



**WILLIAM ALMON
RZ#002-23, SEPA#010-23**

**Yakima City Council
Closed Record Public Hearing
April 2, 2024**

EXHIBIT LIST

Applicant:	William F. Almon
File Numbers:	RZ#002-23, SEPA#010-23
Site Address:	1104 & 1112 S. 48th Ave.
Staff Contact:	Eric Crowell, Senior Planner

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

YAKIMA PLANNING COMMISSION

**RECOMMENDATION TO THE YAKIMA CITY COUNCIL
FOR
REZONE
RZ#002-23 & SEPA#010-23**

February 5, 2024

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

WHEREAS, The City of Yakima last amended its Title 15 Zoning Ordinance on July 23, 2023; and

WHEREAS, Under the provisions of YMC Ch. 15.23 a change in circumstances or conditions may warrant a change in the zoning map consistent with the goals, policies, and intent of the Yakima Comprehensive Plan 2040; 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 October 5, 2023 an application for a Rezone was submitted by William F. Almon, to Rezone from Professional Business (B-1) to Local Business (B-2), parcel 181328-41405 & 181328-41427 (City File RZ#002-23); and

WHEREAS, The applications were considered complete for processing on November 17, 2023 and public notice was provided, in accordance with the provisions of YMC Ch. 15.23, on November 21, 2023; and

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on December 27, 2023, which was not appealed (City File SEPA#010-23); and

WHEREAS, The Yakima Planning Commission held an open record public hearing on January 24, 2024 to hear testimony from the public, consider the Rezone, and provide a recommendation to the Yakima City Council;

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

APPLICATION #: RZ#002-23, SEPA#010-23
APPLICANT: William F. Almon
APPLICANT ADDRESS: 132 Indian Cabin Rd., Stevenson, WA 98648
PROJECT LOCATION: 1104 & 1112 S. 48th Ave.
PARCEL(S): 181328-41405 & -41427

FINDINGS OF FACT:

1. The applicant requests to Rezone from Professional Business (B-1) to Local Business (B-2).
2. The subject parcels are approximately 6.06 acres in size and are surrounded by residential and commercial uses and zoning.
3. The City of Yakima Planning Division provided a detailed staff report to the Planning Commission for review during their January 24, 2024 public hearing, with the recommendation of APPROVAL of the proposed rezone.
4. The proposed Rezone from Professional Business (B-1) to Local Business (B-2) is consistent with the applicable approval criteria in YMC § 15.23.030, as follows:
 - a. Bill Almon Jr., representing the applicant, testified in favor of the proposed rezone.
 - b. The property is suitable for uses within the B-2 zoning district and will facilitate future commercial development.
 - c. The B-2 zoning district is an implementing zone of the Community Mixed-Use Future Land Use Designation.
 - d. The property is currently capable of being served by all necessary public utilities, or have utilities extended, 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 provide for additional developable commercial land.
5. During YPC deliberation, it was decided to adopt the recommendation as presented by the Planning Division.

CONCLUSIONS

1. The Rezone is minor in nature;
2. No adverse impacts have been identified;
3. No written comments were received from the public;
4. This proposal underwent Environmental Review;
5. The proposed Rezone from Professional Business (B-1) to Local Business (B-2) is consistent with the Yakima Urban Area Zoning Ordinance and Yakima Comprehensive Plan 2040;
6. Parcels 181328-41405 & -41427 are recommended to change from Professional Business (B-1) to Local Business (B-2).

MOTION

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

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RECOMMENDATION

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 Rezone from Professional Business (B-1) to Local Business (B-2) for file RZ#002-23.

RECOMMENDED this 5th day of February, 2024.

By: 

**Jacob Liddicoat, Chair
Yakima Planning Commission**

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WILLIAM ALMON
RZ#002-23, SEPA#010-23

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

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CITY OF YAKIMA
FINDINGS of FACT, CONCLUSIONS, & RECOMMENDATION
for
REQUEST FOR REZONE
File Numbers: RZ#002-23 & SEPA#010-23

APPLICANT:	William F. Almon
APPLICANT ADDRESS:	132 Indian Cabin Rd., Stevenson, WA 98648
PROJECT LOCATION:	1104 & 1112 S. 48th Ave.
TAX PARCEL NUMBER:	181328-41405 & -41427
DATE OF REQUEST:	October 5, 2023
DATE OF RECOMMENDATION:	January 24, 2024
STAFF CONTACT:	Eric Crowell, Senior Planner

I. DESCRIPTION OF REQUEST:

On October 5, 2023, the City of Yakima Planning Division received an application from William F. Almon for a proposal to rezone two parcels totaling 6.06 acres from Professional Business (B-1) to Local Business (B-2).

II. SUMMARY OF DECISION:

The Administrative Official recommends approval of the Rezone, subject to conditions.

III. FACTS:

A. Processing

1. The applications for a Rezone and Environmental Review were received on October 5, 2023.
2. The applications were deemed complete for processing on November 17, 2023.
3. The applications are being processed under YMC Ch. 15.23 (Amendments and Rezones) and YMC Ch. 6.88 (Environmental Review).
4. Pursuant to YMC Ch. 1.42 and YMC § 15.23.030, the Planning Commission has the authority to hold a public hearing and provide a recommendation to the City Council on a Rezone request.
5. **Public Notice:** In accordance with YMC § 15.11.080 and YMC § 16.05.010, notice was provided for this application as follows:
 - a. The subject property was posted with a land use action sign on November 15, 2023.

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- b. A Notice of Application and Environmental Review was sent to the applicant, SEPA agencies, and adjoining property owners within 300 feet of the subject property on November 21, 2023.
- c. A Notice of Public Hearing and Determination of Nonsignificance (DNS) was sent to the applicant, SEPA agencies, and adjoining property owners within 300 feet of the subject property on December 27, 2023.
- d. A legal notice was provided in the *Yakima Herald-Republic* on December 27, 2023.

B. Environmental Review. This application was required to undergo State Environmental Policy Act (SEPA) review because it was not reviewed as part of the previous comprehensive plan update. Notice was mailed on November 21, 2023, and the public comment period ended on December 5, 2023. Two comments were received from SEPA agencies which are outlined in Section IV (C).

C. Current Zoning and Land Use.

1. The subject property is approximately 6.06 acres in size and is zoned Professional Business (B-1). The parcels are currently vacant.
2. The surrounding properties contain uses and zoning as follows:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	B-1, B-2, R-1	Commercial, Residential
South	B-1	Vacant Land
East	B-1, R-1	Commercial, Residential
West	B-1, R-3	Commercial, Residential

3. Existing Infrastructure
 - a. The property is accessed by W. Nob Hill Blvd., which is a Principal Arterial, and S. 48th Ave., which is a Collector Arterial.
 - b. The property is served by City of Yakima sewer and Nob Hill Water Association water.

D. Statement of Cause – Rezone:

Pursuant to YMC Ch. 15.23, the applicant provided the following paraphrased statements explaining their reasons for the proposed Rezone:

1. **How is the subject property suitable for uses permitted under the proposed zoning?**
Minor rezone from B-1 to B-2 meant only to open the property up to more potential uses.

What is the status of the existing land use?
Vacant land with no project in hand.

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

Minor rezone that does not deviate from the Yakima Urban Area Comprehensive Plan and does not require a Comp Plan Amendment.

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?

Proposed rezone is complimentary and consistent with neighboring uses and zoning, noting properties to the north are B-2. Applicant is comfortable with B-2 or GC, whichever the Planning Commission prefers.

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

Not applicable.

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

None, rather the proposed change is meant to potentially open the property up to more commercial uses.

IV. FINDINGS

A. Rezone Approval Criteria: In accordance with the provisions of YMC § 15.23.030 (D) (1-7), recommendations to approve or deny proposed rezones shall include the following consideration:

1. The testimony at the public hearing:

A Notice of Application was mailed to SEPA agencies and all property owners within 300 feet of the subject properties on November 21, 2023, wherein the public was invited to submit written comments on the SEPA application. Notice of the public hearing was sent on December 27, 2023, wherein the public was invited to submit written and/or oral comments at the public hearing on this proposed rezone. No public comments were received prior to the drafting of this recommendation.

Any testimony at the hearing can be considered by the Planning Commission.

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

The subject property is suitable for uses permitted in the B-2 zoning district.

3. The recommendation from interested agencies and departments:

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

4. The extent to which the proposed amendments are in compliance with and/or deviate from the goals and policies as adopted in the Yakima Urban Area Comprehensive Plan and the intent of this title:

The proposed B-2 zoning district is an implementing zone of the Comprehensive Plan 2040 designation of Community Mixed-Use and is compatible with the following goals and policies:

- Goal 2.1: Establish a development pattern consistent with the community's vision.
 - Policy 2.1.1: Designate the general distribution, location, and extent of the uses of land for housing commerce, recreation, open spaces, public utilities, and facilities and other uses.
 - Policy 2.1.4: Manage and maintain the City's Official Zoning Map to ensure continued consistency with the Future Land Use Map.
- Goal 2.5: 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 service and commercial uses. Provide zoning and design standards to maintain compatibility between different uses and zones.
 - Policy 2.5.3: Utilize strict access management standards to enhance safety and maintain the arterial traffic functions of the corridor.

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

This property is able to be served by all public utilities necessary to support future development.

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

The proposed rezone is compatible with existing neighboring land uses. The property is currently vacant.

7. The public need for the proposed change:

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

B. Development Services Team (DST) Review

On November 21, 2023, a DST meeting was held to discuss the possible impacts of this rezone, and the following comments were received:

1. Nob Hill Water Association

- a. Nob Hill Water is available to serve, but a water service will need to be purchased once there is a proposed structure for this lot.

C. Public Comments

No comments from the public were received. Two agency comments were received:

1. Department of Ecology

- a. Historical aerial photos indicate your property was occupied by orchard when the pesticide lead arsenate was used, often resulting in shallow soil contamination from lead and/or arsenic. Ecology requires soil sampling if vacant, commercial, industrial, or agricultural properties change land use as there may be an increased risk of exposure to contaminated soil.

Ecology can provide soil sampling at no cost. If sampling shows elevated levels of lead and/or arsenic, cleanup will be required prior to occupancy. There are simple steps that can be taken to reduce risk of exposure and Ecology can provide free technical assistance.

Additionally, Ecology uses Model Remedies to guide cleanup for lead and arsenic pesticide contamination in historical orchards of Central Washington. The Model Remedy document is available at <https://apps.ecology.wa.gov/publications/SummaryPages/2109006.html>

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

Additional information, including precautions you can take to reduce exposure, is available at: <https://ecology.wa.gov/dirtalert>

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

2. Washington State Department of Transportation

- a. WSDOT Aviation Division reviewed these documents on 11/27/23. Due to the proximity to the Yakima Air Terminal Airport, the FAA requests notification of construction (see <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>). It is also

recommended that a real estate disclosure of the proximity of the airport be required in all lease or sale agreements.

Staff Response: This is a non-project rezone to rezone a lot from B-1 to B-2. Land use review will be required for any future development proposed to take place on this property, which may or may not require additional agency review.

V. CONCLUSIONS

- A. The Planning Commission has jurisdiction to issue a recommendation on this application to the City Council.
- B. The proposed Rezone is consistent with the goals and policies of the Yakima Comprehensive Plan 2040.
- C. SEPA review resulted in the issuance of a DNS on December 27, 2023. The appeal period for this determination ended on January 10, 2024. No appeal was filed.
- D. No adverse impacts have been identified from granting this approval that cannot be mitigated at the time of future development.
- E. Public notice for this hearing was provided in accordance with zoning ordinance requirements.

VI. RECOMMENDATION

The Community Development Department recommends approval of this non-project Rezone request from Professional Business (B-1) to Local Business (B-2).

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WILLIAM ALMON
RZ#002-23, SEPA#010-23

EXHIBIT LIST

CHAPTER B

Maps

[illegible]

Project Name: WILLIAM ALMON
Site Address: 1104 & 1112 S 48TH AVE
File Number(s): RZ#002-23, SEPA#010-23



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
 - SCC Small Convenience Center
 - LCC Large Convenience Center
 - CBD Central Business District
 - GC General Commercial
 - M-1 Light Industrial
 - M-2 Heavy Industrial
 - RD Regional Development
 - AS Airport Support

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Date Created: 10/11/2023

Project Name: WILLIAM ALMON

Site Address: 1104 & 1112 S 48TH AVE

File Number(s): RZ#002-23, SEPA#010-23



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

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Date Created: 10/11/2023

Project Name: WILLIAM ALMON

Site Address: 1104 & 1112 S 48TH AVE

File Number(s): RZ#002-23, SEPA#010-23



AERIAL MAP



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Date Created: 10/11/2023



Project Name: WILLIAM ALMON

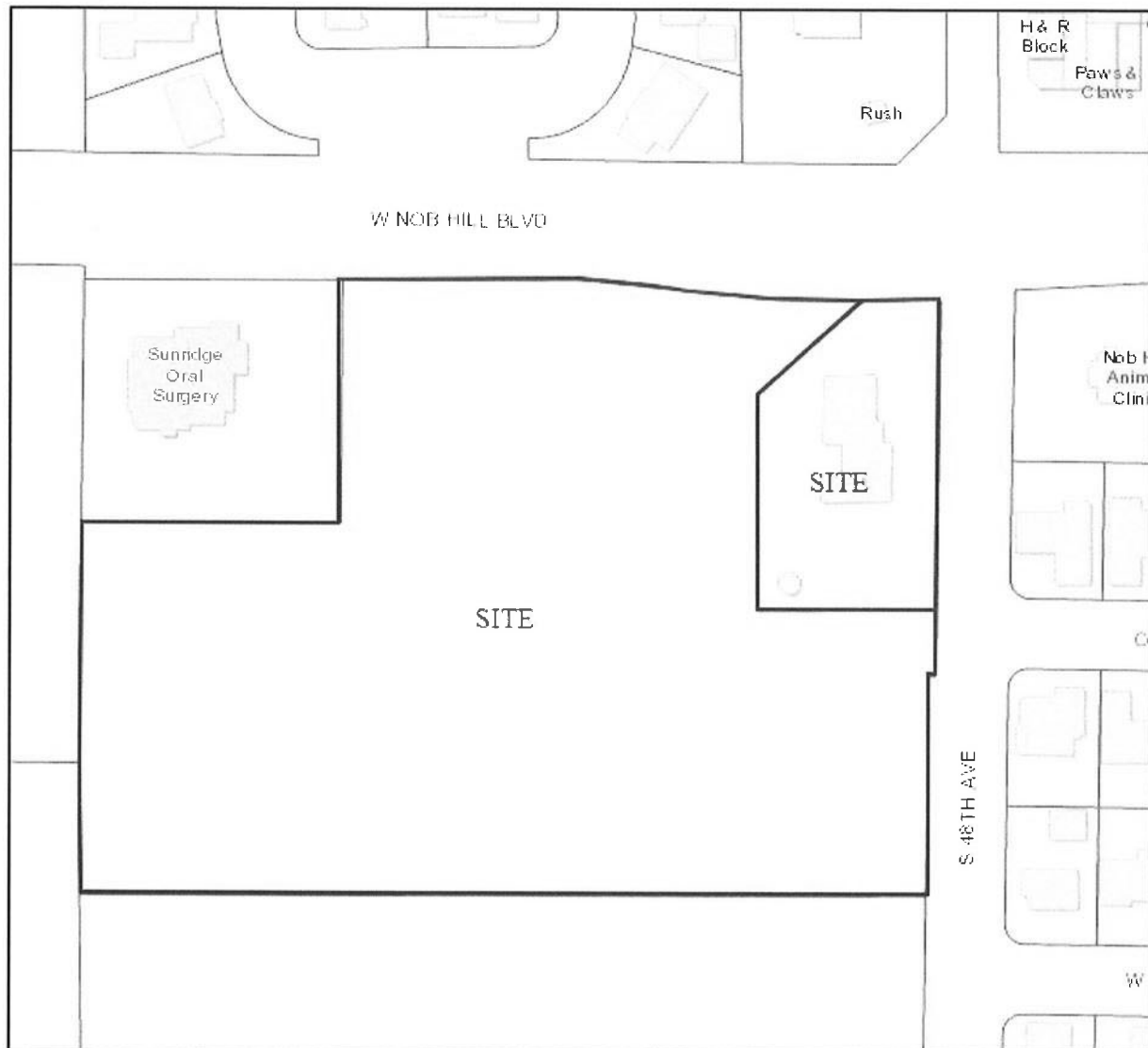
Site Address: 1104 & 1112 S 48TH AVE

File Number(s): RZ#002-23, SEPA#010-23

Proposal: Proposed rezone and environmental review to rezone two lots from B-1 to B-2.



VICINITY MAP



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Date Created: 10/11/2023



CHAPTER C

Site Plan

[illegible]

CHAPTER D

DST Review

[illegible]



CITY OF YAKIMA PLANNING DIVISION
DST COMMENTS SUBMITTED IN SMARTGOV

Project Name: WILLIAM ALMON

File Number: RZ#002-23, SEPA#010-23

DST - NOB HILL
WATER

DST
COMMENTS

Nob Hill Water is available to serve, but a water service will need to be purchased once there is a proposed structure for this lot.

10/09/2023

DUSTIN.YATES@YAKIMAWA.GOV

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City of Yakima Development Services Team
Request For Comments
November 17, 2023

To:	City of Yakima Development Services Team
From:	Eric Crowell, Senior Planner
Subject:	Request for Comments
Applicant:	William F. Almon
File Numbers:	RZ#002-23, SEPA#010-23
Location:	1104 & 1112 S. 48th Ave.
Parcel Number(s):	181328-31405 & -41427
DST MEETING DATE:	11/21/2023

Proposal

Proposal to rezone two parcels from Professional Business (B-1) to Local Business (B-2).

Please review the attached application and site plan and prepare any written comments you might have regarding this proposal. This project will come up for discussion at the weekly DST meeting to be held **November 21, 2023 at 2:00 p.m.** As always, should you have comments, but find you are unable to attend, please submit your comments prior to the meeting. Should you have any questions, or require additional information, please contact me at eric.crowell@yakimawa.gov or (509) 576-6736.

Comments:

Contact Person

Department/Agency

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SEPA #010-23

RECEIVED



ENVIRONMENTAL CHECKLIST 05 2023

STATE ENVIRONMENTAL POLICY ACT (SEPA) CITY OF YAKIMA
(AS TAKEN FROM WAC 197-11-960) PLANNING DIV.
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):

None

2. Applicant's Name & Phone:

William F Almon and Almon Family Investments, LLC,

3. Applicant's Address:

132 Indian Cabin Rd, Stevenson, WA 98648

4. Contact Person & Phone:

William ("Bill") Almon - (509) 949-1800

5. Agency Requesting Checklist: City of Yakima

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

As soon as is reasonably possible

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:

None (not applicable)

OCT 05 2023

A. BACKGROUND INFORMATION (To be completed by the applicant.)**CITY OF YAKIMA
PLANNING DIV.**

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:

They are not

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

None

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.):

No proposed use or project in hand, rather this is simply a minor rezone application meant to potentially open the property up to more commercial uses.

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:

1104 & 1112 S 48th Ave, consisting of approximately 6.04 acres of commercial land at the SW corner of W Nob Hill Blvd and S 48th Ave currently zoned B-1. Rezone application is for a minor rezone to B-2.

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OCT 05 2023

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

Unknown.

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.

Unknown.

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

Not to applicant's knowledge.

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

None.

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

No.

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

None.

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

Not applicable.

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:

Not applicable.

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OCT 05 2023

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

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

No.

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

No.

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

None.

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

No.

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

No.

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

No.

GROUND WATER

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

No.

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

None.

NOV 13 2023

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

Not applicable.

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:

Not applicable.

PLANTS

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

Deciduous Trees:	Evergreen Trees:	Wet Soil Plants:	Water Plants:	Other:
☐ Alder	☐ Fir	☐ Cattail	☐ Milfoil	☐ Shrubs
☒ Maple	☐ Cedar	☐ Buttercup	☐ Eelgrass	☒ Grass
☐ Aspen	☐ Pine	☐ Bullrush	☐ Water Lily	☐ Pasture
☒ Other Cotton wood	☐ Other	☐ Skunk Cabbage	☐ Other	☐ Crop Or Grain
		☐ Other		☐ Orchards, vineyards, or other permanent crops
				☐ Other types of vegetation

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

None.

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

None.

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

None/not applicable

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

None known to applicant.

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

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

Examples include:

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

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

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

None observed by applicant.

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

None known to applicant.

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

Not that applicant is aware of.

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

None/not applicable.

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

None known to applicant.

ENERGY AND NATURAL RESOURCES

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

Describe whether it will be used for heating, manufacturing, etc.

None/not applicable.

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/not applicable.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)CITY OF YAKIMA
PLANNING DIV.**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.
2. Describe any known or possible contamination at the site from present or past uses.
None known to applicant.
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 known to applicant.
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:
Not applicable.

NOISE

1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?
None.
2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
None.
3. Proposed measures to reduce or control noise impacts, if any:
Not applicable.

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BY: [illegible] DATE: [illegible]

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	OCT 05 2023
LAND AND SHORELINE USE	CITY OF YAKIMA PLANNING DIV
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. Site is currently vacant land. Adjacent properties include a dental clinic and apartment complex to the west, former grange hall/event center and single-family residential to the north, an office building and single-family residential to the east and undeveloped commercial land to the south.	
2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? No.	
3. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how: No.	
4. Describe any structures on the site. None.	
5. Will any structures be demolished? If so, what? No.	
6. What is the current zoning classification of the site? B-1	
7. What is the current comprehensive plan designation of the site? Community Mixed Use	
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? None/not applicable.	
11. Approximately how many people would the completed project displace? None.	

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

OCT 05 2023

LAND AND SHORELINE USECITY OF YAKIMA
PLANNING DIV.

12. Proposed measures to avoid or reduce displacement impacts, if any.
Not applicable.

13. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The application for rezone from B-1 to B-2 is a minor rezone that would not require a Comp Plan Amendment.

14. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
None/not applicable.

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/not applicable.

AESTHETICS

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

2. What views in the immediate vicinity would be altered or obstructed?
Not applicable.

3. Proposed measures to reduce or control aesthetic impacts, if any:
Not applicable.

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CITY OF YAKIMA
PLANNING DIV.**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?

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

RECREATION

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

Randall Park is approximately 3 blocks to the south.

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

No.

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

None/not applicable.

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.

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CITY OF YAKIMA
PLANNING DIV.**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.

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

None/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.

Property has frontage on both W Nob Hill Blvd and S 48th Ave. No changes to access to either arterial are planned.

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?

Yakima Transit services W Nob Hill Blvd with a stop on the opposite side of the street as the property.

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

None.

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?

None.

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

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

Not applicable.

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.

None.

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.

William Almon

10/4/2023

Property Owner or Agent Signature

Date Submitted

DocuSigned by:

William Almon

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**

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CITY OF YAKIMA
PLANNING DIV.**D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)**

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

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

It would not/not applicable.

Proposed measures to avoid or reduce such increases are:

Not applicable.

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

It would not/not applicable.

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

Not applicable.

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

It would not/not applicable.

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

Not applicable.

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

It would not/not applicable.

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

Not applicable.

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CITY OF YAKIMA
PLANNING DIV**D. SUPPLEMENTAL SECTION FOR NONPROJECT ACTIONS ONLY (to be completed by the applicant)**

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

It would not/not applicable.

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

Not applicable.

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

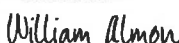
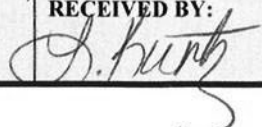
It would not/not applicable.

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

Not applicable.

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

It would not/not applicable.

	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	CITY OF YAKIMA CODE ADMIN DIVISION OCT 05 2023 ☐ REC'D ☐ FILED ☐ PAID ☐ FYI
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: William F Almon & Almon Family Investments Mailing Address: 132 Indian Cabin Rd City: Stevenson St: WA Zip: 98648 Phone: (509) 949-1800 E-Mail: bill.almon@billalmonlaw.com	
2. Applicant's Interest in Property:	Check One: ☒ Owner ☐ Agent ☐ Purchaser ☐ Other _____	
3. Property Owner's Information (If other than Applicant):	Name: _____ Mailing Address: _____ City: _____ St: _____ Zip: _____ Phone: () _____ E-Mail: _____	
4. Subject Property's Assessor's Parcel Number(s): 181328-41405 & 181328-41427		
5. Legal Description of Property. (if lengthy, please attach it on a separate document) See attached		
6. Property Address: 1104 & 1112 S 48th Ave, Yakima, WA, 98908		
7. Property's Existing Zoning: ☐ SR ☐ R-1 ☐ R-2 ☐ R-3 ☒ B-1 ☐ B-2 ☐ HB ☐ SCC ☐ LCC ☐ CBD ☐ GC ☐ AS ☐ RD ☐ M-1 ☐ M-2		
8. Type Of Application: (Check All That Apply) ☒ Rezone ☐ Comprehensive Plan Text or Map Amendment ☐ Environmental Checklist (SEPA Review) ☐ Transportation Concurrency ☐ Master Application (select if submitting two or more applications under Title 15) ☐ Other: _____		
PART II – SUPPLEMENTAL APPLICATION, PART III – REQUIRED ATTACHMENTS, & PART IV – NARRATIVE SEE ATTACHED SHEETS		
PART V – CERTIFICATION I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.		
DocuSigned by:  Property Owner's Signature		10/4/2023 Date
DocuSigned by:  Applicant's Signature		10/4/2023 Date
FILE/APPLICATION(S) # R2#002-23		
DATE FEE PAID: 10/5/23	RECEIVED BY: 	AMOUNT PAID: 3,278.00
		RECEIPT NO: CR-23-003264

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Supplemental Application For:
REZONES
 YAKIMA MUNICIPAL CODE CHAPTER 15.23

OCT 05 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? No

If so what is the proposed future land use designation?

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

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

PART III - REQUIRED ATTACHMENTS

1. WRITTEN NARRATIVE (see attached form)

2. ENVIRONMENTAL CHECKLIST (attached)

3. TRAFFIC CONCURRENCY (may be required)

4. SITE PLAN OR CONCEPTUAL SITE PLAN

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

5. AUTHORIZATION:

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

DocuSigned by:

William Almon

10/4/2023

Property Owner Signature (required)

Date

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



Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

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CITY OF YAKIMA
PLANNING DIV.

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

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

Minor rezone from B-1 to B-2 meant only to open the property up to more potential uses.

What is the status of existing land use?

Vacant land with no project in hand.

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

Minor rezone that does not deviate from the Yakima Urban Area Comprehensive Plan and does not require a Comp Plan Amendment.

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

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.

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

Proposed rezone is complimentary and consistent with neighboring uses and zoning, noting properties to the north are B-2. Applicant is comfortable with B-2 or GC, whichever the Planning Commission prefers.

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

Not applicable.

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

None, rather the proposed change is meant to potentially open the property up to more commercial uses.

**WILLIAM ALMON
RZ#002-23, SEPA#010-23**

EXHIBIT LIST

**CHAPTER F
Public Notices**

DOC INDEX #	DOCUMENT	DATE
F-1	Land Use Action Installation Certificate	11/15/2023
F-2	Notice of Complete Application	11/17/2023
F-3	Notice of Application & Environmental Review F-3a: Press Release & Distribution Email F-3b: Parties and Agencies Notified F-3c: Affidavit of Mailing	11/21/2023
F-4	Notice of Public Hearing & DNS F-4a: Legal Ad F-4b: Press Release and Distribution Email F-4c: Parties and Agencies Notified F-4d: Affidavit of Mailing	12/27/2023
F-5	YPC Agenda & Packet Distribution List	01/17/2024
F-6	YPC Agenda and Sign-in Sheet	01/24/2024
F-7	Notice of Yakima Planning Commission's Recommendation (See DOC INDEX#AA-1 for YPC Recommendation) F-7a: Parties and Agencies Notified F-7b: Affidavit of Mailing	02/27/2024
F-8	Letter of Transmittal to City Clerk: City Council Hearing (Mailing Labels, Map, Vicinity Map)	03/07/2024

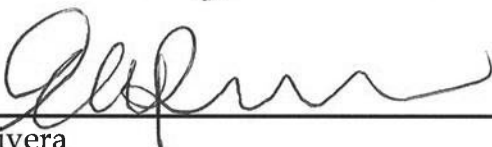
CITY OF YAKIMA, PLANNING DIVISION

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 WILLIAM ALMON including labels for SEPA Reviewing Agencies.
2. E-mail distribution lists for In-House, SEPA Reviewing Agencies, Local Media, and Interested Parties and Parties of Record.
3. Site Plan and Vicinity Map

Signed this 7th day of March 2024.



Eva Rivera
Planning Technician

Received By: Rosalinda Ibarra

Date: 03/07/2024

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18132732515
ACTEM 6 LLC
1053 N PIONEER WAY
YAKIMA, WA 98908

18132732508
ACTEM PROPERTIES LLC
1053 N PIONEER WAY
YAKIMA, WA 98908

18132841427
ALMON FAMILY INVESTMENTS LLC
132 INDIAN CABIN RD
STEVENSON, WA 98648

18132841411
BLOSSOM AID PROPCO LLC
301 COMMERCE ST STE 3300
FORT WORTH, TX 76102

18132841425
CASTLE CREEK APARTMENTS LLC
2550 BORTON RD
YAKIMA, WA 98903

18132841429
CASTLE CREEK APARTMENTS LLC
2550 BORTON RD
YAKIMA, WA 98903

18132841416
COLEMAN KNIGHT ENTERPRISES LLC
5104 W NOB HILL BLVD #69
YAKIMA, WA 98908

18132841428
TEW PROPERTIES LLC
5000 W NOB HILL BLVD
YAKIMA, WA 98908

18132841423
YAKIMA VALLEY VENTURES LLC
7700 NE PARKWAY DR STE 300
VANCOUVER, WA 98662

18132814449
ANNALEE SUTLIFF FLANNERY
1017 S 50TH AVE
YAKIMA, WA 98908

18132814474
ARTURO MENDOZA RIVERA
1018 S 49TH AVE
YAKIMA, WA 98908

18132814475
BOBBY A & MARCY A BROWN
1019 S 49TH AVE
YAKIMA, WA 98908

18132814450
BRANDON J MABRY
1015 S 50TH AVE
YAKIMA, WA 98908

18132732507
BRYAN R & DIANE D FORD
PO BOX 11427
YAKIMA, WA 98909

18132814446
DALE L & RAE F ARMSTRONG
1018 S 50TH AVE
YAKIMA, WA 98908

18132732460
DAN K & CINDY L KERNEY
4711 W PRASCH AVE
YAKIMA, WA 98908

18132732497
DAVID E & SANDRA A HERT
4710 COWDEN PL
YAKIMA, WA 98908

18132732498
ELIZABETH M TULL
4708 COWDEN PL
YAKIMA, WA 98908

18132723018
HOWARD D & CINDY L WEST
1019 S 48TH AVE
YAKIMA, WA 98908

18132732468
HURBITA RUIZ
4706 W PRASCH AVE
YAKIMA, WA 98908

18132732473
ISABEL ESQUIVEL
4709 CLINTON WAY
YAKIMA, WA 98908

18132814476
JESSICA & LARRY WAMMOCK
1017 S 49TH AVE
YAKIMA, WA 98908

18132814473
JOHN C MIRANDA
1016 S 49TH AVE
YAKIMA, WA 98908

18132732469
JORIS D & VERONA E SUNDSETH
4708 W PRASCH AVE
YAKIMA, WA 98908

18132732496
JOSE LUIS PATINO JR
4712 COWDEN PL
YAKIMA, WA 98908

18132732463
KELLY J & BARBARA LOUDON
4705 W PRASCH AVE
YAKIMA, WA 98908

18132732506
KENNETH A & CONSUELO GARZA
4709 COWDEN PL
YAKIMA, WA 98908

18132732472
LALO E BARRAGAN
4711 CLINTON WAY
YAKIMA, WA 98908

18132814447
LANCE W BROWN
1020 S 50TH AVE
YAKIMA, WA 98908

18132732505
LARRY & M ELAINE PICKETT
4707 COWDEN PL
YAKIMA, WA 98908

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18132723019
LEONARD J & JUDITH A RUSSELL
620 S 48TH AVE
YAKIMA, WA 98908

18132732504
LORETTA WILDE
4705 COWDEN PL
YAKIMA, WA 98908

18132732474
M SCOTT & JULIE MCGREGOR
4707 CLINTON WAY
YAKIMA, WA 98908

18132814448
MARCO RIOS
1022 S 50TH AVE
YAKIMA, WA 98908

18132732461
NORRIS M & ANGELA STONE
4709 W PRASCH WAY
YAKIMA, WA 98908

18132732471
PATRICK J & KATIE E BAUER
4712 W PRASCH AVE
YAKIMA, WA 98908

18132732462
RAUDEL INIGUEZ
4707 W PRASCH AVE
YAKIMA, WA 98908

18132732470
RICHARD D & JENNIFER JOHNSON
4710 W PRASCH AVE
YAKIMA, WA 98908

18132732499
ROMINA F SEVILLA
4706 COWDEN PL
YAKIMA, WA 98908

18132814011
SHARLYNE R POWELL
5701 W ARLINGTON ST
YAKIMA, WA 98908

18132814489
SUSAN MARIE DE FIELDS
1009 S 51ST AVE
YAKIMA, WA 98908

18132814490
SUSAN MARIE DE FIELDS
1009 S 51ST AVE
YAKIMA, WA 98908

18132814477
TY SCHRAG
1015 S 49TH AVE
YAKIMA, WA 98908

18132841405
WILLIAM F ALMON
132 INDIAN CABIN RD
STEVENSON, WA 98648

44
Total Parcels - William Almon - RZ#002-23,
SEPA#010-23

*Not of CC Hearing
RZ#002-23, SEPA#010-23
Date of Hearing 04/02/2024*

12/27/2023

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In-House Distribution E-mail List		Revised 02-27-2024
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
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
Eric Crowell	Planning	Eric.crowell@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
Anabel Chavez	Utilities	anabel.chavez@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	☐ Yes ☒ 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	☐ Yes ☒ No ☐ E-mail
(Shoreline notices ONLY) Department of Ecology	crosepa@ecy.wa.gov	☐ E-mail

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail
Jose + Crystal Porcayo	4707 Carol Ave, Yakima WA 98908	
Joy Espinoza, SRA Coordinator		crosepa@ecy.wa.gov
WSDOT Aviation		aviationlanduse@wsdot.wa.gov

Bill Admon

4205 Scenic Dr. Yakima, WA 98908

Type of Notice: Notice of CC Hearing

File Number(s): RZ#00223, SRA#01623

Date of Mailing: 04/02/2024
Hearing

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

Cascade Natural Gas
8113 W Grandridge Blvd
Kennewick, WA 99336

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

Charter Communications
1005 North 16th Ave
Yakima, WA 98902

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

City of Yakima - Airport
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
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

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

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

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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
Mark Lanter
PO Box 2830
Yakima, WA 98907
mark.lanter@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 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

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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

SEPA REVIEWING AGENCIES
_UPDATED 01/24/2024

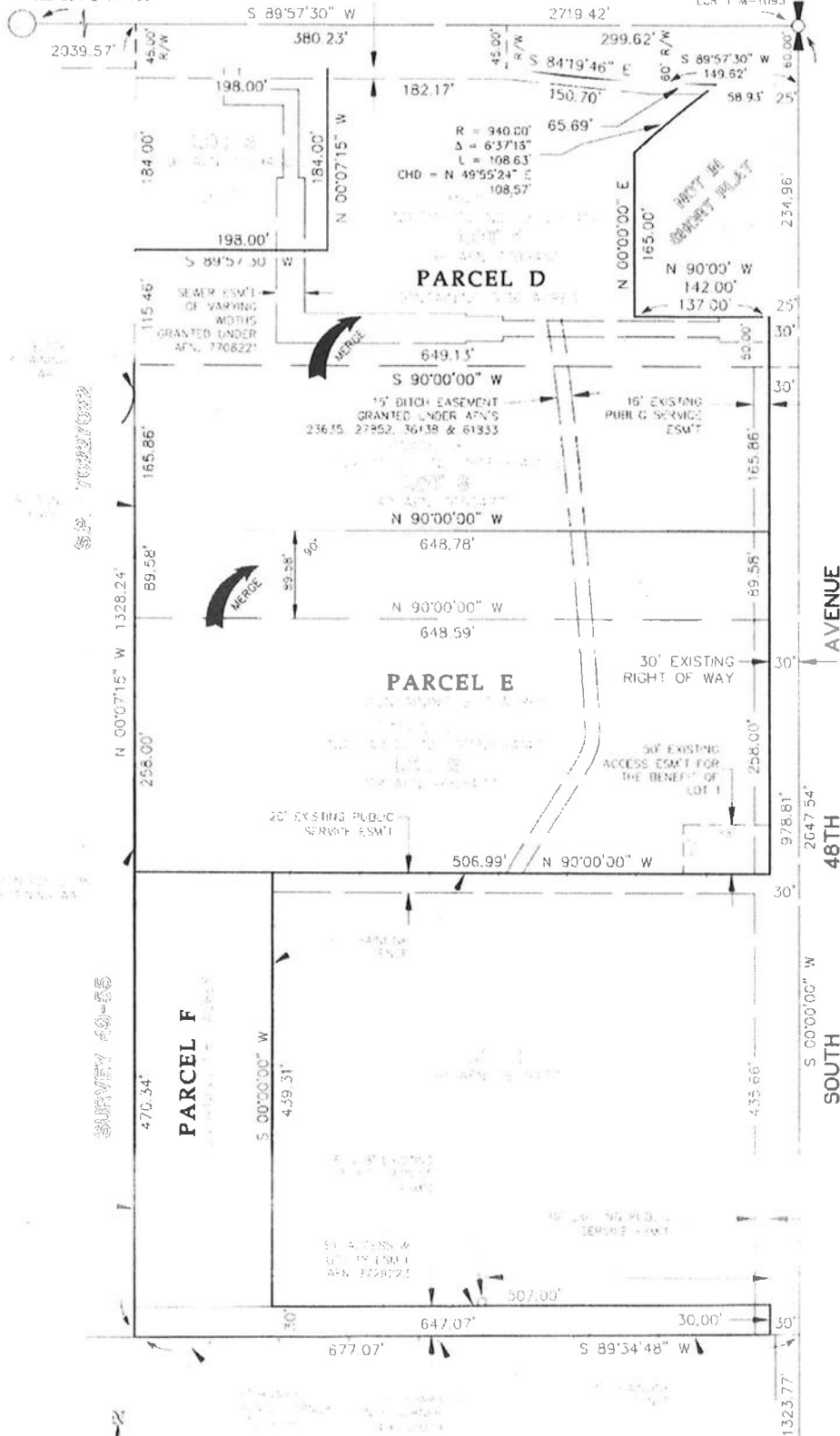
Type of Notice: Ntc of CC Hearing
File Number: R2#002-23, SEPA#010-23
Date of Mailing: 04/02/2024
hearing

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CEN. SEC. 28,
T-13 N, R-18 E, WM
1-1/2" ALUM. CAP. FND
SEE LCR 2 M-1100

NOB HILL BOULEVARD

E 1/4 COR. SEC. 28
T-13 N, R-18 E, WM
2-1/2" AL. CAP. IN MON
CASE FND. SEE
LCR 1 M-1095



PLSA
ENGINEERING-SURVEYING-PLANNING
120 WEST LINCOLN AVENUE
YAKIMA, WASHINGTON 98902
(509) 575-6990

SITE MAP
PARCEL NO'S 181328 - 41422, 41423 & 41427
JOB NO. 15192
PREPARED FOR
PRESTIGE CARE, INC.
SHEET NO. 1 OF 1

NOTES

OWNER:
ALMON FAMILY INVESTMENTS, LLC
ADDRESS:
1200 S. 48TH AVENUE
PARCEL NO.'S:
181328-41422, 41423 & 41427
ZONING:
B-1

RECEIVED
OCT 08 2023
CITY OF YAKIMA
PLANNING DIV.

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Project Name: WILLIAM ALMON

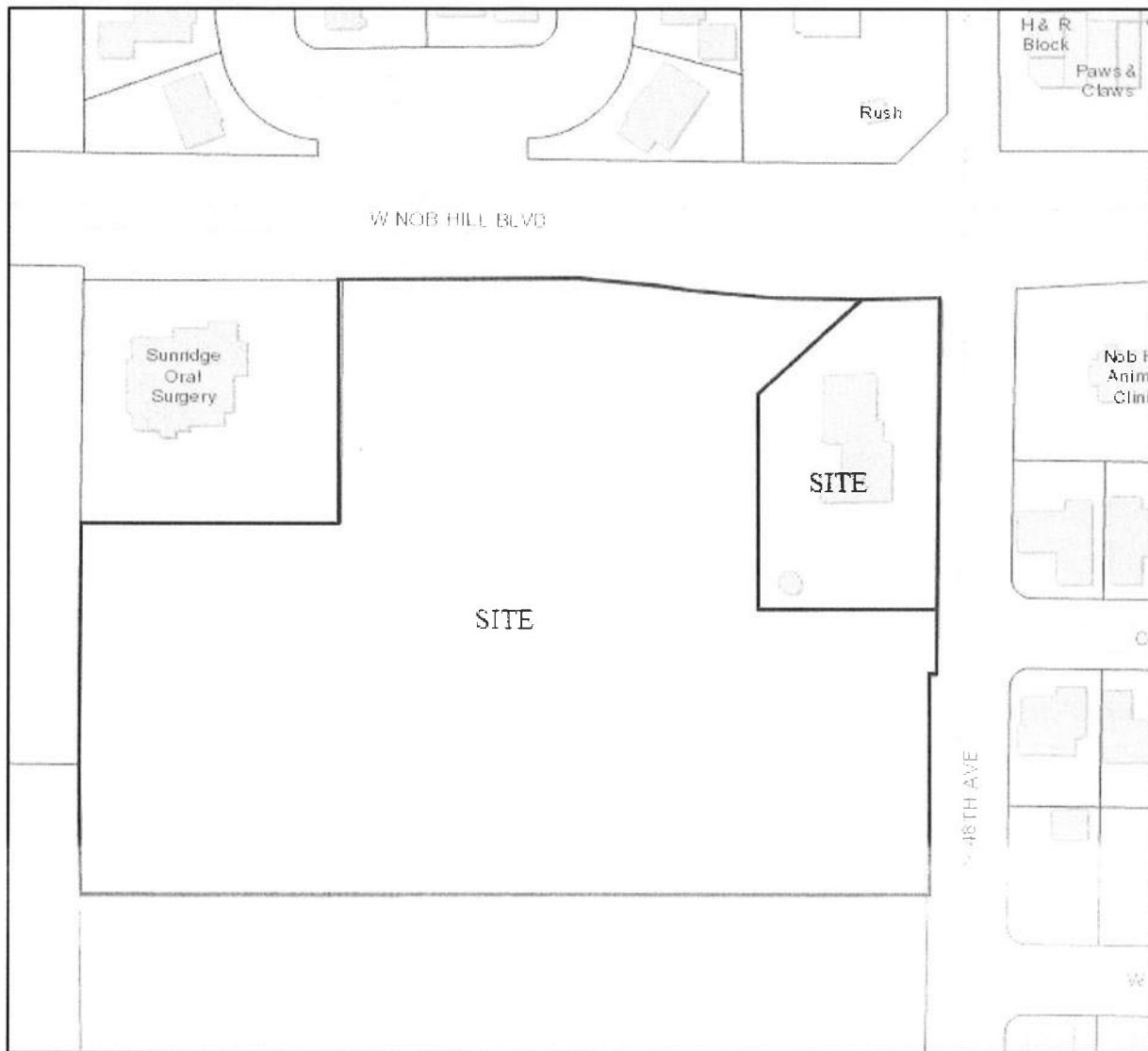
Site Address: 1104 & 1112 S 48TH AVE

File Number(s): RZ#002-23, SEPA#010-23

Proposal: Proposed rezone and environmental review to rezone two lots from B-1 to B-2.



VICINITY MAP



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

Date Created: 10/11/2023



Rivera, Eva

From: Rivera, Eva
Sent: Thursday, March 07, 2024 11:24 AM
To: Ibarra, Rosalinda
Subject: Mailing for City Council Hearing - William Almon - RZ#002-23, SEPA#010-23
Attachments: In-House Distribution E-mail List_ updated 03.01.2024; SEPA Reviewing Agencies E-mail Distribution List_Updated 02.28.2024; Local Media List _04.14.2023

Hello Rosalinda – on the 5th day of March City Council set April 2 as the public hearing date for William Almon.

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 parties of record/interested parties/project representatives:

Email

crosepacoordinator@ecy.wa.gov
aviationlanduse@wsdot.wa.gov

Mail

Jose & Crystal Porcayo	William Almon
4707 Carol Ave	4205 Scenic Dr.
Yakima, WA 98908	Yakima, WA 98908



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

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: **RZ#002-23, SEPA#010-23**

WILLIAM ALMON

1104 & 1112 S 48TH 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 SEPA reviewing agencies; that said parties are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 27th day of **February 2024**.

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



Eva Rivera

Planning Technician

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18132732515
ACTEM 6 LLC
1053 N PIONEER WAY
YAKIMA, WA 98908

18132732508
ACTEM PROPERTIES LLC
1053 N PIONEER WAY
YAKIMA, WA 98908

18132841427
ALMON FAMILY INVESTMENTS LLC
132 INDIAN CABIN RD
STEVENSON, WA 98648

18132841411
BLOSSOM AID PROPCO LLC
301 COMMERCE ST STE 3300
FORT WORTH, TX 76102

18132841425
CASTLE CREEK APARTMENTS LLC
2550 BORTON RD
YAKIMA, WA 98903

18132841429
CASTLE CREEK APARTMENTS LLC
2550 BORTON RD
YAKIMA, WA 98903

18132841416
COLEMAN KNIGHT ENTERPRISES LLC
5104 W NOB HILL BLVD #69
YAKIMA, WA 98908

18132841428
TEW PROPERTIES LLC
5000 W NOB HILL BLVD
YAKIMA, WA 98908

18132841423
YAKIMA VALLEY VENTURES LLC
7700 NE PARKWAY DR STE 300
VANCOUVER, WA 98662

18132814449
ANNALEE SUTLIFF FLANNERY
1017 S 50TH AVE
YAKIMA, WA 98908

18132814474
ARTURO MENDOZA RIVERA
1018 S 49TH AVE
YAKIMA, WA 98908

18132814475
BOBBY A & MARCY A BROWN
1019 S 49TH AVE
YAKIMA, WA 98908

18132814450
BRANDON J MABRY
1015 S 50TH AVE
YAKIMA, WA 98908

18132732507
BRYAN R & DIANE D FORD
PO BOX 11427
YAKIMA, WA 98909

18132814446
DALE L & RAE F ARMSTRONG
1018 S 50TH AVE
YAKIMA, WA 98908

18132732460
DAN K & CINDY L KERNEY
4711 W PRASCH AVE
YAKIMA, WA 98908

18132732497
DAVID E & SANDRA A HERT
4710 COWDEN PL
YAKIMA, WA 98908

18132732498
ELIZABETH M TULL
4708 COWDEN PL
YAKIMA, WA 98908

18132723018
HOWARD D & CINDY L WEST
1019 S 48TH AVE
YAKIMA, WA 98908

18132732468
HURBITA RUIZ
4706 W PRASCH AVE
YAKIMA, WA 98908

18132732473
ISABEL ESQUIVEL
4709 CLINTON WAY
YAKIMA, WA 98908

18132814476
JESSICA & LARRY WAMMOCK
1017 S 49TH AVE
YAKIMA, WA 98908

18132814473
JOHN C MIRANDA
1016 S 49TH AVE
YAKIMA, WA 98908

18132732469
JORIS D & VERONA E SUNDSETH
4708 W PRASCH AVE
YAKIMA, WA 98908

18132732496
JOSE LUIS PATINO JR
4712 COWDEN PL
YAKIMA, WA 98908

18132732463
KELLY J & BARBARA LOUDON
4705 W PRASCH AVE
YAKIMA, WA 98908

18132732506
KENNETH A & CONSUELO GARZA
4709 COWDEN PL
YAKIMA, WA 98908

18132732472
LALO E BARRAGAN
4711 CLINTON WAY
YAKIMA, WA 98908

18132814447
LANCE W BROWN
1020 S 50TH AVE
YAKIMA, WA 98908

18132732505
LARRY & M ELAINE PICKETT
4707 COWDEN PL
YAKIMA, WA 98908

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18132723019
LEONARD J & JUDITH A RUSSELL
620 S 48TH AVE
YAKIMA, WA 98908

18132732504
LORETTA WILDE
4705 COWDEN PL
YAKIMA, WA 98908

18132732474
M SCOTT & JULIE MCGREGOR
4707 CLINTON WAY
YAKIMA, WA 98908

18132814448
MARCO RIOS
1022 S 50TH AVE
YAKIMA, WA 98908

18132732461
NORRIS M & ANGELA STONE
4709 W PRASCH WAY
YAKIMA, WA 98908

18132732471
PATRICK J & KATIE E BAUER
4712 W PRASCH AVE
YAKIMA, WA 98908

18132732462
RAUDEL INIGUEZ
4707 W PRASCH AVE
YAKIMA, WA 98908

18132732470
RICHARD D & JENNIFER JOHNSON
4710 W PRASCH AVE
YAKIMA, WA 98908

18132732499
ROMINA F SEVILLA
4706 COWDEN PL
YAKIMA, WA 98908

18132814011
SHARLYNE R POWELL
5701 W ARLINGTON ST
YAKIMA, WA 98908

18132814489
SUSAN MARIE DE FIELDS
1009 S 51ST AVE
YAKIMA, WA 98908

18132814490
SUSAN MARIE DE FIELDS
1009 S 51ST AVE
YAKIMA, WA 98908

18132814477
TY SCHRAG
1015 S 49TH AVE
YAKIMA, WA 98908

18132841405
WILLIAM F ALMON
132 INDIAN CABIN RD
STEVENSON, WA 98648

44
Total Parcels - William Almon - RZ#002-23,
SEPA#010-23

Nt 2 of 4/PC Rec.
Sent 02/27/2024
RZ#002-23, SEPA#010-23

12/27/2023

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In-House Distribution E-mail List		Revised 02-27-2024
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
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
Eric Crowell	Planning	Eric.crowell@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
Anabel Chavez	Utilities	anabel.chavez@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	☐ Yes ☒ 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	☐ Yes ☒ No ☐ E-mail
(Shoreline notices ONLY) Department of Ecology	crosepa@ecy.wa.gov	☐ E-mail

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail
Jose + Crystal Porcayo	4707 Carol Ave, Yakima WA 98902	

Type of Notice: Notice of YPA Reg
File Number(s): P2#002-23, SEPA#010-23
Date of Mailing: 02/27/2024

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Rivera, Eva

From: Rivera, Eva
Sent: Tuesday, February 27, 2024 11:58 AM
To: 'Bill.Almon@BillAlmonLaw.com'; Bradburn, Trace; Calhoun, Joseph; Chavez, Anabel; Contreras, Pedro; Corona, Silvia; Cruz, Leovardo; Davenport, Joan; DeBusschere, Suzanne; Denman, Glenn; 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 - WILLIAM ALMON - RZ#002-23, SEPA#010-23
Attachments: NTC OF YPC REC_RZ#002-23.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 Eric Crowell at eric.crowell@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.



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: February 27, 2024
TO: Applicant, Adjoining Property Owners & Parties of Record
SUBJECT: Notice of the Yakima Planning Commission's Recommendation to the Yakima City Council
FILE #(S): RZ#002-23, SEPA#0010-23
APPLICANT: William F. Almon
PROJECT LOCATION: 1104 & 1112 S. 48th Ave.

On February 5, 2024, the City of Yakima Planning Commission rendered its written recommendation on **RZ#002-23, and SEPA#010-23**. A proposal to rezone two parcels from Professional Business (B-1) to Local Business (B-2).

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 the City of Yakima Planning Division at (509) 575-6183 or email: ask.planning@yakimawa.gov

A handwritten signature in black ink, appearing to read "Eva Rivera". The signature is fluid and cursive, with a large, stylized "E" and "R".

Eva Rivera
Planning Technician

Date of Mailing: **February 27, 2024**

Enclosures: Planning Commission's Recommendation

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HEARING DATE: Thursday, January 24, 2024

A - WILLIAM ALMON RZ#002-23, SEPA#010-23

[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/ypc/

CITY OF YAKIMA PLANNING COMMISSION

Yakima City Hall Council Chambers

129 N 2nd Street, Yakima, WA 98901

January 24, 2024

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:

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 January 10, 2024
- V. Public Hearing – WILLIAM ALMON
 - Applicant: William F. Almon
 - File Numbers: RZ#002-23, SEPA#010-23
 - Site Address: 1104 & 1112 S. 48th Ave.
- VI. Text Amendments – Mixed Use/Downtown Development and Class 1 Uses
- VII. Public Comment
- VIII. Other Business
- IX. Adjourn

Next Meeting: February 14, 2024

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The meeting will also be recorded and posted on the Y-PAC website.

Visit the Yakima Planning Commission webpage for more information, including agenda packets and minutes.

Yakima Planning Commission - Agenda & Packet Distribution List

WILLIAM ALMON RZ#002-23, SEPA#010-23

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)	lisakwallace@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
Colleda Monick (YPC)	colledamonick@gmail.com
Frieda Stephens (YPC)	sstrlite39@hotmail.com
Eva Rivera (Planning)	eva.rivera@yakimawa.gov
William F. Almon (Applicant)	Bill.almon@billalmonlaw.com

AGENDA ONLY: PARTIES OF RECORD/INTERESTED PARTIES

Name	Address	E-mail Address
Joy Espinoza (SEPA Coordinator)		crosepacoordinator@ecy.wa.gov
WSDOT Aviation Division		aviationlanduse@wsdot.wa.gov

Date Distributed: 01/17/2024

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: RZ#002-23, SEPA#010-23

WILLIAM ALMON

1104 & 1112 S 48TH 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 27th day of December, 2023.

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



Eva Rivera

Planning Technician

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18132732515
ACTEM 6 LLC
1053 N PIONEER WAY
YAKIMA, WA 98908

18132732508
ACTEM PROPERTIES LLC
1053 N PIONEER WAY
YAKIMA, WA 98908

18132841427
ALMON FAMILY INVESTMENTS LLC
132 INDIAN CABIN RD
STEVENSON, WA 98648

18132841411
BLOSSOM AID PROPCO LLC
301 COMMERCE ST STE 3300
FORT WORTH, TX 76102

18132841425
CASTLE CREEK APARTMENTS LLC
2550 BORTON RD
YAKIMA, WA 98903

18132841429
CASTLE CREEK APARTMENTS LLC
2550 BORTON RD
YAKIMA, WA 98903

18132841416
COLEMAN KNIGHT ENTERPRISES LLC
5104 W NOB HILL BLVD #69
YAKIMA, WA 98908

18132841428
TEW PROPERTIES LLC
5000 W NOB HILL BLVD
YAKIMA, WA 98908

18132841423
YAKIMA VALLEY VENTURES LLC
7700 NE PARKWAY DR STE 300
VANCOUVER, WA 98662

18132814449
ANNALEE SUTLIFF FLANNERY
1017 S 50TH AVE
YAKIMA, WA 98908

18132814474
ARTURO MENDOZA RIVERA
1018 S 49TH AVE
YAKIMA, WA 98908

18132814475
BOBBY A & MARCY A BROWN
1019 S 49TH AVE
YAKIMA, WA 98908

18132814450
BRANDON J MABRY
1015 S 50TH AVE
YAKIMA, WA 98908

18132732507
BRYAN R & DIANE D FORD
PO BOX 11427
YAKIMA, WA 98909

18132814446
DALE L & RAE F ARMSTRONG
1018 S 50TH AVE
YAKIMA, WA 98908

18132732460
DAN K & CINDY L KERNEY
4711 W PRASCH AVE
YAKIMA, WA 98908

18132732497
DAVID E & SANDRA A HERT
4710 COWDEN PL
YAKIMA, WA 98908

18132732498
ELIZABETH M TULL
4708 COWDEN PL
YAKIMA, WA 98908

18132723018
HOWARD D & CINDY L WEST
1019 S 48TH AVE
YAKIMA, WA 98908

18132732468
HURBITA RUIZ
4706 W PRASCH AVE
YAKIMA, WA 98908

18132732473
ISABEL ESQUIVEL
4709 CLINTON WAY
YAKIMA, WA 98908

18132814476
JESSICA & LARRY WAMMOCK
1017 S 49TH AVE
YAKIMA, WA 98908

18132814473
JOHN C MIRANDA
1016 S 49TH AVE
YAKIMA, WA 98908

18132732469
JORIS D & VERONA E SUNDSETH
4708 W PRASCH AVE
YAKIMA, WA 98908

18132732496
JOSE LUIS PATINO JR
4712 COWDEN PL
YAKIMA, WA 98908

18132732463
KELLY J & BARBARA LOUDON
4705 W PRASCH AVE
YAKIMA, WA 98908

18132732506
KENNETH A & CONSUELO GARZA
4709 COWDEN PL
YAKIMA, WA 98908

18132732472
LALO E BARRAGAN
4711 CLINTON WAY
YAKIMA, WA 98908

18132814447
LANCE W BROWN
1020 S 50TH AVE
YAKIMA, WA 98908

18132732505
LARRY & M ELAINE PICKETT
4707 COWDEN PL
YAKIMA, WA 98908

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18132723019
LEONARD J & JUDITH A RUSSELL
620 S 48TH AVE
YAKIMA, WA 98908

18132732504
LORETTA WILDE
4705 COWDEN PL
YAKIMA, WA 98908

18132732474
M SCOTT & JULIE MCGREGOR
4707 CLINTON WAY
YAKIMA, WA 98908

18132814448
MARCO RIOS
1022 S 50TH AVE
YAKIMA, WA 98908

18132732461
NORRIS M & ANGELA STONE
4709 W PRASCH WAY
YAKIMA, WA 98908

18132732471
PATRICK J & KATIE E BAUER
4712 W PRASCH AVE
YAKIMA, WA 98908

18132732462
RAUDEL INIGUEZ
4707 W PRASCH AVE
YAKIMA, WA 98908

18132732470
RICHARD D & JENNIFER JOHNSON
4710 W PRASCH AVE
YAKIMA, WA 98908

18132732499
ROMINA F SEVILLA
4706 COWDEN PL
YAKIMA, WA 98908

18132814011
SHARLYNE R POWELL
5701 W ARLINGTON ST
YAKIMA, WA 98908

18132814489
SUSAN MARIE DE FIELDS
1009 S 51ST AVE
YAKIMA, WA 98908

18132814490
SUSAN MARIE DE FIELDS
1009 S 51ST AVE
YAKIMA, WA 98908

18132814477
TY SCHRAG
1015 S 49TH AVE
YAKIMA, WA 98908

18132841405
WILLIAM F ALMON
132 INDIAN CABIN RD
STEVENSON, WA 98648

44
Total Parcels - William Almon - RZ#002-23,
SEPA#010-23

RZ#002-23, SEPA#010-23
Ntc of Pub. Hearing + DNS
Sent 12/27/2023

12/27/2023

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

Cascade Natural Gas
8113 W Grandridge Blvd
Kennewick, WA 99336

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

Charter Communications
1005 North 16th Ave
Yakima, WA 98902

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

City of Yakima - Airport
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 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

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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@wvwd208.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
Mark Lanter
PO Box 2830
Yakima, WA 98907
mark.lanter@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@wvwd208.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

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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: NA of Pub. Hearing + DNS
File Number: RZ#002-23, SEPA#010-23
Date of Mailing: 12/27/2023

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Rivera, Eva

From: NoReply@ecy.wa.gov
Sent: Wednesday, December 27, 2023 11:55 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: RZ-002-23, SEPA-010-23.
Your record is being reviewed by an administrator.

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

In-House Distribution E-mail List		Revised 11/21/2023
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
Anabel Chavez	Utilities	anabel.chavez@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	☐ Yes ☒ 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	☐ Yes ☒ No
(Shoreline notices ONLY) Department of Ecology	crosepa@ecy.wa.gov	☐ E-mail

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail
Jose + Crystal Pando	4707 Carol Ave, Yakima, WA 98908	

Type of Notice: Notice of Pub. Hearing + DNS
File Number(s): D2#002-23, SEPA# 010.23
Date of Mailing: 12/27/2023

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Rivera, Eva

From: Rivera, Eva
Sent: Wednesday, December 27, 2023 11:45 AM
To: Bradburn, Trace; Calhoun, Joseph; Chavez, Anabel; Contreras, Pedro; Corona, Silvia; Cruz, Leovardo; Davenport, Joan; 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; 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; Linos, Irene; 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; Charles Hitchcock ; Colleda Monick; Frieda Stephens (sstrlite3995@protonmail.com); Leanne Hughes-Mickel; Liddicoat, Jacob; Lisa Wallace; Lund, Soneya; Mary Place; Maxey, Lisa; Watkins, Sara; 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 Valley Museum - Peter Arnold; Yakima Valley Trolleys; Yakima Waste Systems
Cc: Crowell, Eric; 'Bill Almon'
Subject: NTC OF PUB. HEARING & DNS - WILLIAM ALMON - RZ#002-23, SEPA#010-23
Attachments: NTC OF PUB. HEARING_RZ#002-23.pdf; DNS_RZ#002-23_SEPA#010-23.pdf

Good morning,

I have attached a Notice of Public Hearing & DNS for the project mentioned above. If you have any inquiries about this proposal, please feel free to contact the assigned planner, Eric Crowell, at eric.crowell@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.

**CITY OF YAKIMA
NOTICE OF PUBLIC
HEARING**

DATE: 12/27/2023; **TO:** SEPA

Reviewing Agencies,
Applicant, and Adjoining
Property Owners; **FROM:**

Joan Davenport, AICP,
Community Development
Director; **SUBJECT:** Rezone
and Environmental Review;

FILE NUMBER: RZ#002-23,
SEPA#010-23; **APPLICANT:**

William F. Almon (132 Indian
Cabin Rd., Stevenson, WA

98648); **PROJECT**

LOCATION: 1104 & 1112 S.
48th Ave.; **PARCEL**

NUMBER: 181328-31405 &
-41427; **PROJECT**

DESCRIPTION Proposal to
rezone two parcels from
Professional Business (B-1) to
Local Business (B-2). **NOTICE**

OF PUBLIC HEARING This
rezone and environmental
review will require two public
hearings; one open record
hearing before the Planning
Commission to be followed by
a closed record hearing before
the Yakima City Council. **A**

**separate notice will be
provided for the public
hearing before the Yakima
City Council.** The public
hearing before the Planning
Commission has been

scheduled for **Wednesday,
January 24, 2024,** beginning
at 3:00 p.m. in the **City Hall
Council Chambers.** Any

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

OF RECOMMENDATION

Following the public hearing,
the Planning Commission will
issue its recommendation
within ten (10) business days.

When available, a copy of the
decision will be mailed to
parties of record. 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 Eric
Crowell, Senior Planner, at

(509) 576-6736, or email to:
eric.crowell@yakimawa.gov.

(69347) December 27, 2023

DOC.

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AFFIDAVIT OF PUBLICATION

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

RECEIVED

JAN 02 2024

CITY OF YAKIMA
PLANNING DIV.

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.

12/27/2023

Agent

JACKIE CHAPMAN

Signature

Jackie Chapman

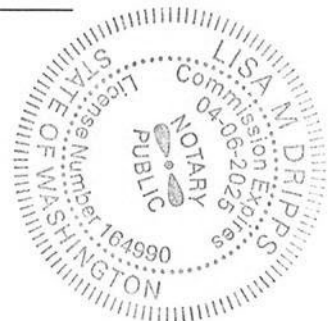
Subscribed and sworn to before me on

December 27, 2023

Lisa M. Driggs

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

Publication Cost: \$122.10
Order No: 69347
Customer No: 23222
PO #:



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#

FLA

**CITY OF YAKIMA
NOTICE OF PUBLIC
HEARING**

DATE: 12/27/2023; **TO:** SEPA

Reviewing Agencies,
Applicant, and Adjoining
Property Owners; **FROM:**

Joan Davenport, AICP,
Community Development
Director; **SUBJECT:** Rezone
and Environmental Review;
FILE NUMBER: RZ#002-23,
SEPA#010-23; **APPLICANT:**
William F. Almon (132 Indian
Cabin Rd., Stevenson, WA
98648); **PROJECT**

LOCATION: 1104 & 1112 S.
48th Ave.; **PARCEL**
NUMBER: 181328-31405 &
-41427; **PROJECT**

DESCRIPTION Proposal to
rezone two parcels from
Professional Business (B-1) to
Local Business (B-2). **NOTICE**

OF PUBLIC HEARING This
rezone and environmental
review will require two public
hearings; one open record
hearing before the Planning
Commission to be followed by
a closed record hearing before
the Yakima City Council. **A**

**separate notice will be
provided for the public
hearing before the Yakima
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person desiring to express
their views on the matter is
invited to attend the hearing to
provide testimony. **NOTICE**

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issue its recommendation
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decision will be mailed to
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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 Eric
Crowell, Senior Planner, at
(509) 576-6736, or email to:

eric.crowell@yakimawa.gov.

(69347) December 27, 2023

Publication Cost: \$122.10

Order No: 69347

Customer No: 23222

PO #:

RECEIVED

JAN 02 2024

**CITY OF YAKIMA
PLANNING DIV.**

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

NOTICE OF PUBLIC HEARING

DATE: December 27, 2023
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Rezone and Environmental Review
FILE NUMBER: RZ#002-23, SEPA#010-23
APPLICANT: William F. Almon (132 Indian Cabin Rd., Stevenson, WA 98648)
PROJECT LOCATION: 1104 & 1112 S. 48th Ave.
PARCEL NUMBER: 181328-31405 & -41427

PROJECT DESCRIPTION Proposal to rezone two parcels from Professional Business (B-1) to Local Business (B-2).

NOTICE OF PUBLIC HEARING This rezone and environmental review will require two public hearings; one open record hearing before the Planning Commission to be followed by a closed record hearing before the Yakima City Council. **A separate notice will be provided for the public hearing before the Yakima City Council.** The public hearing before the Planning Commission has been scheduled for **Wednesday, January 24, 2024**, beginning at **3:00 p.m. in the City Hall Council Chambers**. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony.

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

The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Eric Crowell, Senior Planner, at (509) 576-6736, or email to: eric.crowell@yakimawa.gov.

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D. 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: 27 de diciembre, 2023
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
ASUNTO: Rezonificar y Revisión Ambiental
No. DE ARCHIVO: RZ#002-23, SEPA#010-23
SOLICITANTE: William F. Almon (132 Indian Cabin Rd., Stevenson, WA 98648)
UBICACIÓN: 1104 y 1112 S. 48th Ave.
No. DE PARCELA: 181328-31405 y -41427

DESCRIPCIÓN DEL PROYECTO Propuesta de rezonificación de dos parcelas de Negocio Profesional (B-1) a Negocio Local (B-2).

AVISO DE AUDIENCIA PÚBLICA: Esta rezonificación y revisión Ambiental requerirá dos audiencias públicas; una audiencia de registro abierto ante la Comisión de Planificación seguido por una de audiencia de registro cerrado 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 el Comisión de Planificación ha sido programada para el **miércoles 24 de enero 2024, comenzando las 3:00 p.m.** en la Sala del Consejo Municipal en el Ayuntamiento. Cualquier persona que desee expresar su opinión sobre este asunto está invitada a asistir a la audiencia para presentar testimonio.

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

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

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
December 27, 2023**

PROJECT DESCRIPTION: Proposal to rezone two parcels from Professional Business (B-1) to Local Business (B-2).

LOCATION: 1104 & 1112 S. 48th Ave.

PARCEL NUMBER: 181328-41405 & -41427

PROPONENT: William F. Almon

PROPERTY OWNER: Almon Family Investments LLC

LEAD AGENCY: City of Yakima

FILE NUMBERS: RZ#002-23, SEPA#010-23

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

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

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

Date: December 27, 2023

Signature _____

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

No later than: **December 27, 2023.**

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

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

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

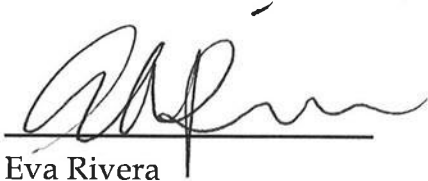
RE: RZ#002-23, SEPA#010-23

WILLIAM ALMON

1104/1112 S 48TH 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 21st day of **November 2023**.

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



Eva Rivera

Planning Technician

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18132732515
ACTEM 6 LLC
1053 N PIONEER WAY
YAKIMA, WA 98908

18132732508
ACTEM PROPERTIES LLC
1053 N PIONEER WAY
YAKIMA, WA 98908

18132841427
ALMON FAMILY INVESTMENTS LLC
132 INDIAN CABIN RD
STEVENSON, WA 98648

18132841411
BLOSSOM & PROPCO LLC
301 COMMERCE ST STE 3300
FORT WORTH, TX 76102

18132814476
DONALD L MILLER TRUST
2713 W 235 N
HURRICANE, UT 84737

18132841428
TEW PROPERTIES LLC
5000 W NOB HILL BLVD
YAKIMA, WA 98908

18132841423
YAKIMA VALLEY VENTURES LLC
7700 NE PARKWAY DR STE 300
VANCOUVER, WA 98662

18132814474
ARTURO MENDOZA RIVERA
1018 S 49TH AVE
YAKIMA, WA 98908

18132814475
BOBBY A & MARCY A BROWN
1019 S 49TH AVE
YAKIMA, WA 98908

18132732507
BRYAN R & DIANE D FORD
PO BOX 11427
YAKIMA, WA 98909

18132732460
DAN K & CINDY L KERNEY
4711 W PRASCH AVE
YAKIMA, WA 98908

18132732497
DAVID E & SANDRA A HERT
4710 COWDEN PL
YAKIMA, WA 98908

18132732498
ELIZABETH M TULL
4708 COWDEN PL
YAKIMA, WA 98908

18132814449
HERBERT H & ANNALEE SUTLIFF
FLANNERY
1017 S 50TH AVE
YAKIMA, WA 98908

18132723018
HOWARD D & CINDY L WEST
1019 S 48TH AVE
YAKIMA, WA 98908

18132732496
JOSE LUIS PATINO JR
4712 COWDEN PL
YAKIMA, WA 98908

18132732506
KENNETH A & CONSUELO GARZA
4709 COWDEN PL
YAKIMA, WA 98908

18132732472
LALO E BARRAGAN
4711 CLINTON WAY
YAKIMA, WA 98908

18132814447
LANCE W BROWN
1020 S 50TH AVE
YAKIMA, WA 98908

18132732505
LARRY & M ELAINE PICKETT
4707 COWDEN PL
YAKIMA, WA 98908

18132814448
MARCO RIOS
1022 S 50TH AVE
YAKIMA, WA 98908

18132732461
NORRIS M & ANGELA STONE
4709 W PRASCH WAY
YAKIMA, WA 98908

18132732471
PATRICK J & KATIE E BAUER
4712 W PRASCH AVE
YAKIMA, WA 98908

18132732462
RAUDEL INIGUEZ
4707 W PRASCH AVE
YAKIMA, WA 98908

18132732470
RICHARD D & JENNIFER JOHNSON
4710 W PRASCH AVE
YAKIMA, WA 98908

18132814011
SHARLYNE R POWELL
5701 W ARLINGTON ST
YAKIMA, WA 98908

18132841405
WILLIAM F ALMON
132 INDIAN CABIN RD
STEVENSON, WA 98648

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Total Parcels - William Almon - RZ#002-23,
SEPA#010-23

*Ntc of App + Enviro. Rev.
RZ#001-23, SEP A#010-23
Sent 11/21/2023*

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

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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
Mark Lanter
PO Box 2830
Yakima, WA 98907
mark.lanter@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 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

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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: Notice of App't Enviro. Review
File Number: R2#002.23, SEPA#010.23
Date of Mailing: 11/21/2023

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Rivera, Eva

From: NoReply@ecy.wa.gov
Sent: Tuesday, November 21, 2023 11:25 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

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	☐ Yes ☒ 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	☐ Yes ☒ No ☐ E-mail
(Shoreline notices ONLY) Department of Ecology	crosepa@ecy.wa.gov	☐ E-mail

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

Type of Notice: Not of Appr + Enviro. Review
File Number(s): RZ#00123, SEPA#01023
Date of Mailing: 11/21/2023

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Rivera, Eva

From: Rivera, Eva
Sent: Tuesday, November 21, 2023 10:50 AM
To: 'Bill Almon'; 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; 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 - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Museum - Peter Arnold; Yakima Valley Trolleys; Yakima Waste Systems
Cc: Crowell, Eric
Subject: NTC OF APP & ENVIRO. REVIEW - WILLIAM ALMON - RZ#002-23, SEPA#010-23
Attachments: NTC OF APP & ENVIRO. REV_RZ#002-23.pdf

Good morning,

I have attached a Notice of Application and Environmental Review for the project mentioned above. If you have any inquiries about this proposal, please feel free to contact the assigned planner, Eric Crowell, at eric.crowell@yakimawa.gov.

Thank you,



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 AND ENVIRONMENTAL REVIEW

DATE: November 21, 2023
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: William F. Almon (132 Indian Cabin Rd., Stevenson, WA 98648)
FILE NUMBER: RZ#002-23, SEPA#010-23
LOCATION: 1104 & 1112 S. 48th Ave.
TAX PARCEL NUMBER(S): 181328-41405 & -41427
DATE OF APPLICATION: October 5, 2023
DATE OF COMPLETENESS: November 17, 2023

PROJECT DESCRIPTION Proposal to rezone two parcels from Professional Business (B-1) to Local Business (B-2).

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: Non-project Rezone and SEPA Environmental Review
2. Level of Development: No development proposed as part of the rezone
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.
4. Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards.

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

1. The type of land use: Non-project Rezone and SEPA Environmental Review
2. Density of Development: No development proposed as part of the rezone
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities.

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

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

Required Studies: N/A

Existing Environmental Documents: None

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

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 14-day comment period for this review. This may be your only opportunity to comment. All written comments received by

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5:00 p.m. on **December 5, 2023**, will be considered prior to issuing the final SEPA determination. Please reference file numbers (RZ#002-23, SEPA#010-23) and applicant's name (Almon) in any correspondence you submit. You can mail your comments to:

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

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

The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have any questions on this proposal, please contact Eric Crowell, Senior Planner at (509) 576-6736, or email to: eric.crowell@yakimawa.gov.

Enclosed: Narratives, Project Descriptions, SEPA Checklist, Site Plans, and Vicinity Map

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DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

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

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

AVISO DE APLICACIÓN Y REVISIÓN AMBIENTAL

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

FECHA OTORGADA: 21 de noviembre, 2023
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: William F. Almon (132 Indian Cabin Rd., Stevenson, WA 98648)
No. DE ARCHIVO: RZ#002-23, SEPA#010-23
UBICACIÓN: 1104 & 1112 S. 48th Ave.
No. DE PARCELA: 181328-41405 & -41427
FECHA DE APLICACIÓN: 5 de octubre, 2023
FECHA DE APLICACIÓN COMPLETA: 17 de noviembre, 2023

DESCRIPCIÓN DEL PROYECTO: Propuesta de rezonificación de dos parcelas de Negocio Profesional (B-1) a Negocio Local (B-2).

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

1. El tipo de uso terrenal: No proyecto Rezonificación y revisión ambiental SEPA
2. Nivel de desarrollo: No se propone ningún desarrollo como parte de la rezonificación
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a todas las normas de desarrollo del título 12 y del título 15.

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

1. El tipo del uso terrenal: No proyecto Rezonificación y revisión ambiental SEPA
2. Densidad del desarrollo: No se propone ningún desarrollo como parte de la rezonificación
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

AVISO DE REVISIÓN AMBIENTAL: Esto es para notificar a las agencias con jurisdicción y experiencia ambiental y al público que la Ciudad de Yakima, Division de Planificación, se establece como la agencia principal, de acuerdo con la Ley Estatal de Política Ambiental de Washington (SEPA) bajo WAC §197-11-928 para la revisión de este proyecto. La Ciudad de Yakima ha revisado el proyecto propuesto para posibles impactos ambientales adversos y espera emitir una Determinación de No-Significancia (DNS) para este proyecto conforme al proceso DNS opcional en WAC § 197-11-355. La propuesta puede incluir medidas de mitigación bajo los códigos aplicables y el proceso de revisión del proyecto puede incorporar o requerir medidas de mitigación independientemente de si se prepara un EIS (Declaración de Impacto Ambiental). Una copia de la determinación de umbral posterior se puede obtener por solicitud y se puede apelar de acuerdo con el Código Municipal de Yakima YMC § 6.88.170.

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

Estudios Requeridos: N/A

Documentos Ambientales Existentes: Ninguno

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Los Reglamentos de Desarrollo para la Mitigación y Consistencia de Proyectos Incluyen: La Ley Estatal de Política Ambiental de Washington, La Ordenanza de Zonificación del Área Urbana de Yakima, Los Estándares de Desarrollo del Título 12, y el Plan Integral del Área Urbana de Yakima.

SOLICITUD DE COMENTARIOS ESCRITOS: Se anima a las agencias, tribus, y el público a revisar y comentar sobre el proyecto y sobre sus probables impactos ambientales. Habrá un periodo de catorce 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 5 de diciembre, 2023 serán considerados antes de emitir la decisión final sobre esta solicitud. Por favor de hacer referencia al número de archivo (RZ#002-23, SEPA#010-23) o al nombre del solicitante (Almon) en cualquier correspondencia que envíe. Envíe sus comentarios sobre esta propuesta a:

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

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

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

Adjunto: Narrativa, Plan del Sitio, Mapa

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

November 17, 2023

FILE NUMBER: RZ#002-23, SEPA#010-23
APPLICANT: William F. Almon
APPLICANT ADDRESS: 132 Indian Cabin Rd., Stevenson, WA 98648
PROJECT LOCATION: 1104 & 1112 S. 48th Ave.
TAX PARCEL NO: 181328-41405 & -41427
DATE OF REQUEST: October 5, 2023
SUBJECT: Notice of Complete Application

Mr. Almon:

The application for your Rezone and Environmental Review for 1104 and 1112 S. 48th Ave. was received on October 5, 2023. As of November 17, 2023, your application is considered **complete** as required by the City of Yakima's Municipal Code (YMC) and site plan checklist, as referenced in YMC §§ 15.23.030 and 6.88.090.

The Development Services Team (DST) will hold a meeting on November 21, 2023 to review your project. 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 comment period as is required by the City of Yakima. Notice of Application is scheduled to be issued on November 21, 2023.
2. 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 Yakima Planning Commission.
3. A subsequent hearing will be scheduled for final review and consideration by the Yakima City Council.

For any questions regarding this matter, please contact me at eric.crowell@yakimawa.gov.

Sincerely,

Eric M. Crowell

Eric Crowell
Senior Planner

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CITY OF YAKIMA
PLANNING DIV.

CITY OF YAKIMA

LAND USE ACTION INSTALLATION CERTIFICATE

File Number:	RZ#002-23, SEPA#010-23
Applicant/Project Name:	Almon Family Investments, LLC / Almon
Site Address:	1104 S 48th Ave, Yakima, WA
Date of Posting:	11/15/23
Land Use Sign ID#(s):	

Location of Installation (Check One):

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

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

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

The alternative location is:

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

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

Applicant's Signature

Date

Applicant's Name (Please Print)

Applicant's Phone Number

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

RECEIVED

NOV 15 2023

CITY OF YAKIMA
PLANNING DIV.



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NOV 15 2023

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PLANNING DIV.



WILLIAM ALMON
RZ#002-23, SEPA#010-23

EXHIBIT LIST

CHAPTER G

Comments

[illegible]



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

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

December 1, 2023

Eric Crowell
City of Yakima
129 N. 2nd St.
Yakima, WA 98901

RECEIVED

DEC 01 2023

CITY OF YAKIMA
PLANNING DIV.

RE: 202305549; RZ-002-23, SEPA-010-23

Dear Eric Crowell:

Thank you again for the opportunity to comment during the Notice of Application process for William Almon's proposal. The Department of Ecology (Ecology) would like to add the following comments.

Toxics Cleanup

Historical aerial photos indicate your property was occupied by orchard when the pesticide lead arsenate was used, often resulting in shallow soil contamination from lead and/or arsenic. Ecology **requires** soil sampling if vacant, commercial, industrial, or agricultural properties change land use as there may be an increased risk of exposure to contaminated soil.

Ecology can provide soil sampling at no cost. If sampling shows elevated levels of lead and/or arsenic, cleanup will be required prior to occupancy. There are simple steps that can be taken to reduce risk of exposure and Ecology can provide free technical assistance.

Additionally, Ecology uses Model Remedies to guide cleanup for lead and arsenic pesticide contamination in historical orchards of Central Washington. The Model Remedy document is available at <https://apps.ecology.wa.gov/publications/SummaryPages/2109006.html>

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

Additional information, including precautions you can take to reduce exposure, is available at: <https://ecology.wa.gov/dirtalert>

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

Sincerely,

Joy Espinoza

Joy Espinoza
SEPA Coordinator
Central Regional Office

509-379-3967 / joyesepacoordinator@ecy.wa.gov

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Rivera, Eva

From: WSDOT Aviation Land Use Inquiries and Application Submittals
<AviationLandUse@WSDOT.WA.GOV>
Sent: Monday, November 27, 2023 12:03 PM
To: Rivera, Eva; Crowell, Eric
Subject: RE: [EXTERNAL] NTC OF APP & ENVIRO. REVIEW - WILLIAM ALMON - RZ#002-23,
SEPA#010-23

M. Crowell,

WSDOT Aviation Division reviewed these documents on 11/27/23. Due to the proximity to the Yakima Air Terminal Airport, the FAA requests notification of construction (see <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>). It is also *recommended* that a real estate disclosure of the proximity of the airport be required in all lease or sale agreements.

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* Structure Type: **BUILDING** Commercial Use Building

Please select structure type and complete location point information.

Latitude: 46 Deg 34 M 59 S N

Longitude: 120 Deg 34 M 22 S W

Horizontal Datum: NAD83

Site Elevation (SE): 1128 (nearest foot)

Structure Height: 19 (nearest foot)

Is structure on airport: ☒ No ☐ Yes

Submit

Results

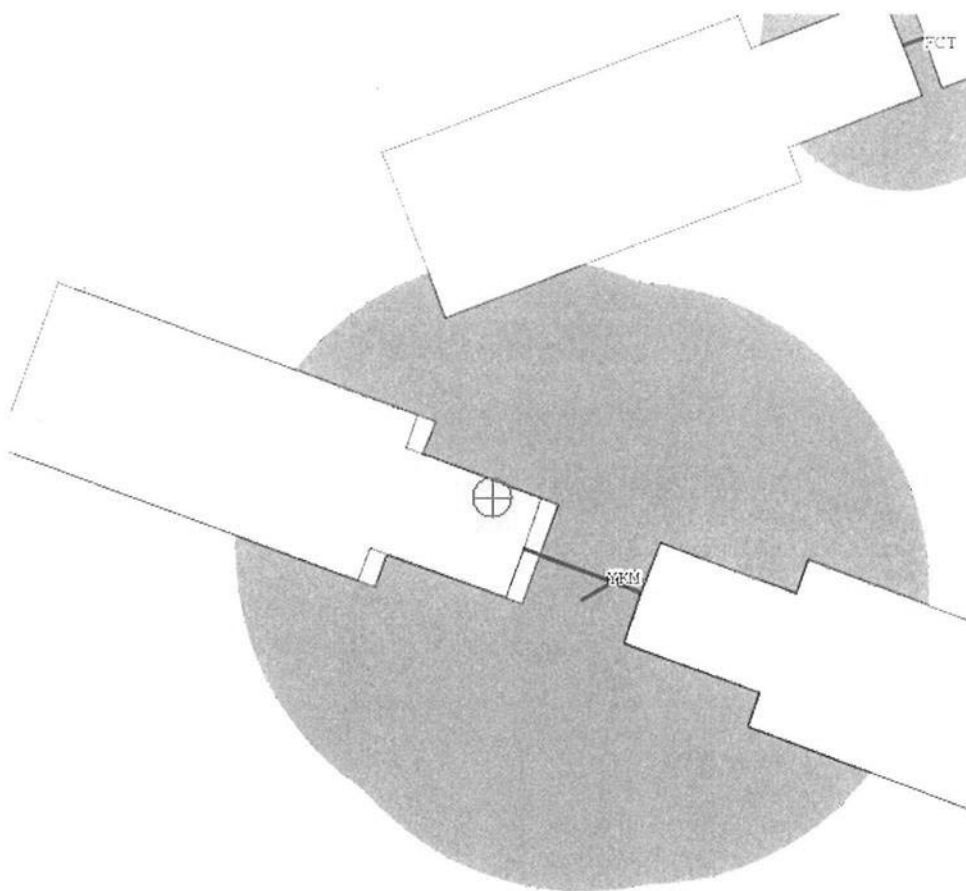
You exceed the following Notice Criteria:

Your proposed structure exceeds an instrument approach area by 49 feet and aeronautical study is needed to determine if it will exceed a standard of subpart C of 14CFR Part 77. The FAA, in accordance with 77.9, requests that you file.

Your proposed structure is in proximity to a navigation facility and may impact the assurance of navigation signal reception. The FAA, in accordance with 77.9, requests that you file.

77.9(b) by 2 ft. The nearest airport is YKM, and the nearest runway is 09U/27U.

The FAA requests that you file



Please let us know if you have any questions.

Cheers,