



**HEAR ME NOW LLC
CPA#001-23, RZ#001-23, SEPA#001-23**

**Yakima City Council
Open Record Public Hearing
October 3, 2023**

EXHIBIT LIST

Applicant: Allen Opfer, on behalf of Lloyd Butler DO and David
Oplinger / Hear Me Now LLC
File Numbers: CPA#001-23, RZ#001-23, SEPA#001-23
Site Address: 1111 N 35th Ave
Staff Contact: Joseph Calhoun, Planning Manager

Table of Contents

CHAPTER AA	Yakima Planning Commission's Recommendation
CHAPTER A	Staff Report
CHAPTER B	Maps
CHAPTER C	Site Plan
CHAPTER D	Applications
CHAPTER E	Public Notices
CHAPTER F	Public/Agency Comments



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

YAKIMA PLANNING COMMISSION

**RECOMMENDATION TO THE YAKIMA CITY COUNCIL
FOR
COMPREHENSIVE PLAN AMENDMENT AND REZONE
CPA#001-23, RZ#001-23**

August 23, 2023

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

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

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

WHEREAS, On February 27, 2023 applications for Comprehensive Plan Amendment and Rezone were submitted by Allen Opfer, on behalf of Lloyd Butler DO and David Oplinger / Hear Me Now LLC, to amend the Comprehensive Plan Future Land Use Map Designation from Mixed Residential to Commercial Mixed-Use, and concurrently Rezone from Multifamily Residential (R-3) to General Commercial (GC), parcel 181315-14472 (City File CPA#001-23, RZ#001-23); and

WHEREAS, The applications were considered complete for processing on May 26, 2023, and public notice was provided, in accordance with the provisions of YMC Ch. 16.10, on June 13, 2023; and

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on July 28, 2023, which was not appealed (City File SEPA#001-23); and

WHEREAS, The YPC held a study session to review this Comprehensive Plan Amendment and Rezone June 28, 2023; and

WHEREAS, The Yakima Planning Commission held an open record public hearing August 23, 2023 to hear testimony from the public, consider the Amendment and Rezone, and provide a recommendation to the Yakima City Council;

DOC.
INDEX
AA-1

Yakima
2015
1993

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

APPLICATION # CPA#001-23, RZ#001-23
APPLICANT: Allen Opfer, on behalf of Lloyd Butler DO and David Oplinger / Hear Me Now LLC
APPLICANT ADDRESS: 1320 N 16th Ave, Suite C; Yakima, WA; 98902
PROJECT LOCATION: 1111 N 35th Ave
PARCEL(S): 181315-14472

FINDINGS OF FACT

1. The applicant requests to amend the Comprehensive Plan Future Land Use Map designation from Mixed Residential to Commercial Mixed-Use with a concurrent Rezone from Multifamily Residential (R-3) to General Commercial (GC).
2. The City of Yakima Planning Division provided a detailed staff report to the Planning Commission for review during their August 23, 2023 public hearing, with the recommendation of APPROVAL of the proposed amendment and rezone.
3. The proposed Comprehensive Plan Amendment is consistent with the applicable approval criteria in YMC § 16.10.040, as follows:
 - a. The purpose of this request is to allow additional uses on the subject property. N 35th Avenue is built-out with office type uses, a Class (3) use in the R-3 zoning district. Changing this parcel to Commercial Mixed-Use will allow for the concurrent Rezone to GC.
 - b. The amendment does not correct an obvious mapping error, does not address a deficiency of the 2040 plan, and is consistent with the Growth Management Act and County-wide Planning Policies.
 - c. The proposed amendment from Mixed Residential to Commercial Mixed-Use is consistent with the applicable criteria found in YMC § 16.10.040
4. The proposed Rezone from Multifamily Residential (R-3) to General Commercial (GC) is consistent with the applicable approval criteria in YMC § 15.23.030, as follows:
 - a. Testimony at the public hearing was considered.
 - b. The property is suitable for uses within the GC zoning district.
 - c. The GC zoning district is an implementing zone of the Commercial Mixed-Use Future Land Use Designation.
 - d. The property is currently capable of being served by all necessary public utilities and can be accessed by public streets.
 - e. The proposed Rezone is considered compatible with the surrounding neighborhood and no mitigation is proposed at this time.
 - f. The public need for this Rezone is to enable additional land uses on a property already developed for commercial tenants.

CONCLUSIONS

1. The Amendment and Rezone are minor in nature;
2. No adverse impacts have been identified;
3. No written or verbal comments were received during public testimony.
4. This proposal underwent Environmental Review;
5. The proposed Comprehensive Plan Future Land Use Map Amendment from Mixed Residential to Commercial Mixed-Use with a concurrent Rezone from Multifamily Residential (R-3) to General Commercial (GC) is consistent with the Yakima Urban Area Zoning Ordinance and Yakima Comprehensive Plan 2040.

DOC.
INDEX
AA-1

MOTION

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

RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at the public hearing, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the proposed Comprehensive Plan Amendment from Mixed Residential to Commercial Mixed-Use with a concurrent Rezone from Multifamily Residential (R-3) to General Commercial (GC) for files CPA#001-23 and RZ#001-23.

SIGNED this 24th day of August, 2023.

By: _____

**Jacob Liddicoat, Chair
Yakima Planning Commission**

DOC.

INDEX

AA-1

HEAR ME NOW LLC
CPA#001-23, RZ#001-23, SEPA#001-23

EXHIBIT LIST

CHAPTER A

Staff Report

[illegible]



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

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

Application # CPA#001-23, RZ#001-23

APPLICANT: Allen Opfer, on behalf of Lloyd Butler DO and David Oplinger / Hear Me Now LLC
APPLICANT ADDRESS: 1320 N 16th Ave, Suite C
PROJECT LOCATION: 1111 N 35th Ave
PARCEL(S): 181315-14472
DATE OF REQUEST: February 27, 2023
DATE OF RECOMMENDATION: August 23, 2023
STAFF CONTACT: Joseph Calhoun, Planning Manager

I. DESCRIPTION OF REQUEST:

Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to amend the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and concurrent rezone from Multifamily Residential (R-3) to General Commercial (GC).

II. CURRENT ZONING AND LAND USE:

The subject property is approximately 0.84 acres in size and is zoned Multifamily Residential (R-3). 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-3	Commercial
East	M-1	Industrial
West	R-3	Commercial

III. PUBLIC NOTICE:

Posting of Property	June 1, 2023
Mailing of Notice of Application	June 13, 2023
Public Hearing Notice Published	July 28, 2023

IV. FINDINGS OF FACT:

A. Environmental Review.

Environmental Review (SEPA#001-23) was completed for this application, and a Determination of Nonsignificance (DNS) was issued on July 28, 2023. No appeals were filed.

DOC.

INDEX

A-1

B. Comprehensive Plan Amendment (CPA) Approval Criteria.

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

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

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

Staff Response: The purpose of this request is to allow additional uses on the subject property. N 35th Avenue is built-out with office type uses, a Class (3) use in the R-3 zoning district. Changing this parcel to Commercial Mixed-Use will allow for the concurrent Rezone to GC.

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

Staff Response: The purpose of the Commercial Mixed-Use Future Land Use category is to promote the greater integration of mixed uses that offer greater development choices to property owners, increased housing options, strengthened commercial retail areas, and lively pedestrian-oriented development.

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

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

- Does the proposal conform to locational criteria set forth for the desired designation? Yes, the site is suitable for commercial use.*
- Is the site physically suited for the proposed designation? Yes. The site is suitable for commercial uses – the existing office building is similar to many uses allowed in the retail trade and service category.*
- Is the desired zone one of the implementing zones of the land use designation? Yes, the proposed General Commercial (GC) zone is an implementing zone of the Commercial Mixed-Use Residential land use designation.*
- Is the proposal a spot zone or a similar change that may create instability with the surrounding neighborhood? The proposal is not considered a spot zone. It is a continuation of existing GC zoning to the north.*

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

Policy 2.2.2.B.: Commercial Mixed-Use location criteria – Existing and planned commercial centers and primary arterial corridors.

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

Policy 2.5.1: Allow for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential and office uses with retail and service commercial uses.

DOC.
INDEX
A-1

(c) Correct an obvious mapping error:

Staff Response: Does not apply.

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

Staff Response: Does not apply.

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

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

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

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

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

Staff Response: This proposed change from Mixed Residential to Commercial Mixed-Use is minimal in size (0.84 acres) and in scope. The site is already built out as an existing office building in the R-3 zoning district. This change will have no impact on available land for residential development.

C. COMPREHENSIVE PLAN CONCLUSIONS:

1. The amendment is minor in nature.
2. No adverse impacts have been identified by approving this amendment request.
3. The proposed amendment from Mixed Residential to Commercial Mixed Use is consistent with the applicable criteria found in YMC § 16.10.040.

D. REZONE APPROVAL CRITERIA

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

(1) Testimony at public hearing.

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

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

The property is well suited for uses listed within Table 4-1 for the GC zoning district.

DOC.
INDEX

A-1

(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 General Commercial zoning district is an implementing zone of the Mixed Residential land use designation, and is consistent with several goals and policies, as indicated above in section IV.B 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. The property is currently built out as a commercial office/clinic building.

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

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

(7) The public need for the proposed change.

The public need for this change is to enable additional land uses on a property already developed for commercial tenants.

E. REZONE CONCLUSIONS:

1. The rezone from Multifamily Residential (R-3) to General Commercial (GC) is consistent with the applicable criteria found in YMC § 15.23.030
2. No adverse impacts have been identified by the approval of this rezone.
3. The requested rezone implements the Commercial Mixed-Use land use designation of the Yakima Comprehensive Plan 2040.
4. The property is currently served, or capable of being served, by all necessary public utilities capable of supporting residential land uses.

V. RECOMMENDATION

The Community Development Department recommends APPROVAL of this amendment request from Mixed Residential to Commercial Mixed-Use in order to accommodate a concurrent rezone from R-3 (Multifamily Residential) to GC (General Commercial).

RECOMMENDATION made this 23rd day of August, 2023.

DOC.
INDEX

A-1

[illegible]

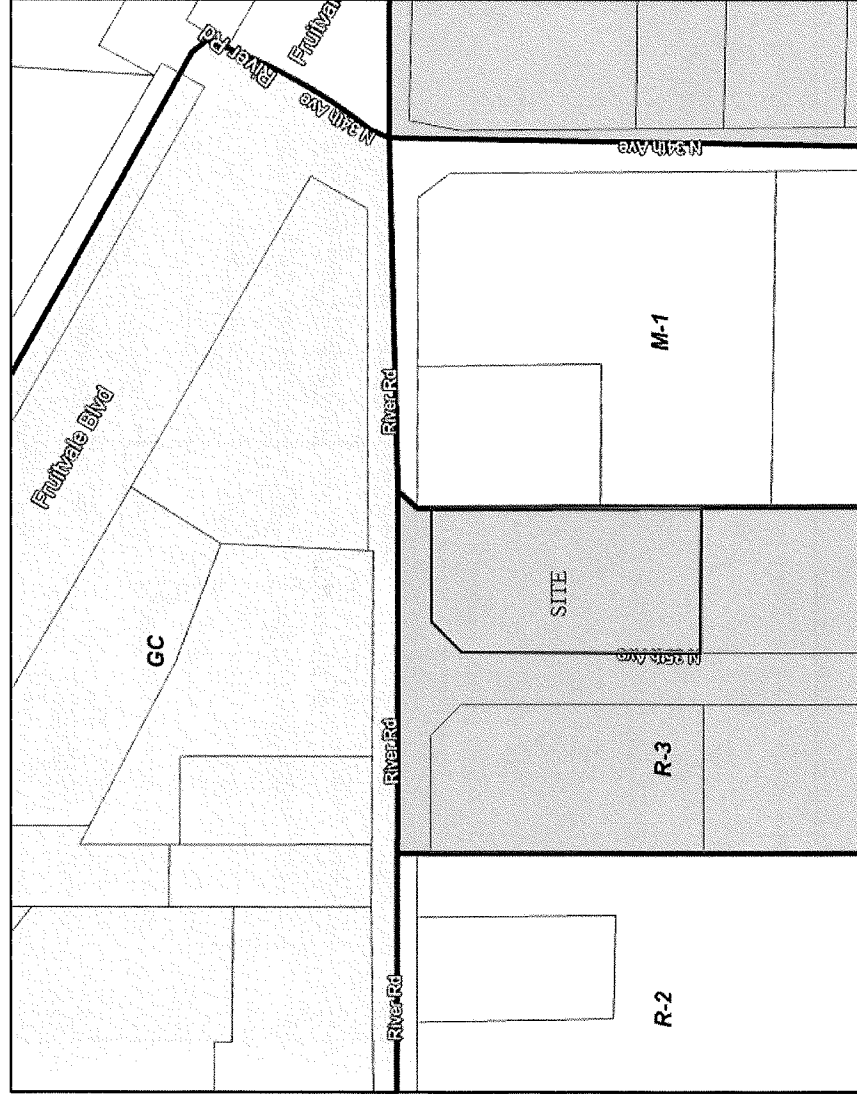
Project Name: HEAR ME NOW LLC

Site Address: 1111 N 35TH AVE

File Number(s): CPA#001-23, RZ#001-23, SEPA#001-23



ZONING MAP



Yakima Urban Area Zoning
SR Suburban Residential
R-1 Single Family
R-2 Two Family
R-3 Multi-Family
B-1 Professional Business
B-2 Local Business
HB Historical Business
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

DOC.
INDEX
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: 3/1/2023

Project Name: HEAR ME NOW LLC

Site Address: 1111 N 35TH AVE

File Number(s): CPA#001-23, RZ#001-23, SEPA#001-23



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



DOC.
INDEX

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: 3/1/2023

Project Name: HEAR ME NOW LLC

Site Address: 1111 N 35TH AVE

File Number(s): CPA#001-23, RZ#001-23, SEPA#001-23



AERIAL MAP



DOC.
INDEX
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: 3/1/2023

Project Name: HEAR ME NOW LLC

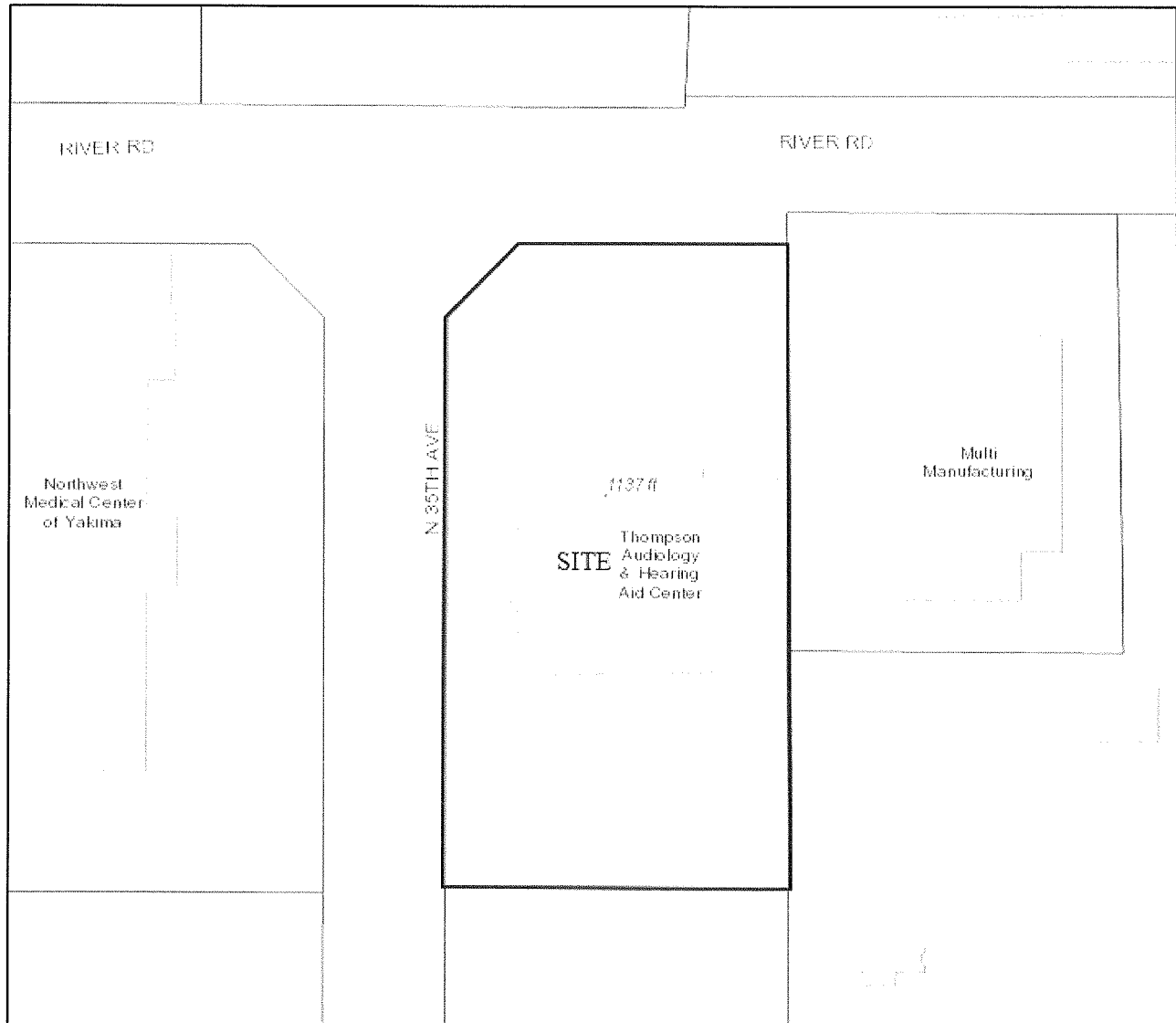
Site Address: 1111 N 35TH AVE

File Number(s): CPA#001-23, RZ#001-23, SEPA#001-23

Proposal: Proposed change to the Future Land Use map designation for one parcel from Mixed Use Residential to Commercial Mixed Use and a concurrent rezone from Multifamily Residential (R-3) to General Commercial (GC).



VICINITY MAP



DOC.
INDEX

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: 3/1/2023



EXISTING TRASH ENCLOSURE

EXISTING PARKING LOT

This site plan shows an existing parking lot with 10 marked spaces and an adjacent existing trash enclosure. The parking lot is located to the right of the trash enclosure. The trash enclosure is a rectangular structure with a hatched pattern. A north arrow is located in the upper right corner of the plan.

LLOYD H. BUTLER, D.O.
1214 N 24TH AVE
YAKIMA, WA 98902
509-307-4534

PARCEL NUMBER:
SITE ADDRESS:

LLOYD H. BUTLER, D.O.
1214 N 24TH AVE
YAKIMA, WA 98902
509-307-4534

181315-44472
11111 N. 38TH AVE., SUITE 110
YAKIMA WA 98902

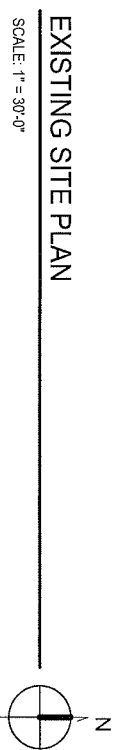
SECTION 15 TOWNSHIP 13
RANGE 18 QUARTER NE SP
207996 LOT 2

NOTE: PREVIOUS TYPE II APPROVAL ON
12/29/2022, CL#2031-22, PUN-CL2

TYPE III APPROVAL ON 12/14/2017, CL#3
000-17, SEPA #015-17

NOTE: PREVIOUS TYPE II APPROVAL ON
12/29/2022: CL2#031-22, PLN-CL2
TYPE III APPROVAL ON 12/14/2017: CL3#
007-17, SEPA #015-17

BORArchitecture, pllc
1320 N. 16th Avenue, Suite C
Yakima, Washington 98902
(509) 454-3299 www.borarch.com



BORArchitecture, pllc
1320 N. 16th Avenue, Suite C
Yakima, Washington 98902
(509) 454-3299 www.borarch.com

GC	Commercial Mixed-Use
R-2	Mixed Residential
R-3	Mixed Residential / Community Mixed-Use
M-1	Industrial

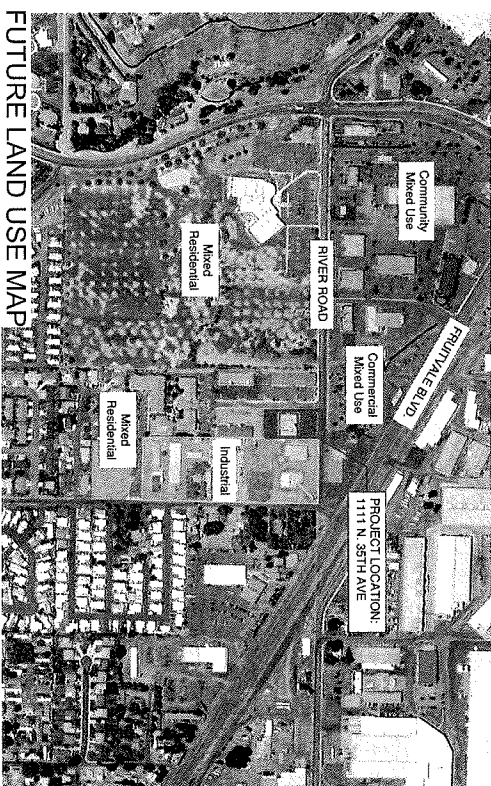
RECEIVED

FEB 27 2023

CITY OF YAKIMA
PLANNING DIV

DOC.
INDEX
51

BORArchitecture, pllc
1320 N. 16th Avenue, Suite C
Yakima, Washington 98902
(509) 454-3299 www.borarch.com

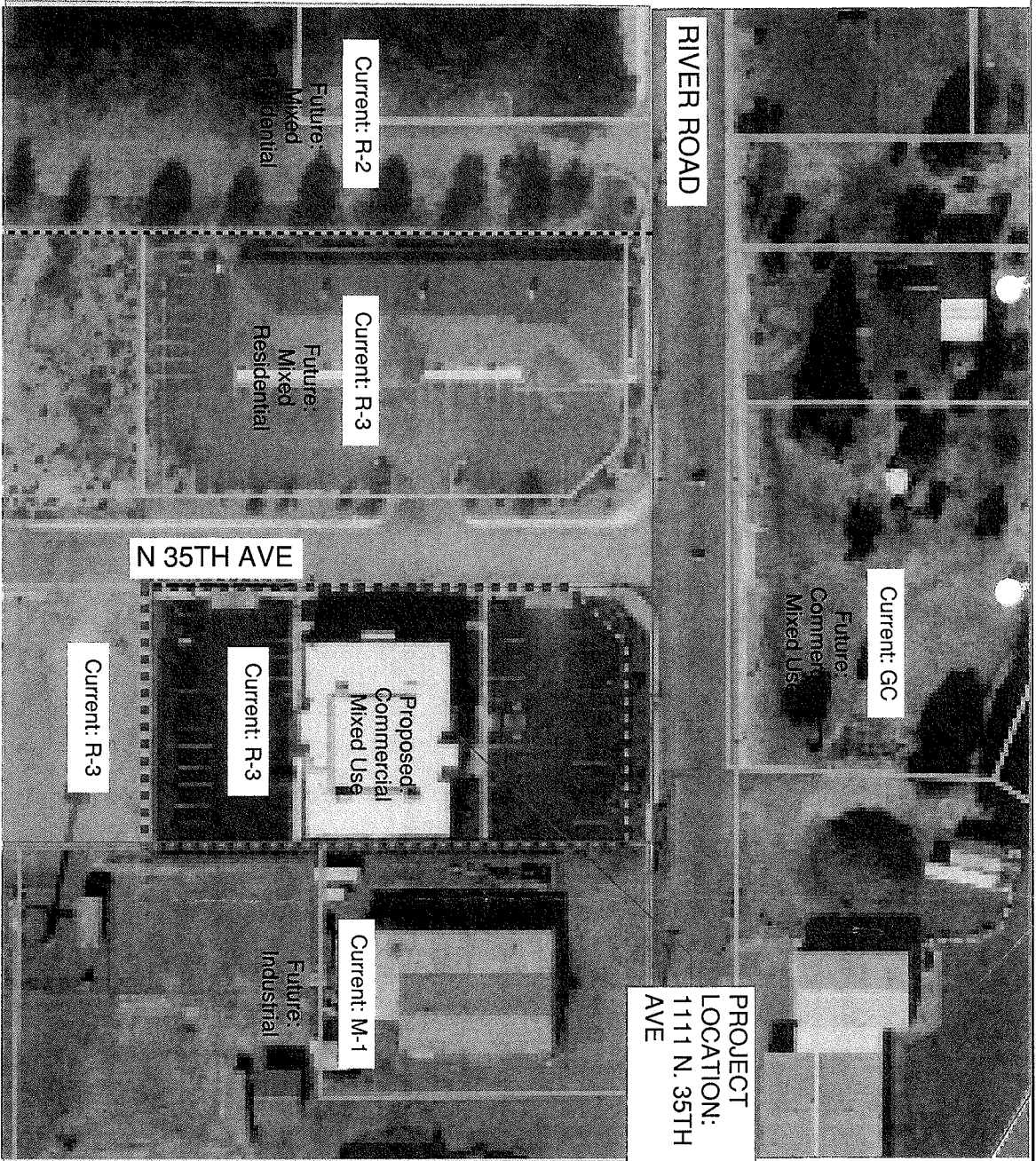


CURRENT ZONING MAP

Tenant Improvement
Yakima WA 98902

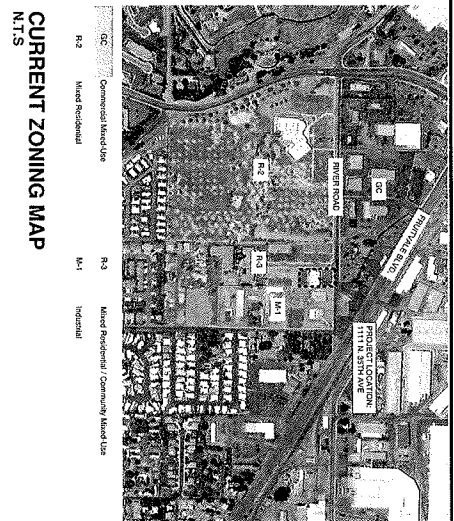
A002

[illegible]

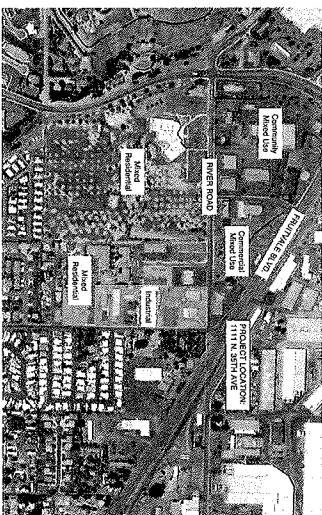


AERIAL MAP

1" = 60'-0"



CURRENT ZONING MAP
N.T.S.



FUTURE LAND USE MAP
N.T.S.

RECEIVED
FEB 27 2023
CITY OF YAKIMA
PLANNING DIV

DOC.
INDEX
C-1

COMPREHENSIVE PLAN AMENDMENT

Tenant Improvement
Yakima WA 98902

BORA
BORArchitecture

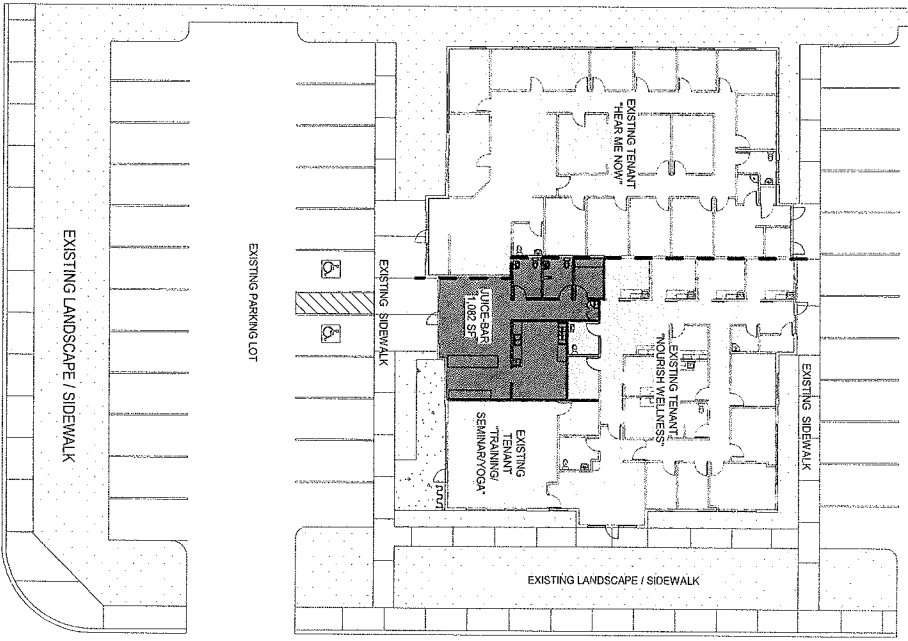
BORArchitecture, PLLC
1320 N. 16th Avenue, Suite C
Yakima, Washington 98902
(509) 454-5219 www.borarch.com

2225
CBA
AO
02/23/23
1" = 60'-0"
11" x 17"

EXISTING SITE PLAN INFORMATION

EXISTING TRASH ENCLOSURE

EXISTING PARKING LOT



EXISTING SITE PLAN

SCALE: 1" = 30'-0"

CONTACT INFORMATION:

LLOYD H. BUTLER, D.O.
1214 N. 24TH AVE
YAKIMA, WA 98902
509-307-4534

LOT INFORMATION:

PARCEL NUMBER: 181315-14472
SITE ADDRESS: 1111 N. 35TH AVE, SUITE 110
YAKIMA, WA 98902
ZONING: R3
LEGAL DESCRIPTION: SECTION 15 TOWNSHIP 13
RANGE 18 QUARTER NE SP
7207996 LOT 2
NOTE: PREVIOUS TYPE II APPROVAL ON 12/29/2022, CL2#031-22, PLN-CL2
TYPE III APPROVAL ON 12/14/2017, CL3# 007-17, SEPA #015-17

GC
Commercial Mixed-Use
R-2
Mixed Residential
R-3
Mixed Residential / Community Mixed-Use
M-1
Industrial

RECEIVED

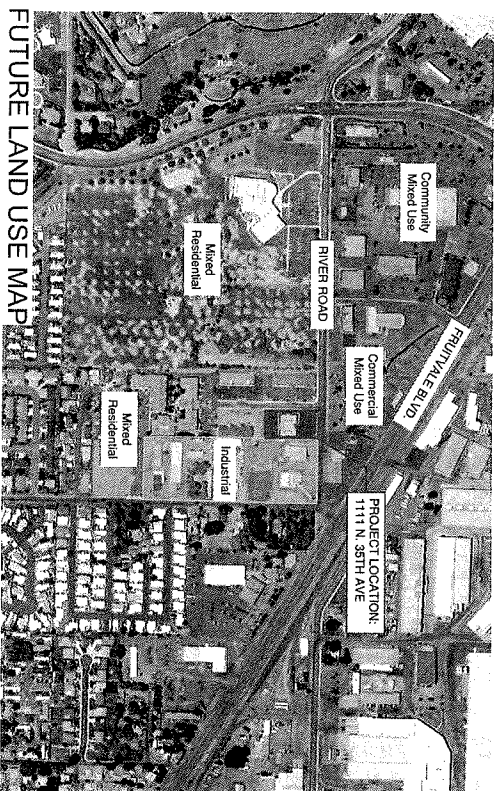
FEB 27 2023

CITY OF YAKIMA
PLANNING DIV

DOC.
INDEX
C1



CURRENT ZONING MAP



FUTURE LAND USE MAP

COMPREHENSIVE PLAN AMENDMENT
/ REZONING

Tenant Improvement
Yakima WA 98902

BORA
BorArchitecture

BorArchitecture, pllc
1320 N. 16th Avenue, Suite C
Yakima, Washington 98902
(509) 454-9299 www.borarch.com

A002

PROJECT NO.	2225
FILE NO.	
DESIGNED BY	CBA
CHECKED BY	
DATE	2/22/2023
SCALE	1" = 30'-0"
SHEET NO.	

HEAR ME NOW LLC
CPA#001-23, RZ#001-23, SEPA#001-23

EXHIBIT LIST

CHAPTER D

Application

[illegible]

RECEIVED

FEB 27 2023

CITY OF YAKIMA
PLANNING DIV.**ENVIRONMENTAL CHECKLIST**

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

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

INSTRUCTIONS FOR APPLICANTS

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

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

A. BACKGROUND INFORMATION (To be completed by the applicant.)**1. Name Of Proposed Project (If Applicable):**

Juice-bar

2. Applicant's Name & Phone:

Allen Opfer 509-454-3299

3. Applicant's Address:

1320 N 16th Ave, Suite C Yakima, WA 98902

4. Contact Person & Phone:

Lloyd H. Butler, D.O 509-307-4534

5. Agency Requesting Checklist: City of Yakima**6. Proposed Timing Or Schedule (Including Phasing, If Applicable):**

Permitting once approved rezoning. Construction fall/winter of 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:

Does not apply

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:
A Building Permit will be required by the City of Yakima for this project.

11. Give a brief, but complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.):
We are proposing to have the property at 1111 N. 35th Ave, Yakima WA 98902 to be rezoned from R-3 to GC. This rezone would allow the proposed Juice-bar to be built in the empty suite #110.

The Juice-bar will have a direct relationship with Nourish Wellness Clinic by providing healthy beverage options for their patients and any community member. The suite where the new Juice-bar would be built, has a gross total of 1,082 SF. The entire existing building where this suite resides has a total of 9,220 SF.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist:
The proposed site is at 1111 N. 35th Ave, Suite #110, Yakima WA 98902.
Parcel #18131514472, Legal Description: Section 15 Township 13 Range 18 Quarter NE SP 7207996 Lot 2

RECEIVED

FEB 27 2023

CITY OF YAKIMA
PLANNING

DOC.
INDEX

D-3

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	
EARTH	
1. 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: _____	
2. What is the steepest slope on the site (approximate percent slope)?	<1%
3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.	
Ashue and similar soils: 90%	
Minor components: 10%	
4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.	No
5. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.	Does not apply
6. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.	Does not apply
7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?	Existing building was designed for a 75% coverage area with a site area of 36,383 SF.
8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:	Does not apply
AIR	
1. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.	None
2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.	No
3. Proposed measures to reduce or control emissions or other impacts to air, if any:	None

RECEIVED

FEB 27 2023

CITY OF YAKIMA
PLANNING DIV.

DOC.

INDEX

D-3

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

SURFACE WATER

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Does not apply

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

GROUND WATER

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None

RECEIVED

FEB 27 2023

CITY OF YAKIMA
PLANNING DIV

DOC.

INDEX

D-3

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**WATER RUNOFF (INCLUDING STORM WATER)**

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

The existing building has (4) downspouts and scuppers to help collect and dispose of runoff. The downspouts flow into existing storm water swales contained on site.

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

No

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

No

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

The site has already been designed, built and approved on 12/14/2017 by a previous Type III review: CL3# 007-17, SEPA #015-17

PLANTS

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

Deciduous Trees:

☐ Alder

☐ Maple

☐ Aspen

☒ Other

Evergreen Trees:

☐ Fir

☐ Cedar

☐ Pine

☐ Other

Wet Soil Plants:

☐ Cattail

☐ Buttercup

☐ Bullrush

☐ Skunk Cabbage

☐ Other

Water Plants:

☐ Milfoil

☐ Eelgrass

☐ Water Lily

☐ Other

Other:

☒ Shrubs

☐ Grass

☐ Pasture

☐ Crop Or Grain

☐ Orchards, vineyards, or other permanent crops

☐ Other types of vegetation

RECEIVED

FEB 27 2023

CITY OF YAKIMA
PLANNING DIV.

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

None

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

None known

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

Existing landscape will remain

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

Not applicable

DOC.

INDEX

D-3

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

ANIMALS

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

Songbirds

RECEIVED

FEB 27 2023

CITY OF YAKIMA
PLANNING DIV.

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

None known

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

No

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

None

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

None known

ENERGY AND NATURAL RESOURCES

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None

DOC.

INDEX

D-3

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

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

No

RECEIVED

FEB 27 2023

CITY OF YAKIMA
PLANNING DIV.

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

None

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

None

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

None

5. Describe special emergency services that might be required.

None

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

Does not apply

NOISE

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

Street traffic noise

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.

Typical construction noises daily from 6am-3pm.

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

Construction is limited to interior tenant improvements

DOC.
INDEX

#

D-3

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

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

Existing building currently houses an audiology clinic and a new pediatric clinic is currently being built in one of the suites along with a new training/seminar/yoga suite. The proposed rezoning will not affect current land use of these space types because they are approved land uses under GC.

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

No

RECEIVED

FEB 27 2023

CITY OF YAKIMA

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

No

4. Describe any structures on the site.

The building is existing and has an existing clinic "Thompson Audiology & Hearing". A new clinic "Nourish Wellness" is currently being constructed in Suite 120 alongside a new Training/Seminar/Yoga space in Suite 130. The new Juice-bar will be constructed in the empty Suite 110.

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

No

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

R-3

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

Mixed Residential

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

Not applicable

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

No

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

2 employees would work in the completed project

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

None

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

LAND AND SHORELINE USE

12. Proposed measures to avoid or reduce displacement impacts, if any.
None

13. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
None

14. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
None

RECEIVED

FEB 27 2023

CITY OF YAKIMA
PLANNING DIV.

HOUSING

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None

3. Proposed measures to reduce or control housing impacts, if any:
None

AESTHETICS

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

Existing structure is 21'-0" to the tallest point of building. Existing materials already exist on existing facade, they are currently; stone veneer, hardi-plank lap siding and metal wall paneling.

2. What views in the immediate vicinity would be altered or obstructed?
None

3. Proposed measures to reduce or control aesthetic impacts, if any:
No impact to existing aesthetic look

DOC.

INDEX

#

D-3

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

LIGHT AND GLARE

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The space will be lit internally and would operate 9:30am-6pm Monday-Friday and 10:30am-5pm Saturday.

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

No

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

None

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

None

RECEIVED

FEB 27 2023

CITY OF YAKIMA
PLANNING DIV

RECREATION

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

Chesterley Park, YMCA Rotary Aquatic Center, Volution Fitness, Training/Yoga/Seminar.

2. Would the proposed project displace any existing recreational uses? If so, describe.

No

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

None

HISTORIC AND CULTURAL PRESERVATION

1. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No

DOC.

INDEX

#

D-3

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

HISTORIC AND CULTURAL PRESERVATION

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

No

RECEIVED

FEB 27 2023

CITY OF YAKIMA

PLANNING DIV

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

Not applicable

TRANSPORTATION

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

River Road and N. 35th Ave. are the adjacent streets to the property. The property will be accessed off N. 35th Avenue

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

The site isn't directly served by public transportation. However, the closest bus stop is on Fruitvale Blvd & 34th from Route #9. It is approximately a 4 minute walk

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

The parking lot is existing and it currently has: 45 parking spots. No parking spots will be removed.

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

No

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

No

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

Peak hours are morning, lunch time and late afternoon. Most volume of vehicular trips per day would be customers, however a delivery truck could stop by once a month.

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

TRANSPORTATION

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

No

RECEIVED

FEB 27 2023

CITY OF YAKIMA
PLANNING DIV

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

None

PUBLIC SERVICES

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

No

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

Not applicable

UTILITIES

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

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

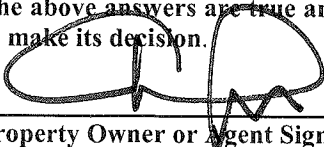
☒ sanitary sewer ☐ septic system ☐ other _____

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

All utilities are already on site

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

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



02/27/23

Property Owner or Agent Signature

Date Submitted

ALLEN OPPEN

BORARCHITECTURE, PRINCIPAL

Name of Signee

Position and Agency/Organization

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

RECEIVED



Supplemental Application For:
REZONES
 YAKIMA MUNICIPAL CODE CHAPTER 15.20
 FEB 27 2023
 CITY OF YAKIMA
 PLANNING DIV.

PART II - APPLICATION INFORMATION**1. EXISTING ZONING OF SUBJECT PROPERTY:**

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

2. DESIRED ZONING OF SUBJECT PROPERTY:

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

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

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

4. EXISTING FUTURE LAND USE DESIGNATION:

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

5. PROPOSED FUTURE LAND USE DESIGNATION:

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

If so what is the proposed future land use designation?

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

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

PART III - REQUIRED ATTACHMENTS

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

2. **ENVIRONMENTAL CHECKLIST** (required)

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

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

5. AUTHORIZATION:

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



 Property Owner Signature (required)

2/27/23

 Date



Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

RECEIVED

FEB 27 2023

CITY OF YAKIMA
PLANNING DIV.

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

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

A Juice-bar is allowed in a General Commercial GC zone.

What is the status of existing land use?

The property is currently zoned R-3 and has a future land use of Mixed-Residential. The property houses an existing Audiology Clinic and will have a new Pediatric Clinic & Seminar/Training/Yoga Suite (currently under construction) within the same existing building by spring 2023.

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

This proposed rezoning request deviates from Yakima's Urban Area Comprehensive Plan by proposing the Juice-bar be built in a General Commercial District GC vs a Multifamily Residential District R-3. A Juice Bar is not allowed in it's current R-3 zone. However, North of the property, a large portion of occupied land is already zoned General Commercial GC. This proposed change would allow this property to be rezoned to match an adjacent zone type. The existing suites within the building are Clinics and they would also be allowed in an a GC zone.

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

Yes

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

Yes

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

North of the property, a large portion of the already occupied land is zoned General Commercial. East of the property, the lots are zoned M-1 and West of the property, the adjacent lot is zoned R-3. This new rezone would allow this property to match adjacent properties zoned GC to the North.

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

The building is already existing and these items have already been incorporated.

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

This change will allow for a healthy and nutritious beverage option for those pursuing a healthier lifestyle. The adjacent Nourish Wellness Clinic, Training/Seminar/Yoga space, Volution Fitness, YMCA Rotary Aquatic Center and Chesterly Park promote active lifestyles and activities. This Juice-bar would operate as a healthy facility that will promote the health and wellbeing of individuals in the community and provide a conveniently located option.



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

RECEIVED

FEB 27 2023

CITY OF YAKIMA
PLANNING DIV.

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:	Allen Opfer						
	Mailing Address:	1320 N 16th Ave, Suite C						
	City:	Yakima	St:	WA	Zip:	98902	Phone:	(509) 454-3299
	E-Mail:	aopfer@borarch.com						
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____			
3. Property Owner's Information (If other than Applicant):	Name:	Lloyd H. Butler, D.O / David C. Oplinger, AuD						
	Mailing Address:	1214 N. 24th Ave						
	City:	Yakima	St:	WA	Zip:	98902	Phone:	(509) 307-4534
	E-Mail:							
4. Subject Property's Assessor's Parcel Number(s): 181315-14472								
5. Legal Description of Property. (if lengthy, please attach it on a separate document) Section 15 Township 13 Range 18 Quarter NE SP 7207996 Lot 2								
6. Property Address: 1111 N 35th Ave, Suite 110 , Yakima WA 98902								
7. Property's Existing Zoning: <input type="checkbox"/> SR <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input checked="" type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2								
8. Type Of Application: (Check All That Apply) <input checked="" type="checkbox"/> Comprehensive Plan Amendment <input checked="" type="checkbox"/> Environmental Checklist (SEPA Review) <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Transportation Concurrency <input type="checkbox"/> Master Application (select if submitting two or more applications under Title 15) <input type="checkbox"/> Other: _____								

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

SEE ATTACHED SHEETS

PART V – CERTIFICATION

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

* 

Property Owner's Signature

2/27/23

Date



Applicant's Signature

FEBRUARY 23, 2023

Date

FILE/APPLICATION(S)# CPA# 001-23, RZ# 001-23, Sepa# 001-23

DATE FEE PAID: 02/27/2023	RECEIVED BY: C. Oplinger	AMOUNT PAID: \$3125.00	RECEIPT NO: CR-23-000598
------------------------------	-----------------------------	---------------------------	-----------------------------



RECEIVED

FEB 27 2023

CITY OF YAKIMA
PLANNING DIV.

Supplemental Application For:

COMPREHENSIVE PLAN AMENDMENT

YAKIMA MUNICIPAL CODE, CHAPTER 16.10
ADMINISTRATION OF DEVELOPMENT PERMIT REGULATIONS

PART II - APPLICATION INFORMATION

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

2. EXISTING ZONING OF SUBJECT PROPERTY:

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

3. DESIRED ZONING OF SUBJECT PROPERTY:

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

4. EXISTING FUTURE LAND USE DESIGNATION:

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

☐ CBD Commercial Core ☐ Regional Commercial ☐ Industrial

5. DESIRED FUTURE LAND USE DESIGNATION:

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

☐ CBD Commercial Core ☐ Regional Commercial ☐ Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

☒ Water ☒ Sewer ☒ Storm Drainage ☒ Electricity ☒ Natural Gas ☒ Telephone ☒ Cable TV

PART III - REQUIRED ATTACHMENTS

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

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

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

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

5. **ENVIRONMENTAL CHECKLIST** (required)

6. **SITE PLAN**

7. **AUTHORIZATION:**

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

* Property Owner Signature (required)

2/27/23

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

FEB 27 2023



Supplemental Application For:

COMPREHENSIVE PLAN AMENDMENT

YAKIMA MUNICIPAL CODE CHAPTER 16.10

PLANNING DIV

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

1. Does your proposal address circumstances that have changed since the last time the relevant comprehensive plan map or text was considered? If so, how?
No
2. Does your proposal better implement applicable comprehensive plan policies than the current relevant comprehensive plan map or text? If so, how?
Yes, by allowing this property to be Commercial Mixed-Use, the future of this neighborhood would align with the newer businesses that are moving into these areas.
3. Does your proposal correct an obvious mapping error? If so, what is the error?
No
4. Does your proposal address an identified deficiency in the Comprehensive Plan? If so, what is the deficiency?
Yes, this proposal helps address the Commercial Mixed- Use gap by allowing integration of mixed use properties which could strengthen commercial retail areas and increase housing options.
5. Is the proposed Comprehensive Plan Amendment coordinated with, and take into consideration, the comprehensive plans adopted by Yakima County or cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100? If so, how?
Yes, North of the property, a large portion of the already occupied land is Commercial Mixed-Use. East of the property, the lots are Industrial and West/South of the property, the adjacent lot is Mixed Residential. This new designation would allow this property to match adjacent Commercial Mixed-Use properties to the North.
6. Is the proposed Comprehensive Plan Amendment consistent with the Growth Management Act (GMA), RCW Ch. 36.70A, and the Yakima County-Wide Planning Policy (CWPP)? If so, how?
Yes, the proposed Juice-Bar does not exceed 2,500 SF as a food service which abides the GMA, RCW Ch. 36.70A.
Yes, the proposed Juice-Bar aligns with the Statewide Urban Growth Area Goal, by promotion of attractive residential neighborhoods and commercial districts which provide a sense of community. The Juice-Bar will be a healthy resource for community members.
7. Have the cumulative impacts of all comprehensive plan amendments been considered in the evaluation of the proposed amendment? If so, how?
This amendment request is impacting the city's future land use map overall by removing one property consisting of 36,383 SF (0.83 acres) from Mixed Residential designation to Commercial Mixed-Use. This change could help meet Yakima's Comprehensive Plan 2040 by promoting the greater integration of mixed uses that offer greater development choices to property owners, increased housing options, strengthened commercial retail areas, and lively pedestrian-oriented development.
8. For Future Land Use Map changes please provide descriptive information regarding the property, including the status of existing land use, access to sewer and water, as well as the availability of public facilities such as schools, fire and police services.
The property currently has a future land use of Mixed-Residential. The property houses an existing Audiology Clinic and will have a Pediatric Clinic & Seminar/Training/Yoga Suite (currently under construction) within the existing building by spring 2023. The existing property has access to; city sewer, city water, availability of public facilities such as schools, fire & police services.

HEAR ME NOW LLC
CPA#001-23, RZ#001-23, SEPA#001-23

EXHIBIT LIST

CHAPTER E

Public Notices

[illegible]

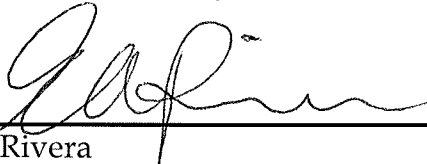
CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL


I, Eva Rivera, as an employee of the City of Yakima, Planning Division, have transmitted to: Rosalinda Ibarra, City Clerk, by hand delivery, the following documents:

1. Mailing labels for Hear Me Now LLC 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 6th day of September 2023.



Eva Rivera
Planning Technician

Received By: _____
Date: 9/6/23_____

DOC.
INDEX
E-7

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

Cascade Natural Gas
8113 W Grandridge Blvd
Kennewick, WA 99336

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

Charter Communications
1005 North 16th Ave
Yakima, WA 98902

City of Union Gap
Dennis Henne
P.O. Box 3008
Union Gap, WA 98903
dennis.henne@uniongapwa.gov

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

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

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

City of Yakima - Wastewater Division
Marc Cawley
2220 East Viola Ave
Yakima, WA 98901
marc.cawley@yakimawa.gov

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

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

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

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

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

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

United States Postal Service
David James
205 W Washington Ave
Yakima, WA 98903
david.r.james@usps.gov

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

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

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

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

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

WA State Department of Ecology
Annie Szvetcz
P.O. Box 47703
Olympia, WA 98504-7703
Upload Docs to SEPA Register

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

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

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

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

WA State Department of Energy Facility
Site Evaluation Council -EFSEC
PO Box 43172
Olympia, WA 98504-3172
efsec@utc.wa.gov

WA State Department of Fish and Wildlife
Eric Bartrand
1701 South 24th Ave
Yakima, WA 98902
Eric.Bartrand@dfw.wa.gov

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

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

DOC.
INDEX


WA State Department of Fish and Wildlife,
SEPA Desk
PO Box 43200
Olympia, WA 98504
R3planning@dfw.wa.gov

WA State Department of Health, Office of
Drinking Water
SEPA.reviewteam@doh.wa.gov

WA State Department of Transportation
Paul Gonseth
2809 Rudkin Road
Union Gap, WA 98903
gonsetp@wsdot.wa.gov

West Valley School District
Dr. Peter Finch
8902 Zier Road
Yakima, WA 98908
finchp@wvwsd208.org

Yakama Bureau of Indian Affairs
Rocco Clark
P.O. Box 632
Toppenish, WA 98948
Rocco.clark@bia.gov

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

Yakima County Building Department
Marivel Garcia
128 North 2nd Street, 4th Floor
Yakima, WA 98901
marivel.garcia@co.yakima.wa.us

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

Yakima County Public Services
Lisa Freund
128 North 2nd Street, 4th Floor
Yakima, WA 98901
lisa.freund@co.yakima.wa.us

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

WA State Department of Health
Kelly Cooper
PO Box 47820
Olympia, WA 98504
Kelly.cooper@doh.wa.gov

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

WA State Department Transportation South
Central Region Planning Office
SCplanning@wsdot.wa.gov

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

West Valley School District
Joe Connolly
8902 Zier Road
Yakima, WA 98908-9299
connollyw@wvwsd208.org

Yakama Nation Environmental Management
Program
Elizabeth Sanchey
P.O. Box 151
Toppenish, WA 98948
esanchey@yakama.com

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

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

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

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

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

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

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

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

DOC.
INDEX

#

E-1

Yakima School District
Stacey Locke
104 North 4th Ave
Yakima, WA 98902
locke.stacey@ysd7.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 Valley Museum
Peter Arnold
2105 Tieton Drive
Yakima, WA 98902
peter@yvmuseum.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 Trolleys
Paul Edmondson
313 North 3rd Street
Yakima, WA 98901

SEPA REVIEWING AGENCIES
_UPDATED 12/07/2022

Type of Notice: Not a CC Hearing
File Number: CRA#001-23, R2#001-23; SEPA#001-23
Date of Mailing: Hearing 10/03/2023

DOC.
INDEX
E-1

18131511009
VEER BROTHERS INC
3508 FRUITVALE BLVD
YAKIMA, WA 98902

18131511011
VEER BROTHERS INC
3508 FRUITVALE BLVD
YAKIMA, WA 98902

18131511013
VEER BROTHERS INC
3508 FRUITVALE BLVD
YAKIMA, WA 98902

18131511015
CARL W & JEANNIE JENNERJOHN
3402 FRUITVALE BLVD
YAKIMA, WA 98902

18131512021
VEER BROTHERS INC
3508 FRUITVALE BLVD
YAKIMA, WA 98902

18131512022
CHESTERLY BUILDING LLC
1214 N 20TH AVE
YAKIMA, WA 98902

18131513001
YAKIMA CITY
129 N 2ND ST
YAKIMA, WA 98901

18131513008
YAKIMA CITY
129 N 2ND ST
YAKIMA, WA 98901

18131514413
MOODY FAMILY PROPERTY LLC
9304 CLEARWATER DR # A
KENNEWICK, WA 99336

18131514416
SECURITY FIRST STORAGE LLC
PO BOX 1643
YAKIMA, WA 98907

18131514419
DARR PROPERTIES LLC
4406 ENGLEWOOD AVE
YAKIMA, WA 98908

18131514435
LOGAN WHEELER POST # 36
1120 N 34TH AVE
YAKIMA, WA 98902

18131514467
BISHOP CHESTERLEY OWNER LLC
19119 NORTH CREEK PKWY STE 102
BOTHELL, WA 98011

18131514471
NORTHWEST BUSINESS ENTERPRISES
LLC
1110 N 35TH AVE
YAKIMA, WA 98902

18131514472
HEAR ME NOW LLC
1204 S 28TH AVE
YAKIMA, WA 98902

18131514473
DESERT SUN PROPERTIES LLC
1104 N 35TH AVE
YAKIMA, WA 98902

18131514474
KAZA LLC
206 N 98TH AVE
YAKIMA, WA 98908

17
TOTAL PARCELS - HEAR ME NOW LLC -
CPA#001-23, RZ#001-23, SEPA#001-23

ALLEN OPFER
1320 N 16TH AVE, SUITE C
YAKIMA, WA 98902

LLOYD BUTLER
1214 N 20TH AVE
YAKIMA, WA 98902

DAVID OPLINGER
1214 N 20TH AVE
YAKIMA, WA 98902

Ntc of City Council Hearing
CPA#001-23, RZ#001-23, SEPA#001-23
Hearing Date 10/03/2023

DOC.
INDEX

#

E7

Rivera, Eva

From: Rivera, Eva
Sent: Wednesday, September 06, 2023 9:12 AM
To: Ibarra, Rosalinda
Subject: Mailing for City Council Hearing - Hear Me Now LLC - CPA#001-23, RZ#001-23, SEPA# 001-23
Attachments: SEPA Reviewing Agencies E-mail Distribution List_Updated 07.28.2023; In-House Distribution E-mail List_ updated 07.06.2023; Local Media List _04.14.2023

Hello Rosalinda,

On September 5, 2023, the City Council set **October 3** as the public hearing date for the Comprehensive Plan Amendment request for Hear Me Now LLC.

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

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

Please also email the notice to the following party/project representative:

- Allen Opfer aopfer@borach.com

Thank you!



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

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

In-House Distribution E-mail List		Revised 05/12/2023
Name	Division	E-mail Address
Jaime Vera	Air Terminal	Jaime.Vera@yakimawa.gov
Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
John Zabell	Code Administration	John.Zabell@yakimawa.gov
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.DeBusschere@yakimawa.gov
Tony Doan	Code Administration	Tony.Doan@yakimawa.gov
Patty Reynoso	Code Administration	Patty.Reynoso@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Lisa Maxey	Community Development	Lisa.Maxey@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
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
Allen Opfer		aopfer@barack.com

Type of Notice: NTC of CE Hearing
File Number(s): CPT#001-23, RZ#001-23, SEP#001-23
Date of Mailing: 10/03/2023

DOC.
INDEX
E-7

Project Name: HEAR ME NOW LLC

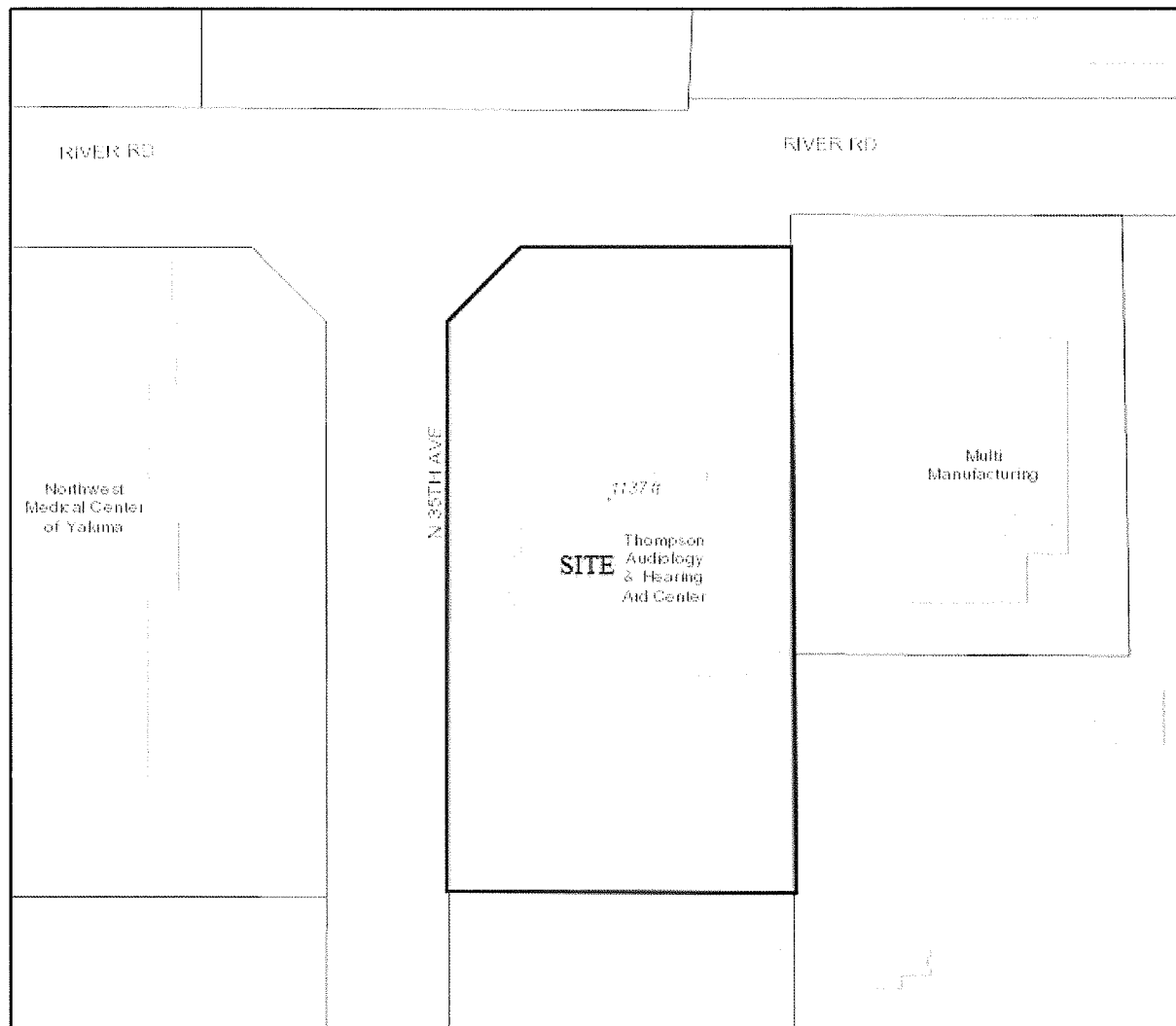
Site Address: 1111 N 35TH AVE

File Number(s): CPA#001-23, RZ#001-23, SEPA#001-23

Proposal: Proposed change to the Future Land Use map designation for one parcel from Mixed Use Residential to Commercial Mixed Use and a concurrent rezone from Multifamily Residential (R-3) to General Commercial (GC).



VICINITY MAP



Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.
Date Created: 3/1/2023

DOC.
INDEX

7-7



EXISTING SITE PLAN INFORMATION

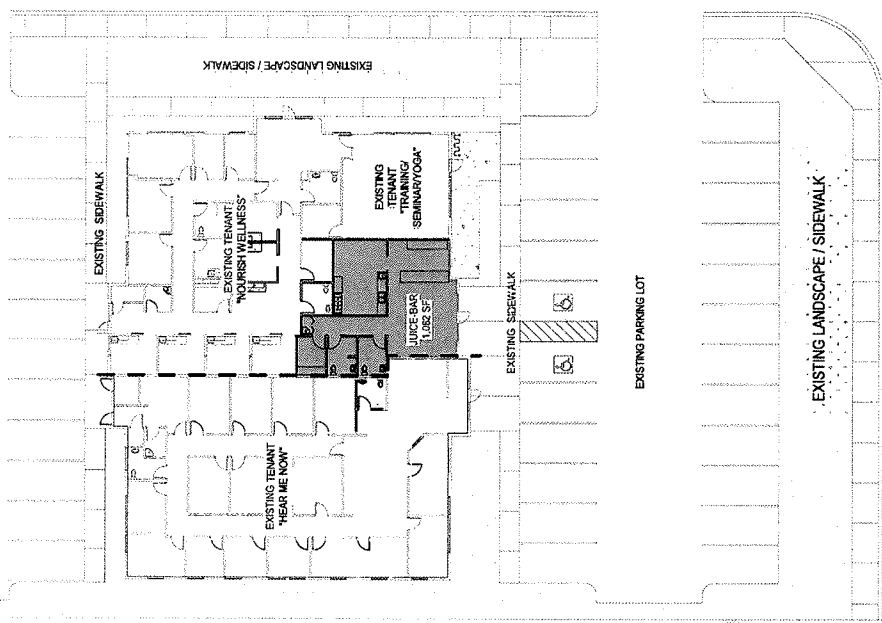
CONTACT INFORMATION:
LLOYD H. BUTLER, D.O.
1214 N 24TH AVE
YAKIMA, WA 98902
509-307-4534

LOT INFORMATION:
PARCEL NUMBER:
SITE ADDRESS:
ZONING:
LEGAL DESCRIPTION:

181315-14472
1111 N. 35TH AVE, SUITE 110
YAKIMA WA 98902
R3
SECTION 15 TOWNSHIP 13
RANGE 18 QUARTER NE SP
7207998 LOT 2

NOTE: PREVIOUS TYPE II APPROVAL ON
12/29/2022: CL2#031-22, PLN-CL2
TYPE III APPROVAL ON 12/14/2017: CL3#
007-17, SEPA #016-17

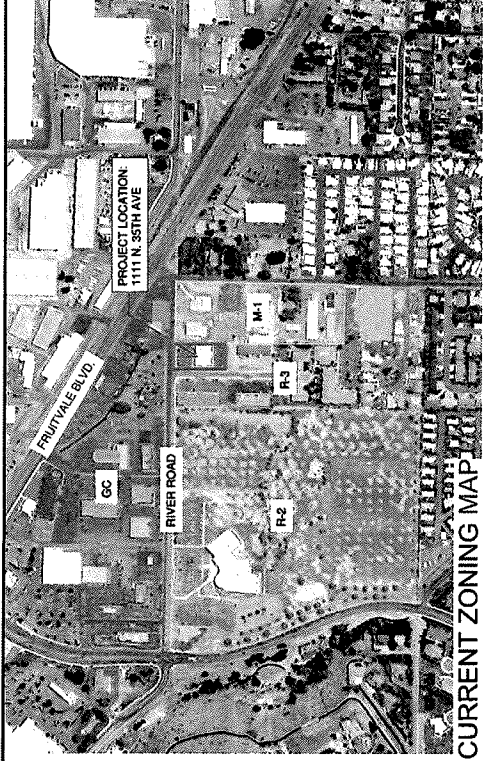
EXISTING TRASH
ENCLOSURE



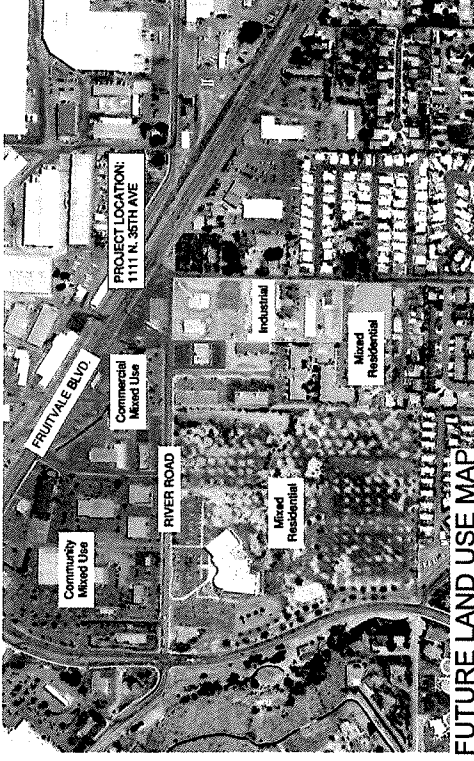
DOC.
INDEX
E-7

EXISTING SITE PLAN

SCALE: 1" = 30'-0"



CURRENT ZONING MAP



FUTURE LAND USE MAP

RECEIVED

FEB 27 2023

CITY OF YAKIMA
PLANNING DIV

COMPREHENSIVE PLAN AMENDMENT
Tenant Improvement
Yakima WA 98902

BOR Architecture
BOR4

BOR Architecture, PLLC
1820 N. 18th Avenue, Suite 10
Yakima, Washington 98902
(509) 474-3278 www.borarch.com

PROJECT NO.	2225
FILE NO.	
DESIGNED BY	
DRAWN BY	CBA
CHECKED BY	
DATE	2/22/2023
SCALE	1" = 30'-0"
SHEET NO.	

A002

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

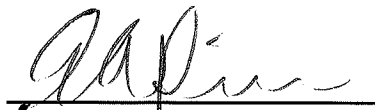
RE: CPA#001-23, RZ#001-23, SEPA#001-23

HEAR ME NOW LLC

1111 N 35TH AVE

I, Eva Rivera, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Yakima Planning Commission's Recommendation to City Council**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, all parties of record, and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 25th day of **August 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

DOC.
INDEX
E-66

18131511009
VEER BROTHERS INC
3508 FRUITVALE BLVD
YAKIMA, WA 98902

18131511011
VEER BROTHERS INC
3508 FRUITVALE BLVD
YAKIMA, WA 98902

18131511013
VEER BROTHERS INC
3508 FRUITVALE BLVD
YAKIMA, WA 98902

18131511015
CARL W & JEANNIE JENNERJOHN
3402 FRUITVALE BLVD
YAKIMA, WA 98902

18131512021
VEER BROTHERS INC
3508 FRUITVALE BLVD
YAKIMA, WA 98902

18131512022
CHESTERLY BUILDING LLC
1214 N 20TH AVE
YAKIMA, WA 98902

18131513001
YAKIMA CITY
129 N 2ND ST
YAKIMA, WA 98901

18131513008
YAKIMA CITY
129 N 2ND ST
YAKIMA, WA 98901

18131514413
MOODY FAMILY PROPERTY LLC
9304 CLEARWATER DR # A
KENNEWICK, WA 99336

18131514416
SECURITY FIRST STORAGE LLC
PO BOX 1643
YAKIMA, WA 98907

18131514419
DARR PROPERTIES LLC
4406 ENGLEWOOD AVE
YAKIMA, WA 98908

18131514435
LOGAN WHEELER POST # 36
1120 N 34TH AVE
YAKIMA, WA 98902

18131514467
BISHOP CHESTERLEY OWNER LLC
19119 NORTH CREEK PKWY STE 102
BOTHELL, WA 98011

18131514471
NORTHWEST BUSINESS ENTERPRISES
LLC
1110 N 35TH AVE
YAKIMA, WA 98902

18131514472
HEAR ME NOW LLC
1204 S 28TH AVE
YAKIMA, WA 98902

18131514473
DESERT SUN PROPERTIES LLC
1104 N 35TH AVE
YAKIMA, WA 98902

18131514474
KAZA LLC
206 N 98TH AVE
YAKIMA, WA 98908

17
TOTAL PARCELS - HEAR ME NOW LLC -
CPA#001-23, RZ#001-23, SEPA#001-23

ALLEN OFFER
1320 N 16TH AVE, SUITE C
YAKIMA, WA 98902

LLOYD BUTLER
1214 N 24TH AVE
YAKIMA, WA 98902

DAVID OPLINGER
1214 N 24TH AVE
YAKIMA, WA 98902

N/C of 4 PC Rec.
CPA#001-23, RZ#001-23, SEPA#001-23
Sent on 08/25/2023

DOC.
INDEX
E-6a

In-House Distribution E-mail List		Revised 05/12/2023
Name	Division	E-mail Address
Jaime Vera	Air Terminal	Jaime.Vera@yakimawa.gov
Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
John Zabell	Code Administration	John.Zabell@yakimawa.gov
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov
Tony Doan	Code Administration	Tony.Doan@yakimawa.gov
Patty Reynoso	Code Administration	Patty.Reynoso@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Lisa Maxey	Community Development	Lisa.Maxey@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
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, kycager@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

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

Type of Notice: Nt to ypc Rec.
File Number(s): CPA#001-23, RZ#001-23, SEP#001-23
Date of Mailing: 06/25/2023

DOC.
INDEX
E-60

Rivera, Eva

From: Rivera, Eva
Sent: Friday, August 25, 2023 10:25 AM
To: 'Allen Opfer'; Bradburn, Trace; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Cruz, Leovardo; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Kallevig, Dana; Layman, Randy; Markham, Aaron; Maxey, Lisa; McPherson, Kirsten; Meloy, Randy; Murray, Matthew; Preston, Bill; Reynoso, Patty; Riddle, Dan; Rivera, Eva; Schafer, Scott; Shane, Mike; Story, Gregory; Vera, Jaime; Watkins, Sara; Zabell, John
Subject: NTC OF YPC REC - HEAR ME NOW LLC - CPA#001-23, RZ#001-23, SEPA#001-23
Attachments: NTC OF YPC REC_CPA#001-23.pdf

Good morning,

Attached is the YPC 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.



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.

DOC.
INDEX
E-69



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

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

DATE: August 25, 2023
TO: Applicant, Adjoining Property Owners & Parties of Record
SUBJECT: Notice of the Yakima Planning Commission's Recommendation to the Yakima City Council
FILE #(S): CPA#001-23, RZ#001-23, SEPA#001-23
APPLICANT: Allen Opfer, on behalf of Lloyd Butler DO and David Oplinger / Hear Me Now LLC
PROJECT LOCATION: 1111 N 35th Ave

On August 23, 2023, the City of Yakima Planning Commission rendered its written recommendation on **CPA#001-23, RZ#001-23, and SEPA#001-23**. Proposed change to the Future Land Use map designation for one parcel from Mixed Use Residential to Commercial Mixed Use and a concurrent rezone from Multifamily Residential (R-3) to General Commercial (GC).

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

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

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

Eva Rivera
Planning Technician

Date of Mailing: **August 25, 2023**
Enclosures: Planning Commission's Recommendation

DOC.
INDEX
Ec





DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director
Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning/ypc/

CITY OF YAKIMA PLANNING COMMISSION
Yakima City Hall Council Chambers
129 N 2nd Street, Yakima, WA 98901

August 23, 2023
3:00 p.m. – 5:00 p.m.

YPC MEMBERS:

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

CITY PLANNING STAFF:

Joan Davenport (Community Development Director), Lisa Maxey (Admin Assistant)
Joseph Calhoun (Planning Manager), Eric Crowell (Senior Planner), Connor Kennedy
(Assistant Planner), Eva Rivera (Planning Technician), Irene Linos (Temp. Department-
Assistant I)

AGENDA

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Approval of Meeting Minutes of August 9, 2023
- V. Public Hearing – “Hear Me Now LLC”
 - Applicant:** Allen Opfer, on behalf of Lloyd Butler DO and David Oplinger
 - File Numbers:** CPA#001-23, RZ#001-23, SEPA#001-23
 - Site Address:** 1111 N 35th Ave
 - Request:** Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to amend the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and concurrent rezone from Multifamily Residential (R-3) to General Commercial (GC).
- VI. Public Comment
- VII. Other Business
- VIII. Adjourn

Next Meeting: September 13, 2023

DOC.
INDEX
25

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





HEARING DATE: Thursday, August 23, 2023

A - "Hear Me Now LLC" CPA#001-23, RZ#001-23

[illegible]

Yakima Planning Commission - Agenda & Packet Distribution List

HEAR ME NOW LLC CPA#001-23, RZ#001-23, SEPA#001-23

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

Jacob Liddicoat (YPC Chair)	jake@3dyakima.com
Joseph Calhoun (Planning)	joseph.calhoun@yakimawa.gov
Leanne Hughes-Mickel (YPC)	leanne.mickel@me.com
Lisa Wallace (YPC Vice-Chair)	lisa.wallace@hotmail.com
Michael Brown (YPAC)	michael.brown@yakimawa.gov
Mary Place (YPC)	placeml@charter.net
Charles Hitchcock (YPC)	charlesphitchcock@gmail.com
Lisa Maxey (Com Dev)	lisa.maxey@yakimawa.gov
Sara Watkins (Legal)	sara.watkins@yakimawa.gov
Soneya Lund (Council Liaison)	soneya.lund@yakimawa.gov
Colleda Monick (YPC)	colledamonick@gmail.com
Frieda Stephens (YPC)	sstrlite39@hotmail.com
Eva Rivera (Planning)	eva.rivera@yakimawa.gov
Allen Opfer (BORArchitecture)	aopfer@borarch.com
Lloyd Butler/ David Oplinger	1214 N 24 th Ave, Yakima WA 98902

AGENDA ONLY: PARTIES OF RECORD/INTERESTED PARTIES

Name	Address	E-mail Address
Haley Lantz (SEPA Coordinator)		crosepacoordinator@ecy.wa.gov

Date Distributed: 05/04/2023

DOC.
INDEX
E-5

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: CPA#001-23, RZ#001-23, SEPA#001-23
HEAR ME NOW LLC
1111 N 35TH AVE

I, Eva Rivera, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Public Hearing & Determination of NonSignificance (DNS)**, true and correct copies of which are enclosed herewith; that said notices were addressed to the applicant, SEPA Reviewing Agencies, all parties of record, and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on this 28th day of July, 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

DOC.
INDEX
E-4d

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

Cascade Natural Gas
8113 W Grandridge Blvd
Kennewick, WA 99336

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

Charter Communications
1005 North 16th Ave
Yakima, WA 98902

City of Union Gap
Dennis Henne
P.O. Box 3008
Union Gap, WA 98903
dennis.henne@uniongapwa.gov

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

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

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

City of Yakima - Wastewater Division
Marc Cawley
2220 East Viola Ave
Yakima, WA 98901
marc.cawley@yakimawa.gov

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

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

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

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

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

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

United States Postal Service
David James
205 W Washington Ave
Yakima, WA 98903
david.r.james@usps.gov

US Army Corps of Engineers, Regulatory
Branch
David Moore
P.O. Box 3755
Seattle, WA 98124-3755
david.j.moore@usace.army.mil

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

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

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

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

WA State Department of Ecology
Annie Szvetcz
P.O. Box 47703
Olympia, WA 98504-7703
Upload Docs to SEPA Register

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

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

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

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

WA State Department of Energy Facility
Site Evaluation Council -EFSEC
PO Box 43172
Olympia, WA 98504-3172
efsec@utc.wa.gov

WA State Department of Fish and Wildlife
Eric Bartrand
1701 South 24th Ave
Yakima, WA 98902
Eric.Bartrand@dfw.wa.gov

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

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

DOC.
INDEX
E-4c

WA State Department of Fish and Wildlife,
SEPA Desk
PO Box 43200
Olympia, WA 98504
R3planning@dfw.wa.gov

WA State Department of Health, Office of
Drinking Water
SEPA.reviewteam@doh.wa.gov

WA State Department of Transportation
Paul Gonseth
2809 Rudkin Road
Union Gap, WA 98903
gonsetp@wsdot.wa.gov

West Valley School District
Dr. Peter Finch
8902 Zier Road
Yakima, WA 98908
finchp@wvdsd208.org

Yakama Bureau of Indian Affairs
Rocco Clark
P.O. Box 632
Toppenish, WA 98948
Rocco.clark@bia.gov

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

Yakima County Building Department
Marivel Garcia
128 North 2nd Street, 4th Floor
Yakima, WA 98901
marivel.garcia@co.yakima.wa.us

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

Yakima County Public Services
Lisa Freund
128 North 2nd Street, 4th Floor
Yakima, WA 98901
lisa.freund@co.yakima.wa.us

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

WA State Department of Health
Kelly Cooper
PO Box 47820
Olympia, WA 98504
Kelly.cooper@doh.wa.gov

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

WA State Department Transportation South
Central Region Planning Office
SCplanning@wsdot.wa.gov

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

West Valley School District
Joe Connolly
8902 Zier Road
Yakima, WA 98908-9299
connollyw@wvdsd208.org

Yakama Nation Environmental Management
Program
Elizabeth Sanchez
P.O. Box 151
Toppenish, WA 98948
esanchez@yakama.com

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

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

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

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

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

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

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

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

DOC.
INDEX
E-4c

Yakima School District
Stacey Locke
104 North 4th Ave
Yakima, WA 98902
locke.stacey@ysd7.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 Valley Museum
Peter Arnold
2105 Tieton Drive
Yakima, WA 98902
peter@yvmuseum.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 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 12/07/2022

Type of Notice:

4pa
N/A of Hearing + DNS

File Number:

CPA#001.23, R2#001.23, SPA#001.23

Date of Mailing:

07/28/2023

DOC.

INDEX

E.4c

Rivera, Eva

From: NoReply@ecy.wa.gov
Sent: Friday, July 28, 2023 11:04 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: CPA#001-23, RZ#001-23, SEPA#001-23.
Your record is being reviewed by an administrator.

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

DOC.
INDEX
E4C

18131511009
VEER BROTHERS INC
3508 FRUITVALE BLVD
YAKIMA, WA 98902

18131511011
VEER BROTHERS INC
3508 FRUITVALE BLVD
YAKIMA, WA 98902

18131511013
VEER BROTHERS INC
3508 FRUITVALE BLVD
YAKIMA, WA 98902

18131511015
CARL W & JEANNIE JENNERJOHN
3402 FRUITVALE BLVD
YAKIMA, WA 98902

18131512021
VEER BROTHERS INC
3508 FRUITVALE BLVD
YAKIMA, WA 98902

18131512022
CHESTERLY BUILDING LLC
1214 N 20TH AVE
YAKIMA, WA 98902

18131513001
YAKIMA CITY
129 N 2ND ST
YAKIMA, WA 98901

18131513008
YAKIMA CITY
129 N 2ND ST
YAKIMA, WA 98901

18131514413
MOODY FAMILY PROPERTY LLC
9304 CLEARWATER DR # A
KENNEWICK, WA 99336

18131514416
SECURITY FIRST STORAGE LLC
PO BOX 1643
YAKIMA, WA 98907

18131514419
DARR PROPERTIES LLC
4406 ENGLEWOOD AVE
YAKIMA, WA 98908

18131514435
LOGAN WHEELER POST # 36
1120 N 34TH AVE
YAKIMA, WA 98902

18131514467
BISHOP CHESTERLEY OWNER LLC
19119 NORTH CREEK PKWY STE 102
BOTHELL, WA 98011

18131514471
NORTHWEST BUSINESS ENTERPRISES
LLC
1110 N 35TH AVE
YAKIMA, WA 98902

18131514472
HEAR ME NOW LLC
1204 S 28TH AVE
YAKIMA, WA 98902

18131514473
DESERT SUN PROPERTIES LLC
1104 N 35TH AVE
YAKIMA, WA 98902

18131514474
KAZA LLC
206 N 98TH AVE
YAKIMA, WA 98908

17
TOTAL PARCELS - HEAR ME NOW LLC -
CPA#001-23, RZ#001-23, SEPA#001-23

ALLEN OFFER
1320 N 16TH AVE, SUITE C
YAKIMA, WA 98902

LLOYD BUTLER
1214 N 24TH AVE
YAKIMA, WA 98902

DAVID OPLINGER
1214 N 24TH AVE
YAKIMA, WA 98902

Nte of YPC Hearing + DNS
CPA#001-23, RZ#001-23, SEPA#001-23
mailed on 07/28/2023

DOC.
INDEX
E.4c

In-House Distribution E-mail List		Revised 05/12/2023
Name	Division	E-mail Address
Jaime Vera	Air Terminal	Jaime.Vera@yakimawa.gov
Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
John Zabell	Code Administration	John.Zabell@yakimawa.gov
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov
Tony Doan	Code Administration	Tony.Doan@yakimawa.gov
Patty Reynoso	Code Administration	Patty.Reynoso@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Lisa Maxey	Community Development	Lisa.Maxey@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
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@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

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

Type of Notice: YPC NTC of Hearing + DNS
File Number(s): CDA #00123, R2 #00123, SEPA #00123
Date of Mailing: 07/20/2023

DOC.
INDEX
E46

Rivera, Eva

From: Rivera, Eva
Sent: Friday, July 28, 2023 10:57 AM
To: Bradburn, Trace; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Cruz, Leovardo; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Kallevig, Dana; Layman, Randy; Markham, Aaron; Maxey, Lisa; McPherson, Kirsten; Meloy, Randy; Murray, Matthew; Preston, Bill; Reynoso, Patty; Riddle, Dan; Rivera, Eva; Schafer, Scott; Shane, Mike; Story, Gregory; Vera, Jaime; Watkins, Sara; Zabell, John; Charles Hitchcock ; Colleda Monick; Frieda Stephens; Leanne Hughes-Mickel; Liddicoat, Jacob; Linos, Irene; Lisa Wallace; Lund, Soneya; Mary Place; Maxey, Lisa; Watkins, Sara; 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; NWPR - Anna King; RCDR - Maria DJ Rodriguez; Tu Decides - Albert Torres; West Valley School District - Joe Connolly; Yakima Herald - Business; Yakima Herald Republic Newspaper; Yakima School District - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Business Times; YPAC - Randy Beehler; Ahtanum Irrigation District - Beth Brulotte; Cawley, Marc; Greater Yakima Chamber of Commerce; Henne, Dennis; Jack Wells - Yakima County Water Resources; Linos, Irene; Office Rural Farmworker Housing - Marty Miller; Rivera, Eva; United States Postal Service - David James; 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 - 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 Valley Museum - Peter Arnold; Yakima Valley Trolleys; Yakima Waste Systems
Subject: NTC OF YPC HEARING & DNS - HEAR ME NOW LLC - CPA#001-23, RZ#001-23, SEPA# 001-23
Attachments: NTC OF YPC HEARING_CPA#001-23.pdf; DNS_CPA#001-23,RZ#001-23, SEPA# 001-23.pdf

Good morning,

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

AFFIDAVIT OF PUBLICATION

Eva Rivera
City Of Yakima Planning
129 N 2nd Street
Yakima WA 98901

RECEIVED

JUL 31 2023

FINANCE DEPT.

STATE OF WASHINGTON, COUNTIES OF YAKIMA

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

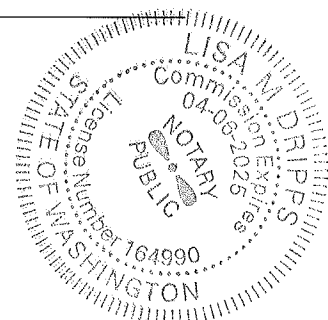
The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

07/28/2023

Agent JACKIE CHAPMAN Signature Jackie Chapman

Subscribed and sworn to before me on July 28, 2023
Lisa M. Driggs
(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

Publication Cost: \$142.45
Order No: 60352
Customer No: 23222
PO #:



DOC.
INDEX
E4a

**NOTICE OF PUBLIC
HEARING**

FROM: Joan Davenport,
AICP, Community
Development Director;
SUBJECT: Comprehensive
Plan Map Amendment,
Rezone and Environmental
Review; **File Numbers:**
CPA#001-23, RZ#001-23, &
SEPA#001-23; **Project**
Applicant: Allen Opfer, on
behalf of Lloyd Butler DO and
David Oplinger / Hear Me Now
LLC; **Project Location:** 1111
N 35th Ave; Parcel #: 181315-
14472; **PROJECT**

DESCRIPTION

Comprehensive Plan Map
Amendment (CPA) and
Environmental Review
requesting to amend the
Future Land Use map
designation for one parcel
from Mixed Residential to
Commercial Mixed-Use and
concurrent rezone from
Multifamily Residential (R-3)
to General Commercial (GC).

**NOTICE OF PUBLIC
HEARING**

This
comprehensive plan map
amendment request will
require two public hearings;
one open record hearing
before the City of Yakima's
Planning Commission to be
followed by an open record
hearing before the Yakima
City Council. **A separate
notice will be provided for
the public hearing before
the Yakima City Council.**
The public hearing before the
Planning Commission has
been scheduled for

**Wednesday, August 23,
2023, beginning at 3:00 p.m.**

**in the City Hall Council
Chambers, 129 N 2nd St,
Yakima, WA, 98901.** Any
person desiring to express
their views on the matter is
invited to attend the hearing to
provide testimony. **NOTICE**

OF RECOMMENDATION

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

(60352) July 28, 2023

Publication Cost: \$142.45
Order No: 60352
Customer No: 23222
PO #:

DOC.
INDEX

E.4a

**NOTICE OF PUBLIC
HEARING**

FROM: Joan Davenport,
AICP, Community
Development Director;

SUBJECT: Comprehensive
Plan Map Amendment,
Rezone and Environmental
Review; **File Numbers:**
CPA#001-23, RZ#001-23, &
SEPA#001-23; **Project**

Applicant: Allen Opfer, on
behalf of Lloyd Butler DO and
David Oplinger / Hear Me Now
LLC; **Project Location:** 1111
N 35th Ave; Parcel #: 181315-
14472; **PROJECT**

DESCRIPTION

Comprehensive Plan Map
Amendment (CPA) and
Environmental Review
requesting to amend the
Future Land Use map
designation for one parcel
from Mixed Residential to
Commercial Mixed-Use and
concurrent rezone from
Multifamily Residential (R-3)
to General Commercial (GC).

NOTICE OF PUBLIC

HEARING

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

The public hearing before the
Planning Commission has
been scheduled for

**Wednesday, August 23,
2023, beginning at 3:00 p.m.
in the City Hall Council
Chambers, 129 N 2nd St,
Yakima, WA, 98901.** Any

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

OF RECOMMENDATION

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

(60352) July 28, 2023

DOC.

INDEX

#

E. L. Ya



DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

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

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

AVISO DE AUDIENCIA PÚBLICA

FECHA OTORGADA: 28 de julio, 2023
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
ASUNTO: Enmienda al Mapa del Plan Integral y Revisión Ambiental
No. DE ARCHIVO: CPA#001-23, RZ#001-23, & SEPA#001-23
SOLICITANTE: Allen Opfer, por parte de Lloyd Butler DO and David Oplinger / Hear Me Now LLC
UBICACIÓN: 1111 N 35th Ave
No. DE PARCELA: 181315-14472

DESCRIPCIÓN DEL PROYECTO: Enmienda al Mapa del Plan Integral (CPA) y Revisión Ambiental que solicita cambiar la designación del Mapa del Uso Futuro a una parcela de residencial mixto a comercial de uso mixto y rezonificación concurrente de residencial multifamiliar (R-3) a comercial general (GC).

AVISO DE AUDIENCIA PÚBLICA: Esta solicitud de enmienda al mapa del plan integral requerirá dos audiencias públicas; una audiencia de registro abierto ante la Comisión de Planificación de la Ciudad de Yakima seguida de una audiencia de registro abierto ante el Concejo Municipal de Yakima. **Se proporcionará un aviso por separado para la audiencia pública ante el Concejo Municipal de Yakima.** La audiencia pública ante la Comisión de Planificación ha sido programada para el **miércoles 23 de agosto 2023, comenzando las 3:00 p.m.** en la Sala del Consejo Municipal en el Ayuntamiento ubicada en el **129 N 2nd St, Yakima, WA 98901**. Cualquier persona que desee expresar su opinión sobre este asunto está invitada a asistir a la audiencia para presentar testimonio.

AVISO DE LA RECOMENDACION: Después de la audiencia pública, la Comisión de Planificación emitirá su recomendación dentro de diez (10) días hábiles. Cuando la recomendación este disponible, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso inicial.

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

DOC.
INDEX
E.4



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

NOTICE OF PUBLIC HEARING

DATE: July 28, 2023
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Comprehensive Plan Map Amendment, Rezone and Environmental Review
File Numbers: CPA#001-23, RZ#001-23, & SEPA#001-23
Project Applicant: Allen Opfer, on behalf of Lloyd Butler DO and David Oplinger / Hear Me Now LLC
Project Location: 1111 N 35th Ave
Parcel Numbers: 181315-14472

PROJECT DESCRIPTION Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to amend the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and concurrent rezone from Multifamily Residential (R-3) to General Commercial (GC).

NOTICE OF PUBLIC HEARING This comprehensive plan map amendment request will require two public hearings; one open record hearing before the City of Yakima's Planning Commission to be followed by an open record hearing before the Yakima City Council. **A separate notice will be provided for the public hearing before the Yakima City Council.** The public hearing before the Planning Commission has been scheduled for **Wednesday, August 23, 2023**, beginning at **3:00 p.m. in the City Hall Council Chambers, 129 N 2nd St, Yakima, WA, 98901**. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony.

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

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

DOC.

INDEX

#

E.4



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

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

PROPOSAL: Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to amend the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and concurrent rezone from Multifamily Residential (R-3) to General Commercial (GC).

PROPONENT: Allen Opfer, on behalf of Lloyd Butler DO and David Oplinger / Hear Me Now LLC
LOCATION: 1111 N 35th Ave
PARCEL NUMBERS: 181315-14472
LEAD AGENCY: City of Yakima
FILE NUMBERS: CPA#001-23, RZ#001-23, & SEPA#001-23

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

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

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

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

SIGNATURE:  **DATE:** July 28, 2023

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

No later than: **August 11, 2023**

By (method): Complete appeal application form and payment of required appeal fee.

You should be prepared to make specific factual objections.

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

DOC.
INDEX
E-4

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

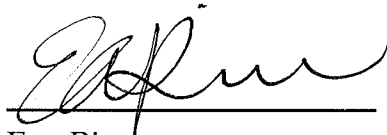
RE: CPA#001-23, RZ#001-23, SEPA#001-23

HEAR ME NOW LLC

1111 N 35TH 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 13th day of June 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

DOC.
INDEX
E-30

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

Cascade Natural Gas
8113 W Grandridge Blvd
Kennewick, WA 99336

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

Charter Communications
1005 North 16th Ave
Yakima, WA 98902

City of Union Gap
Dennis Henne
P.O. Box 3008
Union Gap, WA 98903
dennis.henne@uniongapwa.gov

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

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

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

City of Yakima - Wastewater Division
Marc Cawley
2220 East Viola Ave
Yakima, WA 98901
marc.cawley@yakimawa.gov

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

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

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

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

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

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

United States Postal Service
David James
205 W Washington Ave
Yakima, WA 98903
david.r.james@usps.gov

US Army Corps of Engineers, Regulatory
Branch
David Moore
P.O. Box 3755
Seattle, WA 98124-3755
david.j.moore@usace.army.mil

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

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

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

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

WA State Department of Ecology
Annie Szvetecz
P.O. Box 47703
Olympia, WA 98504-7703
Upload Docs to SEPA Register

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

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

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

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

WA State Department of Energy Facility
Site Evaluation Council -EFSEC
PO Box 43172
Olympia, WA 98504-3172
efsec@utc.wa.gov

WA State Department of Fish and Wildlife
Eric Bartrand
1701 South 24th Ave
Yakima, WA 98902
Eric.Bartrand@dfw.wa.gov

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

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

DOC.
INDEX
E-3b

WA State Department of Fish and Wildlife,
SEPA Desk
PO Box 43200
Olympia, WA 98504
R3planning@dfw.wa.gov

WA State Department of Health, Office of
Drinking Water
SEPA.reviewteam@doh.wa.gov

WA State Department of Transportation
Paul Gonseth
2809 Rudkin Road
Union Gap, WA 98903
gonsetp@wsdot.wa.gov

West Valley School District
Dr. Peter Finch
8902 Zier Road
Yakima, WA 98908
finchp@wvsd208.org

Yakama Bureau of Indian Affairs
Rocco Clark
P.O. Box 632
Toppenish, WA 98948
Rocco.clark@bia.gov

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

Yakima County Building Department
Marivel Garcia
128 North 2nd Street, 4th Floor
Yakima, WA 98901
marivel.garcia@co.yakima.wa.us

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

Yakima County Public Services
Lisa Freund
128 North 2nd Street, 4th Floor
Yakima, WA 98901
lisa.freund@co.yakima.wa.us

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

WA State Department of Health
Kelly Cooper
PO Box 47820
Olympia, WA 98504
Kelly.cooper@doh.wa.gov

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

WA State Department Transportation South
Central Region Planning Office
SCplanning@wsdot.wa.gov

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

West Valley School District
Joe Connolly
8902 Zier Road
Yakima, WA 98908-9299
connollyw@wvsd208.org

Yakama Nation Environmental Management
Program
Elizabeth Sanchey
P.O. Box 151
Toppenish, WA 98948
esanchey@yakama.com

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

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

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

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

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

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

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

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

DOC.
INDEX
E-36

Yakima School District
Stacey Locke
104 North 4th Ave
Yakima, WA 98902
locke.stacey@ysd7.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 Valley Museum
Peter Arnold
2105 Tieton Drive
Yakima, WA 98902
peter@yvmuseum.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 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 12/07/2022

Type of Notice: NA of App + Enviro. Rev.
File Number: CPA#001-23, RZ#001-23, SPPA#001-23
Date of Mailing: 06/13/2023

DOC.
INDEX
2-36

Rivera, Eva

From: NoReply@ecy.wa.gov
Sent: Tuesday, June 13, 2023 10:55 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: .
Your record is being reviewed by an administrator.

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

18131511009
VEER BROTHERS INC
3508 FRUITVALE BLVD
YAKIMA, WA 98902

18131511011
VEER BROTHERS INC
3508 FRUITVALE BLVD
YAKIMA, WA 98902

18131511013
VEER BROTHERS INC
3508 FRUITVALE BLVD
YAKIMA, WA 98902

18131511015
CARL W & JEANNIE JENNERJOHN
3402 FRUITVALE BLVD
YAKIMA, WA 98902

18131512021
VEER BROTHERS INC
3508 FRUITVALE BLVD
YAKIMA, WA 98902

18131512022
CHESTERLY BUILDING LLC
1214 N 20TH AVE
YAKIMA, WA 98902

18131513001
YAKIMA CITY
129 N 2ND ST
YAKIMA, WA 98901

18131513008
YAKIMA CITY
129 N 2ND ST
YAKIMA, WA 98901

18131514413
MOODY FAMILY PROPERTY LLC
9304 CLEARWATER DR # A
KENNEWICK, WA 99336

18131514416
SECURITY FIRST STORAGE LLC
PO BOX 1643
YAKIMA, WA 98907

18131514419
DARR PROPERTIES LLC
4406 ENGLEWOOD AVE
YAKIMA, WA 98908

18131514435
LOGAN WHEELER POST # 36
1120 N 34TH AVE
YAKIMA, WA 98902

18131514467
BISHOP CHESTERLEY OWNER LLC
19119 NORTH CREEK PKWY STE 102
BOTHELL, WA 98011

18131514471
NORTHWEST BUSINESS ENTERPRISES
LLC
1110 N 35TH AVE
YAKIMA, WA 98902

18131514472
HEAR ME NOW LLC
1204 S 28TH AVE
YAKIMA, WA 98902

18131514473
DESERT SUN PROPERTIES LLC
1104 N 35TH AVE
YAKIMA, WA 98902

18131514474
KAZA LLC
206 N 98TH AVE
YAKIMA, WA 98908

17
TOTAL PARCELS - HEAR ME NOW LLC -
CPA#001-23, RZ#001-23, SEPA#001-23

ALLEN OPFER
1320 N 16TH AVE, SUITE C
YAKIMA, WA 98902

LLOYD BUTLER
1214 N 24TH AVE
YAKIMA, WA 98902

DAVID OPLINGER
1214 N 24TH AVE
YAKIMA, WA 98902

N/A of App + Enviro. Rev.
CPA#001-23, RZ#001-23, SEPA#001-23
Sent on 06/13/2023

DOC.

INDEX

E3b

In-House Distribution E-mail List		Revised 05/12/2023
Name	Division	E-mail Address
Jaime Vera	Air Terminal	Jaime.Vera@yakimawa.gov
Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
John Zabell	Code Administration	John.Zabell@yakimawa.gov
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.DeBusschere@yakimawa.gov
Tony Doan	Code Administration	Tony.Doan@yakimawa.gov
Patty Reynoso	Code Administration	Patty.Reynoso@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Lisa Maxey	Community Development	Lisa.Maxey@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
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@cbr.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

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

Type of Notice: MTG of App + Enviro. Rev.
File Number(s): CRA#001-23, RZ#001-23, SEPA#001-23
Date of Mailing: 06/13/2023

DOC.
INDEX
E-3a

Rivera, Eva

From: Rivera, Eva
Sent: Tuesday, June 13, 2023 10:37 AM
To: 'Allen Opfer'; Bradburn, Trace; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Cruz, Leovardo; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Kallevig, Dana; Layman, Randy; Markham, Aaron; Maxey, Lisa; McPherson, Kirsten; Meloy, Randy; Murray, Matthew; Preston, Bill; Reynoso, Patty; Riddle, Dan; Rivera, Eva; Rodriguez, Jeremy; Schafer, Scott; Shane, Mike; Story, Gregory; Vera, Jaime; Watkins, Sara; Zabell, John; Ahtanum Irrigation District - Beth Brulotte; Cawley, Marc; Greater Yakima Chamber of Commerce; Henne, Dennis; Jack Wells - Yakima County Water Resources; Linos, Irene; Office Rural Farmworker Housing - Marty Miller; Rivera, Eva; United States Postal Service - David James; 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
Subject: NTC OF APP & ENVIRO. REV. - HEAR ME NOW LLC - CPA#001-23, RZ#001-23, SEPA# 001-23
Attachments: NTC OF APP & ENVIRO. REV._CPA#001-23.pdf

Good morning,

Attached is a Notice of Application & Environmental Review 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.

Thank you!



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

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



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

NOTICE OF APPLICATION & ENVIRONMENTAL REVIEW

DATE: June 13, 2023
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Allen Opfer, on behalf of Lloyd Butler DO and David Oplinger / Hear Me Now LLC
FILE NUMBER: CPA#001-23, RZ#001-23, & SEPA#001-23
LOCATION: 1111 N 35th Ave
TAX PARCEL NUMBER(S): 181315-14472
DATE OF APPLICATION: February 27, 2023
DATE OF COMPLETENESS: May 26, 2023

PROJECT DESCRIPTION Comprehensive Plan Map Amendment (CPA) and Environmental Review requesting to amend the Future Land Use map designation for one parcel from Mixed Residential to Commercial Mixed-Use and concurrent rezone from Multiamily Residential (R-3) to General Commercial (GC).

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

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

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

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

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

Required Permits: None

Required Studies: None

Existing Environmental Documents: None

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

REQUEST FOR WRITTEN COMMENTS Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment

DOC.

INDEX

#

93

period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **July 3, 2023**, will be considered prior to issuing the final SEPA determination. Please reference file numbers (CPA#001-23 RZ#001-23, & SEPA#001-23) and applicant's name (Hear Me Now, LLC) in any correspondence you submit. You can mail your comments to:

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

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

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

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

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

DOC.
INDEX
23



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: 13 de junio, 2023
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Allen Opfer, por parte de Lloyd Butler DO y David Oplinger / Hear Me Now LLC
No. DE ARCHIVO: CPA#001-23, RZ#001-23, SEPA#001-23
UBICACIÓN: 1111 N 35th Ave
No. DE PARCELA: 181315-14472
FECHA DE APLICACIÓN: 27 de febrero, 2023
FECHA DE APLICACIÓN COMPLETA: 26 de mayo, 2023

DESCRIPCIÓN DEL PROYECTO: Enmienda al Mapa del Plan Integral (CPA) y Revisión Ambiental que solicita cambiar la designación del Mapa del Uso Futuro para una parcela de Residencial Mixto a Comercial de Uso Mixto y rezonificación concurrente de Residencial Multifamiliar (R-3) a Comercial General (GC).

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

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

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

1. El tipo del uso terrenal: la propiedad está ocupada por desarrollo comercial.
2. Densidad del desarrollo: Sin proyecto
3. Disponibilidad y adecuación de infraestructura y servicios públicos: Instalaciones públicas adecuadas están cerca del sitio.

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

Permisos Requeridos: Ninguno

Estudios Requeridos: Ninguno

Documentos Ambientales Existentes: Ninguno

DOC.

INDEX

E3

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

SOLICITUD DE COMENTARIOS ESCRITOS: Se anima a las agencias, tribus, y el público a revisar y comentar sobre el proyecto y sobre sus probables impactos ambientales. Habrá un periodo de veinte días para hacer sus comentarios. Este podría ser su única oportunidad para comentar. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el 3 de julio, 2023, serán considerados antes de emitir la decisión final sobre esta solicitud. Por favor de hacer referencia al número de archivo (CPA#001-23, RZ#001-23, SEPA#001-23) o al nombre del solicitante (Hear Me Now LLC) 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: Se enviará por correo una copia de la determinación del umbral de SEPA a las partes registradas y entidades a las que se les proporcionó este aviso después del final del período de comentarios de 20 días. Habrá un período de apelación SEPA de 14 días a partir de la fecha de envío.

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

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

Adjunto: Aplicaciones, Lista SEPA, Plan del Sitio, Mapas

DOC.
INDEX
E-3



CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE

RECEIVED
MAY 31 2023
CITY OF YAKIMA
PLANNING DIV.

File Number:	CPA # 001-23 RZ # 001-23 SEPA # 001-23
Applicant/Project Name:	Hear Me Now LLC
Site Address:	1111 N 35th Ave
Date of Posting:	6/1/2023

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

Date

Applicant's Name (Please Print)

Applicant's Phone Number

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



DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

Joan Davenport, AICP, Director

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

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

May 26, 2023

FILE NUMBER: CPA#001-23, RZ#001-23, & SEPA#001-23
APPLICANT: Allen Opfer, on behalf of Hear Me Now LLC
APPLICANT ADDRESS: 1320 N 16th Ave, Suite C
PROJECT LOCATION: 1111 N 35th Ave
TAX PARCEL NO: 181315-14472
DATE OF REQUEST: February 27, 2023
SUBJECT: Notice of Complete Application

To Whom It May Concern;

The application for your Comprehensive Plan Amendment, Rezone, and Environmental Review was received on February 27, 2023. As of May 26, 2023, your application is considered **complete** as required by YMC §§ 15.11.020 and 16.10.050(1).

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

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to be "JC" followed by a long horizontal stroke.

Joseph Calhoun
Planning Manager

DOC.

INDEX

E-1



HEAR ME NOW LLC

CPA#001-23, RZ#001-23, SEPA#001-23

EXHIBIT LIST

CHAPTER F

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

JUN 29 2023

CITY OF YAKIMA
PLANNING DIV.

June 29, 2023

Joseph Calhoun
City of Yakima
129 North 2nd Street - 2nd Floor
Yakima, WA 98901

RE: 202302864; CPA#001-23, RZ#001-23, SEPA#001-23

Dear Joseph Calhoun:

Thank you for the opportunity to comment on the Notice of Application for Hear Me Now LLC. We have reviewed the application and have the following comment.

Toxics Cleanup

Historical aerial photos indicate sections of your project was occupied by orchard during the period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic.

Ecology doesn't require soil sampling for existing buildings; however, there is a high likelihood that sections of this project have soil with elevated concentrations of lead and arsenic. Additional information, including precautions you can take to reduce exposure, is available at <https://ecology.wa.gov/dirtalert>.

Ecology can provide free initial sampling as well as free technical assistance if needed.

Please contact Hector Casique, Project Manager, at 509-208-1288 or email hector.casique@ecy.wa.gov, for if you would like further information.

Sincerely,

Haley Lantz

Haley Lantz for Joy Espinoza
SEPA Coordinator
Central Regional Office
509-379-3967 / crosepacoordinator@ecy.wa.gov

DOC.
INDEX
E.L.