>
Jeremy Rodriguez	Fire	<a href="mailto:Jeremy.Rodriguez@yakimawa.gov">Jeremy.Rodriguez@yakimawa.gov</a>
Sara Watkins	Legal	<a href="mailto:Sara.Watkins@yakimawa.gov">Sara.Watkins@yakimawa.gov</a>
Joseph Calhoun	Planning	<a href="mailto:Joseph.Calhoun@yakimawa.gov">Joseph.Calhoun@yakimawa.gov</a>
Eva Rivera	Planning	<a href="mailto:Eva.rivera@yakimawa.gov">Eva.rivera@yakimawa.gov</a>
Matt Murray	Police	<a href="mailto:Matthew.murray@yakimawa.gov">Matthew.murray@yakimawa.gov</a>
Scott Schafer	Public Works	<a href="mailto:Scott.Schafer@yakimawa.gov">Scott.Schafer@yakimawa.gov</a>
Leovardo Cruz	Refuse	<a href="mailto:Leovardo.Cruz@yakimawa.gov">Leovardo.Cruz@yakimawa.gov</a>
Randy Layman	Refuse	<a href="mailto:Randy.Layman@yakimawa.gov">Randy.Layman@yakimawa.gov</a>
Gregory Story	Transit	<a href="mailto:Gregory.Story@yakimawa.gov">Gregory.Story@yakimawa.gov</a>
James Dean	Utilities	<a href="mailto:James.Dean@yakimawa.gov">James.Dean@yakimawa.gov</a>
Dana Kallevig	Wastewater	<a href="mailto:Dana.Kallevig@yakimawa.gov">Dana.Kallevig@yakimawa.gov</a>
Randy Meloy	Wastewater	<a href="mailto:Randy.Meloy@yakimawa.gov">Randy.Meloy@yakimawa.gov</a>
Dave Brown	Water/Irrigation	<a href="mailto:David.Brown@yakimawa.gov">David.Brown@yakimawa.gov</a>
Mike Shane	Water/Irrigation	<a href="mailto:Mike.Shane@yakimawa.gov">Mike.Shane@yakimawa.gov</a>

Outside Distribution		
Name	Address	Notified?
(Subdivision notices ONLY) Pacific Power Attn: Estimating Department	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(Projects Adjacent to BNSF Right of Way ONLY) Central Washington Railroad	111 University Parkway, Suite 200 Yakima, WA 98901 (509) 453-9166 Tim Marshall, General Manager, <a href="mailto:tmarshall@cbrr.com">tmarshall@cbrr.com</a> Kim Yeager, Real Estate Manager, <a href="mailto:kyeager@ihdlc.com">kyeager@ihdlc.com</a>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> E-mail

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

Type of Notice: Ntc of Pub. Hearing + DNS  
File Number(s): RZ#001-22, CLZ#025-22, ADJ#024-22, SEP#017-22  
Date of Mailing: 11/30/2022

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## Rivera, Eva

---

**From:** Rivera, Eva  
**Sent:** Wednesday, November 30, 2022 9:49 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; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Preston, Bill; Riddle, Dan; Rivera, Eva; 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; Linos, Irene; Office Rural Farmworker Housing - Marty Miller; Rivera, Eva; 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 Parks and Recreation - SEPA; West Valley School District - Joe Connolly; West Valley School District - Peter Finch; WSDOT Aviation ; Yakama Bureau of Indian Affairs - Rocco Clark; 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 - 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; Gary Cuillier; Pat Spurgin (pds@spurginlawoffice.com); El Mundo; El Sol de Yakima; Fannin, John; KAPP TV News; 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; Yakima Herald - Business; Yakima Herald Republic Newspaper; Yakima Valley Business Times; YPAC - Randy Beehler  
**Cc:** Miller, Albert; Calhoun, Joseph  
**Subject:** NTC OF PUB. HEARING & DNS - ROSA HARATI - RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22  
**Attachments:** NTC OF PUB. HEARING\_RZ#001-22.pdf; DNS\_RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22.pdf

Good morning,

Attached is a Notice of Hearing & DNS regarding the above-entitled project. If you have any questions about this proposal please contact the assigned planner Joseph Calhoun at [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov).

**DOC.**

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**# F-3b**

Thank you!



*Eva Rivera*  
**Planning Technician**  
**Phone:** 509-575-6261  
**Email:** [eva.rivera@yakimawa.gov](mailto: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.*

**Rivera, Eva**

---

**From:** NoReply@ecy.wa.gov  
**Sent:** Wednesday, November 30, 2022 1:04 PM  
**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#017-22, RZ#001-22, CL2#025-22, ADJ#024-22.  
Your record is being reviewed by an administrator.

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

RECEIVED

DEC 06 2022

FINANCE DEPT.

**YAKIMA**  
**HERALD-REPUBLIC**  
WE TELL YOUR STORIES YAKIMAHERALD.COM

**El Sol de Yakima**

**AFFIDAVIT OF PUBLICATION**

Eva Rivera  
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.

11/30/2022

Agent

JACKIE CHAPMAN

Signature

Jackie Chapman

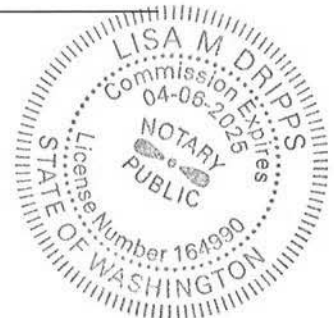
Subscribed and sworn to before me on

December 1, 2022

Lisa M. Driggs

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

Publication Cost: \$135.05  
Order No: 44963  
Customer No: 23222  
PO #:



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# F-3a



Publication Cost: \$135.05  
Order No: 44963  
Customer No: 23222  
PO #:

**NOTICE OF PUBLIC  
HEARING DATE:** November  
30, 2022 **TO:** SEPA  
Reviewing Agencies,  
Applicant, and Adjoining  
Property Owners **FROM:** Joan  
Davenport, AICP, Community  
Development Director  
**SUBJECT:** Rezone and  
Environmental Review **File  
Numbers:** RZ#001-22,  
CL2#025-22, ADJ#024-22,  
SEPA#017-22 **Project  
Applicant:** City of Yakima  
Planning Division **Project  
Location:** 909 La Folette  
St./1406 S Fair Ave. **Parcel  
Number:** 191330-41485,  
191330-41486 **PROJECT  
DESCRIPTION** Proposal to  
rezone two lots from R-2 to B-  
2, to establish an automobile  
dealership, an administrative  
adjustment to the side setback  
from 20 ft. to 6 ft., and an  
adjustment to the  
parking/vehicle standard from  
hard surfacing to gravel.  
**NOTICE OF PUBLIC  
HEARING** This rezone and  
environmental review will  
require two public hearings;  
one open record hearing  
before the Hearing Examiner  
to be followed by a closed  
record hearing before the  
Yakima City Council. **A**  
~~separate notice will be~~

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**separate notice will be provided for the public hearing before the Yakima City Council.** The public hearing before the Hearing Examiner has been scheduled for **Thursday, December 22, 2022**, beginning at **9:00 a.m. in the City Hall Council Chambers.** Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. **NOTICE OF**

**RECOMMENDATION**

Following the public hearing, the Hearing Examiner will issue his recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Joseph Calhoun, Planning Manager, at (509) 575-6042, or email to: [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov).

(44963) November 30, 2022

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**NOTICE OF PUBLIC**

**HEARING DATE:** November

30, 2022 **TO:** SEPA

Reviewing Agencies,  
Applicant, and Adjoining  
Property Owners **FROM:** Joan  
Davenport, AICP, Community  
Development Director

**SUBJECT:** Rezone and  
Environmental Review File

**Numbers:** RZ#001-22,  
CL2#025-22, ADJ#024-22,  
SEPA#017-22 **Project**

**Applicant:** City of Yakima  
Planning Division **Project**

**Location:** 909 La Folette  
St./1406 S Fair Ave. **Parcel**

**Number:** 191330-41485,  
191330-41486 **PROJECT**

**DESCRIPTION** Proposal to  
rezone two lots from R-2 to B-  
2, to establish an automobile  
dealership, an administrative  
adjustment to the side setback  
from 20 ft. to 6 ft., and an  
adjustment to the  
parking/vehicle standard from  
hard surfacing to gravel.

**NOTICE OF PUBLIC**

**HEARING** This rezone and  
environmental review will  
require two public hearings;  
one open record hearing  
before the Hearing Examiner  
to be followed by a closed  
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 Hearing  
Examiner has been scheduled  
for **Thursday, December 22,  
2022, beginning at 9:00 a.m.  
in the City Hall Council  
Chambers.** Any person

desiring to express their views  
on the matter is invited to  
attend the hearing to provide  
testimony. **NOTICE OF**

**RECOMMENDATION**

Following the public hearing,  
the Hearing Examiner will  
issue his recommendation  
within ten (10) business days.  
When available, a copy of the  
recommendation will be  
mailed to parties of record and  
entities who were provided  
this notice. The file containing  
the complete application is  
available for public review at  
the City of Yakima Planning  
Division, City Hall – 2nd Floor,  
129 N. 2nd St., Yakima, WA. If  
you have questions regarding  
this proposal, please call  
Joseph Calhoun, Planning  
Manager, at (509) 575-6042,  
or email to:

[ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov).

(44963) November 30, 2022

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

[ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov) · [www.yakimawa.gov/services/planning](http://www.yakimawa.gov/services/planning)

**NOTICE OF PUBLIC HEARING**

**DATE:** November 30, 2022  
**TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director  
**SUBJECT:** Rezone and Environmental Review  
**File Numbers:** RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22  
**Project Applicant:** City of Yakima Planning Division  
**Project Location:** 909 La Folette St./1406 S Fair Ave.  
**Parcel Number:** 191330-41485, 191330-41486

**PROJECT DESCRIPTION** Proposal to rezone two lots from R-2 to B-2, to establish an automobile dealership, an administrative adjustment to the side setback from 20 ft. to 6 ft., and an adjustment to the parking/vehicle standard from hard surfacing to gravel.

**NOTICE OF PUBLIC HEARING** This rezone and environmental review will require two public hearings; one open record hearing before the Hearing Examiner to be followed by a closed 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 Hearing Examiner has been scheduled for **Thursday, December 22, 2022**, beginning at **9:00 a.m. in the City Hall Council Chambers**. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony.

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

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

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DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

Planning Division  
Joseph Calhoun, Manager  
129 North Second Street, 2<sup>nd</sup> 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  
November 30, 2022**

**PROJECT DESCRIPTION:** Proposal to rezone two lots from R-2 to B-2, to establish an automobile dealership, an administrative adjustment to the side setback from 20 ft to 6 ft, and an adjustment to the parking/vehicle standard from hard surfacing to gravel.

**LOCATION:** 909 La Folette St./1406 S Fair Ave.  
**PARCEL NUMBER:** 191330-41485, 191330-41486  
**PROPONENT:** Sarah Harati  
**PROPERTY OWNER:** Sarah Harati  
**LEAD AGENCY:** City of Yakima

**FILE NUMBERS:** RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22

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

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

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

**Date:** November 30, 2022

**Signature** \_\_\_\_\_

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

No later than: **December 14, 2022.**

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

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

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**# F-3**



## AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22

ROSA HARATI/ SARAH HARATI

909 LA FOLETTE ST/ 1406 S FAIR AVE

I, Eva Rivera, 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 10<sup>th</sup> day of October, 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

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18132421604  
CENTRAL WA COMP MENTAL HEAL  
PO BOX 959  
YAKIMA, WA 98907

18131333097  
FAIRBANKS YAKIMA LLC  
PO BOX 808  
FALL CITY, WA 98024

19133041465  
FATHER & SON INVESTMENT LLC  
1301 W GRANDVIEW AVE  
SUNNYSIDE, WA 98944

19133041466  
FATHER & SON INVESTMENT LLC  
1301 W GRANDVIEW AVE  
SUNNYSIDE, WA 98944

19132932503  
GAYLORD PROPERTY INVESTMENTS  
LLC  
115 S 10TH AVE  
PASCO, WA 99301

18131333102  
JMJG INVESTMENTS  
PO BOX 1434  
YAKIMA, WA 98907

18131333101  
PLSVCS LLC  
PO BOX 8066  
YAKIMA, WA 98908

19133041470  
TRACK ROAD LLC  
PO BOX 22680  
YAKIMA, WA 98907

19133014572  
WITHROW ENTERPRISES LIMITED  
PARTNERSHIP  
PO BOX 430  
SELAH, WA 98942

19133014573  
WITHROW ENTERPRISES LIMITED  
PARTNERSHIP  
PO BOX 430  
SELAH, WA 98942

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

18132422531  
ANDREW HARDING  
529 W COLUMBIA DR  
KENNEWICK, WA 99336

18131333410  
ANTONIA J VALENZUELA  
1410 JEROME AVE  
YAKIMA, WA 98902

18131333109  
ARMANDO G MONTOYA  
1401 FAIRBANKS AVE  
YAKIMA, WA 98902

18132421605  
BENJAMIN LUA GRANADOS  
1318 CHERRY AVE  
YAKIMA, WA 98902

18131333088  
BONIFACIO MUNGUIA ALCALA  
1415 CHERRY AVE  
YAKIMA, WA 98902

19133041006  
CANDIDO ROSAS  
1420 FAIR AVE  
YAKIMA, WA 98901

19133041482  
CELEDONIO VALENCIA  
903 LA FOLLETT ST  
YAKIMA, WA 98901

18131333404  
CIRO PEREZ & MARIA ELENA RAMIREZ  
1417 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333403  
CONSUELO MENDOZA MEJIA  
1413 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333091  
CRISANTA M MARTINEZ DELGADO  
1411 CHERRY AVE  
YAKIMA, WA 98902

18131333099  
DAVID CALDERON  
1404 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333108  
ELIAS & ELIZABETH MUNGUIA  
1407 FAIRBANKS AVE  
YAKIMA, WA 98902

19133041505  
EMILIO & MARY H ZAMARRIPA JR  
904 E NOB HILL BLVD  
YAKIMA, WA 98901

18131333107  
ERIK GRAY  
232 SADDLE BROOK CT  
YAKIMA, WA 98908

18131333100  
ESPERANZA MORALES  
1406 FAIRBANKS AVE  
YAKIMA, WA 98902

18131334460  
FIDELINA VELASCO  
1312 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333409  
FLORA HERRERA  
1412 JEROME AVE  
YAKIMA, WA 98902

18132422587  
FRANCISCO MUNGUIA  
333 TRACK RD  
COWICHE, WA 98923

19133041008  
GEORGE A & ROSEMARY JUAREZ  
909 WILSON LN  
YAKIMA, WA 98901

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19133041001  
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PO BOX 505  
WAPATO, WA 98951

19133041005  
GILBERTO ARROYO  
105 N CENTRAL AVENUE  
WAPATO, WA 98951

18131333114  
GLORIA SANCHEZ PEREZ  
1402 JEROME AVE  
YAKIMA, WA 98902

18132422527  
GORDON E & BARBARA A BECKER  
1412 CHERRY AVE  
YAKIMA, WA 98902

18132422529  
GREGORY J & CHRISTIE A BROWN  
4006 MOUNTAINVIEW AVE  
YAKIMA, WA 98901

18132422525  
GUADALUPE SANCHEZ  
1416 CHERRY AVE  
YAKIMA, WA 98902

18131333113  
GUSTAVO MARTINEZ  
6902 OCCIDENTAL RD  
YAKIMA, WA 98908

18131333407  
ISBET VILLA  
1416 JEROME AVE  
YAKIMA, WA 98902

18132422524  
JACK GRACIC  
1418 CHERRY AVE  
YAKIMA, WA 98902

18131334455  
JAY L & KENDRA L GLENN  
1375 CINNAMON RIDGE WAY  
PROVO, UT 84606

18131334456  
JAY L & KENDRA L GLENN  
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PROVO, UT 84606

18131333093  
JEANNETTE MARTIN  
5808 SUMMITVIEW AVE STE A PMB 403  
YAKIMA, WA 98908

18131334459  
JEFF TYREE  
6257-40TH AVE NE  
SEATTLE, WA 98115

18131334474  
JESUS & AMALIA FLORES  
1317 LANDON AVE  
YAKIMA, WA 98902

18131333112  
JESUS & OTILIA MACIEL  
1319 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333092  
JOEL & CLAUDIA ABUNDIZ  
1409 CHERRY AVE  
YAKIMA, WA 98902

19133041002  
JORGE L SANDOVAL  
815 LAFOLLETTE ST  
YAKIMA, WA 98901

19133041009  
JOSE C & ROSEMARY NUNEZ  
10222 MIERAS RD  
YAKIMA, WA 98901

19133041010  
JOSE LUIS & ROSALBA ONTIVEROS  
FRIAS  
1524 FAIR AVE #43  
YAKIMA, WA 98901

18131333400  
LINDA & ROY JOHNSON  
1409 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333401  
LLOYD A & JULIA KOCH  
1409 1/2 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333105  
LUCILA RAMOS  
1414 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333089  
LUCIO DELEON SANCHEZ  
1413 CHERRY AVE  
YAKIMA, WA 98902

18131333118  
LUIS RIVERA CARDENAS  
1412 FAIRBANKS AVE  
YAKIMA, WA 98902

18131334458  
LUIS MACIEL-RIOS  
1316 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333090  
MANUEL CRUZ MARMOLEJO  
1411 CHERRY AVE  
YAKIMA, WA 98902

18132422526  
MARIA VALENCIA  
2205 S 67TH AVE  
YAKIMA, WA 98903

19133041480  
MARIA BARAJAS  
815 LAFOLLETTE ST  
YAKIMA, WA 98901

18131333115  
MARIA DE JESUS GODINEZ  
1404 JEROME AVE  
YAKIMA, WA 98902

18131333106  
MARIA V MUNGUIA  
1415 CHERRY AVE  
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18131333402  
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PO BOX 11470  
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18132422530  
MARIO ALBERTO RAMIREZ  
1406 CHERRY AVE  
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18132422528  
MARTHA B & MYRON L COMBELIC  
7911 NE ROYAL ST  
VANCOUVER, WA 98662

18131333098  
MARTIN MARMOLEJO  
1402 FAIRBANKS AVE  
YAKIMA, WA 98902

19133041481  
MAXIMILIANO ET AL PONCE  
901 LA FOLLETT ST  
YAKIMA, WA 98901

19133041007  
MELVIN K. & EDITH L. NANCE  
1424 FAIR AVE  
YAKIMA, WA 98901

18131333111  
MICAELA SANCHEZ  
1401 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333116  
OSCAR C & ANA CLAUDIA NUNEZ  
1406 JEROME AVE  
YAKIMA, WA 98902

19133041504  
PATRICIO ROMERO MARTINEZ  
307 S 7TH ST  
YAKIMA, WA 98901

18131333096  
RAMON & ALONDRA MORA  
11419 SE 253RD PL  
KENT, WA 98030

18131334457  
RAMON & ALONDRA MORA  
11419 SE 253RD PL  
KENT, WA 98030

18131333094  
RUFINO C & PETRA ZAMORA  
1405 CHERRY AVE  
YAKIMA, WA 98902

19133014462  
SANAD SARAMEH  
715 RAINBOW LN  
SUNNYSIDE, WA 98944

19133014463  
SANAD SARAMEH  
715 RAINBOW LN  
SUNNYSIDE, WA 98944

19133041485  
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18131334471  
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YAKIMA, WA 98902

18131334569  
SERGIO A & ESPERNAZA LOPEZ  
1313 1/2 FAIRBANKS AVE  
YAKIMA, WA 98902

18131333117  
SONYA ORTIZ  
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18131333405  
TOMAS & MARIA PEREZ  
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YAKIMA, WA 98902

19133041483  
UZIEL ESTRADA  
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YAKIMA, WA 98901

19133041484  
UZIEL ESTRADA  
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YAKIMA, WA 98901

18131333095  
VERN D & PHYLLIS J MUSGROVE  
424 N 30TH AVE  
YAKIMA, WA 98902

19133041003  
WILLIAM GENE SCRIBNER  
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18131333408  
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YAKIMA, WA 98908

85  
Total Parcels - ROSA HARATI/ SARAH  
HARATI - RZ#001-22, CL2#025-22,  
ADJ#024-22, SEPA#017-22

ROSA HARATI  
PO BOX 1109  
MANHATTAN BEACH, CA 90267

Ntc of App + Enviro. Review  
Sent 10/10/2022

RZ#001-22, CL2#025, 22, ADJ#024-22, SEPA#017-22

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Yakima Valley Museum  
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Naches Cowiche Canal Association  
PO Box 9635  
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NachesCowicheCanal@gmail.com

**SEPA REVIEWING AGENCIES**  
**\_UPDATED 07/11/2022**

Type of Notice: Ntce of App + Build Per  
File Number: DZ#001-22, C12#025-22, ADI#004-22, SEPA#017-22  
Date of Mailing: 10/10/2022

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In-House Distribution E-mail List		Revised 07/21/2022
Name	Division	E-mail Address
Jaime Vera	Air Terminal	Jaime.Vera@yakimawa.gov
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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
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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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Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov
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Outside Distribution		
Name	Address	Included In Mailing?
Pacific Power Attn: Estimating Department (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

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

Type of Notice: NTC of App + Enviro. Review  
File Number(s): C12#025,22 R2#001.22, ADJ#024.22, SEP#017.22  
Date of Mailing: 10/10/22

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# F2a

## Rivera, Eva

---

**From:** Rivera, Eva  
**Sent:** Monday, October 10, 2022 9:23 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; Ahtanum Irrigation District - Beth Brulotte; Cawley, Marc; Greater Yakima Chamber of Commerce; Henne, Dennis; Ibarra, Rosalinda; Linos, Irene; Nob Hill Water Association - Bob Irving; Office Rural Farmworker Housing - Marty Miller; Rivera, Eva; 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 Parks and Recreation - SEPA; West Valley School District - Joe Connolly; West Valley School District - Peter Finch; WSDOT Aviation ; 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:** Miller, Albert; 'tdurant@plsaoofyakima.com'  
**Subject:** NTC OF APP & ENVIRO. REV - RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22  
**Attachments:** NTC OF APP & ENVIRO REVIEW\_RZ#001-22, CL2#025-22.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 Albert Miller at [Albert.Miller@yakimawa.gov](mailto:Albert.Miller@yakimawa.gov)

Thank you!



*Eva Rivera*  
**Planning Technician**  
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---

*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.*

**Rivera, Eva**

---

**From:** NoReply@ecy.wa.gov  
**Sent:** Monday, October 10, 2022 9:39 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#017-22, RZ#001-22, CL2#025-22, ADJ#024-22.  
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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# F-2a





DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

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

**NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW**

**DATE:** October 10, 2022  
**TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director  
**APPLICANT:** Sarah Harati  
**FILE NUMBER:** RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22  
**LOCATION:** 909 La Folette St./1406 S. Fair Ave.  
**TAX PARCEL NUMBER(S):** 191330-41485, 191330-41486  
**DATE OF APPLICATION:** September 9, 2022  
**DATE OF COMPLETENESS:** September 9, 2022

**PROJECT DESCRIPTION** Proposal to rezone two lots from R-2 to B-2, to establish an automobile dealership, an administrative adjustment to the side setback from 20 ft. to 6 ft., and an adjustment to the parking/vehicle standard from hard surfacing to gravel.

**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: Automotive sales, a Class 2 use in the B-2 zoning district, not an approved use in the R-2 zoning district.
2. Level of Development: N/A
3. Infrastructure and public facilities: The subject property is served by city water, wastewater, solid waste, etc.
4. Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 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: Automotive sales
2. Density of Development: N/A
3. Availability and adequacy of infrastructure and public utilities: The subject property is served by city water, wastewater, solid waste, etc.

**NOTICE OF ENVIRONMENTAL REVIEW** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, under WAC § 197-11-928 for this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170.

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

**Required Studies:** N/A

**Existing Environmental Documents:** None

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

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**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 **October 31, 2022**, will be considered prior to issuing the final SEPA determination. Please reference file numbers (RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22) and applicant's name (Harati) 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 N. 2nd St., Yakima, WA 98901**

**NOTICE OF DECISION** A copy of the decision and the SEPA threshold determination will be mailed to parties of record and entities who were provided this notice once it is rendered.

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 any questions on this proposal, please contact Albert Miller, Assistant Planner at (509) 576-6772, or email to: [albert.miller@yakimawa.gov](mailto:albert.miller@yakimawa.gov).

**Enclosed:** Narratives, Project Descriptions, SEPA Checklist, Site Plans, and Vicinity 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 octubre, 2022  
**PARA:** Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes  
**DE:** Joan Davenport, AICP, Directora de Desarrollo Comunitario  
**SOLICITANTE:** Sarah Harati  
**No. DE ARCHIVO:** RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22  
**UBICACIÓN:** 909 La Folette St., 1406 S. Fair Ave.  
**No. DE PARCELA:** 191330-41485, 191330-41486  
**FECHA DE APLICACIÓN:** 9 de septiembre, 2022  
**FECHA DE APLICACIÓN COMPLETA:** 9 de septiembre, 2022

**DESCRIPCIÓN DEL PROYECTO:** Propuesta para re zonificar dos lotes de R-2 a B-2, para establecer una concesionaria de automóviles, un ajuste administrativo al retranqueo de lado de 20 pies a 6 pies, y un ajuste al estándar de estacionamiento/vehículo de superficie dura a grava.

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

1. El tipo de uso terrenal: Ventas de automóviles, un uso de Clase 2 en la zona B-2, no es un uso aprobado en la zona R-2.
2. Nivel de desarrollo: N/A
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a todas las normas de desarrollo del título 12 y del título 15.

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: Ventas de automóviles
2. Densidad del desarrollo: N/A
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

**AVISO DE 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:** Los siguientes permisos/aprobaciones locales, estatales, y federales pueden o serán necesarios para este proyecto: Permiso de construcción, permiso de nivelación.

**Estudios Requeridos:** N/A

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**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, Los Estándares de Desarrollo del Título 12, y el Plan Integral del Área Urbana de Yakima.

**SOLICITUD DE COMENTARIOS ESCRITOS:** Se anima a las agencias, tribus, y el público a revisar y comentar sobre el proyecto y sobre sus probables impactos ambientales. Habrá un periodo de veinte días para hacer sus comentarios. Este podría ser su única oportunidad para comentar. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el 31 de octubre, 2022 serán considerados antes de emitir la decisión final sobre esta solicitud. Por favor de hacer referencia al número de archivo (RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22) o al nombre del solicitante (Harati) 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](mailto:ask.planning@yakimawa.gov)

**Adjunto:** Narrativas, Descripción del proyecto, Lista de verificación SEPA, Plan del Sitio, Mapa

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CITY OF YAKIMA  
LAND USE ACTION INSTALLATION  
CERTIFICATE

File Number:	RZ#001-22, CL2# 025-22, ADJ#024-22, SEPA#017-22
Applicant/Project Name:	Hicati
Site Address:	1406 S Fair Ave / 909 Lufollette SE
Date of Posting:	10/10/2022

Location of Installation (Check One):

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

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

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

The alternative location is:

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

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

  
Applicant's Signature

10/10/2022  
Date

Joseph Calhoun, Planning Manager  
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](mailto:ask.planning@yakimawa.gov) or in person/by mail to: City of Yakima, Planning Division, 129 North 2<sup>nd</sup> Street, Yakima, WA 98901.

## CHAPTER G

### Public /Agency Comments

[illegible]



STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

Central Region Office

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

**RECEIVED**

OCT 27 2022

**CITY OF YAKIMA  
PLANNING DIV.**

October 27, 2022

Community Development  
City of Yakima  
129 North 2<sup>nd</sup> Street  
Yakima, WA 98901

Re: 202205099, SEPA#017-22, RZ#001-22, CL2#025-22, ADJ#024-22

To Whom it May Concern:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Rosa Harati/Sarah Harati Project. We have reviewed the documents and have the following comments.

**TOXIC CLEAN-UP**

This project is located within the Yakima Railroad Area. The Yakima Railroad Area is a six-square mile area identified as having a high likelihood that groundwater is contaminated with tetrachloroethene (also known as PCE, perc, or perchloroethylene) above state cleanup levels. Concentrations of PCE above cleanup levels in the shallow aquifer have the potential to impact indoor air quality.

Sincerely,

*Tricia Sawyer*

Tricia Sawyer, on behalf of Lucila Cornejo, SEPA Coordinator  
Central Regional Office  
(509) 208-4590  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

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