

**SUPER COLD STORAGE LLC
RZ#006-17 & SEPA#035-17**

**City Council
Closed Record Public Hearing
April 3, 2018**

EXHIBIT LIST

Applicant: Hordan Planning Services on behalf of Super Cold Storage LLC
File Numbers: RZ#006-17 & SEPA#035-17
Site Address: 1415 River Rd
Staff Contact: Colleda Monick, Assistant Planner

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EXHIBIT LIST

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DEPARTMENT OF COMMUNITY DEVELOPMENT
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CITY OF YAKIMA, WASHINGTON
PLANNING COMMISSION'S FINDINGS, CONCLUSIONS AND RECOMMENDATION

February 28, 2018

**In the Matter of a Rezone
Application Submitted by:**

**Hordan Planning Services, on behalf of
Super Cold Storage**

**For a Non-project rezone
Of 1415 River Road
From LCC to M-1**

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RZ#006-17

SEPA#035-17

I. **Summary of Recommendation.** The Yakima Planning Commission recommends **approval** of the proposed rezone, subject to conditions.

II. **Basis for Recommendation.** Based on a view of the site; consideration of the staff report, exhibits, testimony and other evidence presented at an open record public hearing on February 14, 2018; and a consideration of the applicable zoning ordinance requirements, and the Comprehensive Plan; the YPC makes the following:

III. **FACTS**

A. Processing.

1. The applications for Rezone and Environmental Review were received on December 11, 2017.
2. The application was determined complete for processing on December 15, 2017.
3. The application is being processed under YMC Chapter 15.23 for Rezone Review.
4. Pursuant to YMC Ch. 1.42 and YMC § 15.23.030, The Planning Commission has the authority to hold a public hearing and provide a recommendation to the City Council on a Rezone request.
5. **Public Notice:** Pursuant to YMC § 15.11.090 and YMC § 16.05.010:
 - a) A Notice of Application, Environmental Review, and Public Hearing was sent to the applicant and adjoining property owners within 300-feet of the subject property on December 20, 2017.
 - b) A legal notice was provided in the Yakima Herald Republic on December 20, 2017.

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c) The subject property was posted with a land use action sign on December 18, 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 December 20, 2017. A SEPA Determination of Nonsignificance (DNS) was issued on January 12, 2018. No appeals have been filed with the City of Yakima Planning Division.

B. Current Zoning and Land Use:

1. The subject property is approximately 1.96 acres in size and is zoned Large Convenience Center (LCC). The property contains two residences, a commercial office, storage sheds and an outdoor storage area.
2. Adjacent Properties and Land use Characteristics

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	M-1	Vacant, proposed future C.A.
East	LCC	Vacant, proposed future C.A.
South	M-1 (across River Rd)	Electrical Substation/Storage Units
West	M-1	Fueling Station for Commercial Vehicles

3. Other Characteristics

a) Existing Infrastructure:

- i. Streets: The property is currently accessed by River Rd., classified as a Collector Arterial.
- ii. Water and Sewer: The property is served by City of Yakima water and sewer.

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 well suited for all Light Industrial uses permitted under the proposed zoning M-1 zoning district. The land is flat and is currently served with all necessary infrastructure, transportation facilities and public services. The property has direct access to River Road on the south and has access to both water and sewer on the south and west sides of the property. Access to the state and federal highway system is located at the north end of North 16th Avenue, which is approximately 2,500 feet to the northwest of the site and easily accessible.

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The general area currently has industrial uses located within the neighborhood or planned for the neighborhood. In this instance, the adjoining property located to the north and east is currently under the same ownership (as the subject property). It is the intent of the property owner to construct a controlled atmosphere complex on that property as well as this parcel. The complex is currently being designed and will be submitted to the City for review and the approval at a later date. Property to the west contains a fueling station for commercial vehicles and property to the south contains an electrical substation and storage units. Property to the east and northeast (beyond the combined ownership discussed above) contains Washington Fruit and Produce Company which has been rezoning adjoining properties to M-1 and constructing similar agriculturally related buildings.

The intent behind this rezone is to construct similar type agricultural storage facilities (i.e. controlled atmosphere buildings), as those of Washington Fruit and Produce Company, if the rezone is successful. The proposed rezone is to benefit and compliment an existing storage facility which is under this same ownership located approximately one-half mile to the west (North 20th Ave & River Road). This rezone provides that business the opportunity to cluster their storage facilities in a single area, which helps them coordinate their business in an efficient manner. The project also benefits the City of Yakima by concentrating industrial uses in a single location, which use and require industrial-type infrastructure. The City has provided the necessary infrastructure to this site such as roads, water and sewer and this project will use that infrastructure for its intended use. Additionally, industrial uses like this provide well-paying jobs, which are also desirable for the community.

What is the status of existing land use?

The subject property consists of approximately 2 acres. The property currently contains two residences, a commercial office, storage sheds and an outdoor storage area. All urban services and facilities are available to the property, or can easily be extended to the property as needed.

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

The rezone request is in compliance with the Yakima Urban Area Comprehensive Plan because it meets the intent of the text of the plan as it deals with the Industrial definition. Specifically, the Industrial land use **"designation provides for manufacturing, agricultural processing/storage, and closely related uses."**

The proposed rezone meets the intent of the "Locational Criteria" of the comprehensive plan because the property is located in an area of active industrial uses that features adequate public utilities and land physically suited to industrial activities that are buffered from residential or other potentially incompatible uses. Additionally, this development will take advantage of access to Highway 12/I-82 due to its close proximity to those highways.

The comprehensive plan indicates that "Principle uses and density" be industrial, agricultural, research & development, repair, construction businesses, warehouse, and distribution terminals that minimize external impacts to adjacent districts and accessory uses. In this case, the proposed use is an agricultural controlled atmosphere warehouse complex, which meets the intent of the "Principle uses and density" of the comprehensive plan.

The comprehensive plan states that implementing zoning districts for industrially designated land be M-1, M-2, or AS. The proposed zoning district by this application is M-1 which is consistent with the comprehensive plan.

Some select supporting goals and policies for this rezone from the comprehensive plan include:

Goal 2.9 – Industrial & Manufacturing areas. Maintain and promote active use of Industrial lands to promote economic growth.

Policy 2.9.1 – Develop industrial and manufacturing lands that minimize impacts on surrounding land uses, especially residential land uses...

Policy 2.9.2 – Encourage infill and promote efficient utilization of vacant land within areas that are designated for industrial uses.

Policy 2.9.7 – Protect industrial and manufacturing lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.

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

Yes, there are adequate public facilities to serve this proposal. The property lies north of River Road, a 3-lane hard surfaced collector/arterial. The roadway has adequate capacity for future industrial growth and has been designed with this growth in mind. Access to the site is exceptional and can gain access to other major urban arterials and the highway system with ease. The property is served with all other infrastructure including domestic water, sanitary sewer, electricity, telephone and any other needed utilities. Utilities not adjacent to the site can easily be extended to serve these properties. Additionally, the site is protected by the Yakima Police and Fire Departments.

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

Yes, this property can be served with the existing facilities capable of supporting the most intensive uses, as the site is served by a 27-inch waste water main and 12-inch water main. Other smaller (8 inch and 12 inch) water/sewer lines are also located in the immediate area, which ensures adequate fire protection and waste water disposal. If any service or facility deficiency exists in the delivery of

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services to this property, necessary mitigation will take place by the developer to ensure adequate public services and facilities are in place at his/her/their expense through future SEPA and land use concurrency requirements, upon the development of the property.

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

The proposed zone change is compatible with existing neighboring uses because surrounding properties that lie to the north, east and south are currently zoned Light Industrial and consist of vacant industrial land, fruit processing facilities/storage and other light industrial type retail storage and service establishments. Property to the west contains a commercial fueling station, which is more similar to an industrial use than a commercial use.

Based on these factors, the proposed zone change is compatible with existing neighboring uses. Because the intended use is similar to many surrounding uses, there is consistency between the existing and proposed uses. Compatibility can be maintained through project permitting and additional site specific plan review. This will ensure compatibility between existing uses and future uses which can be expected to be constructed on the surrounding properties within the adjacent zoning districts.

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

No mitigation is proposed as part of this rezone request. However, appropriate mitigation is built into the SEPA and zoning codes through regular site plan approval once a specific project is proposed. Required mitigation to address compatibility would be implemented at that time.

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

The public need arises from the fact that expansion within some existing zoning districts does not exist. This occurs when all or most of the available land in that district is developed or not available for sale. Thus, existing businesses and industries have nowhere to expand. This is the case in this general area to meet the public need, this property owner has gone through two comprehensive plan updates and a zoning request to create an area large enough to expand the industrial zoning district to expand their fruit storage facilities.

In this instance, the proposed comprehensive plan change and rezone will provide an area for this business to expand within the same general locale as their other storage facility. This provides them with efficiency and ease of management, as the two facilities would only be about one-half mile apart. Most importantly, this proposed change keeps the industrial users in an industrial corridor (along River Road) where the City has provided the necessary infrastructure for this specific type of development (i.e. Major arterial roadways, easy access to state highways, adequate water and waste water lines). The

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public expects successful businesses to expand and remain in Yakima. This rezone meets that public need and perspective, while using the infrastructure provided for it to locate at this location and providing necessary jobs for citizens of the Yakima Valley.

D. Yakima Area Comprehensive Plan:

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

E. 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. M-1 Zoning District Defined: Per YMC § 15.03.020(H) the M-1 zoning district is intended to:
 - a) Establish and preserve areas near designated truck routes, freeways, and the railroad for light industrial uses; and
 - b) Direct truck traffic onto designated truck routes and away from residential streets; and
 - c) Minimize conflicts between uses in the light industrial district and surrounding land uses.

The light industrial district provides areas for light manufacturing, processing, research, wholesale trade, storage, and distribution facilities.

Uses permitted in this district should not generate noise levels, light, odor, or fumes that would constitute a nuisance or hazard.

IV. FINDINGS

F. 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 December 20, 2017, wherein the public was invited to submit written and/or oral comments at the public hearing on this proposed rezone. No comments were submitted during comment period.

Oral testimony from Bill Hordan occurred on the day of the public hearing in favor of the application as the applicant's representative.

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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 M-1 zoning district with proposed future development being incorporated into the neighboring property to the east and north.

3. The recommendation from interested agencies and departments:

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

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

The purposed M-1 zoning district is an implementing zone of the Comprehensive Plan 2040 designation of Industrial and is compatible with the proposed request.

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

Along River Road and in the general vicinity are various utilities which are available to serve the property, including City of Yakima sewer; City of Yakima 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.

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

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

The rezone proposal to M-1 will allow the subject property to be assimilated into the existing uses in this area. Future development will allow redevelopment of the property to add additional controlled atmosphere storage warehouses.

7. The public need for the proposed change:

The public need for this proposed change will bring the property in conformance with other properties to the east and south. The future redevelopment of the property into the controlled atmosphere storage warehouses will provide options of business expansion for the property owner.

V. CONCLUSIONS

Based on the foregoing Findings, the YPC reaches the following Conclusions:

1. The YPC has jurisdiction to issue a recommendation on this proposed Rezone to the Yakima City Council.
2. Notice of the public hearing of February 14, 2018, was given in accordance with applicable requirements.

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3. The SEPA Determination of Nonsignificance (DNS) was issued on January 12, 2018, and became final without any appeal.
4. As a non-project rezone, this application is consistent with the Comprehensive Plan.
5. This recommendation is consistent with YMC 15.23.030(D).

VI. RECOMMENDATION

Based upon the findings outlined above, it was moved and seconded that the City of Yakima Planning Commission recommends **APPROVAL** of this rezone request from LCC to M-1:

RECOMMENDED this 28th day of February, 2018.

By: 

Patricia Byers, Chair
Yakima Planning Commission

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CHAPTER A

Staff Report

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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

REZONE

Applicant: Hordan Planning Services, on behalf of Super Cold Storage
Applicant Address: 410 N. 2nd St.
Project Location: 1415 River Road
Tax Parcel No(s): 181313-22010
File No(s): RZ#006-17, SEPA#035-17
Date of Request: December 11, 2017
Date of Complete: December 15, 2017
Date of Recommendation: February 14, 2018
Staff Contact: Colleda Monick, Assistant Planner

I. DESCRIPTION OF REQUEST

On December 11, 2017, The City of Yakima Department of Community Development received an application from Hordan Planning Services, on behalf of Super Cold Storage, for a non-project Rezone of the property located at 1415 River Road, from Large Convenience Center (LCC) to Light Industrial (M-1).

II. SUMMARY OF RECOMMENDATION

Staff recommends approval of the Rezone.

III. FACTS

A. Processing.

1. The applications for Rezone and Environmental Review were received on December 11, 2017.
2. The application was determined complete for processing on December 15, 2017.
3. The application is being processed under YMC Chapter 15.23 for Rezone Review.
4. Pursuant to YMC Ch. 1.42 and YMC § 15.23.030, The Planning Commission has the authority to hold a public hearing and provide a recommendation to the City Council on a Rezone request.
5. **Public Notice:** Pursuant to YMC § 15.11.090 and YMC § 16.05.010:
 - a) A Notice of Application, Environmental Review, and Public Hearing was sent to the applicant, SEPA Agencies, and adjoining property owners within 300-feet of the subject property on December 20, 2017.

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- b) A legal notice was provided in the Yakima Herald Republic on December 20, 2017.
 - c) The subject property was posted with a land use action sign on December 18, 2017.
6. **Environmental Review:** In accordance with WAC 197-11-355, the Administration Official sent a notice of application on December 20, 2017, no comments were received. A SEPA Determination of Nonsignificance (DNS) was issued on January 12, 2018. No appeals have been filed with the City of Yakima Planning Division.

B. Current Zoning and Land Use:

- 1. The subject property is approximately 1.96 acres in size and is zoned Large Convenience Center (LCC). The property contains two residences, a commercial office, storage sheds and an outdoor storage area.
- 2. Adjacent Properties and Land use Characteristics

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	M-1	Vacant, proposed future C.A.
East	LCC	Vacant, proposed future C.A.
South	M-1 (across River Rd.)	Electrical Substation/Storage Units
West	M-1	Fueling Station for Commercial Vehicles

- 3. Other Characteristics

a) Existing Infrastructure:

- i. Streets: The property is currently accessed by River Road, classified as a Collector Arterial.
- ii. Water and Sewer: The property is served by City of Yakima water and sewer.

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 well suited for all Light Industrial uses permitted under the proposed zoning M-1 zoning district. The land is flat and is currently served with all necessary infrastructure, transportation facilities and public services. The property has direct access to River Road on the south and has access to both water and sewer on the south and west sides of the property. Access to the state and federal highway system is located at the north end of North 16th Avenue, which is approximately 2,500 feet to the northwest of the site and easily accessible.

The general area currently has industrial uses located within the neighborhood or planned for the neighborhood. In this instance, the adjoining property located to

the north and east is currently under the same ownership (as the subject property). It is the intent of the property owner to construct a controlled atmosphere complex on that property as well as this parcel. The complex is currently being designed and will be submitted to the City for review and the approval at a later date. Property to the west contains a fueling station for commercial vehicles and property to the south contains an electrical substation and storage units. Property to the east and northeast (beyond the combined ownership discussed above) contains Washington Fruit and Produce Company which has been rezoning adjoining properties to M-1 and constructing similar agriculturally related buildings.

The intent behind this rezone is to construct similar type agricultural storage facilities (i.e. controlled atmosphere buildings), as those of Washington Fruit and Produce Company, if the rezone is successful. The proposed rezone is to benefit and compliment an existing storage facility which is under this same ownership located approximately one-half mile to the west (North 20th Ave & River Road). This rezone provides that business the opportunity to cluster their storage facilities in a single area, which helps them coordinate their business in an efficient manner. The project also benefits the City of Yakima by concentrating industrial uses in a single location, which use and require industrial-type infrastructure. The City has provided the necessary infrastructure to this site such as roads, water and sewer and this project will use that infrastructure for its intended use. Additionally, industrial uses like this provide well-paying jobs, which are also desirable for the community.

What is the status of existing land use?

The subject property consists of approximately 2 acres. The property currently contains two residences, a commercial office, storage sheds and an outdoor storage area. All urban services and facilities are available to the property, or can easily be extended to the property as needed.

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

The rezone request is in compliance with the Yakima Urban Area Comprehensive Plan because it meets the intent of the text of the plan as it deals with the Industrial definition. Specifically, the Industrial land use **"designation provides for manufacturing, agricultural processing/storage, and closely related uses."**

The proposed rezone meets the intent of the "Locational Criteria" of the comprehensive plan because the property is located in an area of active industrial uses that features adequate public utilities and land physically suited to industrial activities that are buffered from residential or other potentially incompatible uses. Additionally, this development will take advantage of access to Highway 12/I-82 due to its close proximity to those highways.

The comprehensive plan indicates that "Principle uses and density" be industrial, agricultural, research & development, repair, construction businesses, warehouse, and distribution terminals that minimize external impacts to adjacent districts and accessory uses. In this case, the proposed use is an agricultural controlled atmosphere warehouse complex, which meets the intent of the "Principle uses and density" of the comprehensive plan.

The comprehensive plan states that implementing zoning districts for industrially designated land be M-1, M-2, or AS. The proposed zoning district by this application is M-1 which is consistent with the comprehensive plan.

Some select supporting goals and policies for this rezone from the comprehensive plan include:

Goal 2.9 – Industrial & Manufacturing areas. Maintain and promote active use of Industrial lands to promote economic growth.

Policy 2.9.1 – Develop industrial and manufacturing lands that minimize impacts on surrounding land uses, especially residential land uses...

Policy 2.9.2 – Encourage infill and promote efficient utilization of vacant land within areas that are designated for industrial uses.

Policy 2.9.7 – Protect industrial and manufacturing lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.

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

Yes, there are adequate public facilities to serve this proposal. The property lies north of River Road, a 3-lane hard surfaced collector/arterial. The roadway has adequate capacity for future industrial growth and has been designed with this growth in mind. Access to the site is exceptional and can gain access to other major urban arterials and the highway system with ease. The property is served with all other infrastructure including domestic water, sanitary sewer, electricity, telephone and any other needed utilities. Utilities not adjacent to the site can easily be extended to serve these properties. Additionally, the site is protected by the Yakima Police and Fire Departments.

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

Yes, this property can be served with the existing facilities capable of supporting the most intensive uses, as the site is served by a 27-inch waste water main and 12-inch water main. Other smaller (8 inch and 12 inch) water/sewer lines are also located in the immediate area, which ensures adequate fire protection and waste water disposal. If any service or facility deficiency exists in the delivery of services to this property, necessary mitigation will take place by the developer to ensure adequate public services and facilities are in place at his/her/their expense through future SEPA and land use concurrency requirements, upon the development of the property.

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

The proposed zone change is compatible with existing neighboring uses because surrounding properties that lie to the north, east and south are currently zoned Light Industrial and consist of vacant industrial land, fruit processing facilities/storage and other light industrial type retail storage and service

establishments. Property to the west contains a commercial fueling station, which is more similar to an industrial use than a commercial use.

Based on these factors, the proposed zone change is compatible with existing neighboring uses. Because the intended use is similar to many surrounding uses, there is consistency between the existing and proposed uses. Compatibility can be maintained through project permitting and additional site specific plan review. This will ensure compatibility between existing uses and future uses which can be expected to be constructed on the surrounding properties within the adjacent zoning districts.

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

No mitigation is proposed as part of this rezone request. However, appropriate mitigation is built into the SEPA and zoning codes through regular site plan approval once a specific project is proposed. Required mitigation to address compatibility would be implemented at that time.

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

The public need arises from the fact that expansion within some existing zoning districts does not exist. This occurs when all or most of the available land in that district is developed or not available for sale. Thus, existing businesses and industries have nowhere to expand. This is the case in this general area to meet the public need, this property owner has gone through two comprehensive plan updates and a zoning request to create an area large enough to expand the industrial zoning district to expand their fruit storage facilities.

In this instance, the proposed comprehensive plan change and rezone will provide an area for this business to expand within the same general locale as their other storage facility. This provides them with efficiency and ease of management, as the two facilities would only be about one-half mile apart. Most importantly, this proposed change keeps the industrial users in an industrial corridor (along River Road) where the City has provided the necessary infrastructure for this specific type of development (i.e. Major arterial roadways, easy access to state highways, adequate water and waste water lines). The public expects successful businesses to expand and remain in Yakima. This rezone meets that public need and perspective, while using the infrastructure provided for it to locate at this location and providing necessary jobs for citizens of the Yakima Valley.

D. Yakima Area Comprehensive Plan:

The 2040 Yakima Urban Area Comprehensive Plan, Future Land Use Map (Exhibit 2-1) designates this area as Industrial.

The M-1 zoning district is an implementing zone of the Comprehensive Plan 2040 designation of Industrial, and is compatible with the following goals and policies (Exhibit 2-2, YCP 2040):

Goal 2.9: Industrial and manufacturing areas maintain and promote active use of industrial lands to promote economic growth.

Policy 2.9.2 Encourage infill and promote efficient utilization of vacant land within areas that are designated for industrial uses.

E. 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. M-1 Zoning District Defined: Per YMC § 15.03.020(H) the M-1 zoning district is intended to:
 - a) Establish and preserve areas near designated truck routes, freeways, and the railroad for light industrial uses; and
 - b) Direct truck traffic onto designated truck routes and away from residential streets; and
 - c) Minimize conflicts between uses in the light industrial district and surrounding land uses.

The light industrial district provides areas for light manufacturing, processing, research, wholesale trade, storage, and distribution facilities.

Uses permitted in this district should not generate noise levels, light, odor, or fumes that would constitute a nuisance or hazard.

IV. FINDINGS

A. Rezone Approval Criteria:

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

1. The testimony at the public hearing:

A Notice of Application was mailed to SEPA Agencies and all property owners within 300 feet of the subject properties on December 20, 2017, wherein the public was invited to submit written and/or oral comments at the public hearing on this proposed rezone. No comments were submitted during comment period; any testimony at the hearing can be considered by Planning Commission.

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

The subject property is suitable for uses permitted in the M-1 zoning district with proposed future development being incorporated into the neighboring property to the east and north.

3. The recommendation from interested agencies and departments:

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

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

The purposed M-1 zoning district is an implementing zone of the Comprehensive Plan 2040 designation of Industrial and is compatible with the proposed request.

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

Along River Road and in the general vicinity are various utilities which are available to serve the property, including City of Yakima sewer; City of Yakima 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.

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

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

The rezone proposal to M-1 will allow the subject property to be assimilated into the existing uses in this area. Future development will allow redevelopment of the property to add additional controlled atmosphere storage warehouses.

7. The public need for the proposed change:

The public need for this proposed change will bring the property in conformance with other properties to the east and south. The future redevelopment of the property into the controlled atmosphere storage warehouses will provide options of business expansion for the property owner.

V. CONCLUSIONS

1. The Planning Commission has jurisdiction to issue a recommendation on this application to the City Council.
2. The proposed Rezone is consistent with the goals and policies of the Yakima Comprehensive Plan 2040.
3. SEPA review resulted in the issuance of a DNS on January 12, 2018. The appeal period for this determination ended January 26, 2018 – no appeal was filed.
4. No adverse impacts have been identified from granting this approval that cannot be mitigated at the time of future development.
5. Public Notice for this hearing was provided in accordance with zoning ordinance requirements.

VI. RECOMMENDATION

The Community Development Department recommends APPROVAL of this non-project Rezone request from Large Convenience Center (LCC), to Light Industrial (M-1).

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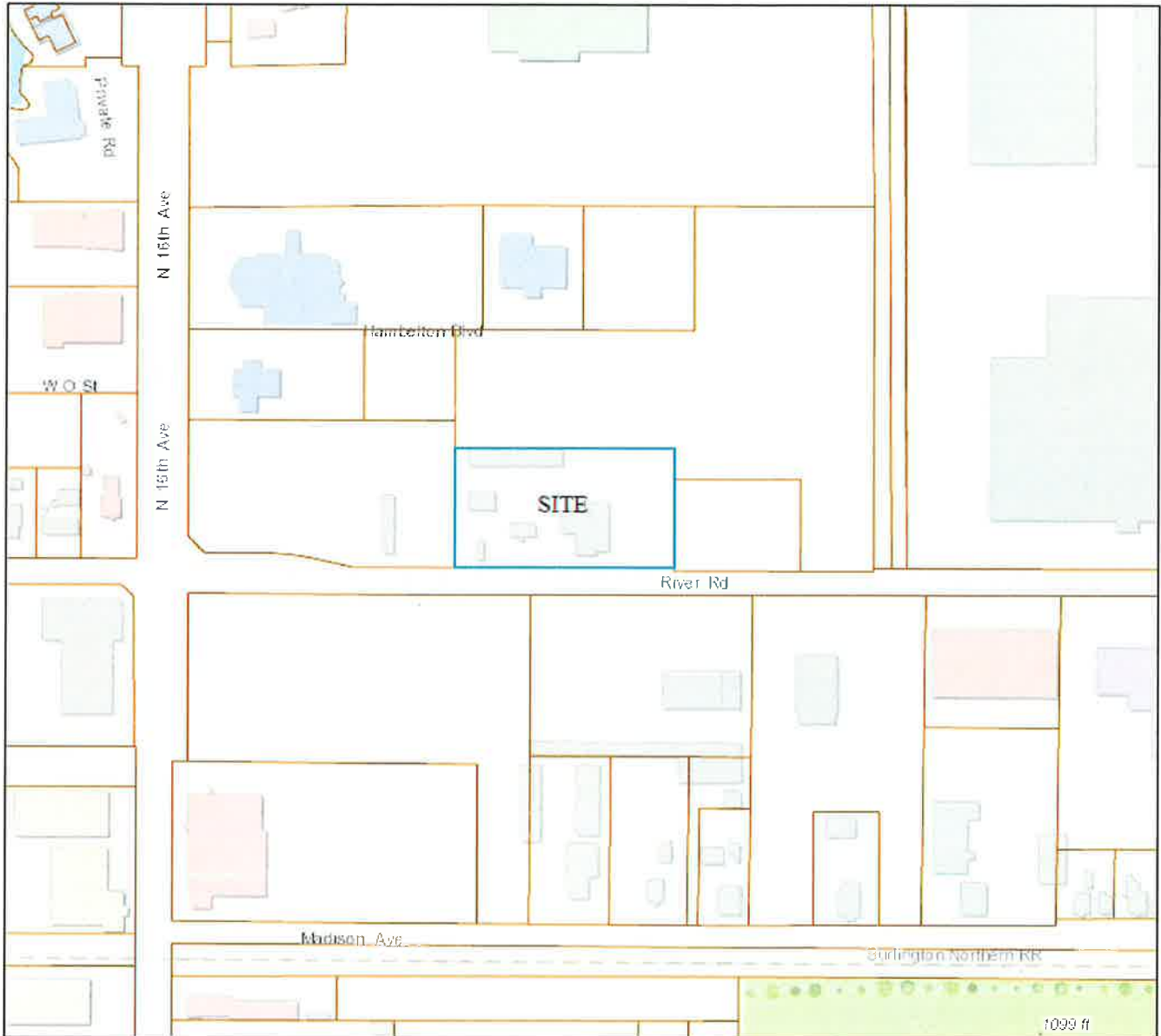
VICINITY MAP



File Number: RZ#006-17 & SEPA#035-17

Project Name: SUPER COLD STORAGE LLC

Site Address: 1415 RIVER RD



Proposal: Non-project rezone consisting of one 1.96-acre parcel from Large Convenience Center (LCC) to Light Industrial (M-1).

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: 12/11/2017



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EXHIBIT LIST

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ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

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

INSTRUCTIONS FOR APPLICANTS

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

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

1. Name Of Proposed Project (If Applicable):

Not applicable.

2. Applicant's Name & Phone:

Bill Hordan, Hordan Planning Services

3. Applicant's Address:

410 North Second Street, 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):

Not applicable, no land use action is proposed as part of this rezone request.

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

Yes, upon successful rezoning of the property, controlled atmosphere building will be constructed on the property.

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

SEPA review was conducted on this property by the City for a Future Land Use Designation change in 2016/17.

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Revised 08/2017

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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 applications are pending on this property at the time of this application preparation.

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

No other permits will be needed.

- 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 a non-project rezone of about 2 acres from Large Convenience Center (LCC) to Light Industrial (M-1) to be consistent with the underlying comprehensive plan land use designation of Industrial.

- 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 property lies on the north side of River Road approximately 800 feet east of North 16th Avenue, within the City of Yakima. The address of the property is 1415 River Road - Assessor's Parcel Number 181313-22010.

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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):	
☒ flat ☐ rolling ☐ hilly ☐ steep slopes ☐ mountainous ☐ other	
b. What is the steepest slope on the site (approximate percent slope)? Less than 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. According to the Soil Survey of Yakima County Area Washington, the soil is classified as Yakima Silt Loam, which is prime farmland. No soil will be removed from the site as part of this request.	
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, excavation or grading is proposed as part of this rezone request.	
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No.	
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Not applicable, no project is being proposed.	
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None needed, none proposed.	
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. Not applicable, no emissions to the air will occur from this rezone request.	
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known by the applicant.	
c. Proposed measures to reduce or control emissions or other impacts to air, if any: None needed, none proposed.	
3. Water	
a. Surface Water	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
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. The Naches River lies approximately 3,000 feet to the north & Lake Aspen approximately 2,000 feet to the northwest.	
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. Not applicable, there is no project proposed for the property as part of this rezone request.	
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. Not applicable.	
4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No.	
5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No.	
6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No.	
b. Ground Water	
1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. Not applicable, there is no project proposal as part of this rezone request.	
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. Not applicable, there is no project proposal as part of this rezone request.	
c. Water Runoff (including stormwater)	

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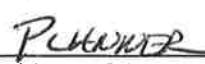
B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments																														
1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Not applicable, there is no project as part of this rezone request.																															
2. Could waste materials enter ground or surface waters? If so, generally describe. Not applicable, there is no project as part of this rezone request.																															
3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. The land will not be altered as part of this rezone request.																															
d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: None needed, none proposed.																															
4. Plants																															
a. Check (✓) types of vegetation found on the site:																															
<table border="1"> <tr> <td>Deciduous Tree:</td> <td>☐ Alder</td> <td>☐ Maple</td> <td>☐ Aspen</td> <td>☒ Other</td> </tr> <tr> <td>Evergreen Green:</td> <td>☒ Fir</td> <td>☐ Cedar</td> <td>☐ Pine</td> <td>☐ Other</td> </tr> <tr> <td></td> <td>☒ Shrubs</td> <td>☒ Grass</td> <td>☐ Pasture</td> <td>☐ Crop Or Grain</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td>☐ Orchards, vineyards, or other permanent crops</td> </tr> <tr> <td>Wet Soil Plants:</td> <td>☐ Cattail</td> <td>☐ Buttercup</td> <td>☐ Bullrush</td> <td>☐ Skunk Cabbage</td> </tr> <tr> <td>Water Plants:</td> <td>☐ Milfoil</td> <td>☐ Eelgrass</td> <td>☐ Water Lily</td> <td>☐ Other</td> </tr> </table>	Deciduous Tree:	☐ Alder	☐ Maple	☐ Aspen	☒ Other	Evergreen Green:	☒ Fir	☐ Cedar	☐ Pine	☐ Other		☒ Shrubs	☒ Grass	☐ Pasture	☐ Crop Or Grain					☐ Orchards, vineyards, or other permanent crops	Wet Soil Plants:	☐ Cattail	☐ Buttercup	☐ Bullrush	☐ Skunk Cabbage	Water Plants:	☐ Milfoil	☐ Eelgrass	☐ Water Lily	☐ Other	
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Water Plants:	☐ Milfoil	☐ Eelgrass	☐ Water Lily	☐ Other																											
☒ Other types of vegetation - WEEDS																															
b. What kind and amount of vegetation will be removed or altered? No vegetation will be removed as part of this rezone request.																															
c. List threatened or endangered species known to be on or near the site. None known by the applicant or property owner.																															
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Not applicable, no project proposed as part of this rezone request.																															
e. List all noxious weeds and invasive species known to be on or near the site. None known by applicant or property owner.																															
5. Animals																															
a. List any birds or other animals which have been observed on or near the site or are known to be on or near the site. Examples include: birds: hawk, heron, eagle, songbirds, other: <u>QUAIL</u> mammals: deer, bear, elk, beaver, other: fish: bass, salmon, trout, herring, shellfish, other _____																															
b. List any threatened or endangered species known to be on or near the site. None known by the applicant or property owner.																															

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
c. Is the site part of a migration route? If so, explain. No.	
d. Proposed measures to preserve or enhance wildlife, if any: None needed, none proposed.	
e. List any invasive animal species known to be on or near the site. None known by the applicant or property owner.	
6. Energy and Natural Resources	
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. No energy is needed or will be used as part of this rezone request.	
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.	
c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: None needed, none proposed.	
7. Environmental Health	
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.	
1. Describe any known or possible contamination at the site from present or past uses. None known by the applicant or property owner.	
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, no hazardous chemicals or conditions will exist as a result of this rezone request.	
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, no toxic or hazardous chemicals will exist as a result of this rezone request.	
4. Describe special emergency services that might be required. No special emergency services are required for this rezone application.	
5. Proposed measures to reduce or control environmental health hazards, if any: No need, none proposed.	
b. Noise	
1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? No known noise exists in the area which would affect this rezone application.	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
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. The rezoning of this property will not create any noise.	
3. Proposed measures to reduce or control noise impacts, if any: None needed, none proposed.	
8. Land and Shoreline Use	
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. The use is residential, commercial and indoor/outdoor storage. No other lands will be affected.	
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? The current property owner is not aware of this property being used for working farmland/forest land of long-term commercial significance. 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: This is an urban area, there are no surrounding working farm/forest operations in the immediate area.	
c. Describe any structures on the site. 2 houses, a commercial office building, two indoor storage units.	
d. Will any structures be demolished? If so, what? No structures will be demolished as part of this rezone request.	
e. What is the current zoning classification of the site? Large Convenience Center	
f. What is the current comprehensive plan designation of the site? Industrial	
g. If applicable, what is the current shoreline master program designation of the site? Not applicable.	
h. Has any part of the site been classified as a critical area by the city or county? If so, specify. No.	
i. Approximately how many people would reside or work in the completed project? No new people will work or reside at the as a result of this rezone request.	
j. Approximately how many people would the completed project displace? No persons will be displaced as a result of this rezone request.	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
k. Proposed measures to avoid or reduce displacement impacts, if any. None needed, none proposed.	
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Compliance with Yakima Urban Area Comprehensive Plan and Zoning Ordinance.	
m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Not applicable, there are no nearby agricultural/forest lands.	
9. Housing	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Not applicable, no housing is being provided as part of this rezone application.	
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Not applicable.	
c. Proposed measures to reduce or control housing impacts, if any: None needed, none proposed.	
10. Aesthetics	
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Not applicable, no structures are proposed.	
b. What views in the immediate vicinity would be altered or obstructed? No views in the immediate area will be altered or obstructed as part of this rezone application.	
c. Proposed measures to reduce or control aesthetic impacts, if any: None needed, none proposed.	
11. Light and Glare	
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? No lighting or glare will be produced as part of this rezone application.	
b. Could light or glare from the finished project be a safety hazard or interfere with views? Not applicable.	
c. What existing off-site sources of light or glare may affect your proposal? There are no no known sources of off-site light or glare which would affect this rezone proposal.	
d. Proposed measures to reduce or control light and glare impacts, if any: None needed, none proposed.	
12. Recreation	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
a. What designated and informal recreational opportunities are in the immediate vicinity? The Yakima Greenway lies app. 2,500 north of the site and Elks Park is app. 1,200 feet to the SW.	
b. Would the proposed project displace any existing recreational uses? If so, describe. No recreational activities will be displaced as part of this rezone application.	
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.	
13. Historic and Cultural Preservation	
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. None known by the applicant or property owner.	
b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. None known by the applicant or property owner.	
c. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. None needed, none proposed.	
14. Transportation	
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. River Road fronts on the south and connects to other arterials and the state highway system.	
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? The site is served with transit by the City of Yakima via River Road.	
c. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Not applicable, there is no project.	
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). Not applicable, there is no project proposed as part of this rezone application.	
e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. There is a railroad line about 800 feet south of the site. This rezone request will not affect it.	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
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? Not applicable, there is no project associated with this rezone request.	
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: This rezone request will not affect agricultural/forest vehicle movement in the area.	
h. Proposed measures to reduce or control transportation impacts, if any: None needed, none proposed.	
15. Public Services	
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: No.	
b. Proposed measures to reduce or control direct impacts on public services, if any. None needed, none proposed.	
16. Utilities	
a. Circle utilities currently available at the site: <u>electricity</u>, natural gas, <u>water</u>, <u>refuse service</u>, <u>telephone</u>, <u>sanitary sewer</u>, septic system, other _____	
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. Not applicable as there is no project at this time.	
C. SIGNATURE (To be completed by the applicant.)	
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.	
	12-11-17
Property Owner or Agent Signature	Date Submitted
	
Name of Signee	Position and Agency/Organization
PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW	

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (IT IS NOT NECESSARY to use this sheet for project actions)	Space Reserved For Agency Comments
Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal, or the types of activities that would likely result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.	
1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? An actual project on the property could increase the items listed above.	
Proposed measures to avoid or reduce such increases are: Future site plan approval, additional SEPA Review and compliance with local ordinances will determine actual impacts that need to be mitigated.	
2. How would the proposal be likely to affect plants, animals, fish, or marine life? This proposal will have no affect on plants, animals, fish or marine life.	
Proposed measures to protect or conserve plants, animals, fish, or marine life are: Conservation of the above would be reviewed through additional SEPA Review and local, state and federal regulations.	
3. How would the proposal be likely to deplete energy or natural resources? Not applicable, no energy or natural resources will be depleted by this application or future development of the property.	
Proposed measures to protect or conserve energy and natural resources are: None needed, none proposed.	
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? Not applicable, there are no designated environmentally sensitive areas or animals associated with this property.	
Proposed measures to protect such resources or to avoid or reduce impacts are: None needed, none proposed.	
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? The proposal will not affect shorelines, as there are none associated with this project. Future land use development will be dictated by local, state and federal agencies and ordinances.	
Proposed measures to avoid or reduce shoreline and land use impacts are: Compliance with local, state and federal ordinances will ensure protection occurs.	
6. How would the proposal be likely to increase demands on transportation or public services and utilities? New development would likely increase traffic on the roadway system, services and utilities.	
Proposed measures to reduce or respond to such demand(s) are: Any new development would be required to meet GMA concurrency requirements.	
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. No conflicts are anticipated by this non-project rezone or future development of the property.	

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SUPER COLD STORAGE LLC
RZ#006-17 & SEPA#035-17

EXHIBIT LIST

CHAPTER D

Application

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LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT

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

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

DEC 11 2017

CITY OF YAKIMA
PLANNING DIV.

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

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.

This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

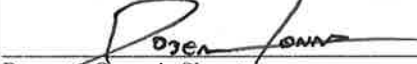
1. Applicant's Information:	Name:	Hordan Planning Services						
	Mailing Address:	410 N. 2nd Street						
	City:	Yakima	St:	WA	Zip:	98901	Phone:	(509) 249-1919
	E-Mail:							
2. Applicant's Interest in Property:	Check One:	☐ Owner	☐ Agent	☐ Purchaser	☒ Other Planner			
3. Property Owner's Information (If other than Applicant):	Name:	Supercold Storage LLC						
	Mailing Address:	151 Low Rd						
	City:	Yakima	St:	WA	Zip:	98908	Phone:	(509) 966-5230
	E-Mail:							
4. Subject Property's Assessor's Parcel Number(s): 181313-22010								
5. Legal Description of Property. (if lengthy, please attach it on a separate document) See Attached								
6. Property Address: 1415 River Rd Yakima WA 98902								
7. Property's Existing Zoning: ☐ SR ☐ R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ HB ☐ SCC ☒ LCC ☐ CBD ☐ GC ☐ AS ☐ RD ☐ M-1 ☐ M-2								
8. Type Of Application: (Check All That Apply)								
☒ Rezone		☐ Comprehensive Plan Text or Map Amendment		☒ Environmental Checklist (SEPA Review)				
☐ Transportation Concurrency Master Application		☐ Other: _____		☐ Other: _____				
☐ (select if submitting two or more applications under Title 15)								

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

9. SEE ATTACHED SHEETS

PART V – CERTIFICATION

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

 Property Owner's Signature	_____ Date
 Applicant's Signature	12-11-17 Date

FILE/APPLICATION(S)# RZ#1006-17 SEPA#035-17

DATE FEE PAID: 12/11/17	RECEIVED BY: Jenny	AMOUNT PAID: 1875 ⁰⁰	RECEIPT NO: 12-17-007109
----------------------------	-----------------------	------------------------------------	-----------------------------

LEGAL DESCRIPTION

181313-22010 - The south 220 feet of the west 396 feet of the east 790.4 feet of the Northwest ¼ of the Northwest ¼ of Section 13, Township 13 North, Range 18 E.W.M.,
EXCEPT road right-of-way along the south.

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DEC 11 2017

**CITY OF YAKIMA
PLANNING DIV.**

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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)

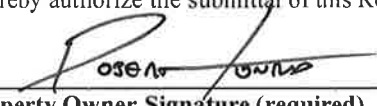
8. ENVIRONMENTAL CHECKLIST (required):

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.


Property Owner Signature (required)

Date

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

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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 sitescreeing, 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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Revised 08/2017

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PART IV – REZONE NARRATIVE

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

The property is well suited for all Light Industrial uses permitted under the proposed zoning M-1 zoning district. The land is flat and is currently served with all necessary infrastructure, transportation facilities and public services. The property has direct access to River Road on the south and has access to both water and sewer on the south and west sides of the property. Access to the state and federal highway system is located at the north end of North 16th Avenue, which is approximately 2,500 feet to the northwest of the site and easily accessible.

The general area currently has industrial uses located within the neighborhood or planned for the neighborhood. In this instance, the adjoining property located to the north and east is currently under the same ownership (as the subject property). It is the intent of the property owner to construct a controlled atmosphere complex on that property as well as this parcel. The complex is currently being designed and will be submitted to the City for review and approval at a later date. Property to the west contains a fueling station for commercial vehicles and property to the south contains an electrical substation and storage units. Property to the east and northeast (beyond the combined ownership discussed above) contains Washington Fruit and Produce Company which has been rezoning adjoining properties to M-1 and constructing similar agriculturally related buildings.

The intent behind this rezone is to construct similar type agricultural storage facilities (i.e. controlled atmosphere buildings), as those of Washington Fruit and Produce Company, if the rezone is successful. The proposed rezone is to benefit and compliment an existing storage facility which is under this same ownership located approximately one-half mile to the west North 20th Ave & River Road). This rezone provides that business the opportunity to cluster their storage facilities in a single area, which helps them coordinate their business in an efficient manner. The project also benefits the City of Yakima by concentrating industrial uses in a single location, which use and require industrial-type infrastructure. The City has provided the necessary infrastructure to this site such as roads, water and sewer and this project will that infrastructure for its intended use. Additionally, industrial uses like this provide well paying jobs, which are also desirable for the community.

What is the status of the existing land use?

The subject property consists of approximately 2 acres. The property currently contains two residences, a commercial office, storage sheds and an outdoor storage area. All urban services and facilities are available to the property, or can easily be extended to the property, as needed.

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

The rezone request is in compliance with the Yakima Urban Area Comprehensive Plan because it meets the intent of the text of the plan as it deals with the Industrial definition. Specifically, the Industrial land use *“designation provides for manufacturing, agricultural processing/storage, and closely related uses”*.

The proposed rezone meets the intent of the *“Locational Criteria”* of the comprehensive plan because the property is located in an area of active industrial uses that features adequate public utilities and land physically suited to industrial activities that are buffered from residential or other potentially incompatible uses. Additionally, this development will take advantage of access to Highway 12/I-82 due to its close proximity to those highways.

The comprehensive indicates that *“Principle uses and density”* be industrial, agricultural, research & development, repair, construction businesses, warehouse, and distribution terminals that minimize external impacts to adjacent districts and accessory uses. In this case, the proposed use is an agricultural controlled atmosphere warehouse complex, which meets the intent of the *“Principle uses and density”* of the comprehensive plan.

The comprehensive plan states that implementing zoning districts for Industrially designated land be M-1, M-2 or AS. The proposed zoning district by this application is M-1 which is consistent with the comprehensive plan.

Some select supporting goals and policies for this rezone from the comprehensive plan include:

Goal 2.9 – Industrial & Manufacturing areas. Maintain and promote active use of Industrial lands to promote economic growth.

Policy 2.9.1 – Develop industrial and manufacturing lands that minimize impacts on surrounding land uses, especially residential land uses.....,

Policy 2.9.2 – Encourage infill and promote efficient utilization of vacant land within areas that are designated for industrial uses.

Policy 2.9.7 – Protect industrial and manufacturing lands from encroachment by other land uses, which would reduce the economic viability of industrial lands.

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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?

Yes, there are adequate public facilities to serve this proposal. The property lies north of River Road, a 3-lane hard surfaced collector/arterial. The roadway has adequate capacity for future industrial growth and has been designed with this growth in mind. Access to the site is exceptional and can gain access to other major urban arterials and the highway system with ease. The property is served with all other infrastructure including domestic water, sanitary sewer, electricity, telephone and any other needed utilities. Utilities not adjacent to the site can easily be extended to serve these properties. Additionally, the site is protected by the Yakima Police and Fire Departments.

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

Yes, this property can be served with the existing facilities capable of supporting the most intensive uses, as the site is served by a 27-inch waste water main and 12-inch water main. Other smaller (8-inch & 12-inch) water/sewer lines are also located in the immediate area, which ensures adequate fire protection and waste water disposal. If any service or facility deficiency exists in the delivery of services to this property, necessary mitigation will take place by the developer to ensure adequate public services and facilities are in place at his/her/their expense through future SEPA and land use concurrency requirements, upon the development of the property.

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

The proposed zone change is compatible with existing neighboring land uses because surrounding properties that lie to the north, east and south are currently zoned Light Industrial and consist of vacant industrial land, fruit processing facilities/storage and other light industrial type retail sales, retail storage and service establishments. Property to the west contains a commercial fueling station, which is more similar to an industrial use than a commercial use.

Based on these factors, the proposed zone change is compatible with existing neighboring uses. Because the intended use is similar to many surrounding uses, there is consistency between the existing and proposed uses. Compatibility can be maintained through project permitting and additional site specific plan review. This will ensure compatibility between existing uses and future uses which can be expected to be constructed on the surrounding properties within the adjacent zoning districts.

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

No mitigation is proposed as part of this rezone request. However, appropriate mitigation is built into the SEPA and zoning codes through regular site plan approval once a specific project is proposed. Required mitigation to address compatibility would be implemented at that time.

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

The public need arises from the fact that expansion within some existing zoning districts does not exist. This occurs when all or most of the available land in that district is developed or not available for sale. Thus, existing businesses and industries have nowhere to expand. This is the case in this general area. To meet the public need, this property owner has gone through two comprehensive plan updates and a zoning request to create an area large enough to expand the industrial zoning district to expand their fruit storage facilities.

In this instance, the proposed comprehensive plan change and rezone will provide an area for this business to expand within the same general locale as their other storage facility. This provides them with efficiency and ease of management, as the two facilities would only be about one-half mile apart. Most importantly, this proposed change keeps the industrial users in an industrial corridor (along River Road) where the City has provided the necessary infrastructure for this specific type of development (i.e. major arterial roadways, easy access to state highways, adequate water and waste water lines). The public expects successful businesses to expand and remain in Yakima. This rezone meets that public need and perspective, while using the infrastructure provided for it to locate at this location and providing necessary jobs for citizens of the Yakima Valley.

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COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

Receipt Number: CR-17-007109

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

Payer/Payee: HORDAN PLANNING SERVICES
410 N 2ND ST
YAKIMA WA 98901

Cashier: JULIA CRUZ
Payment Type: CHECK (14043)

Date: 12/11/2017

RZ#006-17 PLANNING - REZONE 1415 RIVER RD

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Rezone	\$1,610.00	\$1,610.00	\$0.00
RZ#006-17 TOTALS:	\$1,610.00	\$1,610.00	\$0.00

SEPA#035-17 PLANNING - SEPA ENVIRONMENTAL REVIEW 1415 RIVER RD

<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#035-17 TOTALS:	\$265.00	\$265.00	\$0.00

TOTAL PAID: \$1,875.00

Transaction Summary		
Trans Code	BARS #	Amount Due
001 8952217	001.8952217	\$265.00
001 8954503	001.8954503	\$1,610.00
		<u>\$1,875.00</u>

**SUPER COLD STORAGE LLC
RZ#006-17 & SEPA#035-17**

EXHIBIT LIST

**CHAPTER E
Notices**

DOC INDEX #	DOCUMENT	DATE
E-1	Notice of Complete Application	12/15/2017
E-2	Land Use Action Installation Certificate	12/15/2017
E-3	Notice of Application, SEPA & Public Hearing E-3a: Legal Notice E-3b: Press Release and Distribution Email E-3c: Parties and Agencies Notified E-3d: Affidavit of Mailing	12/20/2017
E-4	Notice of Determination of Non-Significance E-4a: Parties and Agencies Notified E-4b: Affidavit of Mailing	01/12/2018
E-5	YPC Agenda and Packet Distribution List	02/07/2018
E-6	YPC Agenda & Sign-In Sheet	02/14/2018
E-7	Notice of Yakima Planning Commission's Recommendation (See DOC INDEX#AA-1 for YPC Recommendation) E-7a: Parties and Agencies Notified E-7b: Affidavit of Mailing	03/01/2018
E-8	Agenda Statement: Set Date of City Council Public Hearing	03/06/2018
E-9	Letter of Transmittal to City Clerk: City Council Hearing (mailing labels and vicinity map)	03/07/2018
E-10	City Council Public Hearing Notice	03/13/2018

CITY PLANNING



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 1415 River Road

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 Supercold Storage LLC to rezone 1415 River Road from Large Convenience Center (LCC) to Light Industrial (M-1) for a non-project rezone.

Said closed record public hearing will be held **Tuesday, April 3, 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, "Supercold Storage rezone." Please also include your name and mailing address.

Dated this 13th day of March 2018.

Sonya Claar Tee, CMC
City Clerk

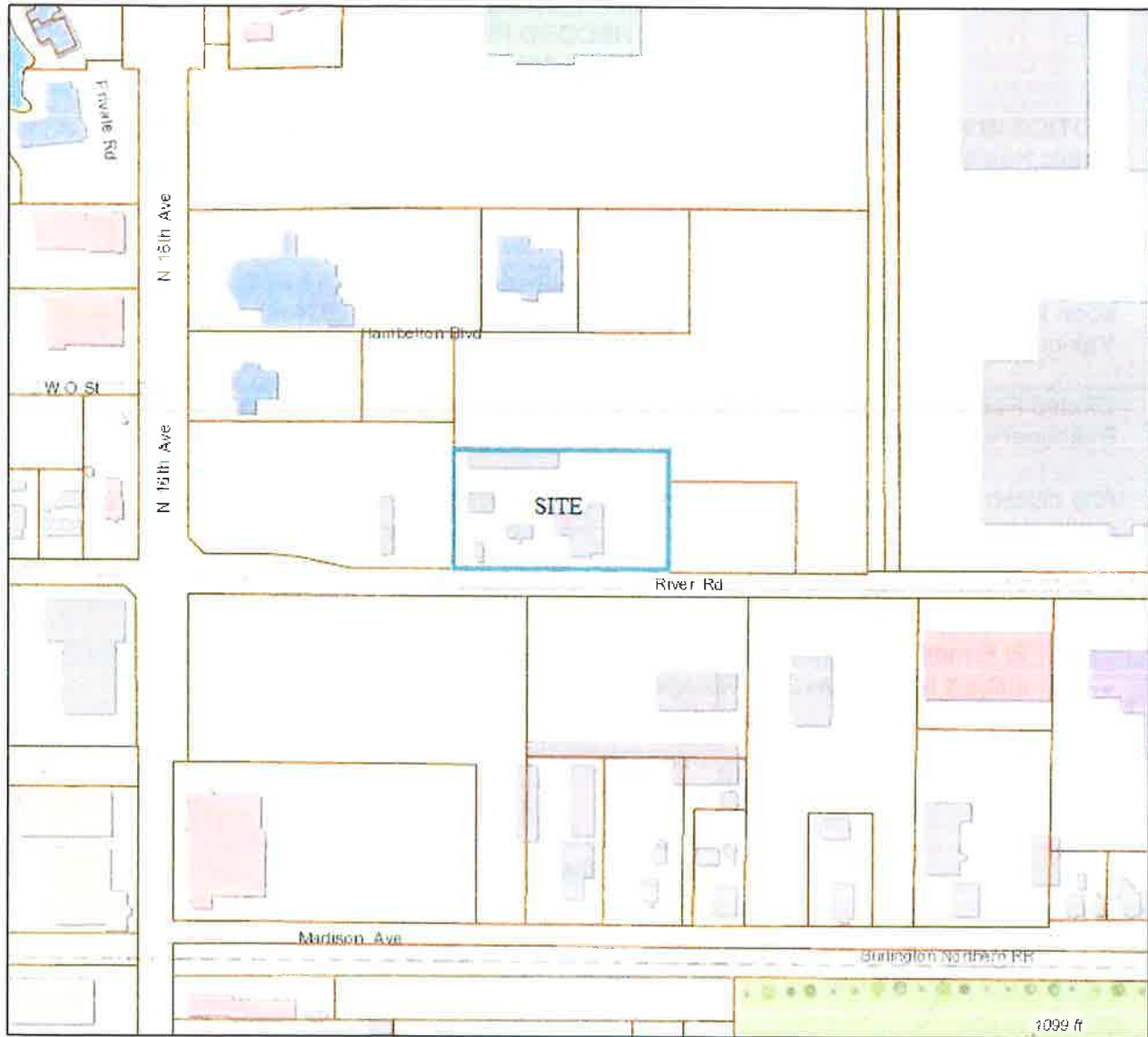
Mailed: March 13, 2018

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VICINITY MAP



File Number: RZ#006-17 & SEPA#035-17
Project Name: SUPER COLD STORAGE LLC
Site Address: 1415 RIVER RD



Proposal: Non-project rezone consisting of one 1.96-acre parcel from Large Convenience Center (LCC) to Light Industrial (M-1).

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: 12/11/2017



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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 **SUPER COLD STORAGE LLC (RZ#006-17 & SEPA#035-17)** including all labels for parties of record, property owners within a radius of 300 feet of the subject property, and SEPA agencies
2. One Vicinity Map

Signed this 7th day of March, 2018.



Lisa Maxey
Planning Specialist

Received By: Karen Alley

Date: 3/7/18

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18131322407 CALCOE FEDERAL CREDIT UNION 1209 N 16TH AVE YAKIMA, WA 98902	18131322401 CW-I LP 529 E KENNEWICK AVE KENNEWICK, WA 99336	18131322408 J & N WYLES LLC PO BOX 2846 YAKIMA, WA 98907
18131322007 LAB INVESTING CORP 17926 W DENTON AVE LITCH FIELD PARK, AZ 85340	18131322016 LINDEROTH & DEINES HOLDING LLC 3804 KERN RD #A YAKIMA, WA 98902	18131323447 PACIFICORP 825 NE MULTNOMAH ST STE 1900 PORTLAND, OR 97232
18131322010 SUPER COLD STORAGE LLC 151 LOW RD YAKIMA, WA 98908	18131322012 SUPER COLD STORAGE LLC 151 LOW RD YAKIMA, WA 98908	18131322015 SUPER COLD STORAGE LLC 151 LOW RD YAKIMA, WA 98908
18131322405 YAKIMA VALLEY MEMORIAL HOSPITAL 2811 TIETON DR YAKIMA, WA 98902	18131323426 ARLENE & ERIC LIEN LIEN PO BOX 444 YAKIMA, WA 98907	18131323432 JAMES A L FOWLER 3514 SUNSET BEACH DR NW OLYMPIA, WA 98502
12 Total Parcels - Super Cold Storage LLC - RZ#006-17 & SEPA#035-17	Hordan Planning Services 410 N 2nd St Yakima, WA 98901	

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Parties of Record – Super Cold Storage LLC – RZ#006-17 & SEPA#035-17

Carol Wondrack 5708 W 26th Ave Kennewick, WA 99338		
--	--	--

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		Revised 04/2017

Type of Notice: Ntc Council Hearing

File Number: RZ #006-17

Date of Mailing: 9/3/18
Hearing

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Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, March 07, 2018 8:30 AM
To: Claar Tee, Sonya
Subject: Mailing Labels for Upcoming Council Hearing: Super Cold Storage LLC (RZ#006-17)

Hi Sonya,

Mailing labels will be delivered to you shortly. Please email the notice to the following distribution groups: In-House Distribution E-mail List updated 04.06.2017, Local Media List 09.21.2017, & SEPA Agencies E-mail Distribution List updated 10.23.17

Please also email it to the parties below:

Hps410@qwestoffice.net
aar7040@gmail.com
silvrfx40@bmi.net
jake@3dyakima.com
patbyers907@msn.com
peterandsuzanne86@gmail.com
rob@mccormickaircenter.com
cook.w@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



VICINITY MAP



File Number: RZ#006-17 & SEPA#035-17
Project Name: SUPER COLD STORAGE LLC
Site Address: 1415 RIVER RD



Proposal: Non-project rezone consisting of one 1.96-acre parcel from Large Convenience Center (LCC) to Light Industrial (M-1).

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: 12/11/2017



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

Item No. 6.D.
For Meeting of: March 6, 2018

ITEM TITLE: Set April 3, 2018, as the date for a closed record public hearing to consider the Yakima Planning Commission's recommendation regarding a rezone application submitted by Supercold Storage LLC for property at 1415 River Road

SUBMITTED BY: Joan Davenport, AICP, Community Development Director
Joseph Calhoun, Planning Manager
Colleda Monick, Assistant Planner (509) 576-6772

SUMMARY EXPLANATION:

Supercold Storage LLC submitted a rezone application on December 11, 2017 for a proposed non-project rezone at 1415 River Road that would change the zoning designation for one parcel from Large Convenience Center (LCC) to Light Industrial (M-1).

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	Vicinity Map_Supercold	2/21/2018	Backup Material

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: RZ#006-17 & SEPA#035-17

Super Cold Storage LLC

1415 River Rd

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Yakima Planning Commission's Recommendation to City Council**. A true and correct copy of which is enclosed herewith; that said notice was addressed to parties of record, and that said notices were mailed by me on the 1st day of March, 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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18131322407 CALCOE FEDERAL CREDIT UNION 1209 N 16TH AVE YAKIMA, WA 98902	18131322401 CW-I LP 529 E KENNEWICK AVE KENNEWICK, WA 99336	18131322408 J & N WYLES LLC PO BOX 2846 YAKIMA, WA 98907
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12 Total Parcels - Super Cold Storage LLC - RZ#006-17 & SEPA#035-17	Hordan Planning Services 410 N 2nd St Yakima, WA 98901	
	Ntc YPC recommendation RZ #006-17 / SEPA #035-17 Sent 3/1/18	

Parties of Record – Super Cold Storage LLC – RZ#006-1, & SEPA#035-17

Hordan Planning Services 410 N 2 nd St Yakima, WA 98901 hps410@qwestoffice.net	Super Cold Storage LLC 151 Low Rd Yakima, WA 98908	Carol Wondrack 5708 W 26th Ave Kennewick, WA 99338
--	--	--

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		Revised 04/2017

Type of Notice: Ntc YPC Recommendation
 File Number: RZ#006-17 / SEPA#035-17
 Date of Mailing: 3/1/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, March 01, 2018 8:29 AM
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
Cc: Monick, Colleda
Subject: Notice of YPC Recommendation - Super Cold Storage LLC - RZ#006-17 & SEPA#035-17
Attachments: NOTICE OF YPC RECOMMENDATION_SuperColdStorageLLC - RZ SEPA.PDF

Attached is a Notice of the Yakima Planning Commission's Recommendation regarding the above-entitled project. If you have any questions about this proposal please contact assigned planner Colleda Monick at (509) 576-6772 or email to: colleda.monick@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 PLANNING COMMISSION'S
RECOMMENDATION TO THE YAKIMA CITY COUNCIL**

March 1, 2018

On February 28, 2018, the City of Yakima Planning Commission rendered their recommendation on **RZ#006-17**. The application submitted by **Hordan Planning Services on behalf of Super Cold Storage LLC** is a proposed **non-project rezone consisting of one 1.96-acre parcel from Large Convenience Center (LCC) to Light Industrial (M-1)**. The application was reviewed at an open record public hearing held on February 14, 2018.

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

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

For further information or assistance you may contact Assistant Planner Colleda Monick at (509) 576-6772 at the City of Yakima Planning Division.

A handwritten signature in blue ink that reads "Colleda Monick".

Colleda Monick
Assistant Planner

Date of Mailing: **March 1, 2018**

Enclosures: Planning Commission's Recommendation



**City of Yakima Planning Commission
City Hall Council Chambers
Wednesday February 14, 2018
Beginning at 3:00 p.m.
Public Hearing**

[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 Planning Commission

PUBLIC HEARING

City Hall Council Chambers

Wednesday February 14, 2018

3:00 p.m. – 5:00 p.m.

YPC Members:

**Chairwoman Patricia Byers, Vice-Chair Al Rose, Bill Cook, Peter Marinace, Jacob Liddicoat,
Robert McCormick**

Council Liaison: Jason White

City Planning Staff:

**Joan Davenport (Community Development Director); Joseph Calhoun (Planning Manager);
Eric Crowell (Associate Planner); Trevor Martin (Associate Planner);
Colleda Monick (Assistant Planner); Rosalinda Ibarra (Administrative Assistant);
and Lisa Maxey (Planning Specialist)**

Agenda

I. Call to Order

II. Roll Call

III. Staff Announcements

IV. Audience Participation

V. Approval of Meeting Minutes of January 24, 2018

VI. Public Hearing – Rezone

Applicant: Hordan Planning Services on behalf of Super Cold Storage LLC

File Numbers: RZ#006-17 & SEPA#035-17

Site Address: 1415 River Rd

**Request: Non-project rezone consisting of one 1.96-acre parcel from Large
Convenience Center (LCC) to Light Industrial (M-1).**

VII. Continued Discussion on Temporary Worker Housing

VIII. Other Business

IX. Adjourn

Next Meeting: February 28, 2018



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YPC Staff Report & Packet Distribution List
Super Cold Storage LLC
RZ#006-17 & SEPA#035-17

YPC PACKET:

Al Rose
Silvrfx40@bmi.net
aar7040@gmail.com

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Patbyers907@msn.com

Bill Cook
Cook.w@charter.net

Rob McCormick
rob@mccormickaircenter.com

Jake Liddicoat
jake@3dyakima.com

Peter Marinace
peterandsuzanne86@gmail.com

AGENDA & STAFF REPORT ONLY:

Hordan Planning Services
Hps410@qwestoffice.net

Super Cold Storage LLC
151 Low Rd
Yakima, WA 98908

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: RZ#006-17 & SEPA#035-17

Super Cold Storage LLC

1415 River Rd

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 12th day of ~~December~~, 2018.

January

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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18131322407 CALCOE FEDERAL CREDIT UNION 1209 N 16TH AVE YAKIMA, WA 98902	18131322401 CW-I LP 529 E KENNEWICK AVE KENNEWICK, WA 99336	18131322408 J & N WYLES LLC PO BOX 2846 YAKIMA, WA 98907
18131322007 LAB INVESTING CORP 17926 W DENTON AVE LITCH FIELD PARK, AZ 85340	18131322016 LINDEROTH & DEINES HOLDING LLC 3804 KERN RD #A YAKIMA, WA 98902	18131323447 PACIFICORP 825 NE MULTNOMAH ST STE 1900 PORTLAND, OR 97232
18131322010 SUPER COLD STORAGE LLC 151 LOW RD YAKIMA, WA 98908	18131322012 SUPER COLD STORAGE LLC 151 LOW RD YAKIMA, WA 98908	18131322015 SUPER COLD STORAGE LLC 151 LOW RD YAKIMA, WA 98908
18131322405 YAKIMA VALLEY MEMORIAL HOSPITAL 2811 TIETON DR YAKIMA, WA 98902	18131323426 ARLENE & ERIC LIEN LIEN PO BOX 444 YAKIMA, WA 98907	18131323432 JAMES A L FOWLER 3514 SUNSET BEACH DR NW OLYMPIA, WA 98502
12 Total Parcels - Super Cold Storage LLC - RZ#006-17 & SEPA#035-17	Hordan Planning Services 410 N 2nd St Yakima, WA 98901	
	Ntc of DNS RZ#006-17/SEPA#035-17 Sent 1/12/18	

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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 Degrosellier 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 Yartym2@orfh.org	Parks & Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 Jessica.logan@parks.wa.gov	US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 david.j.moore@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 watts@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

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	US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755	

\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES _updated 12.4.17 - Form List.docx

Type of Notice: Ntc of DNS

File Number: RZ#0006-17 & SEPA# 036-17

Date of Mailing: 1/12/18

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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 DNS

File Number(s): RZ#0006-17 & SEPA#035-17

Date of Mailing: 1/12/18

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Maxey, Lisa

From: Maxey, Lisa
Sent: Friday, January 12, 2018 9:40 AM
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: Monick, Colleda
Subject: Notice of DNS - Super Cold Storage LLC - RZ#006-17 & SEPA#035-17
Attachments: NOTICE OF DNS_Super Cold Storage - RZ 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 Colleda Monick at (509) 576-6772 or email to: colleda.monick@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
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
January 12, 2018**

PROJECT DESCRIPTION: Environmental review to Rezone the subject property from LCC to M-1.

LOCATION: 1415 River Road, Yakima, WA
PARCEL NUMBER: 181313-22010
PROPONENT: Hordan Planning Services, on behalf of Super Cold Storage LLC
PROPERTY OWNER: Super Cold Storage LLC
LEAD AGENCY: City of Yakima

FILE NUMBERS: RZ#006-17 and SEPA #035-17

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: January 12, 2018

Signature _____

A handwritten signature in blue ink, appearing to read "Joan Davenport", written over a horizontal line.

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

No later than: **January 26, 2018**

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#006-17, SEPA#035-17

Super Cold Storage LLC

1415 River Road

I, Rosalinda Ibarra, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Application, Environmental Review, and YPC 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 20th day of December, 2017.

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



Rosalinda Ibarra
Administrative Assistant

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18131322407 CALCOE FEDERAL CREDIT UNION 1209 N 16TH AVE YAKIMA, WA 98902	18131322401 CW-I LP 529 E KENNEWICK AVE KENNEWICK, WA 99336	18131322408 J & N WYLES LLC PO BOX 2846 YAKIMA, WA 98907
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18131322010 SUPER COLD STORAGE LLC 151 LOW RD YAKIMA, WA 98908	18131322012 SUPER COLD STORAGE LLC 151 LOW RD YAKIMA, WA 98908	18131322015 SUPER COLD STORAGE LLC 151 LOW RD YAKIMA, WA 98908
18131322405 YAKIMA VALLEY MEMORIAL HOSPITAL 2811 TIETON DR YAKIMA, WA 98902	18131323426 ARLENE & ERIC LIEN LIEN PO BOX 444 YAKIMA, WA 98907	18131323432 JAMES A L FOWLER 3514 SUNSET BEACH DR NW OLYMPIA, WA 98502
12 Total Parcels - Super Cold Storage LLC - RZ#006-17 & SEPA#035-17	Hordan Planning Services 410 N 2nd St Yakima, WA 98901	
	Ntc of App, SEPA, YPC Hearing RZ#006-17, SEPA#035-17 12/20/17	

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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 Degrosellier 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	US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 david.j.moore@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@wvsd208.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

Ntc App, SEPA, YPC Hearing
RZ#006-17, SEPA#035-17
12/20/17

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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	US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755	

\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES _updated 12.4.17 - Form List.docx

Type of Notice: Dtc App, SEPA, YPC Hearing

File Number: RZ#006-17, SEPA#035-17

Date of Mailing: 12/20/17

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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
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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 App, SEPA, YPC Hearing

File Number(s): RZ#006-17, SEPA#035-17

Date of Mailing: 12/20/17

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From: Ibarra, Rosalinda
Sent: Wednesday, December 20, 2017 12:33 PM
To: 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; Desgrosellier, Bob; Energy Facility Site Evaluation Council - Stephen Posner; Ibarra, Rosalinda; Kallevig, Dana; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Riddle, Dan; 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 Sanchez; 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; KNDO TV News; KVEU 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; Beehler, Randy
Cc: Monick, Colleda; Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Rizzi, Dominic; Schafer, Scott; Shane, Mike; Soptich, Mark; Watkins, Sara; Zammarchi, Loretta
Subject: Notice of Application, Environmental Review, and YPC Public Hearing - RZ#006-17, SEPA#035-17
Attachments: NTC OF APP, SEPA, YPC HEARING - SuperCold - RZ#006-17, SEPA#035-17.pdf

Attached is a Notice of Application, Environmental Review, and YPC Public Hearing regarding the above-entitled project. If you have any questions about this proposal, please contact the assigned planner Colleda Monick at (509) 576-6772 or by email at colleda.monick@yakimawa.gov

Thank you.

Rosalinda Ibarra

Community Development Administrative Assistant

City of Yakima | Planning Division

129 North 2nd Street, Yakima WA 98901

p: (509) 575-6183 ♦ f: (509) 575-6105



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

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YAKIMA HERALD

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if you need to make

Date:	12/15/17
Account #:	110358
Company Name:	CITY OF YAKIMA P
Contact:	ROSALINDA IBARR
Address:	129 N 2ND STREET YAKIMA, WA 98901-
Telephone:	(509) 575-6164
Fax:	
Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@yakimaherald
Ad ID:	782222
Start:	12/20/17
Stop:	12/20/17
Total Cost:	\$248.20
Lines:	136.0
# of Inserts:	1
Ad Class:	6021

Run Dates:
Yakima Herald-Republic 12/20/17

Public Legal Notices Public Legal Notices

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

DATE: 12/20/17; **SUBJECT:** Notice of Application for a Rezone, and Environmental Review to rezone the subject property from LCC to M-1; **LOCATION:** 1415 River Rd; **PARCEL NUMBER:** 181313-22010; **APPLICANT:** Hordan Planning Services, on behalf of Super Cold Storage, LLC; **FILE:** RZ#006-17 & SEPA#035-17; **DATE OF APPLICATION:** 12/11/17; **DATE OF COMPLETENESS:** 12/15/17; **PROJECT DESCRIPTION:** The City of Yakima Department of Community Development has received Rezone and Environmental Review applications to rezone the subject property from Large Convenience Center (LCC) to Light Industrial (M-1). The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 N 2nd St, Yakima, WA; **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 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 DNS for this project. The Optional DNS process in WAC § 197-11-355 is being used. 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: Rezone. Future development of the subject property will require land use, building and environmental review as necessary; **Required Studies:** N/A; **Existing Environmental Documents:** None known; **Development Regulations for Project Mitigation and Consistency Include:** State Environmental Policy Act, Yakima Urban Area Zoning Ordinance, YMC Title 12 – Development Standards, and the Yakima Urban Area Comprehensive Plan; **REQUEST FOR WRITTEN COMMENT:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on 01/09/2018, will be considered prior to issuing the final SEPA determination on this application; **NOTICE OF PUBLIC HEARING:** This request requires that the Planning Commission hold an open record public hearing. The public hearing is scheduled to be held on Thursday, 02/14/18 beginning at 3:00 p.m., in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the public hearing or to submit written comments. Following the public hearing, the Planning Commission will issue its recommendation within 10 business days; **NOTICE OF RECOMMENDATION:** When available, a copy of the Planning Commission's recommendation will be mailed to parties of record. A separate notice of the City Council public hearing will be provided. 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 N 2nd St, Yakima, WA 98901; *Please be certain to reference the file number(s) or applicant's name in your correspondence. (RZ#006-17 & SEPA#035-17 – Super Cold Storage)* If you have questions regarding this proposal, please contact Colleda Monick, Assistant Planner, at (509) 576-6772, or e-mail to: colleda.monick@yakimawa.gov.

(782222)December 20, 2017

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

DATE: 12/20/17; **SUBJECT:** Notice of Application for a Rezone, and Environmental Review to rezone the subject property from LCC to M-1; **LOCATION:** 1415 River Rd; **PARCEL NUMBER:** 181313-22010; **APPLICANT:** Hordan Planning Services, on behalf of Super Cold Storage, LLC; **FILE:** RZ#006-17 & SEPA#035-17; **DATE OF APPLICATION:** 12/11/17; **DATE OF COMPLETENESS:** 12/15/17; **PROJECT DESCRIPTION:** The City of Yakima Department of Community Development has received Rezone and Environmental Review applications to rezone the subject property from Large Convenience Center (LCC) to Light Industrial (M-1). The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 N 2nd St, Yakima, WA; **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 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 DNS for this project. The Optional DNS process in WAC § 197-11-355 is being used. 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: Rezone. Future development of the subject property will require land use, building and environmental review as necessary; **Required Studies:** N/A; **Existing Environmental Documents:** None known; **Development Regulations for Project Mitigation and Consistency Include:** State Environmental Policy Act, Yakima Urban Area Zoning Ordinance, YMC Title 12 – Development Standards, and the Yakima Urban Area Comprehensive Plan; **REQUEST FOR WRITTEN COMMENT:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on 01/09/2018, will be considered prior to issuing the final SEPA determination on this application; **NOTICE OF PUBLIC HEARING:** This request requires that the Planning Commission hold an open record public hearing. The public hearing is scheduled to be held on Thursday, 02/14/18 beginning at 3:00 p.m., in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the public hearing or to submit written comments. Following the public hearing, the Planning Commission will issue its recommendation within 10 business days; **NOTICE OF RECOMMENDATION:** When available, a copy of the Planning Commission's recommendation will be mailed to parties of record. A separate notice of the City Council public hearing will be provided. 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 N 2nd St, Yakima, WA 98901; *Please be certain to reference the file number(s) or applicant's name in your correspondence. (RZ#006-17 & SEPA#035-17 – Super Cold Storage)* If you have questions regarding this proposal, please contact Colleda Monick, Assistant Planner, at (509) 576-6772, or e-mail to: colleda.monick@yakimawa.gov.

(782222)December 20, 2017

Courtesy of Yakima Herald-Republic

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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: December 20, 2017
TO: Applicant, Adjoining Property Owners, and SEPA Reviewing Agencies
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Notice of Application for a Rezone, and Environmental Review to rezone the subject property from LCC to M-1.

NOTICE OF APPLICATION

LOCATION: 1415 River Road, Yakima WA
TAX PARCEL NUMBERS: 181313-22010
PROJECT APPLICANT: Hordan Planning Services, on behalf of Super Cold Storage LLC
FILE NUMBER: RZ#006-17 & SEPA#035-17
DATE OF APPLICATION: December 11, 2017
DATE OF COMPLETENESS: December 15, 2017

PROJECT DESCRIPTION

The City of Yakima Department of Community Development has received Rezone and Environmental Review applications from Hordan Planning Services, on behalf of Super Cold Storage LLC, to rezone the subject property from Large Convenience Center (LCC) to Light Industrial (M-1). The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington.

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 Nonsignificance (DNS) for this project. The Optional DNS process in WAC § 197-11-355 is being used. 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: Rezone. Future development of the subject property will require land use, building and environmental review as necessary.

Required Studies: N/A

Existing Environmental Documents: None known

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

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REQUEST FOR WRITTEN COMMENT

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. This may be your only opportunity to comment. **All written comments received by 5:00 p.m. on January 9, 2018**, will be considered prior to issuing the final SEPA determination on this application.

NOTICE OF PUBLIC HEARING

This request requires that the Planning Commission hold an open record public hearing. The public hearing is scheduled to be held on **Wednesday, February 14, 2018, beginning at 3:00 p.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the public hearing or to submit written comments. Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days.

NOTICE OF RECOMMENDATION

When available, a copy of the Planning Commission's recommendation will be mailed to parties of record. A separate notice of the City Council public hearing will be provided.

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 be certain to reference the file number(s) or applicant's name in your correspondence.

(RZ#006-17 & SEPA#035-17 – Super Cold Storage, LLC)

The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North Second Street, Yakima, Washington. If you have questions regarding this proposal, please contact Colleda Monick, Assistant Planner, at (509) 576-6772, or email to: colleda.monick@yakimawa.gov.

Enclosed: Narrative, SEPA Checklist, and Vicinity Map

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CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE

File Number:	RZ#006-17 SEPA# 035-17
Applicant/Project Name:	SUPER COLD STORAGE LLC
Site Address:	1415 RIVER RD
Date of Posting:	12-18-17

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

12/15/17
Date

Bill Hordan
Applicant's Name (Please Print)

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.

RECEIVED

DEC 15 2017

CITY OF YAKIMA
PLANNING DIV.



REQUIREMENTS FOR POSTING OF PRIVATE PROPERTY FOR LAND USE ACTION

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

GENERAL INFORMATION

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

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

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

SIGNAGE INSTALLATION

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

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

RECEIVED

DEC 15 2017

CITY OF YAKIMA
PLANNING DIV.

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

December 15, 2017

FILE NUMBER: RZ#006-17, SEPA#035-17
APPLICANT: Hordan Planning Services, on behalf of Super Cold Storage LLC
APPLICANT ADDRESS: 410 N 2nd St., Yakima, WA 98901
PROJECT LOCATION: 1415 River Road
TAX PARCEL NO: 181313-22010
DATE OF REQUEST: December 11, 2017
SUBJECT: Notice of Complete Application

Mr. Hordan;

The applications for Rezone and SEPA Environmental Review for 1145 River Road were received on December 11, 2017. As of December xx, 2017, your application is considered **complete** as required by the City of Yakima's Municipal Code (YMC).

Your application is now considered to be complete. Continued processing of your request will include, but is not limited to, the following actions:

1. A Notice of Application will be sent to all property owners within a 300-foot radius of your site. This notice will include a request for public comments during a 20-day comment period as is required by the City of Yakima. The Notice of Application will be sent pending notification of property posting.
2. A SEPA Threshold Determination will be issued after the comment period, which shall be at least 20-days prior to the public hearing.
3. A public hearing for your project will be scheduled with the City of Yakima Planning Commission.
4. The Planning Commission's recommendation will be forwarded to the City Council for consideration.

If you have any questions regarding this matter please call me at (509) 576-6772.

Sincerely,

A handwritten signature in black ink that reads "Colleda Monick".

Colleda Monick
Assistant Planner

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EXHIBIT LIST

[illegible]

Submitted: KPC Hearing
2/14/18

RECENT REZONE

[Super Cold Project]

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☐ Parcels
☐ All Roads

1 inch = 500 feet
0 60 120 360 510 680 Feet

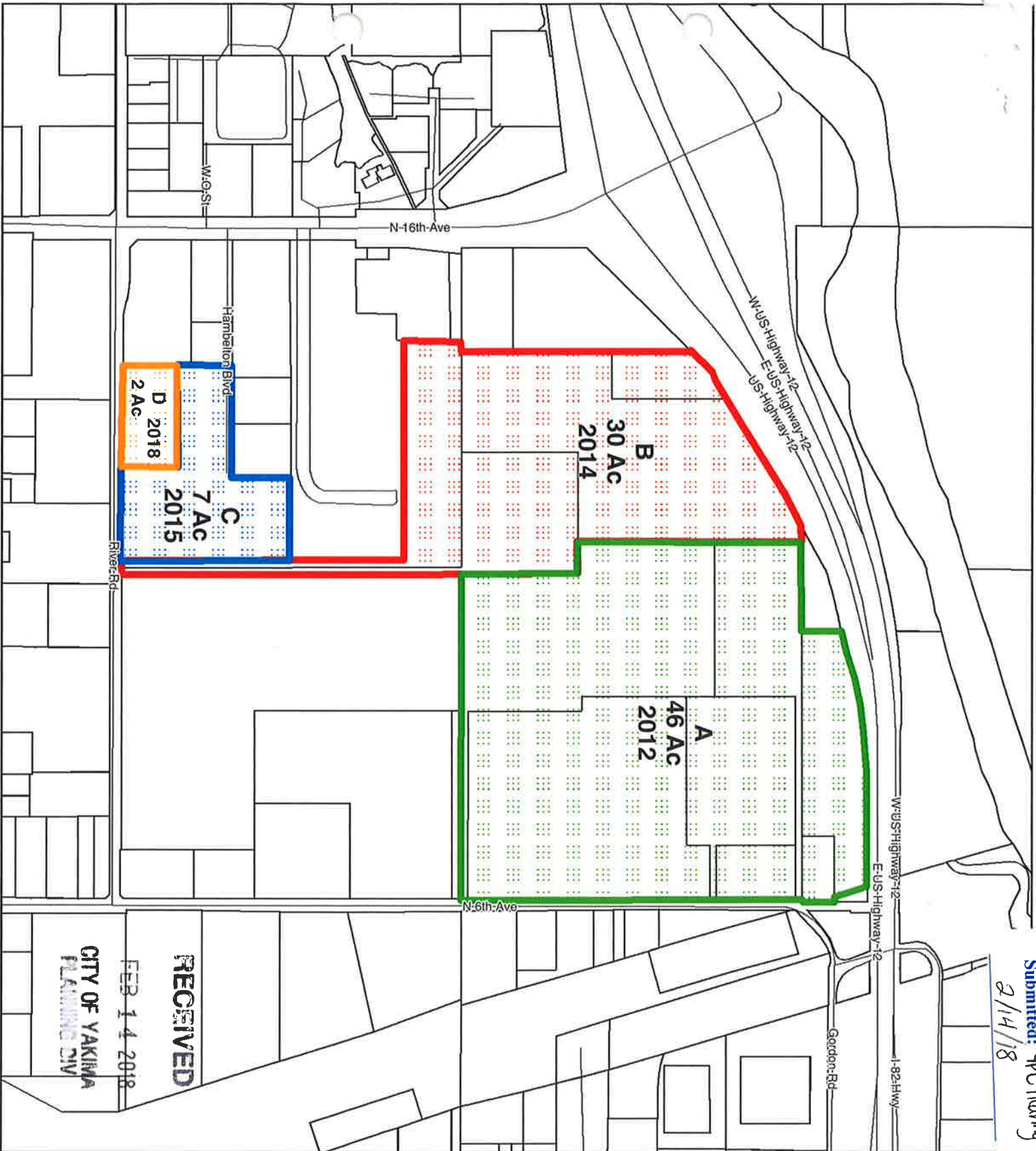


Yakimap.com



Parcel lot lines are for visual display only. Do not use for legal purposes.

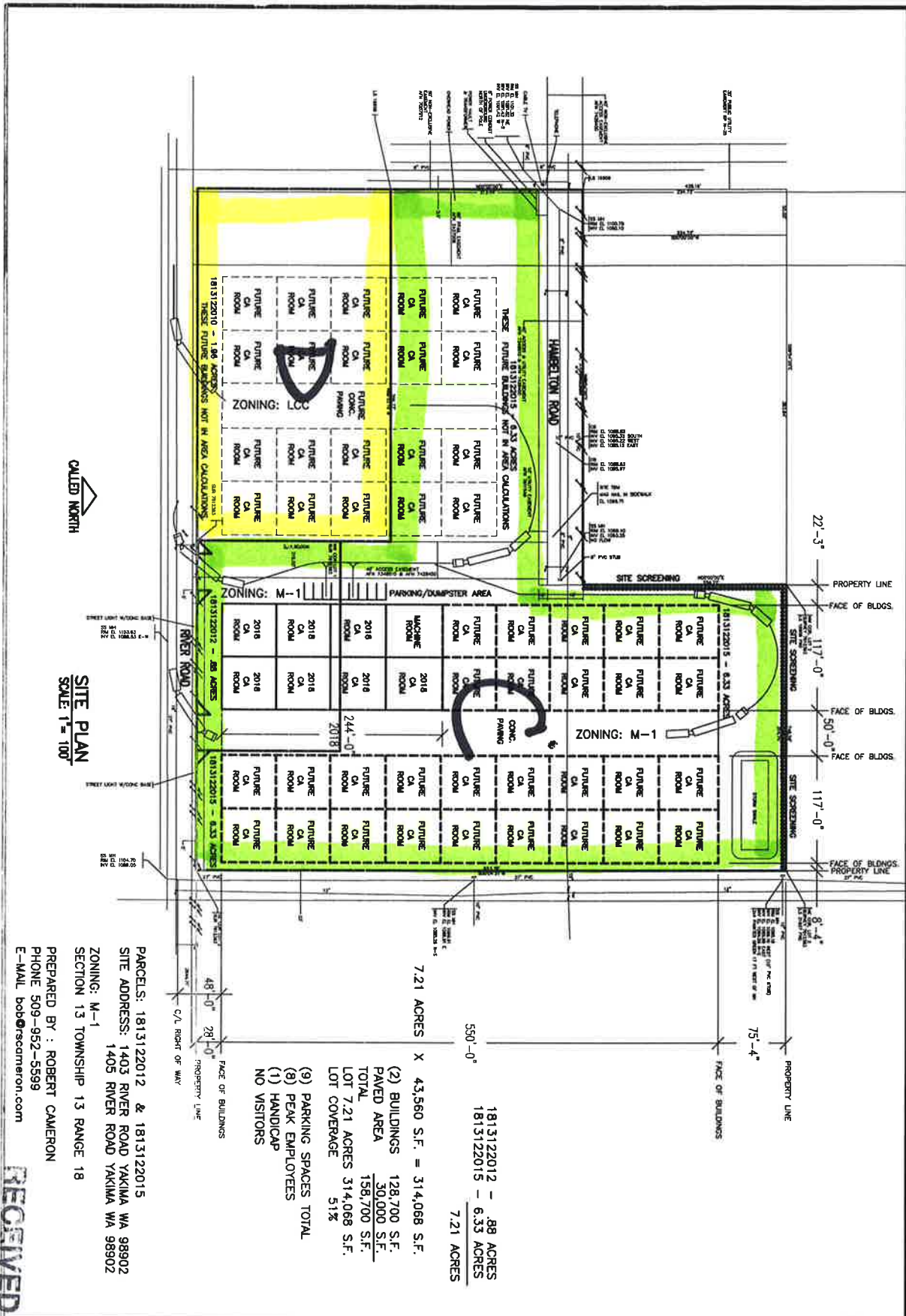
Copyright (C) 2014 Yakima County
This map was derived from several databases. The County cannot accept responsibility for any errors. Therefore, there are no warranties for this product.
Date: 2/14/2018



RECEIVED

FEB 14 2018

**CITY OF YAKIMA
PLANNING DIV**



SITE PLAN
SCALE: 1" = 100'

PARCELS: 1813122012 & 1813122015
 SITE ADDRESS: 1403 RIVER ROAD YAKIMA WA 98902
 1405 RIVER ROAD YAKIMA WA 98902
 ZONING: M-1
 SECTION 13 TOWNSHIP 13 RANGE 18
 PREPARED BY: ROBERT CAMERON
 PHONE 509-952-5599
 E-MAIL bob@rscameron.com

1813122012 - .88 ACRES
 1813122015 - 6.33 ACRES
 7.21 ACRES

7.21 ACRES X 43,560 S.F. = 314,068 S.F.

(2) BUILDINGS 128,700 S.F.
 PAVED AREA 30,000 S.F.
 TOTAL 158,700 S.F.
 LOT 7.21 ACRES 314,068 S.F.
 LOT COVERAGE 51%

(9) PARKING SPACES TOTAL
 (8) PEAK EMPLOYEES
 (1) HANDICAP
 NO VISITORS

RECEIVED

JOB NAME		SHEET NAME	
PROPOSED C.A. STORAGE FACILITY FOR SUPER COLD STORAGE LLC YAKIMA WASHINGTON		SITE PLAN	
DRAWN BY		DATE	
RSC		12/12/17	
PRINT DATE		JOB NO.	
12/12/17			

SEPA

TYPE ONE REVIEW

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FEB 14 2018
 CITY OF YAKIMA
 PLANNING DIV.