

**GAIL BUCHANAN
RZ#003-17, CL3#009-17 & SEPA#028-17**

**City Council
Closed Record Public Hearing
February 6, 2018**

EXHIBIT LIST

Applicant: Hordan Planning Services (on behalf of Gail Buchanan)
File Numbers: RZ#003-17, CL3#009-17 & SEPA#028-17
Site Address: 408 S 88th Ave
Staff Contact: Trevor Martin, Associate Planner

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EXHIBIT LIST

CHAPTER AA

Hearing Examiner's Recommendation & Decision

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

December 29, 2017

In the Matter of an Application)	
Submitted on Behalf of:)	RZ#003-17
)	CL3#009-17
Gail Buchanan)	SEPA#028-17
)	
For a Project Rezone from the)	
R-1 Zone to the R-3 Zone; for)	
Class (3) Review; and for SEPA)	
Review to Construct Residential)	
Mini-Storage Buildings)	

A. Introduction. The findings relative to the hearing process for this application may be summarized as follows:

(1) The Hearing Examiner conducted an open record public hearing relative to this application on December 14, 2017.

(2) The thorough staff report that was presented by Associate Planner Trevor Martin recommended approval of this application for a rezone to the R-3 zoning district and a Class (3) residential mini-storage use subject to conditions.

(3) The applicant Gail Buchanan and the applicant's representative for this

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proposal, Bill Hordan of Hordan Planning Services, both testified in favor of the application by explaining why a rezone to the R-3 zone would make the zoning consistent with the Comprehensive Plan "Mixed Residential" designation, why a residential mini-storage use is being proposed for the site, and why that type of 12-foot-high self-contained facility would be more compatible with the area than some of the 35-foot-high residential uses that could be developed in the R-1 zone or some of the 50-foot-high residential uses that could be developed in the R-3 zone.

(4) Mary Gunther, who resides across South 88th Avenue east of the proposed facility, expressed her desire that the proposed landscaping along South 88th Avenue be attractive and her desire to see infrastructure improvements in the future such as sidewalk along South 88th Avenue for the entire distance between Summitview Avenue and Tieton Drive.

(5) No one else appeared to testify at the hearing.

(6) Eight written comments from residents in the area of the proposed facility were received during the comment period prior to the hearing. Five of the comments were in favor of the proposed facility because it would provide a place for residents in the area to conveniently store their property, one of the comments expressed a desire for sidewalk, street lighting and improved drainage along South 88th Avenue, and two of the comments expressed a concern about drawing additional strangers to the area, adding more traffic in the area and, if multifamily housing were developed on the property, adding more students to Apple Valley Grade School and other West Valley schools.

(7) This recommendation relative to the requested rezone and this decision relative to the requested Class (3) use have been issued within ten business days of the hearing.

B. Summary of Recommendation and Decision. The Hearing Examiner recommends that the Yakima City Council approve the requested project rezone from R-1 to R-3 to allow for the construction of a residential mini-storage facility and approves that Class (3) residential mini-storage use subject to conditions if the

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requested rezone is granted by the City Council.

C. Basis for Recommendation and Decision. Based upon a view of the site on December 12, 2017, with no one else present; the application, staff report, exhibits, testimony and other evidence presented at the open record public hearing on December 14, 2017; and a review of both the 2040 Yakima Urban Area Comprehensive Plan and the Yakima Urban Area Zoning Ordinance; the Hearing Examiner makes the following:

FINDINGS

I. Applicant, Property Owner, Representative. Gail Buchanan of 313 Mountain Shadows Place, Yakima, Washington is the applicant and the property owner for this proposal. Bill Hordan of Hordan Planning Services, 410 North 2nd Street, Yakima, Washington is the representative of the applicant and of the property owner for this proposal.

II. Location. The location of the proposed residential mini-storage facility is 408 South 88th Avenue, Yakima, Washington. The Assessor's Parcel Number for the property is 181319-34010.

III. Application. This application for a rezone and Class (3) use was submitted on September 28, 2017. A notice of a complete application was sent on October

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19, 2017. The application is a project rezone request which combines a request for a rezone of a 1.78-acre parcel from the Single-Family Residential (R-1) zoning district to the Multifamily Residential (R-3) zoning district with a request for approval of a Class (3) residential mini-storage facility. The proposed 31,810-square-foot residential mini-storage facility would consist of five buildings which would include 200 storage units of various sizes constructed in a single phase as an internal "fortress" compound on three sides. The sliding gated entry/exit with a key pad entry system would be located on the fourth side on the south which would provide distance separation between the facility and adjacent uses. Interior roadways would be hard-surfaced. Black chain link fencing with plastic privacy slats would be six feet in height along the north, west and south sides. Decorative wrought iron fencing along the east side four feet east of the most easterly building would allow 16 feet of width for arborvitae along the fence and river rock with Alaskan Cedars planted on 20-foot centers in the area west of the street right-of-way. Access to the facility would be limited to the hours between 6 a.m. and 9 p.m. seven days per week. An on-site camera would be installed for security purposes and low-impact Wall-pac type lighting would prevent light and glare from leaving the site. There would be three public parking spaces located at the entrance of the facility for renters and maintenance personnel. The facility would be accessed by South 88th Avenue which is classified as a collector arterial requiring 60 – 80 feet of right-of-way with curb, gutter and sidewalk per YMC Title 12. There currently exist 60 feet of right-of-way. Curb, gutter and sidewalk will be required along the frontage of the subject property either when it is

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developed or when the property to the south is also developed. The site can be served by Nob Hill Water Association. The sewer line located at the intersection of Tieton Drive and South 88th Avenue will need to be extended to the site if any bathroom, office or other such facilities that utilize water are installed on the site.

IV. Notices. Notices for the December 14, 2017, hearing were provided in accordance with the applicable ordinance requirements in the following manners:

Posting of property	October 22, 2017
Mailing of hearing notice	October 23, 2017
Publishing of hearing notice	October 23, 2017

V. Environmental Review. Besides the eight written comments submitted by nearby property owners during the comment period, the Washington State Department of Ecology commented that there is a possibility that the soil contains concentrations of pesticides due to the historical agricultural use of the property and that DOE recommends that the soil be sampled and analyzed for lead, arsenic and organochlorine pesticides and that potential buyers be notified if these contaminants are found at concentrations above the Model Toxics Control Act clean up levels and also commented that this project will require an Erosivity waiver. A SEPA Determination of Nonsignificance (DNS) was issued on November 14, 2017, which became final without any appeals.

VI. Zoning and Land Uses. The subject property is about 1.78 acres in size, is currently zoned Single-Family Residential (R-1) and is currently vacant. Adjacent

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properties currently have zoning and land use characteristics that can be described as follows:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use</u>
North	R-1	Single Family Home
East	R-1	S. 88 th Ave./Single Family Home
South	R-1	Vacant
West	R-1	Single Family Home

VII. Comments of Development Services Team. The Development Services Team meeting held for this project on October 17, 2017, resulted in the following comments:

(1) **Engineering.** This project requires Title 12 improvements, including but not limited to the following:

(a) 8.67 & 12.05 – New curb, gutter, sidewalk and road widening on S. 88th Ave. The street section shall conform to standard detail R3. New sidewalks shall be constructed per standard detail R5.

(b) 8.64 – Driveway(s) to be constructed per this chapter and standard detail R4 for Commercial Approach - Type 1.

(c) 8.60 & 12.05 – With the limited improvements on S. 88th Avenue, consideration may be given to deferring required frontage improvements listed above through a Covenant/Deferral agreement, as mutually agreed upon by the City.

(d) 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way. Refer to chapter 8 for requirements.

(e) 12.06 – Street and right of way widths shall conform to this section unless otherwise approved. S. 88th Avenue is classified as a Collector Arterial. Required right-of-way is to be a minimum of 30 feet on both sides of the street, 60 feet total.

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(f) The right-of-way shown on GIS mapping constitutes adequate right-of-way. The street is to be constructed per 12.06.020 and Standard Detail R3.

(g) All required frontage improvements shall be completed prior to issuance of a Certificate of Occupancy unless allowed to be covered by a Covenant/ Deferral agreement.

(2) **Traffic Engineering.** No comments.

(3) **Code Administration.** Fire hydrant requirements and other City requirements shall be as follows:

(a) Fire hydrants are required to be installed prior to the issuance of building permits in accordance with the 2015 International Fire Code Appendix B calculations meeting the necessary fire flow of the buildings.

(b) Due to the size of the buildings, a licensed designer in responsible charge (architect) will be required to show how the buildings will be constructed to comply with the fire/life/safety provisions of the 2015 International Building Code.

(c) A City of Yakima Business License is required per YMC 5.52 prior to commencing business.

(4) **Planning.** The subject site is located along the Apple Valley Elementary School Safe Routes to School Route. Frontage improvements shall be installed across the subject site in accordance with the Engineering requirements listed above. Safe Routes to School is a program aimed at helping to improve access to nearby school facilities for children walking to school. The subject site is located in a residential neighborhood approximately 530 feet from the nearest school. Installing frontage improvements across the site would help improve walking conditions to Apple Valley Elementary. Lighting shall be provided to illuminate any off-street parking or loading space used at night. When provided, lighting shall be directed to reflect away from adjacent and abutting properties. Parking lots adjacent to residential districts or uses shall be designed with down-shielding and luminaries creating no lighting pollution upon those properties. A photometric lighting plan may be required if the parking lot is located adjacent to or abutting residential properties.

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(5) **Surface Water.** Surface Water requirements for this proposed project rezone and residential mini-storage use are as follows:

(a) As this project involves clearing or grading one acre or more, a Stormwater Pollution Prevention Plan (SWPPP) Permit shall be required of the applicant. The main submittals required for a SWPPP Permit are drainage plan(s) and calculations; a temporary Erosion and Sediment Control Plan; a stormwater maintenance agreement and plan; proof that the maintenance agreement was recorded in the Yakima County Auditor's Office; and a Stormwater Pollution Prevention Plan (SWPPP) or Erosivity Waiver (unless exempt). A copy of the SWPPP or Erosivity Waiver Certificate Statement shall be given to the Surface Water Engineer.

(b) The applicant is advised to read Chapter 7.83 of the Yakima Municipal Code to obtain all appropriate information concerning the Stormwater Site Plan and Chapter 7.82 for information concerning the Stormwater Pollution Prevention Plan.

(c) Grading and/or building permits shall not be issued without the project site first passing an erosion control inspection.

(d) Complete stormwater design plans, specifications and runoff/storage calculations supporting the stormwater design are required pursuant to the Eastern Washington Stormwater Manual and City of Yakima standards. These plans and control measures must be completed by a licensed Professional Engineer and then be reviewed and approved by the City of Yakima Surface Water Engineer prior to construction.

(e) UIC Registration – Stormwater. In accordance with Chapter 2, Section 2.4, of the December 2006 edition of the Department of Ecology's Guidance for UIC Wells that Manage Stormwater Publication Number 05-10-067, Underground Injection Control (UIC) wells constructed on or after February 3, 2006 are considered new and must be registered with the Department of Ecology (DOE) prior to construction.

(f) A Construction Stormwater General Permit may be required from the Washington State Department of Ecology. The applicant should contact the Department of Ecology to determine if this permit is required.

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Due to recent changes by the Department of Ecology to the permit, Ecology will no longer accept paper copies of the "Notice of Intent for Construction Activity." Applicants should review the Ecology stormwater web page at <http://www.ecy.wa.gov/programs/wq/stormwater/construction/enoi.html>.

(6) **Sewer.** If any bathroom or office facilities are installed, sewer will need to be extended from the south for more than 500 feet to the site. Sewer design and construction will be done per City of Yakima Municipal Code and meet the requirements of City of Yakima Engineering and Wastewater Divisions.

(7) **Water/Irrigation.** No comments – the applicant has indicated that there will not be any facilities requiring water or sewer at the site.

VIII. Rezone Review Criteria. The Hearing Examiner's recommendations regarding rezone applications within the Yakima Urban Area must be based upon the following criteria specified in Subsection 15.23.030(D) of the Yakima Municipal Code (YMC):

(1) **The testimony at the public hearing.** Associate Planner Trevor Martin, applicant Gail Buchanan and the applicant's representative Bill Hordan all testified in favor of the requested rezone from the R-1 zone to the R-3 zone to allow the proposed residential mini-storage facility. The only other testimony was presented by nearby resident Mary Gunther who expressed her desire that the proposed landscaping along South 88th Avenue be attractive and her desire to see infrastructure improvements in the future such as sidewalk along South 88th Avenue for the entire distance between Summitview Avenue and Tieton Drive.

(2) **The suitability of the property in question for uses permitted under the proposed zoning.** The property will be well suited for the proposed residential mini-storage use, as conditioned, so long as all of the other criteria for approval of the requested R-3 zone are satisfied and so long as the criteria for approval of a Class (3) residential mini-storage use are satisfied. The property is suitable for the requested project rezone to the Multifamily Residential (R-3) zoning district to allow for construction of residential mini-storage units because that use would not

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require sanitary sewer in order to function. Residential uses would require the extension of a sewer line to an area that is uphill from the subject property or that is more than 500 feet from the subject property which would in either case be prohibitive due to the expense. The subject property is also suitable for the proposed mini-storage facility because the property is flat, fronts on a collector street, has indirect access to Summitview Avenue and to Tieton Drive, has access to public water, is located in a residential area and near an elementary school, is not encumbered with floodplains or critical areas, is served with police and fire protection, and is large enough to be considered for a rezone to R-3 even to accommodate a multi-family project if one were proposed. Since this is a project rezone for the specific residential mini-storage use described in the Class (3) use application, there is no need to consider the suitability of the property for other uses allowed in the R-3 zoning district.

(3) The recommendation from interested agencies and departments. The Planning Division recommends approval of the proposed project rezone. No agencies or departments opposed this rezone request.

(4) The extent to which the requested zoning amendment is in compliance with and/or deviates from the goals and policies as adopted in the Yakima Urban Area Comprehensive Plan and the intent of the zoning ordinance. The R-3 zoning district would be consistent with the current Mixed Residential designation of the subject property as is prescribed by the Future Land Use Map III-3 and Table III-11 entitled Future Land Use and Current Zoning Comparison of the City's 2040 Comprehensive Plan, while the present R-1 zoning district is not considered to be consistent with the Mixed Residential designation for the property. Even though the Comprehensive Plan goals and policies neither encourage nor discourage the development of residential mini-storage facilities on properties that are designated Mixed Residential by the Comprehensive Plan, the proposed use would provide a commercial service and a benefit to the residents of the area by providing a place for convenient and needed storage of items within an enclosed area that cannot be accommodated within the residences themselves. It would also be consistent with the following policies in the 2040 Comprehensive Plan: Policy 2.1.1 which is to designate the general distribution, location and extent of the uses of land for housing, commerce, recreation, open spaces, public utilities and facilities and other land uses; Policy 2.1.4 which is to manage and

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maintain the City's Official Zoning Map to ensure continued consistency with the Future Land Use Map; Policy 2.1.7 which is to allow new development only where adequate public services can be provided; Policy 2.1.10 which is to require properties to assume zoning consistent with the City's Future Land Use Plan, as adopted or as amended where appropriate; and Policy 2.12.2 which provides in part that public schools shall be accessible by sidewalks and bikeways. The proposed project rezone to R-3 would also be in compliance with the intent of the R-3 zoning district specified in YMC §15.03.020(D)(1) of the zoning ordinance to exclude activities that are not compatible with residential uses. No variances or other administrative adjustments from the prescribed development standards of the R-3 zoning district are being requested.

(5) The adequacy of public facilities, such as roads, sewer, water and other required public services. The subject property is accessed by a collector arterial and is served by public water, public transit, electricity, telephone and police and fire protection. Specifically, utilities along Tieton Drive and South 88th Avenue which are available to serve the subject property include Nob Hill Water Association water service, Cascade Natural Gas service, Pacific Power electricity service, Centurylink telephone service, City of Yakima garbage collection service and City of Yakima fire and police department service. Although sewer service cannot be economically extended more than 500 feet to the subject property, the proposed use does not require sewer service. If the applicant does install any facilities which require sewer service in the future, the applicant will need to extend City of Yakima sewer service to the subject property despite the expense involved. This site is also part of the Apple Valley Elementary School Safe Routes to School Path so that curb, gutter and sidewalk improvements will be required to be installed along the frontage of the site as part of the proposed development, either when it is developed or when the property to the south is also developed. All of the streets serving the subject property have sufficient carrying capacity to accommodate the proposed use.

(6) The compatibility of proposed zone change and associated uses with neighboring land uses. The proposal is consistent with the uses and zoning of neighboring properties because this is a mixed-use neighborhood. The general area consists of older single-family residences, newer single-family residences, duplexes, a public school, vacant ground and even a mobile home park to the east,

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north of Tieton Drive. The proposed residential storage facility use would be more consistent with the surrounding existing uses than a multifamily residential apartment complex because the proposed use is low-impact. It would generate fewer vehicle trips, would not increase school enrollment, would occupy a vacant parcel of property and would provide a necessary service to surrounding neighborhoods. Although the proposed use is a Class 3 use, it would be more consistent with the nearby neighborhoods than other uses that could be developed on the property. Moreover, as conditioned, the proposed residential mini-storage use that would be allowed by the requested rezone to the R-3 zoning district would be compatible with neighboring land uses because of its design characteristics. The former use on the subject property was a fruit packing plant that was destroyed by fire in 2003. The subject property thereafter became a dumping ground for litter. The proposed residential storage facility, on the other hand, would have a "fortress" design that would help keep any adverse aesthetic or noise aspects of the facility from leaving the site on the east, north and west sides by using the buildings as buffers between the internal use of the facility and the exterior residential uses outside the facility. The applicant has also proposed (i) limited hours to access the site between 6 a.m and 9 p.m.; (ii) aesthetically pleasing black chain link fencing with plastic privacy slats along three sides of the facility; (iii) wrought iron fencing with plants and other landscaping along the east side of the facility adjacent to South 88th Avenue; (iv) location of the only entry/exit at the southeast corner of the facility; (v) the doors all opening to the inside of the facility; (vi) all buildings on the south side except for one being set back 30 feet from the property line with the facility being located as far to the north part of the property as possible; (vii) motion sensor security lighting; (viii) no permanent employees; (ix) no signage; (x) no outdoor storage areas; (xi) an on-line payment system; (xii) an on-line rental system; (xiii) three parking spaces at the entrance to the facility; and (xiv) buildings not to exceed 12 feet in height. These measures have been proposed to mitigate any adverse impacts of this proposed facility on the surrounding neighborhood in order to maintain compatibility between the existing uses and the proposed use.

(7) **The public need for the proposed change.** The applicant testified at the hearing that there is a need for additional storage facilities in the West Valley area as shown by the fact that 96% to 100% of the storage units are rented in three

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nearby residential mini-storage facilities. There is also a public need for the zoning of property to be consistent with its Comprehensive Plan Future Land Use Map designation which the requested rezone to the R-3 zoning district from the R-1 zoning district would accomplish.

IX. Class (3) Review Criteria for a Proposed Residential Mini-Storage

Use. The Hearing Examiner's findings and conclusions are required to set forth specific reasons and ordinance provisions demonstrating that the decision satisfies the following requirements set forth in YMC §15.04.020(C) and §15.15.040(E):

(1) **Compliance and Compatibility with the Objectives and Development Standards of the Comprehensive Plan.** As previously noted relative to the rezone criteria in this regard, this proposed project rezone and Class (3) residential mini-storage use are fully supported by the City's Comprehensive Plan Future Land Use Map due to the subject property's Mixed Residential designation. The requested R-3 zoning district would be compliant and compatible with that designation while the current R-1 zoning district is not compliant or compatible with that designation. The requested R-3 zoning district would allow the proposed residential mini-storage facility to be approved if it satisfies the review criteria for a Class (3) use. As previously noted above, the proposed use would be compliant and compatible with Comprehensive Plan Policies 2.1.1, 2.1.4, 2.1.7, 2.1.10 and 2.12.2.

(2) **Compliance and Compatibility with the Intent and Character of the Multifamily Residential (R-3) Zoning District.** As also previously noted relative to the rezone criteria in this regard, YMC §15.03.020(D)(1) provides that the intent of the R-3 zoning district is in part to exclude activities which are not compatible with residential uses. The proposed residential mini-storage facility is designed to be compatible with residential uses and is allowed in the R-3 zoning district by YMC Table 4-1 in YMC §15.04.030 so long as it satisfies the prescribed criteria for approval of a Class (3) use. It is not allowed as any type of use in the R-1 zoning district.

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(3) **Compliance with the Provisions and Standards Established in the Zoning Ordinance.** The applicable provisions and standards in the zoning ordinance include the requirements detailed above in the comments of the City's Development Services Team. Development standards which apply within the R-3 zoning district include the following:

(a) **Parking:** YMC Table 6-1 in YMC §15.06.040 requires residential mini-storage facilities to have one parking space for every 300 square feet of office area. Since there will not be an office for the proposed facility, no parking spaces are required. Cement pavers providing for three parking spaces are nevertheless shown on the site plan.

(b) **Sightscreening:** Based upon existing land uses and a strict application of the sitescreening standards of Chapter 15.07 set forth in YMC §15.07.040, sitescreening standard "C" consisting of a six-foot-high view-obscuring fence is required along the north, west and south property lines.

(c) **Setbacks:** YMC Table 5-1 of YMC Chapter 15.05 requires front building setbacks of 50 feet from the centerline of a right-of-way or a minimum of 20 feet from the front property line; 15 feet or one-half the building height from the rear property line; and 10 feet or one-half of the building height from the side property lines. The applicant's site plan meets all required structure setbacks from the centerline of South 88th Avenue and from the property lines of the subject property.

(d) **Lot coverage:** The maximum permitted lot coverage in the R-3 zoning district is 80%. According to the site plan, the applicant proposes lot coverage of 79.5%.

X. Consistency of the Proposed Residential Mini-Storage Use with Development Regulations and the Comprehensive Plan under the Criteria Required by YMC §16.06.020B is determined by consideration of the following factors:

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(1) **The types of land uses permitted at the site** include the proposed residential mini-storage use which is allowed as a Class (3) use in the R-3 zoning district if, as here, the criteria for approval of the requested rezone from the R-1 zoning district to the R-3 zoning district are satisfied and if the criteria for approval of the proposed Class (3) residential mini-storage use are also satisfied.

(2) **The density of residential development** and the level of development such as units per acre would allow for approval of the requested rezone and for approval of the proposed Class (3) use. The proposed use of the subject property would be slightly less dense than the maximum density allowed in the R-3 zoning district since lot coverage would be 79.5% in a zoning district that allows 80% lot coverage.

(3) **The availability and adequacy of infrastructure and public facilities** is not an issue here since there are adequate public utility services available for the proposed use which will not utilize or need sanitary sewer service and since there is adequate access to the site by way of South 88th Avenue.

(4) **The characteristics of the development** are consistent with the development regulations and comprehensive plan considerations as discussed in detail above.

CONCLUSIONS

Based upon the foregoing Findings, the Hearing Examiner reaches the following Conclusions:

(1) Pursuant to YMC Chapter 1.43, the Hearing Examiner has jurisdiction to recommend approval by the Yakima City Council of the requested project rezone from R-1 to R-3 in order to allow for approval of a residential mini-storage use and has jurisdiction to approve said Class (3) residential mini-storage use if the requested rezone is granted, and if, as here, all of the criteria for approval of said requested rezone and of said proposed Class (3) use are satisfied.

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(2) Public notice for the December 14, 2017, open record public hearing was provided in accordance with zoning ordinance requirements.

(3) A SEPA Determination of Nonsignificance (DNS) for this requested rezone and proposed residential mini-storage facility was issued on November 14, 2017, and became final without any appeals.

(4) The requested rezone and proposed residential mini-storage use are compliant and compatible with the Future Land Use Map III-3, with the Land Use Compatibility Table III-11 and with policies of the 2040 Yakima Urban Area Comprehensive Plan.

(5) R-3 zoning is permitted within the Mixed Residential designation of the City's 2040 Comprehensive Plan in locations where, as here, it will be compatible with all of the neighboring land uses.

(6) The evidence presented at the hearing was to the effect that there is currently a high demand for residential mini-storage facilities within the West Valley area of the City that supports the requested rezone and the proposed Class (3) use.

(7) The proposed residential mini-storage use is less dense than the maximum lot coverage allowed in the R-3 zoning district, is allowed as a Class (3) use in that zoning district and is compliant and compatible with the intent and with the development standards of that zoning district without the need for any variances or administrative adjustments of the applicable development standards.

(8) Approval of this project rezone and Class (3) use application will result in public benefits which include increased investment and tax base resulting from the improvement of the property and the availability of needed residential mini-storage units in the West Valley area of the City.

(9) This application satisfies all of the prescribed criteria for approval by the Yakima City Council of a project rezone from the R-1 to the R-3 zoning district so as to allow for approval of a residential mini-storage use, and this application also satisfies all of the criteria prescribed by the City's zoning ordinance for the Hearing Examiner's approval of the proposed Class (3) residential mini-storage use if the requested rezone is granted by the Yakima City Council.

Gail Buchanan
Rezone from R-1 to R-3
Residential Mini-Storage Use
408 South 88th Avenue
RZ#003-17; CL3#009-17

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(10) This request for a rezone and for approval of the proposed Class (3) residential mini-storage use complies with the YMC §16.06.020(B) criteria for making a Determination of Consistency.

RECOMMENDATION AND DECISION

The Hearing Examiner recommends to the Yakima City Council that this application for a project rezone from the Single-Family Residential (R-1) zoning district to the Multifamily Residential (R-3) zoning district in order to allow for construction of a residential mini-storage facility in accordance with the documentation submitted for City File Nos. RZ#003-17, CL3#009-17 and SEPA#028-17 be **APPROVED**, and the Hearing Examiner also **APPROVES** said proposed Class (3) residential mini-storage use subject to the following conditions if the requested rezone is granted by the Yakima City Council:

(1) A commercial driveway approach, meeting standard detail R4, shall be installed at the ingress/egress point.

(2) An excavation and street break permit shall be obtained for all work in the public right-of-way.

(3) Frontage improvements complete with curb, gutter and sidewalk shall be installed along the entire frontage of the subject property along South 88th Avenue.

(4) Fire hydrants are required to be installed prior to issuance of building permits in accordance with the 2015 International Fire Code Appendix B.

(5) Nob Hill Water Association water is available to the subject property. Public waterline(s) shall be extended and looped to required fire hydrants and be contained within a 16-foot-wide public utility easement.

Gail Buchanan
Rezone from R-1 to R-3
Residential Mini-Storage Use
408 South 88th Avenue
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(6) The buildings will require the installation of a fire sprinkler system if they are not constructed with fire walls creating separate 2,500-square-foot buildings, in accordance with Chapters 7 and 9 of the 2015 International Building Code.

(7) A Stormwater Pollution Prevention Plan (SWPPP) permit shall be required to be submitted to the City of Yakima Surface Water Engineer together with all necessary submittals.

(8) Complete stormwater design plans, specifications and runoff/storage calculations supporting the stormwater design are required pursuant to the Eastern Washington Stormwater Manual and City of Yakima Standards.

(9) All proposed lighting shall be downshielded so that no light spills onto adjacent properties. A photometric lighting plan shall be submitted to the City prior to the issuance of building permits.

(10) The residential mini-storage facility shall be constructed and maintained in compliance with all applicable codes and regulations.

DATED this 29th day of December, 2017.



Gary M. Cuillier, Hearing Examiner

Gail Buchanan
Rezone from R-1 to R-3
Residential Mini-Storage Use
408 South 88th Avenue
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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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CITY OF YAKIMA
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATION
FOR

REZONE AND TYPE 3 REVIEW

Applicant: Hordan Planning Services
Applicant Address: 410 N 2nd St., Yakima, WA 98901
Project Location: 408 S. 88th Ave.
Tax Parcel No(s): 181319-34010
File No(s): RZ#003-17, CL3#009-17, SEPA#028-17
Date of Request: September 28, 2017
Date of Complete: October 19, 2017
Date of Recommendation: December 14, 2017
Staff Contact: Trevor Martin, Associate Planner

I. DESCRIPTION OF REQUEST

On September 28, 2017, The City of Yakima Department of Community Development received an application from Hordan Planning Services, for a project Rezone of the property located at 408 S. 88th Ave, from Single-Family Residential (R-1) to Multifamily Residential (R-3), and a Type (3) review to construct residential mini-storage buildings on the property.

II. SUMMARY OF RECOMMENDATION

Staff recommends approval of the Rezone and Type (3) applications, subject to conditions.

III. FACTS

A. Processing.

1. The applications for Rezone and Type (3) Review were received on September 28, 2017.
2. A Notice of Complete Application was sent October 19, 2017.
3. The applications are being processed under YMC Chapters 15.23 and 15.15 for Rezone and Type (3) Review.
4. Pursuant to YMC Ch. 1.43, The Hearing Examiner has the authority to make a decision on matters prescribed by YMC Title 15.
5. **Public Notice:** Pursuant to YMC § 15.11.090 and YMC § 16.05.010:
 1. A Notice of Application and Public Hearing was sent to the applicant and adjoining property owners within 300-feet of the subject property on October 23, 2017.

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2. A legal notice was provided in the Yakima Herald Republic on October 23, 2017.
3. The subject property was posted with a land use action sign on October 22, 2017.
6. **Environmental Review:** A Notice of Application and SEPA Environmental Review was mailed to SEPA agencies, the applicant, and adjoining property owners within 300 feet of the subject property on October 23, 2017. Nine comments were received during the 20-day public comment period which ended on November 13, 2017. A SEPA Determination of Nonsignificance (DNS) was issued on November 14, 2017. No appeals have been filed with the City of Yakima Planning Division.

B. Current Zoning and Land Use:

1. The subject property is approximately 1.78 acres in size and is zoned Single-Family residential (R-1). The property is currently vacant.
2. Adjacent Properties and Land use Characteristics

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	R-1	Single Family Home
East	R-1	Single Family Home
South	R-1	Vacant
West	R-1	88 th Ave / Single Family Home

3. Other Characteristics

1. Critical Areas:

- i. There are no known critical areas located on any of the subject parcels.

2. Existing Infrastructure:

- i. Streets: The property is currently accessed by S. 88th Ave., classified as a Collector which requires a 60-80 feet of Right-of-Way with curb, gutter, and sidewalk development in accordance with YMC Title 12. Curb, gutter, and sidewalk as well as 60 feet of Right-of-Way are currently in place.
- ii. Water: The site can be served by Nob Hill Water.
- iii. Sewer: The nearest sewer line is located at the intersection of Tieton and 88th Ave. The line will need to be extended to the site if there are any bathroom, office, or other water producing facilities installed on the site.

C. 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?

The subject property is suitable for uses permitted under the proposed zoning because the property is flat, fronts on an arterial, has indirect access to Summitview Road and Tieton Drive, has access to public water, is located in a

residential area, is located near an elementary school, is not encumbered with floodplains or critical areas and is served with police and fire protection. The property is of a large enough size to be considered for the proposed zoning district because it could accommodate a multi-family project, if one was proposed.

The unsuitable aspect of the property is its distance from sewer. Sewer is in the area but the nearest sewer line (South 88t11/Woodwinds Way) is uphill from the project. The alternative to that is to run sewer south to Tieton Drive. That sewer line extension is over 500 feet south of the property. This excessive distance to connect to sewer is substantial and therefore is difficult to make a multi-family project practical because of the increased expense.

Thus, this residential storage facility is being proposed because it does not need sanitary sewer to function.

2. What is the status of the existing land use?

The current status of the property is a vacant lot.

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

The subject property is designated Mixed Residential which is intended to promote mixture of housing types and densities. The designation is intended for areas now characterized by, and/or appropriate for, a mixture of housing types with close proximity to commercial services, transit access, and/or parks and other public recreational amenities... In this instance, no housing is proposed, so housing density is not an issue. This project proposes a commercial service to accommodate local residential storage needs. The land use is permitted by Class 3 Review in the zoning ordinance...

Currently the Single-family (R-1) zoning district is not consistent with the underlying comprehensive plan designation of the property... This zoning district meets the intent of the comprehensive plan designation by establishing a zoning district within a comprehensive plan designation that is consistent with one another...

4. 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 the and around the subject property?

The site is served with all public facilities necessary to support the proposed project and other uses provided in the proposed zoning district. Specifically, the site is served by a collector arterial, public water, public transit, electricity, telephone and police and fire protection. The site is not served with sanitary sewer...

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

The existing public facility lacking at this site is sanitary sewer. Other than that, the site is served by all necessary infrastructure to support the most intensive uses of the requested zoning district. To mitigate this lack of sanitary sewer, the proponent is proposing a land use that does not need sanitary sewer. The proposed land use is a Class 3 Use in the zoning district and requires the highest level of review. This review will determine the mitigation necessary to place this project in this new zoning district.

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

The proposed zone change is compatible with neighboring uses because it proposes a specific land use as part of the application. A non-project rezone would have a much larger impact on the existing neighboring uses because the residents would not know what to expect. In this instance, the project is being disclosed along with the rezone request with the Class 3 Review application and site plan. This ensures compatibility between the uses in the neighborhood regardless of the zoning district.

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

The land use proposal, residential storage facility, has been designed as a "fortress" to keep all adverse aspects of the project from leaving the site on the east, north and west. This "fortress" design helps prevent adverse impacts of aesthetics and noise generated from the loading and unloading of storage items inside the facility from affecting adjoining neighbors by using the buildings as buffers between the internal use of the facility and the exterior use of residential living. Additionally, the proponent has proposed limited hours to access the site, aesthetically pleasing fencing and landscaping, motion sensor security lighting, no permanent employees, no signage, an on-line payment system, on-line rental system, low height buildings and no outdoor storage areas.

Together, all the above measures have been proposed to mitigate any adverse impacts of this project on the surrounding neighborhood to maintain compatibility between the existing and proposed land uses.

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

The public need for the change is two-fold. First, the proponent has studied the residential storage facility business and determined there is a need in the West Valley Area for additional storage facilities. This project will help alleviate that need and provide the community with the storage service that is lacking. Second, this proposal brings the zoning district and comprehensive plan designation into compliance with one another. This consistency brings the property into compliance with local zoning/comprehensive plans, which benefits the public by implementing the desires of the public as a whole through comprehensive plan goals and policies.

D. Statement of Cause – Type 3 Review:

Pursuant to YMC Ch. 15.215, the applicant provided the following paraphrased statements explaining their reasons for the proposed Type 3 Review:

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

The proposal is to construct a 31,810 square foot residential storage facility at 408 South 88th Avenue between Tieton Drive and Summitview A venue. The site is 1.78 acres in size and currently vacant. As proposed, the project will be completed in a single phase consisting of 5 separate buildings. A total of 200 storage units will be created through this proposal. Access to the site will be by a private driveway from South 88th Avenue through a gated entry (slide-gate) with a key pad entry system. The interior roadways are proposed to be hard-surfaced. The hours of operation will be 6 am to 9 pm seven days a week. Three public parking spaces are proposed at the entrance of the facility to provide client and maintenance personnel a place to park...

The site will be completely fenced. Fencing along the north, west and south is proposed to be black chain-link fence with plastic privacy slats. Fencing along the east is proposed to be decorative wrought-iron. The wrought-iron fence is proposed to be 4 feet east of the most easterly building. This will provide an area that is 16-feet in width for additional landscaping. The area is proposed to be planted with arborvitae adjacent to the wrought-iron fence and the area between the arborvitae and the edge of the right-of-way for South 88th Avenue will be river rock with Alaskan Cedars planted on 20 foot centers (about 10 trees)... An on-site camera system will be installed for security purposes. Night-time security lighting will also be provided. Low-impact, Wall-pac type lighting will be used to prevent light and glare from leaving the site...

2. How is the proposal compatible to neighboring properties?

The proposal is compatible to neighboring properties because it has been designed as an internal compound "fortress" on three sides. The fourth side (south) provides distance separation between land uses. The concept is to have the storage buildings act as barriers to adverse aesthetic and noise impacts along the east, north and west sides and provide substantial distance between the residence to the south and the project on the fourth side (south). The distance barrier is provided by constructing the project as far north on the property as possible, yet still have a viable project...

3. What mitigation measures are proposed to promote compatibility?

The proposal has been designed as a "fortress" to keep all adverse aspects of the project from leaving the site on the east, north and west. This "fortress" design helps prevent adverse impacts of aesthetics and noise generated from the loading and unloading of storage items inside the facility from affecting adjoining neighbors by using the buildings as buffers between the internal use of the facility and the exterior use of residential living...

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

As part of this Class 3 Review, the proponent is also applying for a Minor Rezone to Multifamily Residential. This rezone is available to the proponent because the underlying Comprehensive Plan Future Land Use Designation is designated Mixed Residential...

...No variances or adjustment of development standards are being proposed.

The project meets or exceeds all property line setbacks, building height requirements, parking standards, sitescreening standards, sign standards and lot coverage standards...

This proposal provides a service need in the district that will serve the needs of the community as anticipated by the zoning district...

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

The proposal is consistent with the uses and zoning of neighboring properties because this is a classic mixed-use neighborhood. The general area consists of older single-family residences, newer family residences, duplexes, a public school, vacant ground and even a mobile home park to the east, north of Tieton Drive.

The proposed residential storage facility use is more consistent with the surrounding existing uses and zoning than a multi-family residential project because the proposed use is low-impact. It will generate less vehicle trips, will not increase school enrollment, will occupy a vacant parcel of property and will provide a necessary service to surrounding neighborhoods. Although the use is a Class 3 Use, it is more consistent with "this" neighborhood than other uses that could occur on the property...

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

7. Currently, the site is a vacant lot that previously housed a fruit packing facility...

The proponent further believes this proposal is in the best interest of the community because it provides a new residential storage facility in the West Valley area. The proponent has studied the vacancy rate of residential storage facilities in West Valley and found the vacancy rate to be very low...

E. Yakima Area Comprehensive Plan:

The 2040 Yakima Urban Area Comprehensive Plan, Future Land Use Map designates this area as Mixed Residential.

The purpose for Mixed Residential is designated to provide for areas with a mixture of housing types and densities.

A mixture of single-family, duplex, and multifamily dwelling units. The permitted maximum density is up to or above 13 net dwelling units per acre, depending on the underlying zoning district and neighborhood context. For developments electing to conform to site and building design standards promoting pedestrian-oriented development, density is primarily limited by allowable building height, integration of required parking, market conditions, and conformance with applicable site and building design provisions. Specifying the maximum number of dwelling units in one

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building may be appropriate in some areas to ensure compatibility and to limit building massing and density.

F. Applicable Law.

Yakima Urban Area Zoning Ordinance:

1. Rezone Defined: Pursuant to YMC § 15.23.010, "From time to time, a change in circumstance or condition may warrant a change in the zoning text or map create by this title. The purpose of this chapter is to establish the procedures to amend the zoning text and/or map when the proposed change would be consistent with the goals, policies, and intent of the Yakima Urban Area Comprehensive Plan."
2. Class (3) Land Use Defined: Pursuant to YMC § 15.02.020, "Class (3) uses are those uses set forth and defined in the text and tables of YMC Chapter 15.04, and are generally incompatible with adjacent and abutting property because of their size, emissions, traffic generation, neighborhood character or for other reasons. However, they may be compatible with other uses in the district if they are properly sited and designed. Class (3) uses may be permitted by the Hearing Examiner when he determines, after holding a public hearing that the use complies with provisions and standards; and that difficulties related to the compatibility, the provisions of public services, and the Yakima Urban Area Comprehensive Plan policies have been adequately resolved."
3. Type (3) Review: Pursuant to YMC § 15.04.020(C), "Class (3) uses are generally not permitted but may be allowed by the Hearing Examiner after Type (3) Review and public hearing. The Hearing Examiner may approve, deny, or impose conditions on the proposed land use and site improvements to promote compatibility with the intent and character of the district and the policies and development criteria of the Yakima Urban Area Comprehensive Plan. The procedures in YMC Ch. 15.15 shall be used to review and evaluate Class (3) uses or Class (2) uses that have been forwarded to the Hearing Examiner for review."
4. R-1 Zoning District Defined: Per YMC § 15.03.020(B) the R-1 zoning district is intended to:
 1. Establish new residential neighborhoods for detached single-family dwellings free from other uses except those which are compatible with, and serve the residents of, this district, which may include duplexes and zero lot lines if established during the subdivision process;
 2. Preserve existing residential neighborhoods for detached single-family dwellings free from other uses to ensure the preservation of the existing residential character, and serve the residents of this district; and
 3. Locate moderate-density residential development, up to seven dwelling units per net residential acre, in areas served by public water and sewer system.

Detached single-family dwellings are the primary use in this district. The district is characterized by up to sixty percent lot coverage; access to individual lots by local access streets; required front, rear and side yard setbacks; and one and two story structures. The density in the district is generally seven dwelling units per net residential acre or less.

This zone is intended to afford single-family neighborhoods the highest level of protection from encroachment by potentially incompatible nonresidential land uses or impacts. Nonresidential uses within these zones are not allowed;

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except for public or quasi-public uses, which will be required to undergo extensive public review and will have all necessary performance or design standards assigned to them as necessary to mitigate potential impacts to adjacent residences.

4. R-3 Zoning District Defined: Per YMC § 15.03.020(D) the R-3 zoning district is intended to:
1. Establish and preserve high-density residential districts by excluding activities not compatible with residential uses;
 2. Locate high-density residential development more than twelve dwelling units per net residential acre in areas receiving the full range of urban services;
 3. Locate high-density residential development near neighborhood shopping facilities; and
 4. Locate high-density residential development so that traffic generated by the development does not pass through lower-density residential areas.

The district contains a variety of attached or clustered multifamily dwellings.

5. Compatibility Defined: Pursuant to YMC § 15.02.020, "Compatibility means the characteristics of different uses or developments that permit them to be located near each other in harmony, with or without special mitigation measures."
6. Sitescreening Defined: Pursuant to YMC § 15.07.010, "The purpose of this chapter is to establish sitescreening standards to provide a visual buffer between uses of different intensity, streets and structures; reduce erosion and stormwater runoff, protect property values; and eliminate potential land use conflicts by mitigating adverse impacts from dust, odor, litter, noise, glare, lights, signs, water runoff, buildings or parking areas." The proposed use of Residential Mini-Storage Units requires Sitescreening Standard C on the West Property line, which includes "a six-foot high, view obscuring fence, made of wood, masonry block, concrete, or slatted chain link material."
7. Parking: Pursuant to YMC § 15.06.040, Table 6-1, Residential Mini-Storage Units require 1 parking space for every 300 square-feet of office area. No office have been proposed.
8. Lot Coverage: Pursuant to YMC Ch. 15.05, Table 5-1, the maximum lot coverage in the B-2 zoning district is 80%
9. Structure Setbacks: Pursuant to YMC Ch. 15.05, Table 5-1, the required structure setbacks include:
 - a. Front – 50-feet from centerline of right-of-way (Or a minimum of 20 feet from the front property line.)
 - b. Rear – 15-feet from property line / or ½ building height
 - c. Side – 10-feet from property line / or ½ building height

G. Development Services Team (DST) Review:

The DST meeting for this proposal was held on October 17, 2017. Comments were received from the following city divisions:

1. **Engineering.** This project requires Title 12 improvements, including but not limited to the following:
 1. 8.67 & 12.05 - New curb, gutter, sidewalk and road widening on S. 88th Ave. The street section shall conform to standard detail R3. New sidewalks shall be constructed per standard detail R5.
 2. 8.64 - Driveway(s) to be constructed per this chapter and standard detail R4 for Commercial Approach - Type 1.
 3. 8.60 & 12.05 - With the limited improvements on S. 88th Avenue, consideration may be given to deferring required frontage improvements listed above through a Covenant/Deferral agreement, as mutually agreed upon by the City.
 4. 8.72 - An excavation and street break permit shall be obtained for all work within the public right of way. Refer to chapter 8 for requirements.
 5. 12.06 - Street and right of way widths shall conform to this section unless otherwise approved. S. 88th Avenue is classified as a Collector Arterial. Required right of way is to be a minimum of 30' on both sides of the street, 60 feet total.
 6. The right-of-way shown on GIS mapping shows adequate r/way. The street is to be constructed per 12.06.020 and Standard Detail R3.

All required frontage improvements shall be completed prior to Certificate of Occupancy unless allowed to be covered by a Covenant/Deferral agreement.
2. **Traffic Engineering.** No Comments.
3. **Code Administration.**
 1. Fire hydrants are required to be Fire hydrants are required to be installed prior to the issuance of building permits in accordance with the 2015 International Fire Code Appendix B calculations meeting the necessary fire flow of the buildings.

Due to the size of the buildings, a licensed designer in responsible charge (architect) will be required to show how the buildings will be constructed to comply with the fire/life/safety provisions of the 2015 International Building Code.
 2. A City of Yakima Business License is required per YMC 5.52 prior to commencing business.
4. **Planning.** The subject site is located along the Apple Valley Elementary School Safe Routes to School Route. Frontage improvements shall be installed across the subject site in accordance with the Engineering requirements listed above. Safe Routes to School is a program aimed to help improve access to nearby school facilities for children walking to school. The subject site is located in a residential neighborhood, approximately 530 feet, from the nearest school. Installing frontage improvements across the site would help improved walking conditions to Apple Valley Elementary.

Lighting shall be provided to illuminate any off-street parking or loading space used at night. When provided, lighting shall be directed to reflect away from adjacent and abutting properties. Parking lots adjacent to residential districts or uses shall be designed with down-shielding and luminaries creating no lighting pollution upon those properties. A photometric lighting plan may be required if the parking lot is located adjacent to or abutting residential properties.

5. **Surface Water.** As this project involves clearing or grading one acre or more, a SWPPP Permit shall be required from the applicant. The main submittals for a SWPPP Permit are:

- Drainage plan(s) and calculations
- Temporary Erosion and Sediment Control plan
- Stormwater maintenance agreement and plan
- Proof that the maintenance agreement was recorded in the Yakima County Auditor's Office
- Stormwater Pollution Prevention Plan (SWPPP) or Erosivity Waiver (unless exempt). A copy of the SWPPP or Erosivity Waiver Certificate Statement shall be given to the Surface Water Engineer.

The applicant is advised to read Chapter 7.83 of the Yakima Municipal Code to obtain all appropriate information concerning the Stormwater Site Plan and Chapter 7.82 for information concerning the Stormwater Pollution Prevention Plan.

Grading and/or building permits shall not be issued without the project site first passing an erosion control inspection.

Complete stormwater design plans, specifications and runoff/storage calculations supporting the stormwater design are required pursuant to the Eastern Washington Stormwater Manual and City of Yakima standards. These plans and control measures must be completed by a licensed Professional Engineer and then be reviewed and approved by the City of Yakima Surface Water Engineer prior to construction.

UIC Registration – Stormwater. In accordance with Chapter 2 Section 2.4 of the December 2006 edition of the Department of Ecology's Guidance for UIC Wells that Manage Stormwater Publication Number 05-10-067, Underground Injection Control (UIC) wells constructed on or after February 3, 2006 are considered new and must be registered with the Department of Ecology (DOE) prior to construction.

A Construction Stormwater General Permit may be required from the Washington State Department of Ecology. The applicant should contact the Department of Ecology to determine if this permit is required. Due to recent changes by the Department of Ecology to the permit, Ecology will no longer accept paper copies of the "Notice of Intent for Construction Activity". Applicants should refer the Ecology construction stormwater web page at <http://www.ecy.wa.gov/programs/wq/stormwater/construction/enoi.html>.

6. **Sewer:** if any bathroom or office facilities are installed, sewer will need to be extended to site from approximately 600' to the south. Sewer design and

construction will be done per City of Yakima Municipal Code and meet the requirements of City of Yakima Engineering and Wastewater Divisions.

7. **Water/Irrigation:** No comments – the applicant has indicated that there will not be any facilities requiring water or sewer at the site.

H. Additional Comments Received:

The following paraphrased comments were received during the SEPA comment Period:

1. **Washington State Department of Ecology.** Thank you for the opportunity to comment during the optional determination of nonsignificance process for the rezone and construction of residential mini-storage units, proposed by Gail Buchanan. We have reviewed the documents and have the following comments:

Toxics Clean-Up: Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soil be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act clean up levels Ecology recommend that the potential buyer be notified of the occurrence.

Water Quality: Environmental Checklist Section B.1, Earth. Question g: This project will require an Erosivity waiver.

IV. FINDINGS

A. Rezone Approval Criteria:

In accordance with the provisions of the Yakima Municipal Code (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 all property owners within 300 feet of the subject properties on October 23, 2017, wherein the public was invited to submit written and/or oral comments at the public hearing on this proposed rezone. Nine comments were received during the public comment period.

One comment was from the Washington Department of Ecology and can be found in the report below.

Two comments were against the proposed storage units. Areas of concern within those comments include: no being comfortable with a variety of strangers using a facility right next to residential housing and a nearby school; the potential storage facility may become an attractive nuisance and may encourage break-ins; there is no sidewalk located on the site.

One comment was received stating general concerns about the project, those comments include: traffic and pedestrian safety along a road without sidewalk; storm runoff drainage and fire drainage along this part of 88th Ave.

Five comments were submitted in general support of the development.

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 R-3 zoning district. As a project specific rezone, additional analysis on the proposed Class (3) land use to construct residential mini-storage is contained below.

3. The recommendation from interested agencies and departments:

No agencies or department 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:

Rezoning the property from R-1 to R-3 will bring the property into conformance with the Mixed Residential Future Land Use designation.

There are no Goals or Policies in the 2040 City of Yakima Comprehensive plan that support or encourage storage units in the mixed residential future land use designation. Storage units may be permitted as a Type III land use in the R-3 zoning district. There are no goals and policies that discourage the development of the residential land into storage units. The City of Yakima 2040 Comprehensive Plan and Zoning Code strongly encourages the development of storage units in zones such as the Airport Safety Overlay (AS) and Industrial zones (M-1 & M-2).

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

Along Tieton and 88th Ave are various utilities which are available to serve the property, including Nob Hill Water, Cascade natural gas; Pacific Power; Centurylink telephone; Charter cable TV; and City of Yakima garbage collection services. City of Yakima Fire and Police departments also serve this area. Sewer is not available to the site from 88th but is available in Tieton Ave. If the applicant installs any facilities which require sewer, the applicant will need to extend City of Yakima Sewer to the site.

This property is served, or capable of being served, by all public utilities necessary to support development of the proposed Residential Mini Storage units. In addition, this site is part of the Apple Valley Elementary School Safe routes to School Path and curb, gutter, and sidewalk improvements shall be installed as part of the proposed development.

All abutting streets have sufficient carrying capacity to accommodate any future development.

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

The rezone proposal from R-1 to R-3 establishes a more intensive residential use that is not typically found within the subject neighborhood, which is primarily comprised of R-1. The addition of R-3 zoned property to the neighborhood could create an opportunity for a more diverse housing stock and additional housing opportunities in the West Valley area of Yakima. The applicant has proposed to construct storage units on the site instead of additional housing. Storage units will provide the surrounding neighborhood to securely store items, but will eliminate 1.73 acres of land from the potential housing stock.

7. The public need for the proposed change:

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The West Valley of Yakima has a limited inventory of R-3 zoned property, the creation of additional R-3 land would create an opportunity to provide the area with a more diverse housing stock in an area less than .25 miles from a school. Storage may be permitted as a Type III use in the R-3 zoning, but units are encouraged in the AS, M-1, and M-2 zoning district.

B. Proposed Class (3) Use:

The proposed Residential Mini Storage units will be contained within five buildings, totaling 200 storage units. There will be no office associated with the storage units and a total of three parking spaces. The facility will be accessible 24 hours a day via secured key pad.

Sitescreening: A Sitescreening fence meeting the requirements of Standard C shall be required along the north, west and south property lines.

Parking: No office has been proposed in the application, therefore no parking spaces are required. The applicant has provided three spaces.

Lot Coverage: The applicant proposes 79.5% lot coverage, which meets the R-3 zoning district standard of 80%.

Setbacks: The applicant's proposed site plan meets or exceeds all required structure setbacks from property line(s) and from a residential district.

Comprehensive Plan Goals and Policies

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 land uses.

Policy 2.1.4: Manage and maintain the City's Official Zoning Map to ensure continued consistency with the Future Land Use Map (see Exhibit 2-1).

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

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

Policy 2.12.2: Public schools shall be accessible by sidewalks and bikeways. Provide for through-block connections, where necessary to reduce walking distance to schools.

V. CONCLUSIONS

1. The hearing examiner has jurisdiction to issue a recommendation on this application to the City Council.
2. The proposed Rezone and Class (3) use do not conflict with the goals and objectives of The Yakima Urban Area Comprehensive Plan, however, there are not goals and policies which support the development of a storage facility in the R-3 zoning district.
3. SEPA review resulted in the issuance of a DNS on November 14, 2017. The appeal period for this determination ended November 28, 2017 – no appeal was filed.

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4. No adverse impacts have been identified from granting this approval.
5. A Notice of Application was mailed to all property owners within 300 feet of the subject properties on October 23, 2017, wherein the public was invited to submit written and/or oral comments at the public hearing on this proposed rezone. Nine comments were received during the public comment period.
6. This Rezone is compatible with the Future Land Use Map III-3 and Table III-11: Future Land Use and Current Zoning Comparison of the City of Yakima's 2040 Comprehensive Plan.
7. This proposed Type (3) review is compatible with the R-3 zoning district and adjacent properties and meets all applicable development standards.
8. Approval of these Rezone and Type (3) applications will have the following public benefits: potential for a more diverse and affordable housing types in the future, and the installation frontage improvements along a Safe Routes to School Walking route to Apple Valley Elementary.

VI. RECOMMENDATION

The Community Development Department recommends APPROVAL of this project Rezone request from Single-Family Residential (R-1) to Multifamily Residential (R-3) and Type (3) Review to construct Residential Mini Storage Units, subject to the following conditions:

1. A commercial driveway approach, meeting standard detail R4, shall be installed at the ingress/egress point.
2. An excavation and street break permit shall be obtained for all work in the public right-of-way.
3. Frontage improvements, complete with curb, gutter, and sidewalk, shall be installed along the sites entire frontage along 88th Ave.
4. Fire hydrants are required to be installed prior to the issuance of building permits in accordance with the 2015 International Fire Code Appendix B.
5. Nob Hill Water is available to the site. Public waterline(s) shall be extended and looped to required fire hydrants and contained within a 16-foot public utility easement.
6. The buildings will required the installation of a fire sprinkler system if not constructed with fire walls creating separate 2,500 square foot buildings, in accordance with Chapters 7 and 9 of the 2015 International Building Code.
7. A SWPPP permit shall be required to be submitted to the City of Yakima Surface Water Engineer, including all necessary submittals.
8. Complete stormwater design plans, specifications and runoff/storage calculations supporting the stormwater design are required pursuant to the Eastern Washington Stormwater Manual and City of Yakima Standards.
9. All proposed lighting shall be downshielded so that no light spills onto adjacent properties. A photometric lighting plan shall be submitted to the City prior to the issuance of building permits.

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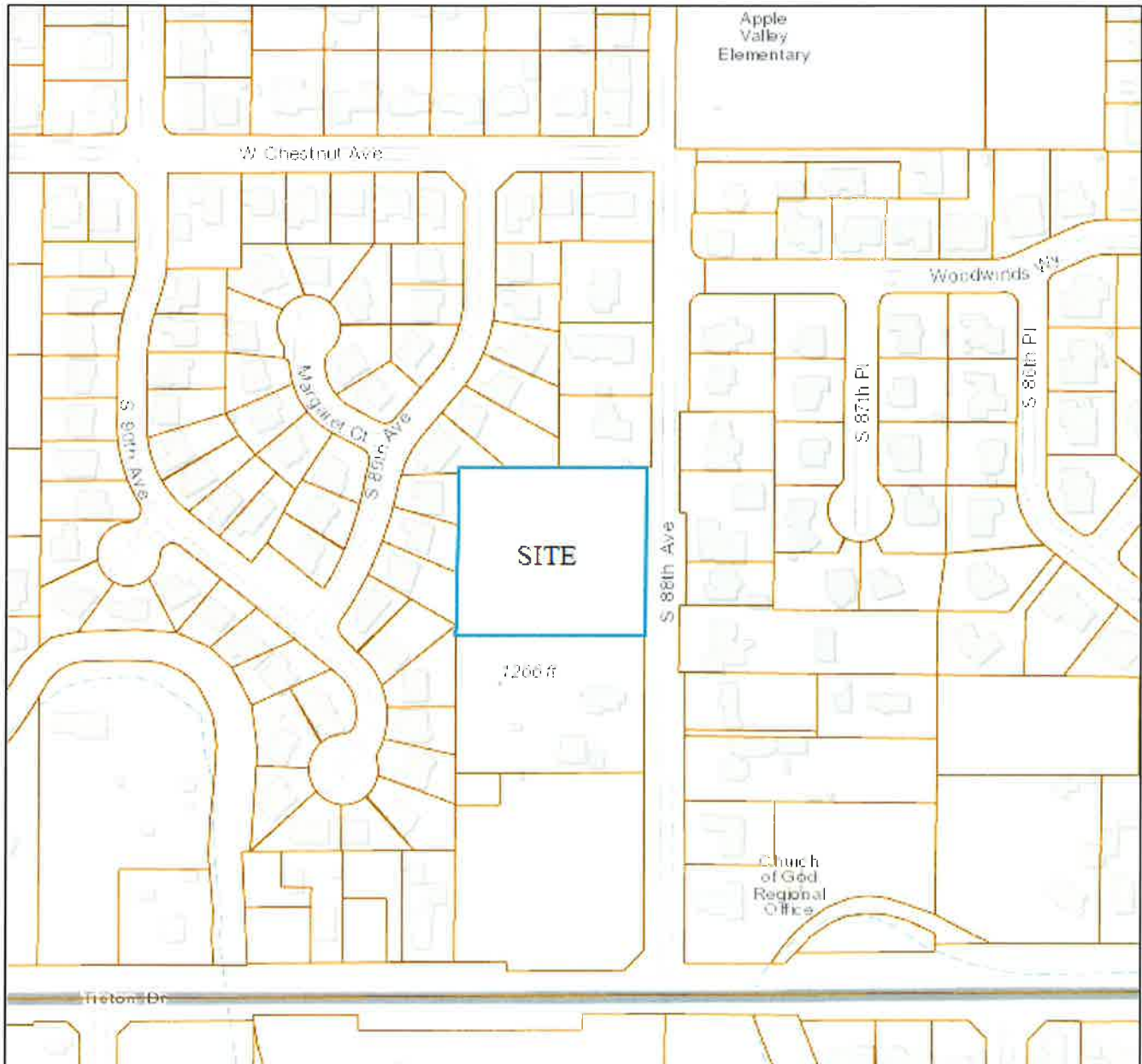
VICINITY MAP



File Number: RZ#003-17, CL3#009-17, & SEPA#028-17

Project Name: GAIL BUCHANAN

Site Address: 408 S 88TH AVE



Proposal: Proposal to change the zoning of a 1.78 acre parcel from Single-Family Residential (R-1) to Multifamily Residential (R-3), and proposal to construct a 31,810 sq ft indoor residential storage facility.

Contact the City of Yakima Planning Division at (509) 575-6183

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

Date Created: 9/29/2017

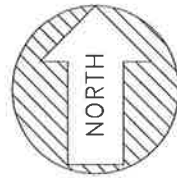


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CHAPTER C

Site Plan

[illegible]

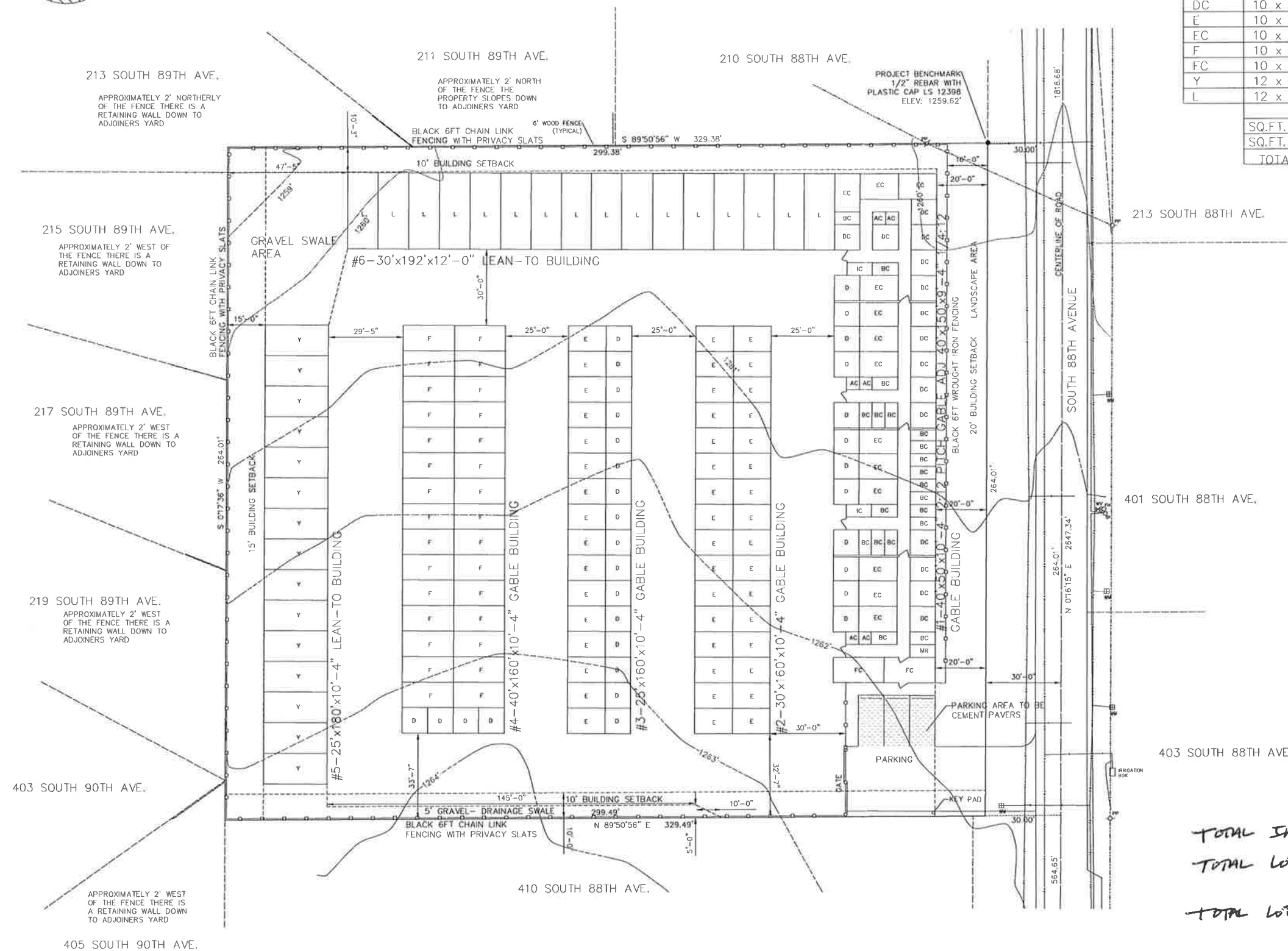


PARCEL NUMBER 181319-34010
408 S 88TH AVENUE
YAKIMA, WA

UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET	INSULATED
AC	5 x 5	6	3.0	150	Y
BC	5 x 10	20	10.0	1000	Y
MR	5 x 10	1	0.5	50	Y
IC	10 x 5	2	1.0	100	Y
D	10 x 10	32	16.0	3200	N
DC	10 x 10	15	7.5	1500	Y
E	10 x 15	48	24.0	7200	N
EC	10 x 15	13	6.5	1950	Y
F	10 x 20	30	15.0	6000	N
FC	10 x 20	2	1.0	400	Y
Y	12 x 25	15	7.5	4500	N
L	12 x 30	16	8.0	5760	N

SQ.FT. NON-INSULATED	26660
SQ.FT. INSULATED	5150
TOTAL	31810



TOTAL IMPERVIOUS SURFACE 61,652 #
TOTAL LOT SIZE 77,537 #
TOTAL LOT COVERAGE (PERCENT) 79.59%

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SEP 28 2017

CITY OF YAKIMA
PLANNING DIV

REVISION	BY
3/3/17 REVISED LAYOUT	MGU
4/19/17 REVISED LAYOUT	MGU
7/14/17 REVISED LAYOUT	MGU
7/24/17 REVISED LAYOUT	MGU
7/27/17 REVISED LAYOUT	MGU
8/21/17 REVISED LAYOUT	MGU
9/11/17 REVISED LAYOUT	MGU
1/20/17 REVISED LAYOUT	KM
1/25/17 REVISED LAYOUT	MGU

TRACHTE BUILDING SYSTEMS, Inc.
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Trachte Building Systems, Inc. 314
West Main Street, Suite 200
(800) 355-5824 (Local 608/837-7899)
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PROPOSED-Residential Storage Facility for:
WHITE SUMMIT PROPERTIES
JIMMY BUCHANAN
408 S 88TH AVENUE
YAKIMA, WA

Date 2/1/17
Drawn by MGU
Checked by
Scale 1" = 20'-0"
Plan No. P-48827
Sheet No.

SITE PLAN

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GAIL BUCHANAN
RZ#003-17, CL3#009-17 & SEPA#028-17

EXHIBIT LIST

CHAPTER D

DST Review & Agency Comments

[illegible]

DATE: December 5, 2017
TO: Joseph Calhoun, Planning Manager
FROM: Bob Desgrosellier, Senior Engineer / Acting Development Engineer
RE: CL3#009-17 - 408 S. 88th Ave. - Gail Buchanan

Project Description: Proposal to change the zoning of a 1.78 acre parcel from Single-Family Residential (R-1) to Multifamily Residential (R-3), and proposal to construct a 31,810 sq ft indoor residential storage facility.

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

YMC 8.67 & 12.05 - New curb, gutter, sidewalk and road widening on S. 88th Ave. The street section shall conform to standard detail R3. New sidewalks shall be constructed per standard detail R5.

YMC 8.64 - Driveway(s) to be constructed per this chapter and standard detail R4 for Commercial Approach - Type 1.

YMC 8.60 & 12.05 - With the limited improvements on S. 88th Avenue, consideration may be given to deferring required frontage improvements listed above through a Covenant/Deferral agreement, as mutually agreed upon by the City.

YMC 8.72 - An excavation and street break permit shall be obtained for all work within the public right of way. Refer to chapter 8 for requirements.

YMC 12.06 - Street and right of way widths shall conform to this section unless otherwise approved. S. 88th Avenue is classified as a Collector Arterial. Required right of way is to be a minimum of 30' on both sides of the street, 60 feet total.
The r/way shown on GIS mapping shows adequate r/way. The street is to be constructed per 12.06.020 and Standard Detail R3.

Civil engineering plans, which are stamped and signed by a civil engineer, are required to be submitted for review and approval for all Title 12 required improvements.

All required frontage improvements shall be completed prior to Certificate of Occupancy unless allowed to be covered by a Covenant/Deferral agreement.

Robert Desgrosellier, Senior Engineer
Cell (509) 728-3455 Fax (509) 576-6314
bob.desgrosellier@yakimawa.gov

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City of Yakima Engineering

Memorandum

Date: November 28, 2017

To: Trevor Martin
Assistant Planner

From: Randy Meloy
Surface Water Engineer

Subject: RZ#003-17
Gail Buchanan Mini Storage
408 S. 88th Ave.

Trevor,

As this project involves clearing or grading one acre or more, a SWPPP Permit shall be required from the applicant. The main submittals for a SWPPP Permit are:

- **Drainage plan(s) and calculations**
- **Temporary Erosion and Sediment Control plan**
- **Stormwater maintenance agreement and plan**
- Proof that the maintenance agreement was **recorded** in the Yakima County Auditor's Office
- **Stormwater Pollution Prevention Plan (SWPPP) or Erosivity Waiver** (unless exempt). A copy of the SWPPP or Erosivity Waiver Certificate Statement shall be given to the Surface Water Engineer.

The applicant is advised to read Chapter 7.83 of the Yakima Municipal Code to obtain all appropriate information concerning the Stormwater Site Plan and Chapter 7.82 for information concerning the Stormwater Pollution Prevention Plan.

Grading and/or building permits shall not be issued without the project site first passing an erosion control inspection.

Complete stormwater design plans, specifications and runoff/storage calculations supporting the stormwater design are required pursuant to the Eastern Washington Stormwater Manual and City of Yakima standards. These plans and control measures

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must be completed by a licensed Professional Engineer and then be reviewed and approved by the City of Yakima Surface Water Engineer prior to construction.

UIC Registration - Stormwater

In accordance with Chapter 2 Section 2.4 of the December 2006 edition of the Department of Ecology's Guidance for UIC Wells that Manage Stormwater Publication Number 05-10-067, Underground Injection Control (UIC) wells constructed on or after February 3, 2006 are considered new and must be registered with the Department of Ecology (DOE) prior to construction.

A Construction Stormwater General Permit may be required from the Washington State Department of Ecology. The applicant should contact the Department of Ecology to determine if this permit is required. Due to recent changes by the Department of Ecology to the permit, Ecology will no longer accept paper copies of the "Notice of Intent for Construction Activity". Applicants should refer the Ecology construction stormwater web page at <http://www.ecy.wa.gov/programs/wq/stormwater/construction/enoi.html>.

Randy Meloy
Surface Water Engineer
City of Yakima
(509) 576-6606

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

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NOV 08 2017

CITY OF YAKIMA
PLANNING DIV.

November 8, 2017

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

Re: RZ#003-17, LC3#009-17, SEPA#028-17

Dear Mr. Martin:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Buchanan residential storage facility. We have reviewed the documents and have the following comments.

TOXICS CLEAN-UP

Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.

If you have any questions or would like to respond to these Toxics Clean-up comments, please contact **Valerie Bound** at (509) 454-7886 or email at valerie.bound@ecy.wa.gov.

WATER QUALITY

Environmental Checklist, Section B.1, Earth, question g: This project will require an Ecology Erosivity waiver.

If you have any questions or would like to respond to these Water Quality comments, please contact **Lloyd Stevens Jr.** at (509) 574-3991 or email at lloyd.stevensjr@ecy.wa.gov.

Sincerely,

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





COMMUNITY DEVELOPMENT DEPARTMENT

Code Administration Division

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

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

codes@yakimawa.gov • www.buildingyakima.com

October 19, 2017

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

From: Glenn Denman, Building Official

Re: DST Comments: CL3#009-17, 408 S 88th Ave

Findings:

Fire hydrants will be required in accordance with the fire flow needs of the buildings, in accordance with Chapter 5 of the 2015 International Fire Code (IFC) and Appendix B.

Due to the size of the buildings, a licensed designer in responsible charge (architect) will be required to show how the buildings will be constructed to comply with the fire/life/safety provisions of the 2015 International Building Code.

Prior to Issuance of a Business License:

Any work that is necessary for occupancy of the building or operation of the business will need to have final approval.

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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Gail Buchanan

File Number: RZ#003-17, CL3#009-17 & SEPA#028-17

Note Type	Note Code	Text	Created By	Begin Date
GENERAL		Since the amount of clearing and grading is over one acre, a SWPPP permit will be required. A Stormwater Maintenance Agreement will be required prior to the SWPPP permit being Finaled.	randy.meloy@yak imawa.gov	10/17/17

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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Gail Buchanan

File Number: RZ#003-17, CL3#009-17 & SEPA#028-17

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		If a new 31,810 SF structure is to be built, the applicant must provide drainage plans and calculations to the Surface Water engineer for review and approval. These plans and calculations must be done by a licensed professional engineer from Washington State. I have no comments about the zoning change.	randy.meloy@yak lmawa.gov	10/16/17

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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Gail Buchanan

File Number: RZ#003-17, CL3#009-17 & SEPA#028-17

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		Sewer will need to be extended to site from approximately 600' to the south. Sewer design and construction will be done per City of Yakima Municipal Code and meet the requirements of City of Yakima Engineering and Wastewater Divisions.	dana.kallevig@yakimawa.gov	10/16/17

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City of Yakima Development Services Team
Request For Comments
October 11, 2017

To:	City of Yakima Development Services Team
From:	Trevor Martin, Associate Planner
Subject:	Request for Comments
Applicant:	Bill Hordan
File Number:	CL3#009-17 / SEPA#028-17 / RZ#003-17
Location:	408 S 88th Ave
Parcel Number(s):	18131934010
DST MEETING DATE:	10/17/2017

Proposal

Proposal to rezone the property from R-1 to R-3 and construct 200 storage unit facility through a Class 3 land use action

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 **October 17, 2017 at 2:00 p.m.** As always, should you have comments, but find you are unable to attend, please submit your comments prior to the meeting. My email address is trevor.martin@yakimawa.gov and the Planning Department's fax number is (509) 575-6105. Should you have any questions, or require additional information, please call me at (509) 575-6162.

Comments:

Contact Person

Department/Agency

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COMMUNITY DEVELOPMENT DEPARTMENT

Office of Code Administration

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

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

codes@yakimawa.gov www.buildingyakima.com

October 3, 2017

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

Re: DST Comments CL3#009-17 and RZ#003-17

A City of Yakima General Business License is required pursuant to YMC 5.52.

Sincerely,

Carolyn Belles
Permit Project Coordinator

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[illegible]



ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

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

INSTRUCTIONS FOR APPLICANTS

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

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

1. Name Of Proposed Project (If Applicable):

Buchanan Residential Storage Facility

2. Applicant's Name & Phone:

Hordan Planning Services

3. Applicant's Address:

410 N 2nd St Yakima WA 98901

4. Contact Person & Phone:

Bill Hordan 509-249-1919

5. Agency Requesting Checklist: City of Yakima

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

Spring - Summer 2018

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

No.

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

The City recently conducted an environmental review for the comprehensive land use change on this property.

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Revised 08/2017

SEP 28 2017

CITY OF YAKIMA
PLANNING DIV.

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

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

No other governmental approvals are being requested which would directly affect this property.

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

Class 3 Review, Minor Rezone, Building Permits, Utility Connection Permits, Street-break Permit

- 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.):**

The proposal is to rezone 1.78 acres from Single-family Residential to Multi-residential for the purpose of constructing a 31,810 square foot indoor residential storage facility.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist:**

The address is 408 South 88th Avenue, Yakima, Washington 98908. (Assessor's Parcel - 181319-34010)

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SEP 28 2017

**CITY OF YAKIMA
PLANNING DIV.**

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
1. Earth	
a. General description of the site (✓ one):	
<input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. What is the steepest slope on the site (approximate percent slope)? Approximately 2 percent.	
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. The Soil Survey of Yakima County Area Washington identifies the soil as Harwood Loam, 2 to 5 percent slopes. The soil is classified as prime farmland. No soil is proposed to be removed.	
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No.	
e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. No filling or excavating is proposed. The site will be graded to make it level.	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Minor blowing dust and erosion during storm events should be expected.	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? This project will cover approximately 80 percent of the 1.78 acre site.	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Best Management Practices (BMP's) will be used, i.e. water trucks, sprinklers, silt fencing.	
2. Air	
a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. Short-term - Exhaust from construction vehicles. Quantities not known but should be minimal. Long-term - Emissions from small trucks & passenger vehicles. Quantities to be minimal.	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None are known.	
c. Proposed measures to reduce or control emissions or other impacts to air, if any: Construction equipment will be well maintained to prevent excessive exhaust.	
3. Water	
a. Surface Water	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>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.</p> <p>Yakima Valley Canal is located south and west of the project site. It flows to Wide Hollow Creek.</p>	
<p>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.</p> <p>No.</p>	
<p>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.</p> <p>Not applicable.</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>No.</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No.</p>	
<p>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.</p> <p>no.</p>	
<p>b. Ground Water</p>	
<p>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.</p> <p>No groundwater will be withdrawn and no water will be discharged to groundwater.</p>	
<p>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.</p> <p>No waste material will be discharged into the gorund.</p>	
<p>c. Water Runoff (including stormwater)</p>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments						
<p>1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p> <p>Storm water to be retained on-site by injection wells and/or grassy swales or both,</p>							
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No.</p>							
<p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No.</p>							
<p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:</p> <p>Storm water facilities designed to Eastern Washington Storm water manual by licensed engineer.</p>							
<p>4. Plants</p>							
<p>a. Check (✓) types of vegetation found on the site:</p>							
<table border="1"> <tr> <td>Deciduous Tree:</td> <td><input type="checkbox"/> Alder</td> <td><input type="checkbox"/> Maple</td> <td><input type="checkbox"/> Aspen</td> <td><input type="checkbox"/> Other</td> </tr> </table>	Deciduous Tree:	<input type="checkbox"/> Alder	<input type="checkbox"/> Maple	<input type="checkbox"/> Aspen	<input type="checkbox"/> Other		
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<table border="1"> <tr> <td>Evergreen Green:</td> <td><input type="checkbox"/> Fir</td> <td><input type="checkbox"/> Cedar</td> <td><input type="checkbox"/> Pine</td> <td><input type="checkbox"/> Other</td> </tr> </table>	Evergreen Green:	<input type="checkbox"/> Fir	<input type="checkbox"/> Cedar	<input type="checkbox"/> Pine	<input type="checkbox"/> Other		
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<table border="1"> <tr> <td></td> <td><input type="checkbox"/> Shrubs</td> <td><input type="checkbox"/> Grass</td> <td><input type="checkbox"/> Pasture</td> <td><input type="checkbox"/> Crop Or Grain</td> <td><input type="checkbox"/> Orchards, vineyards, or other permanent crops</td> </tr> </table>		<input type="checkbox"/> Shrubs	<input type="checkbox"/> Grass	<input type="checkbox"/> Pasture	<input type="checkbox"/> Crop Or Grain	<input type="checkbox"/> Orchards, vineyards, or other permanent crops	
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<table border="1"> <tr> <td>Wet Soil Plants:</td> <td><input type="checkbox"/> Cattail</td> <td><input type="checkbox"/> Buttercup</td> <td><input type="checkbox"/> Bullrush</td> <td><input type="checkbox"/> Skunk Cabbage</td> <td><input type="checkbox"/> Other</td> </tr> </table>	Wet Soil Plants:	<input type="checkbox"/> Cattail	<input type="checkbox"/> Buttercup	<input type="checkbox"/> Bullrush	<input type="checkbox"/> Skunk Cabbage	<input type="checkbox"/> Other	
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<table border="1"> <tr> <td>Water Plants:</td> <td><input type="checkbox"/> Milfoil</td> <td><input type="checkbox"/> Eelgrass</td> <td><input type="checkbox"/> Water Lily</td> <td><input type="checkbox"/> Other</td> </tr> </table>	Water Plants:	<input type="checkbox"/> Milfoil	<input type="checkbox"/> Eelgrass	<input type="checkbox"/> Water Lily	<input type="checkbox"/> Other		
Water Plants:	<input type="checkbox"/> Milfoil	<input type="checkbox"/> Eelgrass	<input type="checkbox"/> Water Lily	<input type="checkbox"/> Other			
<p><input checked="" type="checkbox"/> Other types of vegetation - WEEDS</p>							
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>All vegetation will be removed from the 1.78 acre site.</p>							
<p>c. List threatened or endangered species known to be on or near the site.</p> <p>No threatened or endangered species are known to be on or near the site.</p>							
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>Portions of the property will be developed with xeroscape landscaping, arborvitae a trees.</p>							
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>The proponent is not aware of any noxious weed or invasion plant species on or near the site.</p>							
<p>5. Animals</p>							
<p>a. List any birds or other animals which have been observed on or near the site or are known to be on or near the site.</p> <p>Examples include:</p> <p>birds: hawk, heron, eagle, songbirds, other:</p> <p>mammals: deer, bear, elk, beaver, other:</p> <p>fish: bass, salmon, trout, herring, shellfish, other _____</p>							
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>The proponent is not aware of any threatened or endangered species on or near the site.</p>							

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>c. Is the site part of a migration route? If so, explain. No.</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any: Trees and lawn will be planted to preserve and enhance wildlife opportunities.</p>	
<p>e. List any invasive animal species known to be on or near the site. The proponent is not aware of any invasive animal species on or near the site.</p>	
<p>6. Energy and Natural Resources</p>	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electricity and solar power will be used to meet the energy needs of the project.</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No, the property is setback from property lines to preserve solar opportunities.</p>	
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: Structures will be constructed to Washington State Energy Code.</p>	
<p>7. Environmental Health</p>	
<p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. No.</p>	
<p>1. Describe any known or possible contamination at the site from present or past uses. No known possible contamination sources are known by the proponent from present or past uses.</p>	
<p>2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. Not applicable.</p>	
<p>3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. Not applicable.</p>	
<p>4. Describe special emergency services that might be required. No special emergency services will be required for this project.</p>	
<p>5. Proposed measures to reduce or control environmental health hazards, if any: Hazardous or toxic chemicals will not be permitted to be stored on-site.</p>	
<p>b. Noise</p>	
<p>1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? No known noise in the area will affect this project.</p>	

RECEIVED

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>Short-term - Construction noise and activity associated with commercial construction can be expected. Approximately 6am to 6pm. Long-term noise to consist of vehicular noise 6am-9pm.</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>Compliance with the City of Yakima Noise Ordinance, as it pertains to this project.</p>	
<p>8. Land and Shoreline Use</p>	
<p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>The site is vacant. North, south, east & west is generally residential in nature.</p>	
<p>b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?</p> <p>The property is currently vacant and once contained a small fruit packing facility. The property lies within the Yakima City Limits and is not designated agricultural land of long-term commercial use.</p> <p>1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:</p> <p>The project will not affect surrounding working farms, as none are located near this site.</p>	
<p>c. Describe any structures on the site.</p> <p>The property being developed is currently vacant.</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>No structures will be demolished.</p>	
<p>e. What is the current zoning classification of the site?</p> <p>Site is zoned Single-family Residential (R-1)</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>The site is designated Mixed Residential.</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Not applicable.</p>	
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify.</p> <p>No.</p>	
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>One part-time employee can be expected.</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>No persons will be displaced by this project.</p>	

RECEIVED

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>k. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>None proposed, none needed.</p>	
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p> <p>Compliance with City Zoning Ordinance and City Comprehensive Plan.</p>	
<p>m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>Not applicable, property lies within a designated urban area.</p>	
<p>9. Housing</p>	
<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>Not applicable, no housing is being proposed.</p>	
<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>Not applicable, no housing units are being eliminated.</p>	
<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Not applicable, no housing impacts.</p>	
<p>10. Aesthetics</p>	
<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>The structures will be approximately 15 feet in height and be constructed of steel.</p>	
<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>No known views are expected to be altered or obstructed.</p>	
<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>Project to have 6-foot high view obscuring fence and sitiescreening provided, as required by code.</p>	
<p>11. Light and Glare</p>	
<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>LED Wall-pac lighting will be provided within the complex for night-time security.</p>	
<p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No.</p>	
<p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>The proponent is not aware of any off-site sources of light or glare that will affect this project.</p>	
<p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>Interior lighting will be motion sensor to reduce night-time light. Lighting will be directed inward and downward to prevent light and glare from leaving the site.</p>	
<p>12. Recreation</p>	

RECEIVED

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>a. What designated and informal recreational opportunities are in the immediate vicinity? Apple Valley School, located northeast of the site provides formal & informal rec opportunities.</p>	
<p>b. Would the proposed project displace any existing recreational uses? If so, describe. No.</p>	
<p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None needed, none proposed.</p>	
13. Historic and Cultural Preservation	
<p>a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. Not applicable, proposed development site is vacant and no historical sites are known to be near the project.</p>	
<p>b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. The proponent is not aware of any cultural resources located on or near the site. The site has been disturbed by a fruit packing plant in the past and no cultural resources were found.</p>	
<p>c. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. If cultural resources are found, the project will stop and the appropriate agency notified.</p>	
14. Transportation	
<p>a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The site has direct access to South 88th Avenue.</p>	
<p>b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? Yes, the site is served by public transit.</p>	
<p>c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? The completed project will have three parking spaces. No spaces are being eliminated.</p>	
<p>d. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No new improvements to the existing street grid are proposed.</p>	
<p>e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.</p>	

RECEIVED

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?</p> <p>The proposal will generate approximately 5-10 vehicle trips per day once it is completed. Peak times are expected to be on weekends between 10:00 a.m. and 3:00 p.m.</p>	
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:</p> <p>No.</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any:</p> <p>None proposed.</p>	
<p>15. Public Services</p>	
<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:</p> <p>No increased need for public services is expected as a result of this project being completed.</p>	
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>None proposed.</p>	
<p>16. Utilities</p>	
<p>a. Circle utilities currently available at the site: <u>electricity</u>, natural gas, <u>water</u>, <u>refuse service</u>, <u>telephone</u>, sanitary sewer, septic system, other _____</p>	
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>Domestic water - Nob Hill Water Co., Electricity - PP&L, Telephone- Century Link. Construction activities include trenching of underground utilities to the site.</p>	
<p>C. SIGNATURE (To be completed by the applicant.)</p>	
<p>The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.</p>	
<p><i>Gail Buchanan</i></p>	<p>9-27-17</p>
<p>Property Owner or Agent Signature</p> <p><i>Gail Buchanan</i></p>	<p>Date Submitted</p> <p>owner</p>
<p>Name of Signee</p>	<p>Position and Agency/Organization</p>
<p align="center">PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</p>	

GAIL BUCHANAN
RZ#003-17, CL3#009-17 & SEPA#028-17


EXHIBIT LIST

CHAPTER F

Applications

[illegible]

RECEIVED

	<p style="text-align: center;">LAND USE APPLICATION</p> <p style="text-align: right;">SEP 28 2017</p> <p style="text-align: center;">CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT 129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901 VOICE: (509) 575-6183 FAX: (509) 575-6105</p> <p style="text-align: right;">CITY OF YAKIMA PLANNING DIV.</p>																
<p>INSTRUCTIONS – PLEASE READ FIRST Please type or print your answers clearly.</p> <p>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.</p> <p>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.</p>																	
<p>PART I – GENERAL INFORMATION</p>																	
<p>1. Applicant's Information:</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Name:</td> <td colspan="3">Hordan Planning Service</td> </tr> <tr> <td>Mailing Address:</td> <td colspan="3">410 N 2nd St</td> </tr> <tr> <td>City:</td> <td>Yakima</td> <td>St: WA</td> <td>Zip: 98901 Phone: (509) 249-1919</td> </tr> <tr> <td>E-Mail:</td> <td colspan="3"></td> </tr> </table>	Name:	Hordan Planning Service			Mailing Address:	410 N 2nd St			City:	Yakima	St: WA	Zip: 98901 Phone: (509) 249-1919	E-Mail:			
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<p>2. Applicant's Interest in Property:</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Check One:</td> <td><input type="checkbox"/> Owner</td> <td><input type="checkbox"/> Agent</td> <td><input type="checkbox"/> Purchaser</td> <td><input checked="" type="checkbox"/> Other Planner</td> </tr> </table>	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input checked="" type="checkbox"/> Other Planner											
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<p>3. Property Owner's Information (If other than Applicant):</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Name:</td> <td colspan="3">Gail Buchanan</td> </tr> <tr> <td>Mailing Address:</td> <td colspan="3">313 Mountain Shadows Place</td> </tr> <tr> <td>City:</td> <td>Yakima</td> <td>St: WA</td> <td>Zip: 98908 Phone: (509) 910-3612</td> </tr> <tr> <td>E-Mail:</td> <td colspan="3"></td> </tr> </table>	Name:	Gail Buchanan			Mailing Address:	313 Mountain Shadows Place			City:	Yakima	St: WA	Zip: 98908 Phone: (509) 910-3612	E-Mail:			
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E-Mail:																	
<p>4. Subject Property's Assessor's Parcel Number(s): 181319-34010</p>																	
<p>5. Legal Description of Property. (if lengthy, please attach it on a separate document) See attached</p>																	
<p>6. Property Address: 408 S 88th Ave Yakima, WA 98908</p>																	
<p>7. Property's Existing Zoning: <input type="checkbox"/> SR <input checked="" type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2 </p>																	
<p>8. Type Of Application: (Check All That Apply)</p> <table style="width: 100%;"> <tr> <td><input checked="" type="checkbox"/> Rezone</td> <td><input type="checkbox"/> Comprehensive Plan Text or Map Amendment</td> <td><input checked="" type="checkbox"/> Environmental Checklist (SEPA Review)</td> </tr> <tr> <td><input checked="" type="checkbox"/> Transportation Concurrency</td> <td><input checked="" type="checkbox"/> Other: Type (3) Review</td> <td><input type="checkbox"/> Other:</td> </tr> <tr> <td colspan="3"><input checked="" type="checkbox"/> Master Application (select if submitting two or more applications under Title 15)</td> </tr> </table>		<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Comprehensive Plan Text or Map Amendment	<input checked="" type="checkbox"/> Environmental Checklist (SEPA Review)	<input checked="" type="checkbox"/> Transportation Concurrency	<input checked="" type="checkbox"/> Other: Type (3) Review	<input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Master Application (select if submitting two or more applications under Title 15)									
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<p>PART II – SUPPLEMENTAL APPLICATION, PART III – REQUIRED ATTACHMENTS, & PART IV – NARRATIVE</p>																	
<p>9. SEE ATTACHED SHEETS</p>																	
<p>PART V – CERTIFICATION</p>																	
<p>10. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.</p> <table style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: bottom;"> <p><i>Gail Buchanan</i> Property Owner's Signature</p> </td> <td style="width: 50%; vertical-align: bottom;"> <p>9-27-17 Date</p> </td> </tr> <tr> <td style="vertical-align: bottom;"> <p><i>Beck</i> Applicant's Signature</p> </td> <td style="vertical-align: bottom;"> <p>9-27-17 Date</p> </td> </tr> </table>		<p><i>Gail Buchanan</i> Property Owner's Signature</p>	<p>9-27-17 Date</p>	<p><i>Beck</i> Applicant's Signature</p>	<p>9-27-17 Date</p>												
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<p>DATE FEE PAID: 9/28/17</p>	<p>RECEIVED BY: A. Martinez</p>	<p>AMOUNT PAID: \$2,150.00</p>	<p>RECEIPT NO: CR-17-006187</p>														

RECEIVED

SEP 28 2017

**CITY OF YAKIMA
PLANNING DIV.**

LEGAL DESCRIPTION

181319-34010

The South 264 feet of the North 759 feet of the East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 13 North, Range 18, E.W.M.; **EXCEPT** county road on the East. Situated in Yakima County, State of Washington.

**DOC.
INDEX**

F-3



Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

PART II - APPLICATION INFORMATION

1. EXISTING ZONING OF SUBJECT PROPERTY:

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

2. DESIRED ZONING OF SUBJECT PROPERTY:

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

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

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

4. EXISTING FUTURE LAND USE DESIGNATION:

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

☐ CBD Commercial Core ☐ Regional Commercial ☐ Industrial

5. PROPOSED FUTURE LAND USE DESIGNATION:

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

If so what is the proposed future land use designation?

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

☐ CBD Commercial Core ☐ Regional Commercial ☐ Industrial

6. PUBLIC FACILITIES AND SERVICES AVAILABLE:

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

PART III - REQUIRED ATTACHMENTS

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

8. ENVIRONMENTAL CHECKLIST (required):

9. TRAFFIC CONCURRENCY (may be required):

10. SITE PLAN (required if the rezone is associated with land use development):

11. AUTHORIZATION:

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

Gail Buchanan
Property Owner Signature (required)

9-27-17
Date

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

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CITY OF YAKIMA
PLANNING DIV.



Supplemental Application For:
REZONES
YAKIMA MUNICIPAL CODE CHAPTER 15.23

PART IV - NARRATIVE

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

SEE ATTACHED WRITTEN NARRATIVE FOR ANSWERS TO ALL QUESTIONS ON THIS APPLICATION.

What is the status of existing land use?

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

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?

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?

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

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

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

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

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CITY OF YAKIMA
PLANNING DIV.**PART IV – NARRATIVE****A. How is the subject property suitable for uses permitted under the proposed zoning?**

The subject property is suitable for uses permitted under the proposed zoning because the property is flat, fronts on an arterial, has indirect access to Summitview Road and Tieton Drive, has access to public water, is located in a residential area, is located near an elementary school, is not encumbered with floodplains or critical areas and is served with police and fire protection. The property is of a large enough size to be considered for the proposed zoning district because it could accommodate a multi-family project, if one was proposed.

The unsuitable aspect of the property is its distance from sewer. Sewer is in the area but the nearest sewer line (South 88th/Woodwinds Way) is uphill, from the project. The alternative to that is to run sewer south to Tieton Drive. That sewer line extension is over 500 feet south of the property. This excessive distance to connect to sewer is substantial and therefore is difficult to make a multi-family project practical because of the increased expense.

Thus, this residential storage facility is being proposed because it does not need sanitary sewer to function.

What is the status of the existing land use?

The current status of the property is a vacant lot.

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

The subject property is designated Mixed Residential which is intended to promote mixture of housing types and densities. The designation is intended for areas now characterized by, and/or appropriate for, a mixture of housing types with close proximity to commercial services, transit access, and/or parks and other public recreational amenities. The designation often creates a transition from commercial and mixed residential areas to low density residential areas. The implementing zoning districts for this comprehensive plan designation are Moderate Density Residential (R-2) and Multi-family Residential (R-3).

In this instance, no housing is proposed, so housing density is not an issue. This project proposes a commercial service to accommodate local residential storage needs. The land use is permitted by Class 3 Review in the zoning ordinance. This site is located in a

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mixed-use neighborhood consisting of single and two-family housing units, as well as educational and recreational facilities. The site is also served with vehicular access from an arterial street and has access to public water.

Since sanitary sewer is not available to the site, this project will ultimately act as a buffer between properties to the south and neighboring properties to the north, along South 88th Avenue. Specifically, the two properties directly south of this site, located on the west side of South 88th Avenue, are also designated as Mixed Residential by the Comprehensive Plan Future Land Use Map. Since these properties are closer to the sanitary sewer line, they are likely to be rezoned and developed at a higher density. This project will provide the transition and buffer between the lower density properties to the north and the likely higher density properties to the south.

Currently the Single-family (R-1) zoning district is not consistent with the underlying comprehensive plan designation of the property. One of the implementing zoning districts of the Mixed Use Residential Designation is Multi-family Residential (R-3), which is needed to process the Class 3 Review application for this project. This zoning district meets the intent of the comprehensive plan designation by establishing a zoning district within a comprehensive plan designation that is consistent with one another. For the reasons above, this project is in compliance with the Yakima Urban Area Comprehensive Plan.

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 the and around the subject property?

The site is served with all public facilities necessary to support the proposed project and other uses provided in the proposed zoning district. Specifically, the site is served by a collector arterial, public water, public transit, electricity, telephone and police and fire protection. The site is not served with sanitary sewer. The lack of sewer limits the development potential of the property. However, the proposed project can be accommodated without the need for sanitary sewer.

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

The existing public facility lacking at this site is sanitary sewer. Other than that, the site is served by all necessary infrastructure to support the most intensive uses of the requested zoning district. To mitigate this lack of sanitary sewer, the proponent is proposing a land use that does not need sanitary sewer. The proposed land use is a Class 3 Use in the zoning district and requires the highest level of review. This review will determine the mitigation necessary to place this project in this new zoning district.

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PLANNING DIV.**

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

The proposed zone change is compatible with neighboring uses because it proposes a specific land use as part of the application. A non-project rezone would have a much larger impact on the existing neighboring uses because the residents would not know what to expect. In this instance, the project is being disclosed along with the rezone request with the Class 3 Review application and site plan. This ensures compatibility between the uses in the neighborhood regardless of the zoning district.

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

The land use proposal, residential storage facility, has been designed as a "fortress" to keep all adverse aspects of the project from leaving the site on the east, north and west. This "fortress" design helps prevent adverse impacts of aesthetics and noise generated from the loading and unloading of storage items inside the facility from affecting adjoining neighbors by using the buildings as buffers between the internal use of the facility and the exterior use of residential living. Additionally, the proponent has proposed limited hours to access the site, aesthetically pleasing fencing and landscaping, motion sensor security lighting, no permanent employees, no signage, an on-line payment system, on-line rental system, low height buildings and no outdoor storage areas.

Together, all the above measures have been proposed to mitigate any adverse impacts of this project on the surrounding neighborhood to maintain compatibility between the existing and proposed land uses.

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

The public need for the change is two-fold. First, the proponent has studied the residential storage facility business and determined there is a need in the West Valley Area for additional storage facilities. This project will help alleviate that need and provide the community with the storage service that is lacking. Second, this proposal brings the zoning district and comprehensive plan designation into compliance with one another. This consistency brings the property into compliance with local zoning/comprehensive plans, which benefits the public by implementing the desires of the public as a whole through comprehensive plan goals and policies.

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

PART II – LAND USE DESIGNATION

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

Residential Mini-Storage (*)

PART III - ATTACHMENTS INFORMATION

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

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

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

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

Use a separate sheet of paper, if necessary.

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

SEE ATTACHED WRITTEN NARRATIVE FOR ANSWERS TO ALL QUESTIONS ON THIS APPLICATION.

B. How is the proposal compatible to neighboring properties?

C. What mitigation measures are proposed to promote compatibility?

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

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

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

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

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CITY OF YAKIMA
PLANNING DIV.

WRITTEN NARRATIVE

(Class 3 Review)

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

The proposal is to construct a 31,810 square foot residential storage facility at 408 South 88th Avenue between Tieton Drive and Summitview Avenue. The site is 1.78 acres in size and currently vacant. As proposed, the project will be completed in a single phase consisting of 5 separate buildings. A total of 200 storage units will be created through this proposal. Access to the site will be by a private driveway from South 88th Avenue through a gated entry (slide-gate) with a key pad entry system. The interior roadways are proposed to be hard-surfaced. The hours of operation will be 6 am to 9 pm seven days a week. Three public parking spaces are proposed at the entrance of the facility to provide client and maintenance personnel a place to park. The parking spaces will be constructed with "pavers" to reduce the amount of impervious surface in the facility.

The buildings are proposed to be constructed of steel and will be light gray in color with dark gray doors. The buildings will vary in their square footage and height. However, the tallest height of any residential storage structure proposed will not exceed 12 feet in height. The residential storage facility has been designed in what is known as a "fortress" design. This means that the backs of many of the buildings will back-up to the property line on which they are constructed. In this instance, the fortress design is used on the east, north and west sides of the property. This design keeps the adverse impacts of aesthetics and noise within the interior of the complex. The southern end of the complex will not have this design, as it will be the main driveway into and out of the complex. However, no unit openings are proposed along the southern end of the complex and most of the units will be setback at least 30 feet from the southern property line. The only exception to this is the most westerly unit which will be setback approximately 12 feet from the southern property line.

The exterior buildings (east, north and west) will have shed roofs which will permit drainage to be collected between them and their respective property lines. The area between the backs of the buildings and the property lines will be constructed as drainage swales and covered with a light coat of gravel to prevent dust and mud from occurring. Thus, some of the site drainage will be retained on-site, between the back of the units and the perimeter fence. The interior buildings will have pitched roofs and drainage from roofs and driveways is to be directed to on-site drainage facilities located either under the hard-surfaced driveways (injection wells) or to an above ground swales located near the northwest corner of the property and along the south property line, or both. In short, if the project is approved, the proponent will have a drainage study performed by a licensed engineer to ensure that all drainage generated by the project remains on-site.

The site will be completely fenced. Fencing along the north, west and south is proposed to be black chain-link fence with plastic privacy slats. Fencing along the east is proposed to be decorative wrought-iron. The wrought-iron fence is proposed to be 4 feet east of the most

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easterly building. This will provide an area that is 16-feet in width for additional landscaping. The area is proposed to be planted with arborvitae adjacent to the wrought-iron fence and the area between the arborvitae and the edge of the right-of-way for South 88th Avenue will be river rock with Alaskan Cedars planted on 20 foot centers (about 10 trees). Landscaping is proposed to be maintained at least once a week, more if needed.

There will be no permanent on-site employees but an off-site manager will be available to answer telephone questions and show available units. The owner of the facility currently lives nearby and can help out with these duties as well. There is no sign currently proposed for this project. All storage will be inside the individual units and no outdoor storage is proposal. This will be a Web-based Secure Storage Facility with customers checking in and out using Secure Enhanced Web-site technology. The web-site will accept monthly rental payments and show unit availability. This will reduce the number of vehicle trips to and from the site, as there will be need to visit the site, except to show units to prospective renters.

An on-site camera system will be installed for security purposes. Night-time security lighting will also be provided. Low-impact, Wall-pac type lighting will be used to prevent light and glare from leaving the site. The proponent anticipates using small on-site solar panels to energize the security lighting. Security lighting is also proposed to be on motion sensors to prevent an abundance of light and glare from leaving the site. Thus, night-time security lighting will only occur, if movement occurs. The only exception to the security lighting above will be near the entrance to the facility. The proponent believes that permanent lighting is necessary because this is the entrance to the facility. Lighting at the entrance will be located within the gated portion of the facility but will not be on a motion sensor, to provide a constant illumination of the entrance area during night-time hours. Domestic water for the site will be provided by the Nob Hill Water Company. No sewer is proposed for the facility.

B. How is the proposal compatible to neighboring properties?

The proposal is compatible to neighboring properties because it has been designed as an internal compound "fortress" on three sides. The fourth side (south) provides distance separation between land uses. The concept is to have the storage buildings act as barriers to adverse aesthetic and noise impacts along the east, north and west sides and provide substantial distance between the residence to the south and the project on the fourth side (south). The distance barrier is provided by constructing the project as far north on the property as possible, yet still have a viable project.

The front of the proposal, along South 88th Avenue has been designed to have the least amount of impact on neighboring properties to the east. The installation of a decorative fence, arborvitae and 16 feet of river rock and trees on 20-foot centers should ensure compatibility for those living easterly beyond South 88th Avenue.

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C. What mitigation measures are proposed to promote compatibility?

The proposal has been designed as a "fortress" to keep all adverse aspects of the project from leaving the site on the east, north and west. This "fortress" design helps prevent adverse impacts of aesthetics and noise generated from the loading and unloading of storage items inside the facility from affecting adjoining neighbors by using the buildings as buffers between the internal use of the facility and the exterior use of residential living. Additionally, the proponent has proposed limited hours to access the site, aesthetically pleasing fencing and landscaping, motion sensor security lighting, no permanent employees, no signage, an on-line payment system, on-line rental system, low height buildings and no outdoor storage areas.

Together, all the above measures have been proposed to mitigate any adverse impacts of this project on the surrounding neighborhood to maintain compatibility between the existing and proposed land uses.

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

As part of this Class 3 Review, the proponent is also applying for a Minor Rezone to Multi-family Residential. This rezone is available to the proponent because the underlying Comprehensive Plan Future Land Use Designation is designated Mixed Residential. Mixed Residential permits a property owner to apply for a rezone to Multi-family Residential, which allows residential facilities to be proposed at this site. Based on this, the answer to this question is based on the premises that the property is zoned Multi-family Residential.

This proposal is consistent with the current zoning of the property because it provides an opportunity to provide a necessary service to neighboring properties in a mixed residential neighborhood. The general area consists mostly of single-family residences with scattered duplexes throughout the area. This type of existing development meets the intent of the Mixed Residential Comprehensive Plan Designation and the Multi-family Residential Zoning District. The proposed project meets the intent of the zoning district and is consistent with the zoning of the property because the land use meets all the development standards in the zoning ordinance. No variances or adjustment of development standards are being proposed. The project meets or exceeds all property line setbacks, building height requirements, parking standards, sitescreening standards, sign standards and lot coverage standards. A project that meets the required development standards is usually consistent with the zoning of the property.

This proposal provides a service need in the district that will serve the needs of the community as anticipated by the zoning district. This proposal also has a high level of visibility and easy access to a collector arterial (South 88th Avenue). Additionally, this proposal provides a service that is heavily dependent on vehicle access, discourages strip commercial development and is an infill project.

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

The proposal is consistent with the uses and zoning of neighboring properties because this is a classic mixed-use neighborhood. The general area consists of older single-family residences, newer family residences, duplexes, a public school, vacant ground and even a mobile home park to the east, north of Tieton Drive.

The proposed residential storage facility use is more consistent with the surrounding existing uses and zoning than a multi-family residential project because the proposed use is low-impact. It will generate less vehicle trips, will not increase school enrollment, will occupy a vacant parcel of property and will provide a necessary service to surrounding neighborhoods. Although the use is a Class 3 Use, it is more consistent with "this" neighborhood than other uses that could occur on the property. For these reasons, the proponent believes the proposal is consistent with existing land uses and zoning of the neighboring properties.

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

Currently, the site is a vacant lot that previously housed a fruit packing facility. The fruit packing facility was destroyed in a fire. Because the lot is vacant, illegal dumping has occurred and is an irritant to the surrounding neighbors. The proponent has indicated that he has made contact with some of the surrounding neighbors and they have stated that their preference was that something be constructed on the property to stop this nuisance from occurring. Stopping this illegal dumping from occurring within this neighborhood, alone, is a benefit to the community as a whole. Additionally, this project will convert a vacant lot into a higher property tax producing parcel of property and add needed revenue to the tax rolls.

The proponent further believes this proposal is in the best interest of the community because it provides a new residential storage facility in the West Valley area. The proponent has studied the vacancy rate of residential storage facilities in West Valley and found the vacancy rate to be very low. Needless to say, existing individual residential storage units that become available in the area are quickly rented. This project proposes several different sized units which will provide a variety of unit sizes to meet the market demand. This project is in the best interest of the community because it provides a needed service in an area where a demonstrated demand for the service has been proven. This project has been designed in a fashion that promotes compatibility with the surrounding neighborhood by promoting the concept of an internal compound to prevent adverse aspects of this project from leaving the site. This project is an infill project and will provide a service in the immediate West Valley Area. For all the above reasons, the proponent believes this project is in the best interest of the community.

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LAND USE No: 181

Mini-Warehouses

ADT: 2.5/1,000 SF, 80

Pm Peak Hr: 0.26/1,000 SF; 8

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CITY OF YAKIMA
PLANNING DIV.

City of Yakima, Washington TRANSPORTATION CAPACITY ANALYSIS

The Washington State Growth Management Act (RCW 36.70A.70) requires all new development to be consistent with the existing or planned street system capacities. The City of Yakima adopted YMC Ch. 12.08 to implement this local requirement. The information you provide with this application will be used to estimate the impact of your development upon the PM Peak Hour traffic on the City of Yakima arterial streets.

APPLICATION INFORMATION

FEE: \$250 (Receipt # _____)

Applicant Name: Hordan Planning ServicesProject Address: 408 S 88th AveContact Person: Bill HordanYakima, WA 98908Mailing Address: 410 N 2nd StYakima, WA 98902Parcel No(s): 181319-34010509-249-1919

RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Housing Type* _____ (Single-Family, Apartments, etc)	Describe Use* <u>Res. Mini Stor</u>	Describe Use* _____
Special Population* _____ (Nursing Homes, etc)	Gross Floor Area <u>31,810 sq</u>	Gross Floor Area _____
Other* _____ (Group Home, Daycare, Church, etc)	Parking Spaces ³ _____ (Required/Provided)	Parking Spaces _____ (Required/Provided)
Number of Units _____	Number of Employees <u>1/PT</u>	Number of Employees _____

*Uses must match up with YMC Ch. 15.04, Table 4-1

Project Description: SEE WRITTEN NARRATIVE - ATTACHED HERETO.

Submit this form with a site plan, the application fee, and any attachments to the City of Yakima, Permit Center, Yakima City Hall, 129 N. 2nd Street, Yakima, WA 98901. You will receive a Notice of Decision explaining the Findings of the resulting analysis. Please review the Decision when it is sent to you, as you only have 14 days to file a Request for Reconsideration or an Appeal.

Questions? Contact the City of Yakima, Planning Division, 129 N. 2nd Street, Yakima, WA 98901 - (509) 575-6183

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**CITY OF YAKIMA
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WRITTEN NARRATIVE

The project is to construct a residential storage facility on approximately 1.78 acres. The project will consist of approximately 200 units. The hours of operation will be 6am to 9pm, 24/7. One part-time employee is expected on a daily basis to inspect, open and close the facility. Approximately 5-10 daily vehicle trips are expected once the project is complete.

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PLAT PLAN CHECKLIST & INSTRUCTIONS

In Order For Application To Be Determined Complete, A Plat Plan Must Be Completed And Returned.

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

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

- 1) **Use Ink:** Use blue or black permanent ink. It may be helpful to draft the plat plan in pencil then trace over in ink. Ink is necessary for adequate duplication.
- 2) **Use A Straight Edge:** All lines must be straight and done with the aid of a ruler or other straight edge. Use a compass when delineating circular drawings such as cul-de-sacs. Computer drafted plat plans are acceptable and preferred.
- 3) **Draw To Scale:** Plat plans shall be drawn to scale. The plat plan template has a suggested map scale of one inch equaling twenty feet (1"=20'). Distances on the map must be as representative of reality as possible. For example, if the distance from a structure to a property line is 20 feet, the distance on the plat plan will be 1 inch.
- 4) **Use Plat Plan Checklist:** Use the plat plan checklist and provide all applicable information on the plat plan.
- 5) **Fill In The Following Information On A Plat Plan:**

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

Check all boxes as: ☒ Included or ☐ - Not Applicable

<input checked="" type="checkbox"/>	The plat plan shall be legibly drawn in ink on paper of sufficient size to contain the required information, but not less than 8.5" X 11" for Class (1) projects and 11" X 17" for Class (2) and Class (3) projects.
<input checked="" type="checkbox"/>	All plat plans shall be drawn to a standard engineering scale and indicated on the plat plan. The scale selected shall best fit the paper. Planning staff recommends 1"=20'.
<input checked="" type="checkbox"/>	Site address, parcel number(s) and zoning designation of subject property.
<input checked="" type="checkbox"/>	Property and lot boundaries and dimensions.
<input checked="" type="checkbox"/>	Names and dimensions of all existing streets bounding the site.
<input checked="" type="checkbox"/>	Structure setbacks.
<input checked="" type="checkbox"/>	North Arrow.
<input checked="" type="checkbox"/>	Location and size of required site drainage facilities including on-site retention.
<input type="checkbox"/>	Location and size of existing or proposed public sidewalks that are within 200-feet of the subject property.
<input checked="" type="checkbox"/>	Location and size of existing and proposed side sewer and water service lines.
<input type="checkbox"/>	Location and size of any easements.
<input checked="" type="checkbox"/>	Name, address, phone number, and signature of the owner or person responsible for the property.
<input type="checkbox"/>	Location and size of proposed or existing signs.
<input checked="" type="checkbox"/>	Location and size of all parking spaces shown on the plat plan.
<input checked="" type="checkbox"/>	Location and dimensions of proposed or existing driveway approaches.
<input checked="" type="checkbox"/>	Vision clearance triangles at street intersections and where driveways and curb cuts intersect with streets.
<input type="checkbox"/>	Proposed improvements located within the public right-of-way.
<input checked="" type="checkbox"/>	Location and type of existing and proposed landscaping including landscaping within the public right-of-way.
<input type="checkbox"/>	Adjacent land uses and zoning designations.
<input checked="" type="checkbox"/>	Location, type, and description of required sitescreening.
<input type="checkbox"/>	Dimensions, location and use of proposed and existing structures including loading docks.
<input checked="" type="checkbox"/>	Lot coverage with calculations shown on plat plan.

Note: Planning Division or reviewing official may require additional information to clarify the proposal, assess its impacts, or determine compliance with the YMC and other laws and regulations.

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**CITY OF YAKIMA
PLANNING DIV.**



COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

Receipt Number: CR-17-006187

129 N 2nd St. (2nd floor)
Yakima, WA 98901
(509) 575-6183 / www.buildingyakima.com /

Payer/Payee: BUCHANAN, GAIL
313 MOUNTAIN SHADOWS PL
YAKIMA WA 98908

Cashier: ANALILIA MARTINEZ
Payment Type: CHECK (5766)

Date: 09/28/2017

CL3#009-17 PLANNING - CLASS 3 REVIEW 408 S 88TH AVE

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Class 3 Review	\$1,635.00	\$1,635.00	\$0.00
CL3#009-17 TOTALS:	\$1,635.00	\$1,635.00	\$0.00

SEPA#028-17 PLANNING - SEPA ENVIRONMENTAL REVIEW 408 S 88TH AVE

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
SEPA Environmental Review	\$265.00	\$265.00	\$0.00
SEPA#028-17 TOTALS:	\$265.00	\$265.00	\$0.00

TCO#017-17 PLANNING - TRAFFIC CONCURRENCY REVIEW 408 S 88TH AVE

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Traffic Concurrency Review	\$250.00	\$250.00	\$0.00
TCO#017-17 TOTALS:	\$250.00	\$250.00	\$0.00

TOTAL PAID: \$2,150.00

Transaction Summary		
Trans Code	BARS #	Amount Due
001 8952217	001.8952217	\$265.00
001 8954503	001.8954503	\$1,635.00
141 8954506	141.8954506	\$250.00
		\$2,150.00

GAIL BUCHANAN
RZ#003-17, CL3#009-17 & SEPA#028-17

EXHIBIT LIST

CHAPTER G

Public Comments

[illegible]

Maxey, Lisa

From: Claar Tee, Sonya
Sent: Wednesday, January 17, 2018 10:53 AM
To: Calhoun, Joseph; Maxey, Lisa; Watkins, Sara
Cc: Price, Cally
Subject: FW: Buchanan rezone, dust control

Follow Up Flag: Follow up
Flag Status: Flagged

From: john manfredi [mailto:jcmanfredi@outlook.com]
Sent: Wednesday, January 17, 2018 10:52 AM
To: City Council <City.Council@YAKIMAWA.GOV>; Martin, Trevor <Trevor.Martin@YAKIMAWA.GOV>; Claar Tee, Sonya <Sonya.ClaarTee@yakimawa.gov>
Cc: steve stokke <sls3209@msn.com>
Subject: Buchanan rezone, dust control

Dear Council,

As this project proceeds we ask that special attention be given to dust control during construction.

We gave written comments during the review process for this project, but forgot to mention dust control, and wish to do so now.

The hearing examiners report V. Environmental Review recommended attention be given to possibility of lead and arsenic soil contamination.

A few years ago the state spent over \$1,000,000 replacing contaminated topsoil at Apple Valley Elementary school. So soil contamination is a serious matter. The state and contractor did an excellent job with dust control on the school job. Similarly Evans & Sons have done an excellent job controlling dust from their large subdivision development at Summitview and 90th Avenue. Both the school and subdivision jobs had water trucks onsite during all construction work, and they watered the areas every day. On the other hand we have often seen contractors do no dust control, allowing heavy dust to blow through downwind neighborhoods. West Valley gets some fierce winds, spring and summer. The Buchanan project is surrounded by neighborhoods. From a nuisance and possible health hazard standpoint, would the Council please instruct your permits staff to give special attention to dust control as part of their building permit(s) for this project. We realize that Yakima Clean Air is the responsible agency for air pollution, but the City permit could also make special mention of dust control.

We would like to note that City planning and engineering staff have done a good job, responding to our comments during the Hearings process.

Thank you for allowing our additional comments for your Feb 6, 2018 Council hearing.

Sincerely, John and Candace Manfredi

Sent from Mail for Windows 10

Martin, Trevor

From: Don Poston <postarch@charter.net>
Sent: Monday, November 13, 2017 7:30 AM
To: Martin, Trevor
Cc: Jimmy Buchanan
Subject: RZ #003-17 White Summit Properties - Self-Storage at 408 S 88th Ave

RZ #003-17

Good morning Trevor,

As the property owner at 412 S 88th Avenue which is one parcel to the South of the subject project, I would like to support the proposed self-storage facility. This proposed infill project of 200 storage units would be complimentary to the existing area as a support service to the many residences in the area. A good example of this type project is on 96th which is much larger in size but similar in servicing the same type area as the proposed project. It is my opinion that diverse land use at this level in a residential area helps both accommodate the needed density that communities now required but also strengthens the fabric that makes a healthy neighborhood.

Again, I would like to support this project and encourage the City of Yakima to do the same.

Thank you,

Don Poston
Night Owl Development, llc
Poston Architects, Inc.
T: 509. 961. 7404
E: postarch@charter.net

Maxey, Lisa

From: john manfredi <jcmanfredi@outlook.com>
Sent: Monday, November 13, 2017 12:14 PM
To: Ask Planning
Subject: Horton Planning Services, CL3#009-17, RZ#003-17 & SEPA#028-17

Joan Davenport, AICP, Community Development Director
City of Yakima, Dept of Community Development
1269 North 2nd Street, Yakima, WA 98901

Ms Davenport,

Reference: Horton Planning Services, CL3#009-17, RZ#003-17 & SEPA#028-17

We have the following comments for your consideration.

1. **Traffic, pedestrian safety, and no street lights along this part of 88th Avenue** are a longstanding neighborhood concern. The applicant will increase traffic as compared to the present vacant field, but proposes no changes or improvements to 88th roadway or sidewalk. It would seem reasonable that any development that adds traffic to 88th should bring the roadway, sidewalk and street lighting along their frontage up to current city standards. We know that other developers in this area were required to improve roadways in their vicinity. The improvements should fit with future improvements for the entire length of 88th between Summitview and Tieton.
2. **Storm runoff drainage and fire drainage along this part of 88th Avenue** are a longstanding problem. The section of 88th Avenue immediately NE of this property is low and traps natural runoff. During the warehouse fire on the property, which is mentioned in the applicants narrative, runoff from firefighting water flooded the low area of 88th Avenue. The firewater then ran east, across residential properties, into the Woodwinds Subdivision, completely flooding the drywell on 87th Avenue, parts of 87th Avenue and residential property on 87th Avenue. In reviewing this application the City should consider the present drainage problem along 88th Avenue, and future drainage solutions for 88th Avenue. It is presently possible that the NE corner of the proposed development property be reserved for a future drywell, for 88th drainage. If storage units are built on this corner this possibility will be lost.

It is interesting that the applicant offers to use pavers for a very small parking area, perhaps to stay below an 80% loophole? The applicant offers injection wells; hopefully this does not mean electric pumps as the drainage system should be passive. The applicant proposes above ground drainage swails along the south side of the property, which is the high side of the property. He also proposes swails in the NW corner, a natural low area, which makes sense. The applicant has no swail in the NE corner which is also naturally low and as mentioned above would be a logical area to reserve for a future drywell for 88th Avenue. Other subdivisions in this area and Apple Valley School have all installed very large drywells for their runoff. For several years before Apple Valley School installed drywells (i.e. before 2012) the school district actually plowed, loaded and hauled snow from their parking lot. This was to prevent their melting snow / rain from flooding 88th and nearby streets. The applicant does not

address snow removal from their interior roadways. Combined snowmelt and rain should be considered, in combination, in the applicants drainage study.

Thank you for considering our comments. We would like to be notified of changes in the proposed application, and of the Hearing Examiner's Decision, by email or USPS.

John and Candace Manfredi

jcm Manfredi@outlook.com

8615 Woodwinds Way, Yakima, WA 98908

Sent from [Mail](#) for Windows 10

Martin, Trevor

From: Burk Morgan <bmorgan@splashexpress.us>
Sent: Wednesday, November 08, 2017 11:55 AM
To: Martin, Trevor
Subject: 408 S. 88th Ave., Yakima, WA 98908 RZ#003-17

Mr. Martin,

As a resident and property owner local to the subject property, please accept this as a show of support in moving forward with the proposed development of an indoor storage facility.

Please contact me with any questions. Thank you for your attention to this matter.

Home Address: 105 N. 91st Ave.
Yakima, WA 98908

Burk Morgan

Splash Express Auto Services LLC
1201 Market Street
Union Gap, Washington 98903
(509) 952-7150 – Office
(509) 961-0996 – Cell
E-Mail: bmorgan@splashexpress.us



Martin, Trevor

From: Carl Neuman <carlneuman@q.com>
Sent: Tuesday, November 07, 2017 8:55 PM
To: Martin, Trevor
Subject: RZ#003-17 - Neighborhood comment

Thank you for the opportunity to provide comment about the proposed storage development at 408 S. 88th Avenue, RZ#003-17.

The proposed storage facility by White Summit Properties has my full support. I live just several blocks from the site and drive along 88th Avenue daily.

- ☐ This project will improve the area, while offering a needed service to our growing West Valley neighborhood.
- ☐ As the area has grown, much of the development has included zero lot-line properties and other medium density projects.
 - ☐ The residents of these developments desire local storage with modern amenities.
- ☐ Managed storage is an appropriate use for this former commercial site.
- ☐ The planned project is an ideal neighbor to Apple Valley Elementary School, and will remain stable for the long term.

For the reasons above, I believe this proposal should be approved.

Sincerely,
Carl Neuman
603 S. 92nd Avenue,
Yakima, WA 98908

Martin, Trevor

From: Kara Hanses Tefft <karahanses@hotmail.com>
Sent: Tuesday, November 07, 2017 8:52 PM
To: Martin, Trevor
Subject: Project on 88th Avenue

Hi Mr. Martin,

I am just writing in support of the project at 408 S 88th Avenue. I own the home directly behind it at 403 S. 90th Avenue. RZ#003-17

Thank you for your time. If you need anything further I can be reached at the number below.

Kara Hanses -Tefft
509-969-7740

Maxey, Lisa

From: Tammi Beam <trombone_13@hotmail.com>
Sent: Saturday, November 04, 2017 12:36 PM
To: Ask Planning
Subject: RZ#003-17 & CL3#009-17

My name is Tammi Beam and I am writing you on behalf of the building proposal on 408 S. 88th Avenue. I am completely against this proposal.

We live behind Mr. Buchanan's property at 407 S. 90th Ave. We do want a storage facility built right behind our property that strangers will be accessing and literally be right behind our fence. Our neighborhood is a nice quiet neighborhood and if there are storage units built this will allow people to access their unit at any time of the day. This will cause disturbances at night time and for all of the dogs in our neighborhood to bark.

Last year we had an incident where someone had to cross over Mr. Buchanan's property to climb over our 6 foot fence, and with a crowbar they attempted to break through our sliding glass door by breaking the seal around the glass. If it wasn't for our security system and our 4 dogs, they might have broken in. After this incident, we made inserts for all of our windows and doors for extra protection. Living in a nice neighborhood and having to do this is ridiculous already however if a storage area is built, and I have strange people right behind my backyard, it will make me, my husband, and all of my neighbors very uncomfortable and upset.

Also with an elementary school right down the street from the proposed location, it isn't a good idea to build a facility that will bring strangers to our neighborhood. The kids are outside a lot and the only two things that protect them a little when they are outside is a couple of adults and a chain link fence.

I am asking for you to please think about all of the people this proposal will be effecting in a negative manner. I would very surprised if anyone besides the property owner is in favor of this. Storage areas need to be near businesses, not houses! There aren't many safe neighborhoods left in Yakima. We are still one of them and this could change our status.

Thank you for reading my concerns and for your time.

Tammi and William Beam
407 S. 90th Ave.

Sent from my iPhone

Maxey, Lisa

From: Cindy Blonde <cinblonde@gmail.com>
Sent: Thursday, October 26, 2017 10:41 AM
To: Ask Planning
Subject: RZ#003-17 & CL3#009-17

Good morning,

We are writing to you in response to the file numbers above.

We feel that having a secure storage unit along side our property on the south and in the area, will be much better than additional housing, or habitat housing. The storage property will add security to the area as there will be security cameras mounted. It will be nice to have a very nice unit there.

Thank you, Jim and Cindy Blonde

210 S. 88th ave

Yakima WA 98908

Maxey, Lisa

From: jakeltate <jakeltate@charter.net>
Sent: Thursday, October 26, 2017 9:57 AM
To: Ask Planning
Subject: RZ#003-17 & CL3#009-17, Proposal to change the zoning of a 1.78 acre parcel at 408 South 88th Avenue

Dear Sir or Madam:

My name is Jacob L. Tate. I live at 406 South 90th Avenue, Yakima, WA 98908. My phone number is 509-965-3186. I am a retired school teacher.

This is the second time in the almost 11 years since my home was built and I have lived in it that the above referenced parcel of land has been subject to a proposal to rezone from single-family residential to multi-family residential and commercial.

I was against the proposal the first time and I am against it now. My reasons have not changed and are still valid.

First, an inordinate amount of traffic is carried by 88th Avenue between Summitview and Tieton Drive (both major routes east and west) since 88th is, along with 96th avenue, the only easily accessed direct connection from Summitview to Tieton Drive located between 72nd Avenue and Pear Avenue. The old orchard land between 88th and 96th in the area between Summitview and Tieton Drive is now completely filled in with housing and a surprisingly large amount of residential traffic in and out of the housing district located there must use these two access streets. 88th is the closest to the business district of Yakima and catches much of the traffic in the morning and evening, in and out of the housing area.

Adding more multi-family housing and a commercial business on 88th couldn't help but contribute to an already difficult traffic congestion problem at certain times of the day on that street.

Second, Apple Valley Grade School is located midway between Tieton Drive and Summitview on 88th Avenue. There is still no sidewalk—on either side of the street--along that section of 88th for the children of Apple Valley and their parents to use getting to and from school. Adding more traffic on 88th would clearly present an increased risk to an already dangerous situation for the school. Come and look at the backed-up traffic near the school during drop-off and pick-up times for the school. Please don't make this extremely dangerous problem worse by adding more traffic along 88th!

Third, Apple Valley Grade School is already overcrowded. There are several portable classroom structures there already to handle the overflow of students and there simply is no way, without major remodeling and upgrading, that the school can handle any more students. Multi-family residences would greatly increase the number of kids having to go to Apple Valley as multiple—family housing units tend to attract young families with kids. Allowing this rezoning would seriously negatively impact the school. A levy meant to replace the school with one that could handle the growing needs recently failed. Please don't burden the school with more students without addressing the housing crisis there first!

Fourth, Apple Valley Grade School is part of the West Valley School District but is surrounded by housing that is part of the incorporated area of Yakima. This means that the West Valley District must supply services to kids that technically don't live in their district. West Valley School District is already struggling to provide the necessary services to its students and hitting them with an increase in students without any increase in property-tax revenue is a negative double-whammy. Please don't hurt the educational opportunities for Apple Valley's students this way.

I would be happy to discuss my objections with you, if you wish.

Thank you for your time and consideration of my objections to the proposal.

Respectfully Yours,

Jacob L. Tate

GAIL BUCHANAN
RZ#003-17, CL3#009-17 & SEPA#028-17

EXHIBIT LIST

CHAPTER H
Notices

DOC INDEX #	DOCUMENT	DATE
H-1	Notice of Complete Application	10/19/2017
H-2	Land Use Action Installation Certificate	10/22/2017
H-3	Notice of Application, Environmental Review & Public Hearing H-3a: Legal Notice H-3b: Postcard Notice H-3c: Press Release and Distribution E- mail H-3d: Parties and Agencies Notified H-3e: Affidavit of Mailing	10/23/2017
H-4	Notice of Determination of Non-Significance H-4a: Parties and Agencies Notified H-4b: Affidavit of Mailing	11/14/2017
H-5	HE Agenda and Packet Distribution List	12/07/2017
H-6	HE Agenda & Sign-In Sheet	12/14/2017
H-7	Notice of Hearing Examiner's Recommendation & Decision (See DOC INDEX#AA-1 for H.E. Recommendation) H-7a: Parties and Agencies Notified H-7b: Affidavit of Mailing	01/03/2018
H-8	Agenda Statement: Set Date of City Council Public Hearing	01/16/2018
H-9	Letter of Transmittal to City Clerk: City Council Hearing (mailing labels, site plan, and vicinity map)	01/17/2018
H-10	City Council Public Hearing Notice	01/19/2018



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

**CITY OF YAKIMA
NOTICE OF CLOSED RECORD PUBLIC HEARING
Rezone of Property at 408 S. 88th Ave**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Closed Record Public Hearing to consider the Hearing Examiner's recommendation on the application submitted by Gail Buchanan to rezone 408 S. 88th Avenue from Single-Family Residential (R-1) to Multi-Family Residential (R-3) for the construction of an indoor residential storage facility.

Said closed record public hearing will be held **Tuesday, February 6, 2018 at 6:30 p.m.**, or soon thereafter, in the Council Chambers at City Hall located at 129 North 2nd Street, Yakima, WA.

Closed Record Hearing means the public is invited to testify on the existing Hearing Examiner's records but will not be allowed to introduce any new information.

Any citizen wishing to comment on this request is welcome to attend the closed record public hearing or contact the City Council in the following manner:

- 1) Send a letter via regular mail to "Yakima City Council, 129 N. 2nd Street, Yakima, WA 98901"; or,
- 2) E-mail your comments to citycouncil@yakimawa.gov. Include in the e-mail subject line, "*Buchanan rezone.*" Please also include your name and mailing address.

Dated this 17th day of January 2018.

Sonya Claar Tee, CMC
City Clerk

Mailed: January 19, 2018

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PARCEL NUMBER: 181313-0001
405 S 68TH AVE S.W.
YAKIMA, WA

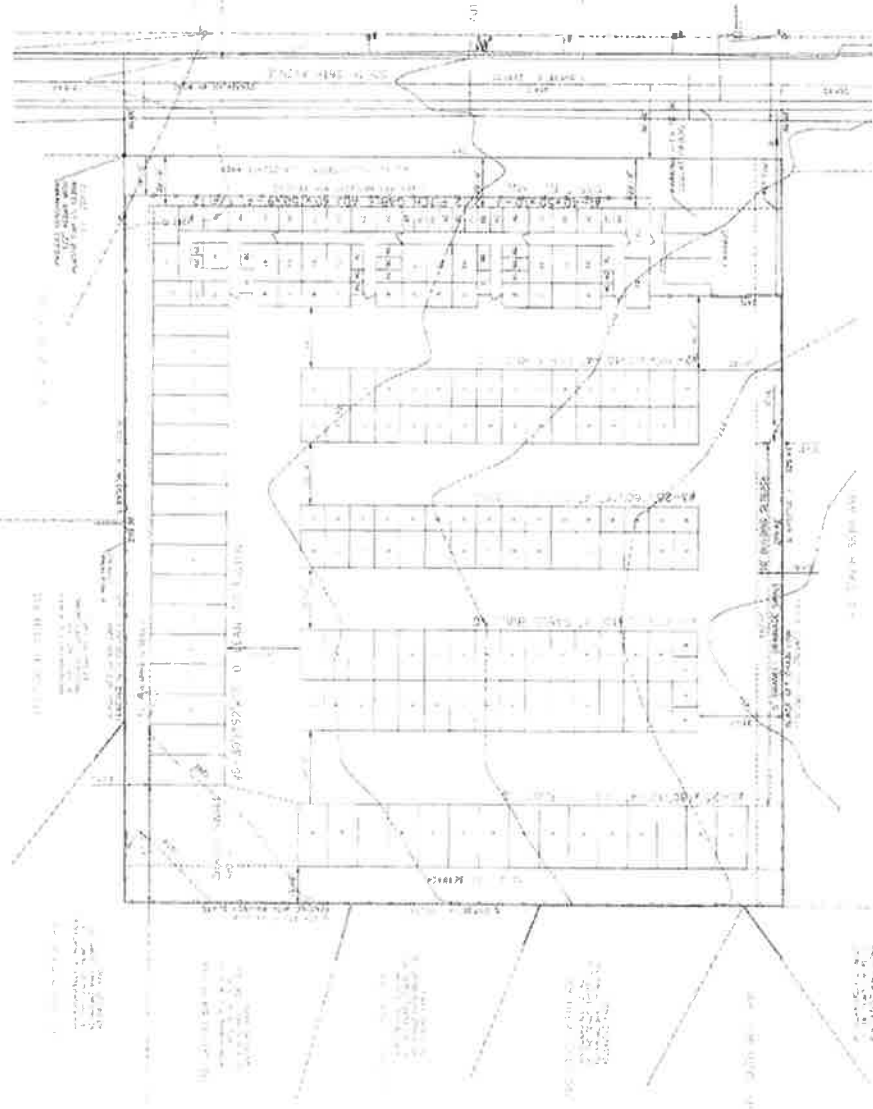


Table with 10 columns and 10 rows. The columns are labeled: LOT, AREA, PERCENT, TOTAL, etc. The rows contain numerical data for each lot.

LOT	AREA	PERCENT	TOTAL
1
2
3
4
5
6
7
8
9
10

TOTAL IMPROVEMENTS SURFACES 41,652.4
TOTAL LOT SIZE 77,537.4
TOTAL LOT COVERAGE (PERCENT) 79.57%

RECEIVED

SEP 28 2017

CITY OF YAKIMA
PLS. DIV

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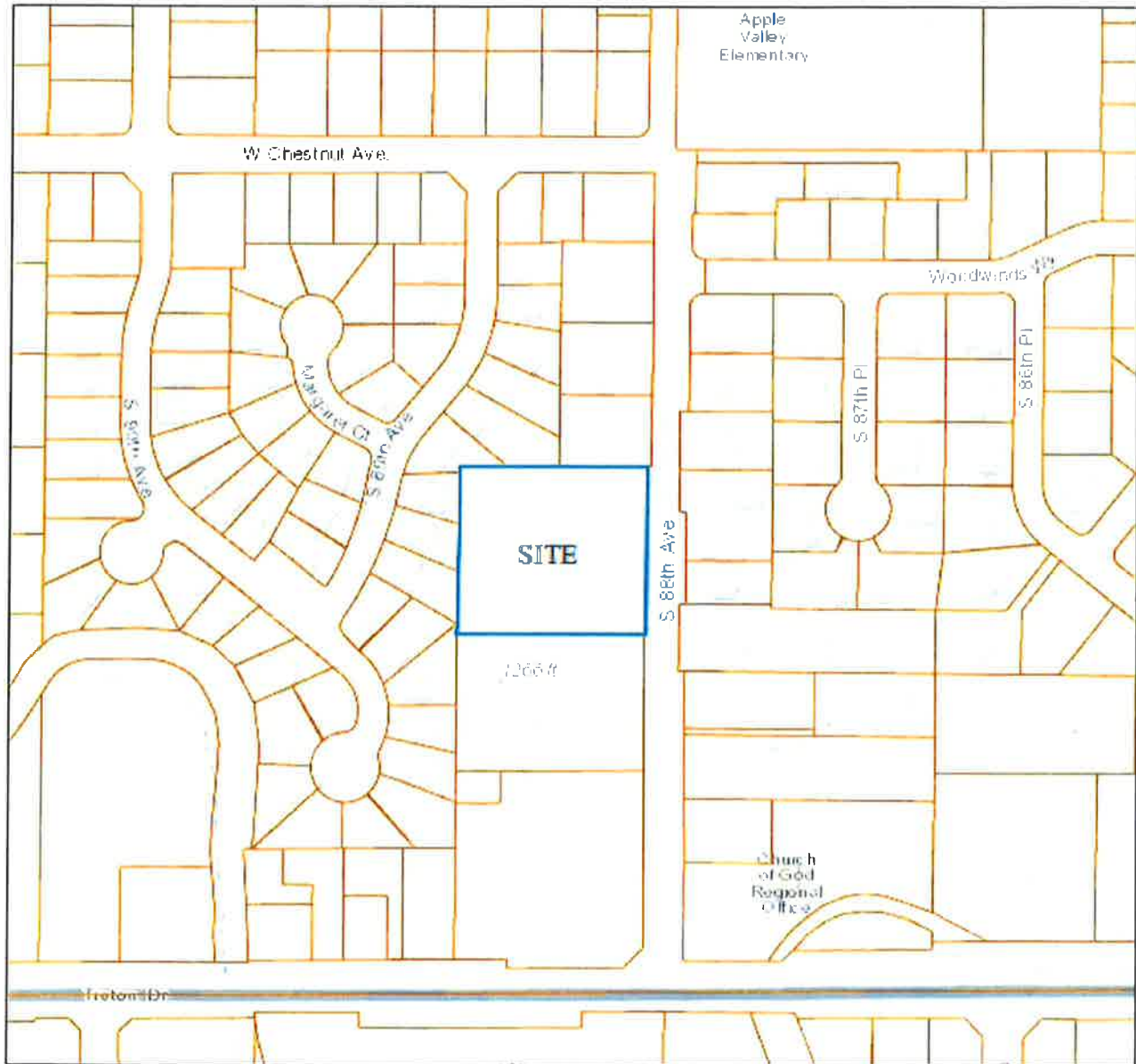
VICINITY MAP



File Number: RZ#003-17, CL3#009-17, & SEPA#028-17

Project Name: GAIL BUCHANAN

Site Address: 408 S 88TH AVE



Proposal: Proposal to change the zoning of a 1.78 acre parcel from Single-Family Residential (R-1) to Multifamily Residential (R-3), and proposal to construct a 31,810 sq ft indoor residential storage facility.

Contact the City of Yakima Planning Division at (509) 575-6183

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: 1/16/2018



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CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL


I, Lisa Maxey, as an employee of the City of Yakima, Planning Division, have transmitted to: Sonya Claar-Tee, City Clerk, by hand delivery, the following documents:

1. Mailing labels for GAIL BUCHANAN (RZ#003-17, CL3#009-17 & SEPA#028-17) including all labels for parties of record, property owners within a radius of 300 feet of the subject property, and SEPA agencies
2. One Site Plan
3. One Vicinity Map

Signed this 17th day of January, 2018.



Lisa Maxey
Planning Specialist

Received By:  _____
Date: 1/17/18

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18131934900 ATC SEQUOIA LLC 10 PRESIDENTIAL WAY WOBBURN, MA 1801	18131943412 BASTINELLI, MICHAEL & KIMBERLEY 8740 WOODWINDS WAY YAKIMA, WA 98908	18131943046 CHURCH OF GOD-STATE OFFICE 8711 TIETON DR YAKIMA, WA 98908
18131943410 CITY OF YAKIMA 129 N 2ND ST YAKIMA, WA 98901	18131934509 NIGHT OWL DEVELOPMENT LLC 8503 KAIL DR YAKIMA, WA 98908	18131934486 ANA L NORGAARD 409 S 90TH AVE YAKIMA, WA 98908
18131934493 ANTHONY & CAMILLE MUGLESTON 404 S 90TH AVE YAKIMA, WA 98908	18131934488 BRUCE R & MARIANNE BURMAN 4201 PARKHURST DR BELLINGHAM, WA 98229	18131934409 DANIEL P & BENITA J CORBETT 204 S 88TH AVE YAKIMA, WA 98908
18131934457 DAWN M STEWART 38515 276TH AVE SE ENUMCLAW, WA 98022	18131934449 DIANA L WILKINSON 216 S 89TH AVE YAKIMA, WA 98908	18131943006 DIANE M VICKERS 11909 WIDE HOLLOW RD YAKIMA, WA 98908
18131943016 DIANE M VICKERS 11909 WIDE HOLLOW RD YAKIMA, WA 98908	18131943007 DOUGLAS BERKES 411 S 88TH AVE YAKIMA, WA 98908	18131934448 DOUGLAS & DENISE SCHULER 217 S 89TH AVE YAKIMA, WA 98908
18131934491 ELDON L NASH 408 S 90TH AVE YAKIMA, WA 98908	18131934010 GAIL C BUCHANAN 313 MOUNTAIN SHADOWS PL YAKIMA, WA 98908	18131943417 GREG KELLI A LEMKE 206 S 87TH PL YAKIMA, WA 98908
18131934456 GREGORY A KEMP 8909 MARGARET CT YAKIMA, WA 98908	18131943414 GREGORY V JR & ERIKA M BOUTAIN 200 S 87TH PLACE YAKIMA, WA 98908	18131934483 H V TEFFT III 403 S 90TH AVE YAKIMA, WA 98908
18131934492 JACOB & BARBARA K TATE 406 S 90TH AVE YAKIMA, WA 98908	18131934460 JAKE R BERGERON 206 S 89TH AVE YAKIMA, WA 98908	18131934411 JAMES BLONDE 11901 ZIER RD YAKIMA, WA 98908
18131934416 JAMES & LINDA WILFERT 410 S 88TH AVE YAKIMA, WA 98908	18131934450 JAMES A & CHARLOTTE A CATON 8902 MARGARET CT YAKIMA, WA 98908	18131934447 JEANNETT MORA 215 S 89TH AVE YAKIMA, WA 98908
18131934480 JEREMY CRAIG & ROBIN D DAY 220 S 89TH AVE YAKIMA, WA 98908	18131934452 JOAQUIN & SOCORRO MACIAS 8906 MARGARET CT YAKIMA, WA 98908	18131934482 JONATHAN & JODI MANSFIELD 221 S 89TH AVE YAKIMA, WA 98908

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18131934444 KENNETH R & IDA L POTTENGER PO BOX 8087 YAKIMA, WA 98908	18131943460 LOY R & DEBRA TERRY MARKLE 213 S 88TH AVE YAKIMA, WA 98908	18131943004 MARION HIEBERT 403 S 88TH AVE YAKIMA, WA 98908
18131934441 MARVIN R & LINDA M GARDNER 203 S 89TH AVE YAKIMA, WA 98908	18131943404 MICHAEL J & BROOKE M MALONEY 401 S 88TH AVE YAKIMA, WA 98908	18131934461 MIGUEL V ALVAREZ 381 TIETON HEIGHTS RD TIETON, WA 98947
18131934458 PAUL & ALICIA AGUIRRE 8901 MARGARET CT YAKIMA, WA 98908	18131934445 PAUL F BRANDT 3031 LATERAL 1 RD WAPATO, WA 98951	18131934451 PAULA M SCOTT 8904 MARGARET CT YAKIMA, WA 98908
18131934479 RICHARD HAMILTON 218 S 89TH AVE YAKIMA, WA 98908	18131934484 RICHARD P & RUTH E DYKSTRA 405 S 90TH AVE YAKIMA, WA 98908	18131934446 ROBERT C & DARLA M CASE 213 S 89TH AVE YAKIMA, WA 98908
18131943413 ROHN & BETTY A THURMAN 205 S 88TH AVE YAKIMA, WA 98908	18131934494 RONALD G & JOAN SCHENK 402 S 90TH AVE YAKIMA, WA 98908	18131943045 RYAN J MUIR 209 S 88TH AVE YAKIMA, WA 98908
18131943415 SARAH A & ALEX C LONGGLAND 202 S 87TH PL YAKIMA, WA 98908	18131934477 SARAH E WALKER 221 S 90TH AVE YAKIMA, WA 98908	18131934478 SARAH LEA BROWN 223 S 90TH AVE YAKIMA, WA 98909
18131943416 SHAWN BOYLE 204 S 87TH PL YAKIMA, WA 98908	18131934481 STUART M HOWELL 219 S 89TH AVE YAKIMA, WA 98908	18131934443 TERESA A BORGMAN 207 S 89TH AVE YAKIMA, WA 98908
18131934410 THAD L & MARTHA R COLEMAN 206 S 88TH AVE YAKIMA, WA 98908	18131934442 THAO P NGUYEN 9002 WHATCOM AVE YAKIMA, WA 98903	18131934459 WILLIAM & SHERYL PICKERING 210 S 89TH AVE YAKIMA, WA 98908
18131934485 WILLIAM & TAMMI BEAM 407 S 90TH AVE YAKIMA, WA 98908	58 Total Parcels - Gail Buchanan - RZ#003-17, CL3#009-17, & SEPA#028- 17	Hordan Planning Services 410 N 2nd St Yakima, WA 98901

Ntc of Council Hearing - RZ#003-17, SEPA#028-17 & CL3#009-17 - Hearing Date: 2/6/18

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Name	Address	City	State	Zip Code	Email Address	Notes
Hordan Planning Services	410 N 2nd St	Yakima	WA	98901	hps410@qwestoffice.net	Applicant
Gail Buchanan	313 Mountain Shadows Pl	Yakima	WA	98908		Owner
Jacob Tate	406 S 90th Ave	Yakima	WA	98908	jakeltate@charter.net	Email Comments 10/26/17
Jim & Cindy Blonde	210 S 88th Ave	Yakima	WA	98908	cinblonde@gmail.com	Email Comments 10/26/17
Tammi & William Beam	407 S 90th Ave	Yakima	WA	98908	trombone_13@hotmail.com	Email Comments 11/04/17
Kara Hanses-Tefft	403 S 90th Ave	Yakima	WA	98908	karahanses@hotmail.com	Email Comments 11/07/17
Carl Neuman	603 S 92nd Ave	Yakima	WA	98908	carlneuman@q.com	Email Comments 11/07/17
Burk Morgan	105 N 91st Ave	Yakima	WA	98908	bmorgan@splashexpress.us	Email Comments 11/08/17
Gwen Clear, Dept. of Ecology	1250 W Alder St	Union Gap	WA	98903	crosepacoordinator@ecy.wa.gov	Email Comments 11/08/17
John & Candace Manfredi	8615 Woodwinds Way	Yakima	WA	98908	jcmanfredi@outlook.com	Email Comments 11/13/17
Don Poston	412 S 88th Ave	Yakima	WA	98908	postarch@charter.net	Email Comments 11/13/17
Bryan Buchanan	313 Mountain Shadows Pl	Yakima	WA	98908		HE Hearing Sign-In Sheet
Don Ramsey	507 N 62nd Ave	Yakima	WA	98908		HE Hearing Sign-In Sheet

Parties already on 300-ft buffer list highlighted in green

Ntc of City Council Hearing
 RZ#003-17, CL3#009-17 & SEPA#028-17
 Hearing Date: 2/6/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, January 17, 2018 8:07 AM
To: Claar Tee, Sonya
Subject: Public Hearing Notice Mailing - Gail Buchanan

Good morning Sonya,
Mailing labels will be delivered to you shortly for the public hearing notice for the Gail Buchanan rezone. Please email the notice to the following parties:

hps410@qwestoffice.net
jakeltate@charter.net
cinblonde@gmail.com
trombone_13@hotmail.com
karahanses@hotmail.com
carlneuman@q.com
bmorgan@splashexpress.us
crosepacoordinator@ecy.wa.gov
jcmanfredi@outlook.com
postarch@charter.net

Thank you!

Lisa Maxey

Planning Specialist | City of Yakima Planning Division

Planning Division: (509) 575-6183

Direct Line: (509) 576-6669 ~ Lisa.Maxey@yakimawa.gov

129 N 2nd Street, Yakima, WA 98901



Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, January 17, 2018 8:42 AM
To: Claar Tee, Sonya
Subject: RE: Public Hearing Notice Mailing - Gail Buchanan
Attachments: In-House Distribution E-mail List_updated 04.06.2017; SEPA Agencies E-mail Distribution List_updated 10.23.17; Local Media List _09.21.2017

One more thing - please also send this notice (and the next step housing one) to the In-House Distribution E-mail List_updated 04.06.2017, SEPA Agencies E-mail Distribution List_updated 10.23.17, and Local Media List _09.21.2017 (all are attached just in case). Thank you!

Lisa Maxey

Planning Specialist | City of Yakima Planning Division
(509) 576-6669 ~ Lisa.Maxey@yakimawa.gov

From: Maxey, Lisa
Sent: Wednesday, January 17, 2018 8:07 AM
To: Claar Tee, Sonya <Sonya.ClaarTee@yakimawa.gov>
Subject: Public Hearing Notice Mailing - Gail Buchanan

Good morning Sonya,
Mailing labels will be delivered to you shortly for the public hearing notice for the Gail Buchanan rezone. Please email the notice to the following parties:

hps410@qwestoffice.net
jakeltate@charter.net
cinblonde@gmail.com
trombone_13@hotmail.com
karahanses@hotmail.com
carlneuman@q.com
bmorgan@splashexpress.us
crosepacoordinator@ecy.wa.gov
jcmanfredi@outlook.com
postarch@charter.net

Thank you!

Lisa Maxey

Planning Specialist | City of Yakima Planning Division
Planning Division: (509) 575-6183
Direct Line: (509) 576-6669 ~ Lisa.Maxey@yakimawa.gov
129 N 2nd Street, Yakima, WA 98901





PARCEL NUMBER 181319-- 34010
408 S 88TH AVENUE
YAKIMA, WA

UNIT MIX

UNIT	SQ. FT.	# UNITS	%	SQ. FT.	INCL. AREA
1A	5	1	0.1	5.0	Y
1B	10	10	10.0	100.0	Y
1C	15	10	10.0	150.0	Y
1D	20	10	10.0	200.0	Y
1E	25	10	10.0	250.0	Y
1F	30	10	10.0	300.0	Y
1G	35	10	10.0	350.0	Y
1H	40	10	10.0	400.0	Y
1I	45	10	10.0	450.0	Y
1J	50	10	10.0	500.0	Y
1K	55	10	10.0	550.0	Y
1L	60	10	10.0	600.0	Y
1M	65	10	10.0	650.0	Y
1N	70	10	10.0	700.0	Y
1O	75	10	10.0	750.0	Y
1P	80	10	10.0	800.0	Y
1Q	85	10	10.0	850.0	Y
1R	90	10	10.0	900.0	Y
1S	95	10	10.0	950.0	Y
1T	100	10	10.0	1000.0	Y
1U	105	10	10.0	1050.0	Y
1V	110	10	10.0	1100.0	Y
1W	115	10	10.0	1150.0	Y
1X	120	10	10.0	1200.0	Y
1Y	125	10	10.0	1250.0	Y
1Z	130	10	10.0	1300.0	Y
1AA	135	10	10.0	1350.0	Y
1AB	140	10	10.0	1400.0	Y
1AC	145	10	10.0	1450.0	Y
1AD	150	10	10.0	1500.0	Y
1AE	155	10	10.0	1550.0	Y
1AF	160	10	10.0	1600.0	Y
1AG	165	10	10.0	1650.0	Y
1AH	170	10	10.0	1700.0	Y
1AI	175	10	10.0	1750.0	Y
1AJ	180	10	10.0	1800.0	Y
1AK	185	10	10.0	1850.0	Y
1AL	190	10	10.0	1900.0	Y
1AM	195	10	10.0	1950.0	Y
1AN	200	10	10.0	2000.0	Y
1AO	205	10	10.0	2050.0	Y
1AP	210	10	10.0	2100.0	Y
1AQ	215	10	10.0	2150.0	Y
1AR	220	10	10.0	2200.0	Y
1AS	225	10	10.0	2250.0	Y
1AT	230	10	10.0	2300.0	Y
1AU	235	10	10.0	2350.0	Y
1AV	240	10	10.0	2400.0	Y
1AW	245	10	10.0	2450.0	Y
1AX	250	10	10.0	2500.0	Y
1AY	255	10	10.0	2550.0	Y
1AZ	260	10	10.0	2600.0	Y
1BA	265	10	10.0	2650.0	Y
1BB	270	10	10.0	2700.0	Y
1BC	275	10	10.0	2750.0	Y
1BD	280	10	10.0	2800.0	Y
1BE	285	10	10.0	2850.0	Y
1BF	290	10	10.0	2900.0	Y
1BG	295	10	10.0	2950.0	Y
1BH	300	10	10.0	3000.0	Y
1BI	305	10	10.0	3050.0	Y
1BJ	310	10	10.0	3100.0	Y
1BK	315	10	10.0	3150.0	Y
1BL	320	10	10.0	3200.0	Y
1BM	325	10	10.0	3250.0	Y
1BN	330	10	10.0	3300.0	Y
1BO	335	10	10.0	3350.0	Y
1BP	340	10	10.0	3400.0	Y
1BQ	345	10	10.0	3450.0	Y
1BR	350	10	10.0	3500.0	Y
1BS	355	10	10.0	3550.0	Y
1BT	360	10	10.0	3600.0	Y
1BU	365	10	10.0	3650.0	Y
1BV	370	10	10.0	3700.0	Y
1BW	375	10	10.0	3750.0	Y
1BX	380	10	10.0	3800.0	Y
1BY	385	10	10.0	3850.0	Y
1BZ	390	10	10.0	3900.0	Y
1CA	395	10	10.0	3950.0	Y
1CB	400	10	10.0	4000.0	Y
1CC	405	10	10.0	4050.0	Y
1CD	410	10	10.0	4100.0	Y
1CE	415	10	10.0	4150.0	Y
1CF	420	10	10.0	4200.0	Y
1CG	425	10	10.0	4250.0	Y
1CH	430	10	10.0	4300.0	Y
1CI	435	10	10.0	4350.0	Y
1CJ	440	10	10.0	4400.0	Y
1CK	445	10	10.0	4450.0	Y
1CL	450	10	10.0	4500.0	Y
1CM	455	10	10.0	4550.0	Y
1CN	460	10	10.0	4600.0	Y
1CO	465	10	10.0	4650.0	Y
1CP	470	10	10.0	4700.0	Y
1CQ	475	10	10.0	4750.0	Y
1CR	480	10	10.0	4800.0	Y
1CS	485	10	10.0	4850.0	Y
1CT	490	10	10.0	4900.0	Y
1CU	495	10	10.0	4950.0	Y
1CV	500	10	10.0	5000.0	Y
1CW	505	10	10.0	5050.0	Y
1CX	510	10	10.0	5100.0	Y
1CY	515	10	10.0	5150.0	Y
1CZ	520	10	10.0	5200.0	Y
1DA	525	10	10.0	5250.0	Y
1DB	530	10	10.0	5300.0	Y
1DC	535	10	10.0	5350.0	Y
1DD	540	10	10.0	5400.0	Y
1DE	545	10	10.0	5450.0	Y
1DF	550	10	10.0	5500.0	Y
1DG	555	10	10.0	5550.0	Y
1DH	560	10	10.0	5600.0	Y
1DI	565	10	10.0	5650.0	Y
1DJ	570	10	10.0	5700.0	Y
1DK	575	10	10.0	5750.0	Y
1DL	580	10	10.0	5800.0	Y
1DM	585	10	10.0	5850.0	Y
1DN	590	10	10.0	5900.0	Y
1DO	595	10	10.0	5950.0	Y
1DP	600	10	10.0	6000.0	Y
1DQ	605	10	10.0	6050.0	Y
1DR	610	10	10.0	6100.0	Y
1DS	615	10	10.0	6150.0	Y
1DT	620	10	10.0	6200.0	Y
1DU	625	10	10.0	6250.0	Y
1DV	630	10	10.0	6300.0	Y
1DW	635	10	10.0	6350.0	Y
1DX	640	10	10.0	6400.0	Y
1DY	645	10	10.0	6450.0	Y
1DZ	650	10	10.0	6500.0	Y
1EA	655	10	10.0	6550.0	Y
1EB	660	10	10.0	6600.0	Y
1EC	665	10	10.0	6650.0	Y
1ED	670	10	10.0	6700.0	Y
1EE	675	10	10.0	6750.0	Y
1EF	680	10	10.0	6800.0	Y
1EG	685	10	10.0	6850.0	Y
1EH	690	10	10.0	6900.0	Y
1EI	695	10	10.0	6950.0	Y
1EJ	700	10	10.0	7000.0	Y
1EK	705	10	10.0	7050.0	Y
1EL	710	10	10.0	7100.0	Y
1EM	715	10	10.0	7150.0	Y
1EN	720	10	10.0	7200.0	Y
1EO	725	10	10.0	7250.0	Y
1EP	730	10	10.0	7300.0	Y
1EQ	735	10	10.0	7350.0	Y
1ER	740	10	10.0	7400.0	Y
1ES	745	10	10.0	7450.0	Y
1ET	750	10	10.0	7500.0	Y
1EU	755	10	10.0	7550.0	Y
1EV	760	10	10.0	7600.0	Y
1EW	765	10	10.0	7650.0	Y
1EX	770	10	10.0	7700.0	Y
1EY	775	10	10.0	7750.0	Y
1EZ	780	10	10.0	7800.0	Y
1FA	785	10	10.0	7850.0	Y
1FB	790	10	10.0	7900.0	Y
1FC	795	10	10.0	7950.0	Y
1FD	800	10	10.0	8000.0	Y
1FE	805	10	10.0	8050.0	Y
1FF	810	10	10.0	8100.0	Y
1FG	815	10	10.0	8150.0	Y
1FH	820	10	10.0	8200.0	Y
1FI	825	10	10.0	8250.0	Y
1FJ	830	10	10.0	8300.0	Y
1FK	835	10	10.0	8350.0	Y
1FL	840	10	10.0	8400.0	Y
1FM	845	10	10.0	8450.0	Y
1FN	850	10	10.0	8500.0	Y
1FO	855	10	10.0	8550.0	Y
1FP	860	10	10.0	8600.0	Y
1FQ	865	10	10.0	8650.0	Y
1FR	870	10	10.0	8700.0	Y
1FS	875	10	10.0	8750.0	Y
1FT	880	10	10.0	8800.0	Y
1FU	885	10	10.0	8850.0	Y
1FV	890	10	10.0	8900.0	Y
1FW	895	10	10.0	8950.0	Y
1FX	900	10	10.0	9000.0	Y
1FY	905	10	10.0	9050.0	Y
1FZ	910	10	10.0	9100.0	Y
1GA	915	10	10.0	9150.0	Y
1GB	920	10	10.0	9200.0	Y
1GC	925	10	10.0	9250.0	Y
1GD	930	10	10.0	9300.0	Y
1GE	935	10	10.0	9350.0	Y
1GF	940	10	10.0	9400.0	Y
1GG	945	10	10.0	9450.0	Y
1GH	950	10	10.0	9500.0	Y
1GI	955	10	10.0	9550.0	Y
1GJ	960	10	10.0	9600.0	Y
1GK	965	10	10.0	9650.0	Y
1GL	970	10	10.0	9700.0	Y
1GM	975	10	10.0	9750.0	Y
1GN	980	10	10.0	9800.0	Y
1GO	985	10	10.0	9850.0	Y
1GP	990	10	10.0	9900.0	Y
1GQ	995	10	10.0	9950.0	Y
1GR	1000	10	10.0	10000.0	Y
1GS	1005	10	10.0	10050.0	Y
1GT	1010	10	10.0	10100.0	Y
1GU	1015	10	10.0	10150.0	Y
1GV	1020	10	10.0	10200.0	Y
1GW	1025	10	10.0	10250.0	Y
1GX	1030	10	10.0	10300.0	Y
1GY	1035	10	10.0	10350.0	Y
1GZ	1040	10	10.0	10400.0	Y
1HA	1045	10	10.0	10450.0	Y
1HB	1050	10	10.0	10500.0	Y
1HC	1055	10	10.0	10550.0	Y
1HD	1060	10	10.0	10600.0	Y
1HE	1065	10	10.0	10650.0	Y
1HF	1070	10	10.0	10700.0	Y
1HG	1075	10	10.0	10750.0	Y
1HH	1080	10	10.0	10800.0	Y
1HI	1085	10	10.0	10850.0	Y
1HJ	1090	10	10.0	10900.0	Y
1HK	1095	10	10.0	10950.0	Y
1HL	1100	10	10.0	11000.0	Y
1HM	1105	10	10.0	11050.0	Y
1HN	1110	10	10.0	11100.0	Y
1HO	1115	10	10.0	11150.0	Y
1HP	1120	10	10.0	11200.0	Y
1HQ	1125	10	10.0	11250.0	Y
1HR	1130	10	10.0	11300.0	Y
1HS	1135	10	10.0	11350.0	Y
1HT	1140	10	10.0	11400.0	Y
1HU	1145	10	10.0	11450.0	Y
1HV	1150	10	10.0	11500.0	Y
1HW	1155	10	10.0	11550.0	Y
1HX	1160	10	10.0	11600.0	Y
1HY	1165	10	10.0	11650.0	Y</

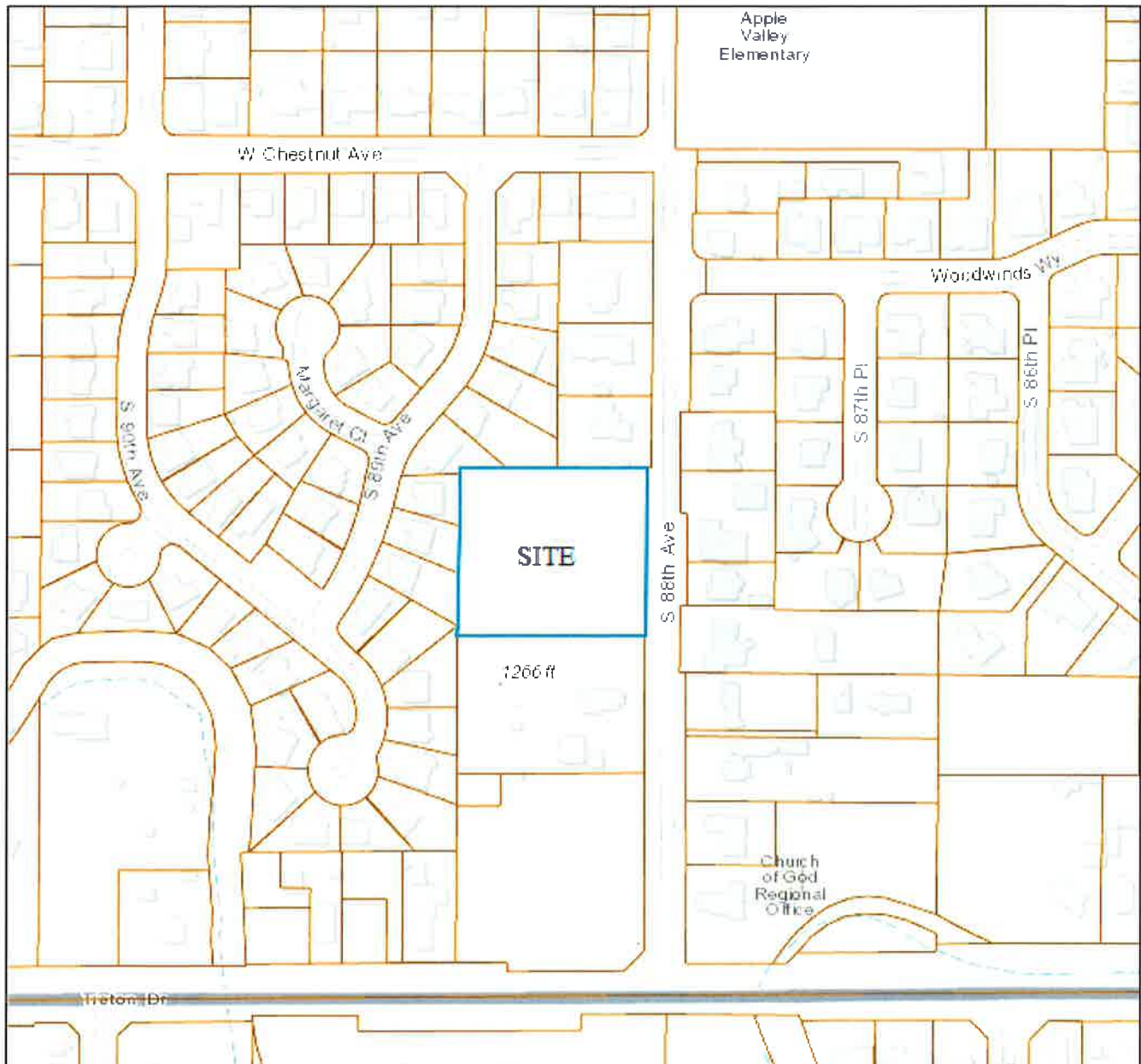
VICINITY MAP



File Number: RZ#003-17, CL3#009-17, & SEPA#028-17

Project Name: GAIL BUCHANAN

Site Address: 408 S 88TH AVE



Proposal: Proposal to change the zoning of a 1.78 acre parcel from Single-Family Residential (R-1) to Multifamily Residential (R-3), and proposal to construct a 31,810 sq ft indoor residential storage facility.

Contact the City of Yakima Planning Division at (509) 575-6183

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: 1/16/2018



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

Item No. 6.D.
For Meeting of: January 16, 2018

ITEM TITLE: Set February 6, 2018, as the date for a closed record hearing to consider an application submitted by Gail Buchanan to rezone a parcel from Single-Family Residential to Multi-Family Residential with a proposal to construct an indoor residential storage facility at 408 S 88th Ave

SUBMITTED BY: Joan Davenport, AICP, Community Development Director
Joseph Calhoun, Planning Manager (509) 575-6042
Trevor Martin, Associate Planner

SUMMARY EXPLANATION:

Gail Buchanan submitted an application to request a rezone for a parcel from Single-Family Residential to Multi-Family Residential with a proposal to construct an indoor residential storage facility at 408 S 88th Avenue. The Hearing Examiner conducted an open record public hearing on December 14, 2017 and recommended approval of the residential storage facility contingent upon City Council's approval of the rezone. Staff is requesting that City Council set February 6, 2018 as the date for a closed record public hearing.

ITEM BUDGETED: NA

STRATEGIC PRIORITY: Neighborhood and Community Building

APPROVED FOR SUBMITTAL:

 City Manager

STAFF RECOMMENDATION:

Set date.

BOARD/COMMITTEE RECOMMENDATION:

ATTACHMENTS:

	Description	Upload Date	Type
D	SitePlan_Buchanan	1/5/2018	Backup Material

**DOC.
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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: RZ#003-17, CL3#009-17 & SEPA#028-17

Gail Buchanan

408 S 88th Ave

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Hearing Examiner's Recommendation & Decision**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and parties of record; 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 3rd day of **January, 2018**.

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



Lisa Maxey

Planning Specialist

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18131934900 ATC SEQUOIA LLC 10 PRESIDENTIAL WAY WOBBURN, MA 1801	18131943412 BASTINELLI, MICHAEL & KIMBERLEY 8740 WOODWINDS WAY YAKIMA, WA 98908	18131943046 CHURCH OF GOD-STATE OFFICE 8711 TIETON DR YAKIMA, WA 98908
18131943410 CITY OF YAKIMA 129 N 2ND ST YAKIMA, WA 98901	18131934509 NIGHT OWL DEVELOPMENT LLC 8503 KAIL DR YAKIMA, WA 98908	18131934486 ANA L NORGAARD 409 S 90TH AVE YAKIMA, WA 98908
18131934493 ANTHONY & CAMILLE MUGLESTON 404 S 90TH AVE YAKIMA, WA 98908	18131934488 BRUCE R & MARIANNE BURMAN 4201 PARKHURST DR BELLINGHAM, WA 98229	18131934409 DANIEL P & BENITA J CORBETT 204 S 88TH AVE YAKIMA, WA 98908
18131934457 DAWN M STEWART 38515 276TH AVE SE ENUMCLAW, WA 98022	18131934449 DIANA L WILKINSON 216 S 89TH AVE YAKIMA, WA 98908	18131943006 DIANE M VICKERS 11909 WIDE HOLLOW RD YAKIMA, WA 98908
18131943016 DIANE M VICKERS 11909 WIDE HOLLOW RD YAKIMA, WA 98908	18131943007 DOUGLAS BERKES 411 S 88TH AVE YAKIMA, WA 98908	18131934448 DOUGLAS & DENISE SCHULER 217 S 89TH AVE YAKIMA, WA 98908
18131934491 ELDON L NASH 408 S 90TH AVE YAKIMA, WA 98908	18131934010 GAIL C BUCHANAN 313 MOUNTAIN SHADOWS PL YAKIMA, WA 98908	18131943417 GREG KELLI A LEMKE 206 S 87TH PL YAKIMA, WA 98908
18131934456 GREGORY A KEMP 8909 MARGARET CT YAKIMA, WA 98908	18131943414 GREGORY V JR & ERIKA M BOUTAIN 200 S 87TH PLACE YAKIMA, WA 98908	18131934483 H V TEFFT III 403 S 90TH AVE YAKIMA, WA 98908
18131934492 JACOB & BARBARA K TATE 406 S 90TH AVE YAKIMA, WA 98908	18131934460 JAKE R BERGERON 206 S 89TH AVE YAKIMA, WA 98908	18131934411 JAMES BLONDE 11901 ZIER RD YAKIMA, WA 98908
18131934416 JAMES & LINDA WILFERT 410 S 88TH AVE YAKIMA, WA 98908	18131934450 JAMES A & CHARLOTTE A CATON 8902 MARGARET CT YAKIMA, WA 98908	18131934447 JEANNETT MORA 215 S 89TH AVE YAKIMA, WA 98908
18131934480 JEREMY CRAIG & ROBIN D DAY 220 S 89TH AVE YAKIMA, WA 98908	18131934452 JOAQUIN & SOCORRO MACIAS 8906 MARGARET CT YAKIMA, WA 98908	18131934482 JONATHAN & JODI MANSFIELD 221 S 89TH AVE YAKIMA, WA 98908

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18131934487 JONNY & TANYA HARPER 411 S 90TH AVE YAKIMA, WA 98908	18131943005 JULIE MCCRORY 407 S 88TH AVE YAKIMA, WA 98908	18131943418 KELLY T & CORIE B SHAW 208 S 87TH PL YAKIMA, WA 98908
18131934444 KENNETH R & IDA L POTTENGER PO BOX 8087 YAKIMA, WA 98908	18131943460 LOY R & DEBRA TERRY MARKLE 213 S 88TH AVE YAKIMA, WA 98908	18131943004 MARION HIEBERT 403 S 88TH AVE YAKIMA, WA 98908
18131934441 MARVIN R & LINDA M GARDNER 203 S 89TH AVE YAKIMA, WA 98908	18131943404 MICHAEL J & BROOKE M MALONEY 401 S 88TH AVE YAKIMA, WA 98908	18131934461 MIGUEL V ALVAREZ 381 TIETON HEIGHTS RD TIETON, WA 98947
18131934458 PAUL & ALICIA AGUIRRE 8901 MARGARET CT YAKIMA, WA 98908	18131934445 PAUL F BRANDT 3031 LATERAL 1 RD WAPATO, WA 98951	18131934451 PAULA M SCOTT 8904 MARGARET CT YAKIMA, WA 98908
18131934479 RICHARD HAMILTON 218 S 89TH AVE YAKIMA, WA 98908	18131934484 RICHARD P & RUTH E DYKSTRA 405 S 90TH AVE YAKIMA, WA 98908	18131934446 ROBERT C & DARLA M CASE 213 S 89TH AVE YAKIMA, WA 98908
18131943413 ROHN & BETTY A THURMAN 205 S 88TH AVE YAKIMA, WA 98908	18131934494 RONALD G & JOAN SCHENK 402 S 90TH AVE YAKIMA, WA 98908	18131943045 RYAN J MUIR 209 S 88TH AVE YAKIMA, WA 98908
18131943415 SARAH A & ALEX C LONGGLAND 202 S 87TH PL YAKIMA, WA 98908	18131934477 SARAH E WALKER 221 S 90TH AVE YAKIMA, WA 98908	18131934478 SARAH LEA BROWN 223 S 90TH AVE YAKIMA, WA 98909
18131943416 SHAWN BOYLE 204 S 87TH PL YAKIMA, WA 98908	18131934481 STUART M HOWELL 219 S 89TH AVE YAKIMA, WA 98908	18131934443 TERESA A BORGMAN 207 S 89TH AVE YAKIMA, WA 98908
18131934410 THAD L & MARTHA R COLEMAN 206 S 88TH AVE YAKIMA, WA 98908	18131934442 THAO P NGUYEN 9002 WHATCOM AVE YAKIMA, WA 98903	18131934459 WILLIAM & SHERYL PICKERING 210 S 89TH AVE YAKIMA, WA 98908
18131934485 WILLIAM & TAMMI BEAM 407 S 90TH AVE YAKIMA, WA 98908	58 Total Parcels - Gail Buchanan - RZ#003-17, CL3#009-17, & SEPA#028- 17	Hordan Planning Services 410 N 2nd St Yakima, WA 98901

DOC.

NTC of HE Recommendation/Decision - RZ#003-17, CL3#009-17 & SEPA#028-17 INDEX
Sent 1/3/18 # H-7a

Name	Address	City	State	Zip Code	Email Address	Notes
Hordan Planning Services	410 N 2nd St	Yakima	WA	98901	hps410@qwestoffice.net	Applicant
Gail Buchanan	313 Mountain Shadows Pl	Yakima	WA	98908		Owner
Jacob Tate	406 S 90th Ave	Yakima	WA	98908	jaketate@charter.net	Email Comments 10/26/17
Jim & Cindy Blonde	210 S 88th Ave	Yakima	WA	98908	cinblonde@gmail.com	Email Comments 10/26/17
Tammi & William Beam	407 S 90th Ave	Yakima	WA	98908	trombone_13@hotmail.com	Email Comments 11/04/17
Kara Hanses-Tefft	403 S 90th Ave	Yakima	WA	98908	karahanses@hotmail.com	Email Comments 11/07/17
Carl Neuman	603 S 92nd Ave	Yakima	WA	98908	carlneuman@g.com	Email Comments 11/07/17
Burk Morgan	105 N 91st Ave	Yakima	WA	98908	bmorgan@splashespress.us	Email Comments 11/08/17
Gwen Clear, Dept. of Ecology	1250 W Alder St	Union Gap	WA	98903	crosepacoordinator@ecy.wa.gov	Email Comments 11/08/17
John & Candace Manfredi	8615 Woodwinds Way	Yakima	WA	98908	jcmmanfredi@outlook.com	Email Comments 11/13/17
Don Poston	412 S 88th Ave	Yakima	WA	98908	postarch@charter.net	Email Comments 11/13/17
Bryan Buchanan	313 Mountain Shadows Pl	Yakima	WA	98908		HE Hearing Sign-In Sheet
Don Ramsey	507 N 62nd Ave	Yakima	WA	98908		HE Hearing Sign-In Sheet

Parties already on 300-ft buffer list highlighted in green

Certified Mail
1008 1300 0000 4837 3147

SENDER: COMPLETE THIS SECTION

■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
■ Print your name and address on the reverse so that we can return the card to you.
■ Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Hordan Planning Services
410 N 2nd St
Yakima, WA 98901

2. Article Number (Transfer from service label) 7008 1300 0000 4837 3147

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ X ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☐ No
If YES, enter delivery address below:

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☐ Registered ☒ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

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410 N 2nd St
Yakima, WA 98901

PS Form 3800, August 2006 See Reverse for Instructions

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Randy Layman	Refuse Division	Randy.Layman@yakimawa.gov
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James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
For the Record/File		
Binder Copy		Revised 04/2017

Type of Notice: NTC of HE Recommendation/Decision

File Number(s): RZ#003-17, CL3#009-17, & SEM#1028-17

Date of Mailing: 1/3/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, January 03, 2018 8:29 AM
To: 'Al Rose'; 'Alfred A. Rose (silvrfx40@bmi.net)'; 'Jacob Liddicoat'; 'Patricia Byers'; 'Peter Marinace'; 'Rob McCormick'; 'William Cook (cook.w@charter.net)'; Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Desgrosellier, Bob; Ibarra, Rosalinda; Kallevig, Dana; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Schafer, Scott; Shane, Mike; Soptich, Mark; Watkins, Sara; Zammarchi, Loretta
Cc: Martin, Trevor
Subject: Notice of Hearing Examiner's Recommendation & Decision - Gail Buchanan - RZ# 003-17, CL3#009-17 & SEPA#028-17
Attachments: NOTICE OF HE RECOMMENDATION & DECISION - Gail Buchanan - RZ CL3 SEPA.PDF

Attached is a Notice of the Hearing Examiner's Recommendation to City Council (for rezone request) and Decision (for Class 3 Review) regarding the above-entitled project. If you have any questions about this proposal please contact assigned planner Trevor Martin at (509) 575-6162 or email to: trevor.martin@yakimawa.gov.

Thank you!

Lisa Maxey

Planning Specialist | City of Yakima Planning Division

Planning Division: (509) 575-6183

Direct Line: (509) 576-6669 ~ Lisa.Maxey@yakimawa.gov

129 N 2nd Street, Yakima, WA 98901





DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

Joan Davenport, AICP, Director

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

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

**NOTIFICATION OF HEARING EXAMINER'S
RECOMMENDATION/DECISION TO THE CITY COUNCIL
January 3, 2018**

On December 29, 2017, the City of Yakima Hearing Examiner rendered his recommendation on **RZ#003-17** and decision on **CL3#009-17 & SEPA#028-17**. The applications submitted by **Hordan Planning Services on behalf of Gail Buchanan** are a **proposal to change the zoning of a 1.78 acre parcel from Single-Family Residential (R-1) to Multifamily Residential (R-3), and proposal to construct a 31,810 sq ft indoor residential storage facility**. The applications were reviewed at an open record public hearing held on December 14, 2017.

A copy of the Hearing Examiner's Findings and Recommendation/Decision is enclosed. The Hearing Examiner's Recommendation on the rezone request will be considered by the Yakima City Council in a public hearing to be scheduled. The City Clerk will notify you of the date, time and place of the public hearing.

Any part of the Hearing Examiner's decision on CL3#009-17 may be appealed to the Yakima City Council. Appeals shall be filed within fourteen (14) days following the date of mailing of this notice and shall be in writing on forms provided by the Planning Division. The appeal fee of \$340 must accompany the appeal application.

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

A handwritten signature in blue ink, appearing to read "T. Martin", written over a light blue circular stamp.

Trevor Martin
Associate Planner

Date of Mailing: **January 3, 2018**

Enclosures: Hearing Examiner's Recommendation/Decision

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Public Hearing

CASE	FILE #	PROJECT NAME	SITE ADDRESS
A.	RZ#003-17 CL3#009-17 SEPA#028-17	GAIL BUCHANAN	408 S 88 TH AVE

PLEASE WRITE LEGIBLY

[illegible]



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

**CITY OF YAKIMA
HEARING EXAMINER
AGENDA**

**Thursday December 14, 2017
Yakima City Hall Council Chambers
Beginning at 9:00 a.m.**

I. CALL TO ORDER

II. INTRODUCTION

III. PUBLIC HEARING

A. GAIL BUCHANAN (09/28/2017) RZ#003-17, CL3#009-17 & SEPA#028-17

Planner: Trevor Martin

Address: 408 S 88th Ave

Request: Proposal to change the zoning of a 1.78 acre parcel from Single-Family Residential (R-1) to Multifamily Residential (R-3), and proposal to construct a 31,810 sq ft indoor residential storage facility.

IV. ADJOURNMENT

If you are unable to attend the hearing, you may submit your comments in writing prior to the hearing. You may also submit written testimony at the hearing.



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Hearing Examiner AGENDA ONLY Distribution List 07/20/2017	Phil Lamb 311 North 3 rd Street Yakima, WA 98901	KIT-KATS Radio 4010 Summitview, Suite 200 Yakima, WA 98908
All YPAC randy.beehler@yakimawa.gov mike.brown@yakimawa.gov bonnie.lozano@yakimawa.gov john.fannin@yakimawa.gov	Yakima Assoc. of Realtors Gov. Affairs Committee 2707 River Road Yakima, WA 98902-1165	KARY Radio 17 N 3 rd St Ste 103 Yakima, WA 98901
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Bob Stewart Fire Chief bob.stewart@yakimawa.gov	Pacific Power Mike Paulson 500 N. Keys Rd. Yakima, WA 98901	KNDO TV 216 West Yakima Avenue Yakima, WA 98902
Sonya Claar-Tee City Clerk sonya.claartee@yakimwa.gov	Office of Rural FWH Marty Miller 1400 Summitview #203 Yakima, WA 98902	Yakima Herald-Republic P.O. Box 9668 Yakima, WA 98909
Cliff Moore City Manager Cliff.moore@yakimawa.gov cally.price@yakimawa.gov	Yakima School Dist. #7 Superintendent 104 North 4 th Street Yakima, WA 98902	VIVA P.O. Box 511 Toppenish, WA 98948
Jeff Cutter City Attorney Jeff.cutter@yakimawa.gov	Radio KDNA P.O. Box 800 Granger, WA 98932	Business Times Bruce Smith P.O. Box 2052 Yakima, WA 98907
Patrick D. Spurgin 411 N. 2 nd St. Yakima, WA 98901	KAPP TV Attn: Newsroom PO Box 1749 Yakima, WA 98907-1749	Yakima Valley C.O.G. 311 N. 4 th Street #204 Yakima, WA 98901
Gary Cuillier 314 N. 2 nd Street Yakima, WA 98901	Reed C. Pell 31 Chicago Avenue #4 Yakima, WA 98902 reed@reedcpell.net	Maud Scott 307 Union Street Yakima, WA 98901

Hearing Examiner Packet AGENDA, STAFF REPORT, SITE PLAN AND MAPS..... 01/05/2017	Sara Watkins City Legal Department Sara.watkins@yakimawa.gov	Yakima County Planning County Courthouse jefferson.spencer@co.yakima.wa.us
Archie Matthews ONDS Archie.matthews@yakimawa.gov	Joan Davenport Community Development Joan.davenport@yakimawa.gov	Dana Kallevig Wastewater Division Dana.kallevig@yakimawa.gov
Brett Sheffield Engineering Division Brett.sheffield@yakimawa.gov	Yakima County Planning Public Services Vern Redifer Vern.redifer@co.yakima.wa.us	Yakima County Commissioners Commissioners.web@co.yakima.wa.us
DON'T FORGET TO SEND ONE TO THE APPLICANT & PROPERTY OWNER.....	Binder Copy For the Record/File	

Hordan Planning Services
410 N 2nd St
Yakima, WA 98901
Hps410@qwestoffice.net

Gail Buchanan
313 Mountain Shadows Pl
Yakima, WA 98908

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CITY OF YAKIMA

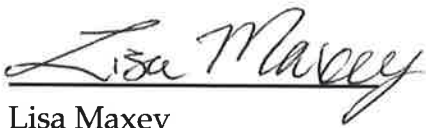
RE: RZ#003-17, CL3#009-17 & SEPA#028-17

Gail Buchanan

408 S 88th Ave

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of DNS**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and all parties of record, that are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on this 14th day of November, 2017.

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



Lisa Maxey

Planning Specialist

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18131934900 ATC SEQUOIA LLC 10 PRESIDENTIAL WAY WOBURN, MA 1801	18131943412 BASTINELLI, MICHAEL & KIMBERLEY 8740 WOODWINDS WAY YAKIMA, WA 98908	18131943046 CHURCH OF GOD-STATE OFFICE 8711 TIETON DR YAKIMA, WA 98908
18131943410 CITY OF YAKIMA 129 N 2ND ST YAKIMA, WA 98901	18131934509 NIGHT OWL DEVELOPMENT LLC 8503 KAIL DR YAKIMA, WA 98908	18131934486 ANA L NORGAARD 409 S 90TH AVE YAKIMA, WA 98908
18131934493 ANTHONY & CAMILLE MUGLESTON 404 S 90TH AVE YAKIMA, WA 98908	18131934488 BRUCE R & MARIANNE BURMAN 4201 PARKHURST DR BELLINGHAM, WA 98229	18131934409 DANIEL P & BENITA J CORBETT 204 S 88TH AVE YAKIMA, WA 98908
18131934457 DAWN M STEWART 38515 276TH AVE SE ENUMCLAW, WA 98022	18131934449 DIANA L WILKINSON 216 S 89TH AVE YAKIMA, WA 98908	18131943006 DIANE M VICKERS 11909 WIDE HOLLOW RD YAKIMA, WA 98908
18131943016 DIANE M VICKERS 11909 WIDE HOLLOW RD YAKIMA, WA 98908	18131943007 DOUGLAS BERKES 411 S 88TH AVE YAKIMA, WA 98908	18131934448 DOUGLAS & DENISE SCHULER 217 S 89TH AVE YAKIMA, WA 98908
18131934491 ELDON L NASH 408 S 90TH AVE YAKIMA, WA 98908	18131934010 GAIL C BUCHANAN 313 MOUNTAIN SHADOWS PL YAKIMA, WA 98908	18131943417 GREG KELLI A LEMKE 206 S 87TH PL YAKIMA, WA 98908
18131934456 GREGORY A KEMP 8909 MARGARET CT YAKIMA, WA 98908	18131943414 GREGORY V JR & ERIKA M BOUTAIN 200 S 87TH PLACE YAKIMA, WA 98908	18131934483 H V TEFFT III 403 S 90TH AVE YAKIMA, WA 98908
18131934492 JACOB & BARBARA K TATE 406 S 90TH AVE YAKIMA, WA 98908	18131934460 JAKE R BERGERON 206 S 89TH AVE YAKIMA, WA 98908	18131934411 JAMES BLONDE 11901 ZIER RD YAKIMA, WA 98908
18131934416 JAMES & LINDA WILFERT 410 S 88TH AVE YAKIMA, WA 98908	18131934450 JAMES A & CHARLOTTE A CATON 8902 MARGARET CT YAKIMA, WA 98908	18131934447 JEANNETT MORA 215 S 89TH AVE YAKIMA, WA 98908
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18131934487 JONNY & TANYA HARPER 411 S 90TH AVE YAKIMA, WA 98908	18131943005 JULIE MCCRORY 407 S 88TH AVE YAKIMA, WA 98908	18131943418 KELLY T & CORIE B SHAW 208 S 87TH PL YAKIMA, WA 98908
18131934444 KENNETH R & IDA L POTTENGER PO BOX 8087 YAKIMA, WA 98908	18131943460 LOY R & DEBRA TERRY MARKLE 213 S 88TH AVE YAKIMA, WA 98908	18131943004 MARION HIEBERT 403 S 88TH AVE YAKIMA, WA 98908
18131934441 MARVIN R & LINDA M GARDNER 203 S 89TH AVE YAKIMA, WA 98908	18131943404 MICHAEL J & BROOKE M MALONEY 401 S 88TH AVE YAKIMA, WA 98908	18131934461 MIGUEL V ALVAREZ 381 TIETON HEIGHTS RD TIETON, WA 98947
18131934458 PAUL & ALICIA AGUIRRE 8901 MARGARET CT YAKIMA, WA 98908	18131934445 PAUL F BRANDT 3031 LATERAL 1 RD WAPATO, WA 98951	18131934451 PAULA M SCOTT 8904 MARGARET CT YAKIMA, WA 98908
18131934479 RICHARD HAMILTON 218 S 89TH AVE YAKIMA, WA 98908	18131934484 RICHARD P & RUTH E DYKSTRA 405 S 90TH AVE YAKIMA, WA 98908	18131934446 ROBERT C & DARLA M CASE 213 S 89TH AVE YAKIMA, WA 98908
18131943413 ROHN & BETTY A THURMAN 205 S 88TH AVE YAKIMA, WA 98908	18131934494 RONALD G & JOAN SCHENK 402 S 90TH AVE YAKIMA, WA 98908	18131943045 RYAN J MUIR 209 S 88TH AVE YAKIMA, WA 98908
18131943415 SARAH A & ALEX C LONGGLAND 202 S 87TH PL YAKIMA, WA 98908	18131934477 SARAH E WALKER 221 S 90TH AVE YAKIMA, WA 98908	18131934478 SARAH LEA BROWN 223 S 90TH AVE YAKIMA, WA 98909
18131943416 SHAWN BOYLE 204 S 87TH PL YAKIMA, WA 98908	18131934481 STUART M HOWELL 219 S 89TH AVE YAKIMA, WA 98908	18131934443 TERESA A BORGMAN 207 S 89TH AVE YAKIMA, WA 98908
18131934410 THAD L & MARTHA R COLEMAN 206 S 88TH AVE YAKIMA, WA 98908	18131934442 THAO P NGUYEN 9002 WHATCOM AVE YAKIMA, WA 98903	18131934459 WILLIAM & SHERYL PICKERING 210 S 89TH AVE YAKIMA, WA 98908
18131934485 WILLIAM & TAMMI BEAM 407 S 90TH AVE YAKIMA, WA 98908	58 Total Parcels - Gail Buchanan - RZ#003-17, CL3#009-17, & SEPA#028- 17	Hordan Planning Services 410 N 2nd St Yakima, WA 98901

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NTC of DNS - Gail Buchanan - RZ#003-17, CL3#009-17 & SEPA#028-17
Sent 11/14/17

Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@htanum.net	Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org	Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov
Dept of Archaeology & Historic Preservation Greg Griffith or Gretchen Kaehler, Deputy State Historic Preservation Officer P.O. Box 48343 Olympia, WA 98504-8343 Sepa@dahp.wa.gov	Department of Commerce Growth Management Services P.O. Box 42525 Olympia, WA 98504-2525 reviewteam@commerce.wa.gov	Department of Ecology Annie Szvetcz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov sepaunit@ecy.wa.gov lori.white@ecy.wa.gov
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Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org	Parks & Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 Jessica.logan@parks.wa.gov	U.S. Army Corps of Engineers Regulatory Branch Deborah Knaub , Project Manager P.O. Box 3755 Seattle, WA 98124-3755 Deborah.J.Knaub@usace.army.mil
Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov	West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 wattsa@wvwd208.org	WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov
WSDOT South Central Regionl Planning Office SCplanning@wsdot.wa.gov	WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov	Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov
Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchez@yakama.com	Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com	Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov
Yakima County Commissioners Commissioners.web@co.yakima.wa.us	Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us	Yakima County Public Services Lynn Deitrick, Planning Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn.Deitrick@co.yakima.wa.us
Yakima County Public Services Vern Redifer, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 Vern.redifer@co.yakima.wa.us	Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org	Yakima Regional Clean Air Agency Hasan Tahat, Engineering & Planning Supervisor 329 North 1st Street Yakima, WA 98901 hasan@yrcaa.org

David Moore

david-j.moore

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izutsu.scott@yakimaschools.org

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Mike Shuttleworth, Planning Manager
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Yakima, WA 98901
Mike.shuttleworth@yvcog.org

Yakima Valley Museum
John A. Baule, Director
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john@yakimavalleymuseum.org

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keithk@wasteconnections.com

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Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504	Environmental Protection Agency NEPA Review Unit 1200 6th Ave. MS 623 Seattle, WA 98101	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903
Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Airport Planner 1601 Lind Ave SW Renton, WA 98055-4056	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504	Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901
Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902	Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901	United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903
WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	Eastern Drinking Water Operations River View Corporate Center 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216	Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948
Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948	Yakima School District Dr. Jack Irion, Superintendent 104 North 4th Ave Yakima, WA 98902
Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336
Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903		

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Type of Notice: Ntc of DNS

File Number: RZ#003-17, CL3#1009-17 & SEPA #028-17

Date of Mailing: 11/14/17

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Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
Mike Shane	Engineering	Mike.Shane@yakimawa.gov
Mark Soptich	Fire Dept	Mark.Soptich@yakimawa.gov
Jeff Cutter	Legal Dept	Jeff.Cutter@yakimawa.gov
Sara Watkins	Legal Dept	Sara.Watkins@yakimawa.gov
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
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Scott Schafer	Public Works Dept	Scott.Schafer@yakimawa.gov
Loretta Zammarchi	Refuse Division	Loretta.Zammarchi@yakimawa.gov
Randy Layman	Refuse Division	Randy.Layman@yakimawa.gov
Naeem Kara	Transit Division	Naeem.Kara@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
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Type of Notice: Ntc of DNS

File Number(s): RZ#003-17, CL3#009-17, + SEPA#028-17

Date of Mailing: 11/14/17

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Name	Address	City	State	Zip Code	Email Address	Notes
Hordan Planning Services	410 N 2nd St	Yakima	WA	98901	hps410@qwestoffice.net	Applicant
Gail Buchanan	313 Mountain Shadows Pl	Yakima	WA	98908		Owner
Jacob Tate	406 S 90th Ave	Yakima	WA	98908	jaketate@charter.net	Email Comments 10/26/17
Jim & Cindy Blonde	210 S 88th Ave	Yakima	WA	98908	cinblonde@gmail.com	Email Comments 10/26/17
Tammi & William Beam	407 S 90th Ave	Yakima	WA	98908	trombone_13@hotmail.com	Email Comments 11/04/17
Kara Hanses-Tefft	403 S 90th Ave	Yakima	WA	98908	karahanses@hotmail.com	Email Comments 11/07/17
Carl Neuman	603 S 92nd Ave	Yakima	WA	98908	carlneuman@g.com	Email Comments 11/07/17
Burk Morgan	105 N 91st Ave	Yakima	WA	98908	bmorgan@splashespress.us	Email Comments 11/08/17
Gwen Clear, Dept. of Ecology	1250 W Alder St	Union Gap	WA	98903	grosepacoordinator@ecy.wa.gov	Email Comments 11/08/17
John & Candace Manfredi	8615 Woodwinds Way	Yakima	WA	98908	jcmanfredi@outlook.com	Email Comments 11/13/17
Don Poston	412 S 88th Ave	Yakima	WA	98908	postarch@charter.net	Email Comments 11/13/17

Parties already on 300-ft buffer list highlighted in green

NTC of DNS
 RZ #003-17, CL3#009-17 & SEPA#028-17
 Sent 11/14/17

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 # H-4a

Maxey, Lisa

From: Maxey, Lisa
Sent: Tuesday, November 14, 2017 12:26 PM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Desgrosellier, Bob; Ibarra, Rosalinda; Kallevig, Dana; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Schafer, Scott; Shane, Mike; Soptich, Mark; Watkins, Sara; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Department of Social & Health Services; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Scott Izutsu - Yakima School District; US Army Corps of Engineers - David Moore; WA State Parks & Recreation Commission; West Valley School District - Angela Watts; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Patrick Wright; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries - John Marvin; Yakima County Commissioners; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - John A. Baule; Yakima Waste Systems - Keith Kovalenko
Cc: Martin, Trevor
Subject: Notice of DNS - Gail Buchanan - RZ#003-17, CL3#009-17, & SEPA#028-17
Attachments: NOTICE OF DNS - Gail Buchanan - RZ CL3 SEPA.PDF

Attached is a Notice of Determination of Non-Significance (DNS) regarding the above-entitled project. If you have any questions about this proposal please contact assigned planner Trevor Martin at (509) 575-6162 or email to: trevor.martin@yakimawa.gov. Thank you!

Lisa Maxey

Planning Specialist | City of Yakima Planning Division

Planning Division - P: (509) 575-6183 | F: (509) 575-6105

Direct Line: (509) 576-6669 ~ Lisa.Maxey@yakimawa.gov

129 N 2nd Street, Yakima, WA 98901





DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
November 14, 2017**

PROJECT DESCRIPTION: Proposal to change the zoning of a 1.78 acre parcel from Single-Family Residential (R-1) to Multifamily Residential (R-3), and proposal to construct a 31,810 square foot storage facility.

LOCATION: 408 S. 88th Ave.

PARCEL NUMBER: 181319-34010

PROPONENT: Hordan Planning Services

PROPERTY OWNER: Gail Buchanan

LEAD AGENCY: City of Yakima

FILE NUMBERS: RZ#003-17, CL3#009-17, and SEPA #028-17

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: November 14, 2017

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: **November 28, 2017.**

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

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

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: RZ#003-17, CL3#009-17 & SEPA#028-17

Gail Buchanan

408 S 88th Ave

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Application, Environmental Review, and H.E. Public Hearing**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the property owner and applicant, SEPA reviewing agencies, and all property owners of record within a radius of 300 feet of the subject property; that said are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 23rd day of October, 2017.

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



Lisa Maxey
Planning Specialist

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18131934900 ATC SEQUOIA LLC 10 PRESIDENTIAL WAY WOBURN, MA 1801	18131943412 BASTINELLI, MICHAEL & KIMBERLEY 8740 WOODWINDS WAY YAKIMA, WA 98908	18131943046 CHURCH OF GOD-STATE OFFICE 8711 TIETON DR YAKIMA, WA 98908
18131943410 CITY OF YAKIMA 129 N 2ND ST YAKIMA, WA 98901	18131934509 NIGHT OWL DEVELOPMENT LLC 8503 KAIL DR YAKIMA, WA 98908	18131934486 ANA L NORGAARD 409 S 90TH AVE YAKIMA, WA 98908
18131934493 ANTHONY & CAMILLE MUGLESTON 404 S 90TH AVE YAKIMA, WA 98908	18131934488 BRUCE R & MARIANNE BURMAN 4201 PARKHURST DR BELLINGHAM, WA 98229	18131934409 DANIEL P & BENITA J CORBETT 204 S 88TH AVE YAKIMA, WA 98908
18131934457 DAWN M STEWART 38515 276TH AVE SE ENUMCLAW, WA 98022	18131934449 DIANA L WILKINSON 216 S 89TH AVE YAKIMA, WA 98908	18131943006 DIANE M VICKERS 11909 WIDE HOLLOW RD YAKIMA, WA 98908
18131943016 DIANE M VICKERS 11909 WIDE HOLLOW RD YAKIMA, WA 98908	18131943007 DOUGLAS BERKES 411 S 88TH AVE YAKIMA, WA 98908	18131934448 DOUGLAS & DENISE SCHULER 217 S 89TH AVE YAKIMA, WA 98908
18131934491 ELDON L NASH 408 S 90TH AVE YAKIMA, WA 98908	18131934010 GAIL C BUCHANAN 313 MOUNTAIN SHADOWS PL YAKIMA, WA 98908	18131943417 GREG KELLI A LEMKE 206 S 87TH PL YAKIMA, WA 98908
18131934456 GREGORY A KEMP 8909 MARGARET CT YAKIMA, WA 98908	18131943414 GREGORY V JR & ERIKA M BOUTAIN 200 S 87TH PLACE YAKIMA, WA 98908	18131934483 H V TEFFT III 403 S 90TH AVE YAKIMA, WA 98908
18131934492 JACOB & BARBARA K TATE 406 S 90TH AVE YAKIMA, WA 98908	18131934460 JAKE R BERGERON 206 S 89TH AVE YAKIMA, WA 98908	18131934411 JAMES BLONDE 11901 ZIER RD YAKIMA, WA 98908
18131934416 JAMES & LINDA WILFERT 410 S 88TH AVE YAKIMA, WA 98908	18131934450 JAMES A & CHARLOTTE A CATON 8902 MARGARET CT YAKIMA, WA 98908	18131934447 JEANNETT MORA 215 S 89TH AVE YAKIMA, WA 98908
18131934480 JEREMY CRAIG & ROBIN D DAY 220 S 89TH AVE YAKIMA, WA 98908	18131934452 JOAQUIN & SOCORRO MACIAS 8906 MARGARET CT YAKIMA, WA 98908	18131934482 JONATHAN & JODI MANSFIELD 221 S 89TH AVE YAKIMA, WA 98908

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18131934487 JONNY & TANYA HARPER 411 S 90TH AVE YAKIMA, WA 98908	18131943005 JULIE MCCRORY 407 S 88TH AVE YAKIMA, WA 98908	18131943418 KELLY T & CORIE B SHAW 208 S 87TH PL YAKIMA, WA 98908
18131934444 KENNETH R & IDA L POTTENGER PO BOX 8087 YAKIMA, WA 98908	18131943460 LOY R & DEBRA TERRY MARKLE 213 S 88TH AVE YAKIMA, WA 98908	18131943004 MARION HIEBERT 403 S 88TH AVE YAKIMA, WA 98908
18131934441 MARVIN R & LINDA M GARDNER 203 S 89TH AVE YAKIMA, WA 98908	18131943404 MICHAEL J & BROOKE M MALONEY 401 S 88TH AVE YAKIMA, WA 98908	18131934461 MIGUEL V ALVAREZ 381 TIETON HEIGHTS RD TIETON, WA 98947
18131934458 PAUL & ALICIA AGUIRRE 8901 MARGARET CT YAKIMA, WA 98908	18131934445 PAUL F BRANDT 3031 LATERAL 1 RD WAPATO, WA 98951	18131934451 PAULA M SCOTT 8904 MARGARET CT YAKIMA, WA 98908
18131934479 RICHARD HAMILTON 218 S 89TH AVE YAKIMA, WA 98908	18131934484 RICHARD P & RUTH E DYKSTRA 405 S 90TH AVE YAKIMA, WA 98908	18131934446 ROBERT C & DARLA M CASE 213 S 89TH AVE YAKIMA, WA 98908
18131943413 ROHN & BETTY A THURMAN 205 S 88TH AVE YAKIMA, WA 98908	18131934494 RONALD G & JOAN SCHENK 402 S 90TH AVE YAKIMA, WA 98908	18131943045 RYAN J MUIR 209 S 88TH AVE YAKIMA, WA 98908
18131943415 SARAH A & ALEX C LONGGLAND 202 S 87TH PL YAKIMA, WA 98908	18131934477 SARAH E WALKER 221 S 90TH AVE YAKIMA, WA 98908	18131934478 SARAH LEA BROWN 223 S 90TH AVE YAKIMA, WA 98909
18131943416 SHAWN BOYLE 204 S 87TH PL YAKIMA, WA 98908	18131934481 STUART M HOWELL 219 S 89TH AVE YAKIMA, WA 98908	18131934443 TERESA A BORGMAN 207 S 89TH AVE YAKIMA, WA 98908
18131934410 THAD L & MARTHA R COLEMAN 206 S 88TH AVE YAKIMA, WA 98908	18131934442 THAO P NGUYEN 9002 WHATCOM AVE YAKIMA, WA 98903	18131934459 WILLIAM & SHERYL PICKERING 210 S 89TH AVE YAKIMA, WA 98908
18131934485 WILLIAM & TAMMI BEAM 407 S 90TH AVE YAKIMA, WA 98908	58 Total Parcels - Gail Buchanan - RZ#003-17, CL3#009-17, & SEPA#028- 17	Hordan Planning Services 410 N 2nd St Yakima, WA 98901 DOC. INDEX # H-3 d

Ntc of App, SEPA & Hearing - Gail Buchanan - RZ#003-17, CL3#009-17 & SEPA#028-17
sent 10/23/17

Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@htanum.net	Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org	Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov
Dept of Archaeology & Historic Preservation Greg Griffith or Gretchen Kaehler, Deputy State Historic Preservation Officer P.O. Box 48343 Olympia, WA 98504-8343 Sepa@dahp.wa.gov	Department of Commerce Growth Management Services P.O. Box 42525 Olympia, WA 98504-2525 reviewteam@commerce.wa.gov	Department of Ecology Annie Szvetcz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov sepaunit@ecy.wa.gov lori.white@ecy.wa.gov
Department of Ecology Gwen Clear, Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov	Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov	Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov
Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov	Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov	Department of Social & Health Services Terri Sinclair-Olson Operations Support and Services Division P.O. Box 45848 Olympia, WA 98504 Terri.Sinclair-Olson@dshs.wa.gov
Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov	Engineering Division Bob Degrossellier and Brett Sheffield, City Engineer 129 N 2nd Street Yakima, WA 98901 dana.kallevig@yakimawa.gov	Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 bob@nobhillwater.org
Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org	Parks & Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 Jessica.logan@parks.wa.gov	U.S. Army Corps of Engineers Regulatory Branch Deborah Knaub, Project Manager P.O. Box 3755 Seattle, WA 98124-3755 Deborah.J.Knaub@usace.army.mil
Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov	West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 wattsa@wvwsd208.org	WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov
WSDOT South Central Regional Planning Office SCplanning@wsdot.wa.gov	WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov	Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov
Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchez@yakama.com	Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com	Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov
Yakima County Commissioners Commissioners.web@co.yakima.wa.us	Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us	Yakima County Public Services Lynn Deitrick, Planning Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn.Deitrick@co.yakima.wa.us
Yakima County Public Services Vern Redifer, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 Vern.redifer@co.yakima.wa.us	Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org	Yakima Regional Clean Air Agency Hasan Tahat, Engineering & Planning Supervisor 329 North 1st Street Yakima, WA 98901 hasan@yrcaa.org

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Yakima School District
Scott Izutsu , Associate Superintendent
104 N 4th Ave
Yakima, WA 98902
izutsu.scott@yakimaschools.org

Yakima Valley Conference of Governments
Mike Shuttleworth, Planning Manager
311 North 4th Street, Ste# 202
Yakima, WA 98901
Mike.shuttleworth@yvcog.org

Yakima Valley Museum
John A. Baule, Director
2105 Tieton Drive
Yakima, WA 98902
john@yakimavalleymuseum.org

Yakima Waste Systems
Keith Kovalenko, District Manager
2812 1/2 Terrace Heights Dr.
Yakima, WA 98901
keithk@wasteconnections.com

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Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902	Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903
Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504	Environmental Protection Agency NEPA Review Unit 1200 6th Ave. MS 623 Seattle, WA 98101	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903
Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Airport Planner 1601 Lind Ave SW Renton, WA 98055-4056	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504	Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901
Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902	Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901	United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903
WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	Eastern Drinking Water Operations River View Corporate Center 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216	Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948
Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948	Yakima School District Dr. Jack Irion, Superintendent 104 North 4th Ave Yakima, WA 98902
Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336
Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903		

\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES_updated 09.27.17 - Form List.docx

Type of Notice: Ntc of Application, SEPA & Public Hearing

File Number: B2 #003-17, CL3 #009-17, & SEPA #028-17

Date of Mailing: 10/23/17

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In-House Distribution E-mail List		
Name	Division	E-mail Address
Carolyn Belles	Code Administration	Carolyn.Belles@yakimawa.gov
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
Joe Caruso	Code Administration	Joe.Caruso@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.Debusschere@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
Mike Shane	Engineering	Mike.Shane@yakimawa.gov
Mark Soptich	Fire Dept	Mark.Soptich@yakimawa.gov
Jeff Cutter	Legal Dept	Jeff.Cutter@yakimawa.gov
Sara Watkins	Legal Dept	Sara.Watkins@yakimawa.gov
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
Joseph Calhoun	Planning Division	Joseph.Calhoun@yakimawa.gov
Chief Rizzi	Police Department	Dominic.Rizzi@yakimawa.gov
Scott Schafer	Public Works Dept	Scott.Schafer@yakimawa.gov
Loretta Zammarchi	Refuse Division	Loretta.Zammarchi@yakimawa.gov
Randy Layman	Refuse Division	Randy.Layman@yakimawa.gov
Naeem Kara	Transit Division	Naeem.Kara@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
For the Record/File		
Binder Copy		Revised 04/2017

Type of Notice: Ntc of App, SEPA & Hearing

File Number(s): R2 #003-17, CL3 #009-17 & SEPA #028-17

Date of Mailing: 10/23/17

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Maxey, Lisa

From: Maxey, Lisa
Sent: Monday, October 23, 2017 8:34 AM
To: 'Gary Cullier'; 'Kevin Richardson - Legal Secretary for Gary Cullier'; Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Desgrosellier, Bob; Ibarra, Rosalinda; Kallevig, Dana; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Schafer, Scott; Shane, Mike; Soptich, Mark; Watkins, Sara; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Department of Social & Health Services; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Scott Izutsu - Yakima School District; US Army Corps of Engineers - Deborah J Knaub; WA State Parks & Recreation Commission; West Valley School District - Angela Watts; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Patrick Wright; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries - John Marvin; Yakima County Commissioners; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - John A. Baule; Yakima Waste Systems - Keith Kovalenko; Associated Press; Bastinelli, Mike; Brown, Michael; Casa Media Partners - Rebecca Lambert; Davido, Sean; El Mundo; El Sol de Yakima - Normand Garcia; Fannin, John; Hispanic Chamber of Commerce; KAPP TV News; KBBO-KRSE Radio - manager; KCJT 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; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; RCDR - Maria DJ Rodriguez; Reed C. Pell; Tu Decides; Tu Decides - Albert Torres; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima School District - Jack Irion; Yakima Valley Business Times; Yakima Valley Business Times - George Finch; YPAC - Randy Beehler
Cc: Martin, Trevor
Subject: Notice of Application, SEPA & Public Hearing - Gail Buchanan - RZ#003-17, CL3#009-17 & SEPA#028-17
Attachments: NOTICE OF APPLICATION, SEPA & HEARING - Gail Buchanan - RZ CL3 SEPA.PDF

Attached is a Notice of Application, Environmental Review (SEPA), and Public Hearing regarding the above-entitled project. If you have any questions about this proposal please contact assigned planner Trevor Martin at (509) 575-6162 or email to: trevor.martin@yakimawa.gov. Thank you!

Lisa Maxey

Planning Specialist | City of Yakima Planning Division

Planning Division - P: (509) 575-6183 | F: (509) 575-6105

Direct Line: (509) 576-6669 ~ Lisa.Maxey@yakimawa.gov

129 N 2nd Street, Yakima, WA 98901





City of Yakima
Planning Division
129 N 2ND ST. (2ND FLOOR)
YAKIMA, WA 98901

PUBLIC NOTICE OF LAND USE REVIEW

Date of Notice of Application - 10/23/2017

RZ#003-17 & CL3#009-17

Project Name: GAIL BUCHANAN
Location: 408 S 88TH AVE

Proposal: Proposal to change the zoning of a 1.78 acre parcel from Single-Family Residential (R-1) to Multifamily Residential (R-3), and proposal to construct a 31,810 sq ft indoor residential storage facility.

A land use application has been submitted near your property. This is your notice of that application. To view information online go to: www.yakimawa.gov/public-notice and select RZ#003-17 from the list to view the land use application information. More information is available from the City of Yakima Planning Division (509) 575-6183. The staff contact is: Trevor Martin, Associate Planner (509) 575-6162 - trevor.martin@yakimawa.gov. Decisions and future notices will be sent to anyone who submits comments on this application or requests additional notice. Comments may be submitted in writing to the address above or by email to: ask.planning@yakimawa.gov - please include the file number in the email subject line. **Written or emailed comments must be received by 5:00 p.m. on 11/13/2017**

Public Hearing Date: 12/14/2017

Public hearings are scheduled to begin at 9:00 AM in the Yakima City Council Chambers of City Hall located at: 129 North Second Street, Yakima, WA 98901

This application may include multiple land use types, including compliance with the State Environmental Policy Act (SEPA). For specific information, please contact the Planning Division at (509) 575-6183. Si necesita información en español por favor llame al (509) 575-6183

Application Submitted: 09/28/2017 Application Complete: 10/19/2017

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-Ad Proof-

**This is the proof of your ad scheduled to run on the dates indicated below.
Please proof read notice carefully to check spelling and run dates,
if you need to make changes**

Date:	10/20/17
Account #:	110358
Company Name:	CITY OF YAKIMA PLANNING
Contact:	ROSALINDA IBARRA,AP
Address:	129 N 2ND STREET YAKIMA, WA 98901-2720
Telephone:	(509) 575-6164
Fax:	

Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@yakimaherald.com
Ad ID:	770196
Start:	10/23/17
Stop:	10/23/17
Total Cost:	\$262.80
Lines:	144.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	10/23/17

**CITY OF YAKIMA
NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW,
AND PUBLIC HEARING**

DATE: 10/23/2017; **TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners; **FROM:** Joan Davenport, AICP, Community Development Director; **SUBJECT:** Notice of Application, SEPA, Rezone, and Public Hearing for a Class (3) Review to construct 200 storage units on 1.78 acres of land located at 408 S. 88th Ave; **NOTICE OF APPLICATION:** **Location:** 408 S. 88th Ave; **Applicant:** Hordan Planning Services (410 N 2nd St, Yakima, WA 98901); **Date of Application:** 09/28/2017; **Date of Completeness:** 10/19/2017; **File Number(s):** CL3#009-17, RZ#003-17, and SEPA#028-17; **Tax Parcel Number(s):** 181319-34010; **PROJECT DESCRIPTION:** This is a proposal to change the zoning of a 1.78 acre parcel from Single-Family Residential (R-1) to Multifamily Residential (R-3), and proposal to construct a 31,810 square foot indoor residential storage facility; **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, pursuant to the Washington State Environmental Policy Act (SEPA) under WAC § 197-11-926 for the review of this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-significance (DNS) for this project, utilizing the procedures set forth in 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, Demolition 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 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **November 13, 2017**, will be considered prior to issuing the final SEPA determination on this application; **NOTICE OF PUBLIC HEARING:** This request requires that the Hearing Examiner hold an open record public hearing. The public hearing is scheduled to be held on **Thursday, December 14, 2017**, beginning at **9:00 a.m.**, or soon thereafter, in the Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit written comments. Following the public hearing, the Hearing Examiner will issue a decision and recommendation within ten (10) business days; **NOTICE OF DECISION/RECOMMENDATION:** A copy of the Hearing Examiner's decision and recommendation will be mailed to parties of record once it is rendered. Please send any written comments for the above described project to: **Joan Davenport, AICP, Community Development Director, City of Yakima, Department of Community Development, 129 North Second Street, Yakima, WA 98901** Please reference the applicant's name or file number(s) in your correspondence: (*Hordan Planning Services—CL3#009-17, RZ#003-17, & SEPA#028-17*) The file containing the complete action 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 Trevor Martin at (509) 575-6162, or email to: trevor.martin@yakimawa.gov.

(770196) October 23, 2017

Courtesy of Yakima Herald-Republic

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**CITY OF YAKIMA
NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW,
AND PUBLIC HEARING**

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(770196) October 23, 2017

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, AND PUBLIC HEARING

DATE: October 23, 2017
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Notice of Application, SEPA, Rezone, and Public Hearing for a Class (3)
Review to construct 200 storage units on 1.78 acres of land located at 408 S.
88th Ave.

NOTICE OF APPLICATION

Location: 408 S. 88th Ave.
Applicant: Hordan Planning Services (410 N 2nd St, Yakima, WA 98901)
Date of Application: September 28, 2017
Date of Completeness: October 19, 2017
File Number(s): CL3#009-17, RZ#003-17, and SEPA#028-17
Tax Parcel Number(s): 181319-34010

PROJECT DESCRIPTION

This is a proposal to change the zoning of a 1.78 acre parcel from Single-Family Residential (R-1) to Multifamily Residential (R-3), and proposal to construct a 31,810 square foot indoor residential storage facility.

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, pursuant to the Washington State Environmental Policy Act (SEPA) under WAC § 197-11-926 for the review of this project.

The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-significance (DNS) for this project, utilizing the procedures set forth in 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, Demolition 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 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **November 13, 2017**, will be considered prior to issuing the final SEPA determination on this application.

NOTICE OF PUBLIC HEARING:

This request requires that the Hearing Examiner hold an open record public hearing. The public hearing is scheduled to be held on **Thursday, December 14, 2017**, beginning at **9:00 a.m.**, or soon thereafter, in the Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit written comments. Following the public hearing, the Hearing Examiner will issue a decision and recommendation within ten (10) business days.

NOTICE OF DECISION/RECOMMENDATION

A copy of the Hearing Examiner's decision and recommendation will be mailed to parties of record once it is rendered. Please send any written comments for the above described project to:

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

Please reference the applicant's name or file number(s) in your correspondence:

(Hordan Planning Services—CL3#009-17, RZ#003-17, & SEPA#028-17)

The file containing the complete action 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 Trevor Martin at (509) 575-6162, or email to: trevor.martin@yakimawa.gov.

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

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CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE

File Number:	CL3#009-17, RZ#003-17, SEPA#028-17
Applicant/Project Name:	Hordan Planning Services / Gail Buchanan
Site Address:	408 S. 88 th Ave Yakima WA 98908
Date of Posting:	10/22/17

Location of Installation (Check One):

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

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

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

The alternative location is:

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

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


Applicant's Signature

10-22-17
Date

Hordan Planning Services
Applicant's Name (Please Print)

509-249-1919
Applicant's Phone Number

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



DEPARTMENT OF COMMUNITY DEVELOPMENT

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

October 19, 2017

FILE NUMBER: CL3#009-17; RZ#003-17; SEPA#028-17; and TCO#017-17

APPLICANT: Hordan Planning Services

APPLICANT ADDRESS: 410 N. 2nd St. Yakima, WA 98901

PROJECT LOCATION: 408 S. 88th Ave.

TAX PARCEL NO: 181319-14010

DATE OF REQUEST: September 28, 2017

SUBJECT: Notice of Complete Application

Mr. Moreno:

The application for your Type (3), SEPA, and Rezone Land Use Review for 408 S. 88th Ave. was received on September 28, 2017. As of October 19, 2017, your application is considered **complete** as required by the City of Yakima's Municipal Code (YMC) and site plan checklist, as referenced in YMC § 15.14.030.

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

1. The Planning Division will mail a Notice of Application and Public Hearing to residents within 300 feet of the subject site.
2. A public hearing will be scheduled with the City of Yakima Hearing Examiner.

If you have any questions regarding this matter please call me at (509) 576-6162.

Sincerely,

A handwritten signature in black ink, appearing to read "Trevor Martin".

Trevor Martin
Associate Planner



GAIL BUCHANAN
RZ#003-17, CL3#009-17 & SEPA#028-17

EXHIBIT LIST

CHAPTER I

Supplemental Information

[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

Memorandum

To: Joe Caruso, Code Administration Manager

From: Joseph Calhoun, Planning Manager
Lisa Maxey, Planning Specialist

Date: October 6, 2017

Subject: Refund of Transportation Capacity Analysis Application Fee (TCO#017-17)

On September 28, 2017, a Traffic Capacity Analysis application (TCO#017-17) was submitted by Hordan Planning Services on behalf of Gail Buchanan, along with applications for a Rezone, Type 3 Review, and SEPA. It was determined upon review by City Engineering Brett Sheffield that a Transportation Capacity Analysis would not be required per YMC 12.08.040, as the proposed use would not generate more than 10 p.m. peak hour trips. Therefore, a \$250.00 refund of the Traffic Capacity Analysis permit application fee is hereby approved.

Attached is the original application form and the receipt which includes the fee paid and recorded number.

A handwritten signature in blue ink, appearing to be "JC", written over the printed name of Joseph Calhoun.

Joseph Calhoun
Planning Manager

Total Refund of Traffic Capacity Analysis Fee: \$250.00

Total Amount Refunded: \$250.00

cc: Gail Buchanan (applicant/property owner); Hordan Planning Services (applicant)

