

**DIEP MILLER
RZ#004-17, CL3#010-17 & SEPA#030-17**

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

EXHIBIT LIST

Applicant: Diep Miller
File Numbers: RZ#004-17, CL3#010-17 & SEPA#030-17
Site Address: 513 W Washington Ave
Staff Contact: Trevor Martin, Associate Planner

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EXHIBIT LIST

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

January 25, 2018

In the Matter of an	)	
Application Submitted by:	)	
	)	RZ#004-17
Diep Miller	)	CL3#010-17
	)	SEPA#030-17
	)	
For a Project Rezone from the	)	
R-2 Zone to the R-3 Zone; for	)	
Approval of a Class (3) Medical	)	
Clinic Use; and for SEPA Review	)	
To Convert Two of Three Existing	)	
Buildings to Two Medical Clinics	)	
At 513 West Washington Avenue	)	

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

(1) The Hearing Examiner conducted an open record public hearing relative to this application on January 11, 2018.

(2) The staff report presented by Associate Planner Trevor Martin recommended approval of this application for a Rezone and a Class (3) use approval subject to conditions.

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(3) The applicant's representative, Thomas R. Durant of Durant Development Services, Inc, testified in favor of the application. No one else testified at the hearing, and no one submitted written public comments prior to the hearing.

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

B. Summary of Recommendation and Decision. The Hearing Examiner recommends that the Yakima City Council approve the requested project rezone from the Two-Family Residential (R-2) zoning district to the Multifamily Residential (R-3) zoning district and approves the Class (3) medical clinic use if, and only if, the City Council approves the requested rezone.

C. Basis for Recommendation and Decision. Based upon a view of the site and surrounding area on January 8, 2018, with no one else present; the application, staff report, exhibits, testimony and other evidence presented at an open record public hearing on January 11, 2018; and a review of both the Yakima Urban Area Comprehensive Plan and the Yakima Urban Area Zoning Ordinance; the Hearing Examiner makes the following:

FINDINGS

I. Applicant/Property Owner/Representative. The applicant and owner of the property is Diep Miller, 513 West Washington Avenue, Yakima, Washington.

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The applicant's representative for this application is Thomas R. Durant of Durant Development Services, Inc., P.O. Box 1723, Yakima, Washington.

II. Location. The location of the two proposed medical clinics in two existing buildings on the same lot is 513 West Washington Avenue, Yakima, Washington, and the Yakima County Assessor's Parcel Number is 181336-14039.

III. Application. This application for a project rezone and for approval of a Class (3) medical clinic use in two existing buildings on the same lot was submitted on October 20, 2017. A Notice of Complete Application was sent on November 3, 2017. The application combines a request for a project rezone from the Two-Family Residential (R-2) zoning district to the Multifamily Residential (R-3) zoning district and a request for approval of a Class (3) medical clinic use within two existing buildings on the same lot at 513 West Washington Avenue in Yakima, Washington. The two buildings have a total of 5,400 square feet. Hours of operation of the medical clinics would characteristically be normal daytime business hours during weekdays only. Additional parking spaces will be required for the medical clinics.

IV. Notices. Notices for the public hearing were provided in accordance with the applicable ordinance requirements in the following manners:

Mailing of notice to applicant and property owners:	November 8, 2017
Posting of property with a land use action sign:	November 9, 2017
Publishing of hearing notice in newspaper:	November 10, 2017

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V. 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 November 8, 2017. No comments were received during the 20-day public comment period which ended on November 28, 2017. A SEPA Determination of Nonsignificance (DNS) was issued on November 29, 2017. The DNS was not appealed within the 14-day appeal period.

VI. Zoning and Land Uses. The subject property is about 1.15 acres in size, is currently zoned Two-Family Residential (R-2) and is currently improved with three buildings and a parking area. Adjacent properties currently have the following zoning and existing land use characteristics:

<u>Location</u>	<u>Existing Zoning</u>	<u>Existing Land Use</u>
North	R-2	School
East	M-1/R-2	Storage/Single-Family Home
South	R-2	Washington Ave./Union Gap
West	R-2	Cornell Ave./Single-Family Home

VII. Comments of Development Services Team and Other Agencies. The Development Services Team meeting held for this project on November 11, 2017, resulted in the following comments:

(1) **Code Administration.** The Code Administration comments were as follows:

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(a) If the land use application for this project is reviewed and approved, application must be made for a City of Yakima General Business License for the proposed medical offices, YMC 5.52. Prior to the issuance of the Business License, a fire inspection must be performed by a Code Inspector (if applicable). The ability to obtain the City of Yakima license may be contingent on other land use requirements outlined in the Decision.

(b) The building to the east will use the address of 513 West Washington Avenue and the building to the west will use the address of 517 West Washington Avenue.

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

(3) **Water/Irrigation.** As part of renovation, a complete plumbing fixture count will be required to determine adequate size of water service and meter required to serve the site. Installation Charge, Domestic Charge and Distribution Connection Charge fees are dependent on the size of the water service/meter required to serve the site/buildings.

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

(1) **The testimony at the public hearing.** Associate Planner Trevor Martin and the applicant's representative Thomas Durant were the only persons who testified at the hearing. They both testified in favor of the requested project rezone and the Class (3) medical clinic use.

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(2) **The suitability of the property in question for uses permitted under the proposed zoning.** The property will be well suited for the proposed medical clinic use within two existing buildings on the lot that would be allowed if the lot is rezoned to the Multifamily Residential (R-3) zoning district. Many of the land uses that are allowed in the R-3 zone are also permitted in the R-2 zone, except with a lower level of required review in some cases. The site is no less suitable for R-3 zoning than it is for R-2 zoning. The full range of urban services that is specifically required for R-3 zones is available. The existing buildings are to be converted to the proposed new use with no changes other than internal remodeling and site improvements, mainly parking, that will be necessary to maintain compliance with City requirements. The site is large enough to accommodate these additional improvements while maintaining required standards including landscaping, sitescreening and lot coverage. Since this is a project rezone for the specific medical clinic use in two existing buildings as described in the Class (3) use application, there is no need to consider the suitability of the property for other uses that could be allowed in the R-3 zoning district.

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

(4) **The extent to which the requested zoning amendment is in compliance with and/or deviates from the goals and policies as adopted in the Yakima urban area comprehensive plan and the intent of the zoning ordinance.** The requested rezone from the R-2 to the R-3 zoning district is in compliance with the goals and policies of the Yakima Urban Area Comprehensive Plan and the intent of the zoning ordinance for the following reasons:

(a) The requested project rezone that would allow for possible approval of a Class (3) medical clinic use would comply with the goals and policies of the City's 2040 Comprehensive Plan for several reasons. The Future Land Use Map III-3 and Table III-11 provide that both the R-2 and R-3 zoning districts are compatible and consistent with the 2040 Comprehensive Plan's Mixed Residential designation of the lot. A Comprehensive Plan amendment is not required to make the requested R-3 zoning district consistent with the Comprehensive Plan designation. The

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proposed zone change to the R-3 zoning district would not be illegal spot zoning because it would not be totally different from, and inconsistent with, the classification of the surrounding land and it would be consistent with the Comprehensive Plan Mixed Residential designation. There are no known Comprehensive Plan Goals or Policies which discourage the requested R-3 zoning or Class (3) medical clinic use in the Mixed Residential designation. To the contrary, the following Comprehensive Plan Goals and Policies support the approval of a rezone to the R-3 zoning district in order to allow the proposed Class (3) medical clinic use to be established on the subject property:

(i) Goal 2.1: Establish a development pattern consistent with the community's vision.

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

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

(iv) Goal 2.3: Residential Uses. Preserve and enhance the quality, character and function of Yakima's residential neighborhoods.

(v) Policy 2.3.1: Provide for a wide variety of housing types within the City to meet the full range of housing needs for Yakima's evolving population.

(vi) Policy 2.3.1(G): Senior and assisted housing. Encourage these housing types in the R-2 and R-3 zones and commercial/mixed-use zones. Design standards should emphasize pedestrian-oriented design, façade articulation, and usable open space.

(vii) Policy 2.3.2: Preserve and enhance established residential neighborhoods. Specifically:

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(A) Ensure that new development is compatible in scale, style, density and aesthetic quality to an established neighborhood.

(B) Protect the character of single-family neighborhoods by focusing higher intensity land uses close to commercial and community services and transit.

...

(E) Carefully review proposed land use designation changes to more intensive residential designations, mixed use or industrial. Specifically:

(I) Proposals should conform to locational criteria set forth for the desired designation in the applicable policies under Goal 2.2.

(II) Is the site physically suited for the proposed designation?

(III) Is the desired zone one of the implementing zones of the land use designation (per applicable policies under Goal 2.2)?

(IV) Avoid spot zones or similar changes that may create instability with the surrounding neighborhood.

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

(ix) Policy 2.5.1: Allow for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential and office uses with retail and service commercial zones. Provide zoning and design standards to maintain compatibility between different uses and zones.

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(C) Update zoning and design provisions to promote compatibility between different uses and zones. Examples include building setbacks, building massing, landscaping buffers, fencing, service element location and design provisions, and vehicular parking and access provisions. Landscape buffers are particularly important elements that can effectively mitigate impacts of commercial uses on adjacent residential uses. Commercial development adjacent to Low Density Residential designated areas warrant the greatest compatibility design protections.

(b) The proposed rezone from the R-2 to the R-3 zoning district would be in compliance with the intent of the zoning ordinance because YMC §15.03.020(D) provides in part that the intent of the R-3 zoning district is to exclude activities which are not compatible with residential uses. As is discussed below relative to the sixth rezone criterion, the medical clinics will be compatible with all surrounding uses, including the single-family residence that is located east of the subject lot.

(5) The adequacy of public facilities, such as roads, sewer, water and other required public services. The subject lot is currently accessed by West Washington Avenue which is a four-lane street with sufficient traffic capacity for the proposed use and which requires 60 to 80 feet of right-of-way with curb, gutter and sidewalk in accordance with YMC Title 12. Curb, gutter and sidewalk, as well as 60 feet of right-of-way, are currently in place. City of Yakima water, sewer, garbage, police and fire services are available to serve the lot. Cascade Natural Gas service, Pacific Power electrical service, Centurylink telephone service and Charter cable TV service are also available to serve the subject lot. Stormwater drainage is being provided on the site utilizing an existing system of catch basins and drainage trenches. The medical clinics should not increase the demand for public services beyond the current demand for public services.

(6) The compatibility of proposed zone change and associated uses with neighboring land uses. As conditioned, the proposed R-3 zoning district with its associated medical clinic use that would be allowed by the requested rezone would be compatible with neighboring land uses for the following reasons:

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(a) YMC §15.02.020 defines "compatibility" as "the characteristics of different uses or developments that permit them to be located near each other in harmony, with or without special mitigation measures." Here the surrounding land uses consist of Ridgeview Elementary School, vacant land across Washington Avenue to the south, and one single-family residence to the east.

(b) The proposed medical clinics are similar in character in many ways to the existing use of the site, in part because they will occupy the same buildings. They are compatible in scale and type with the school which is also a non-residential land use. The lot's frontage on Washington Avenue, a four lane street, is better suited for non-residential uses that generate more traffic to and from the uses than are generated by residential uses.

(c) Sitescreening and landscaping will meet or exceed City development code standards that include the following:

(A) A minimum of Sitescreening Standard A (10-foot-wide landscaped strip) along the east property line contiguous to the single-family residential property to the east. A continuous screen of full-grown arborvitae (Standard B) and a view obscuring fence (Standard C) are also on this property line.

(B) An evergreen hedge at least 6 feet in height (full-grown arborvitae in most locations) along the parking areas where they are contiguous to adjacent property in a residential zone (on parts of the north, west and east property lines).

(C) An existing two-foot-high wall in the required front yard (20 feet from the right-of-way) along Washington Avenue required by YMC §15.06.030(D). New parking spaces on the west end of the site are set back 20 feet from the street and would not be subject to this requirement. This area will remain in lawn or landscaping.

(D) A 6-foot-high view-obscuring fence in combination with an evergreen hedge at least 6 feet in height (full-grown arborvitae)

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along the property line where it is contiguous to the industrial use to the east.

(d) The proposed use represents little change to what currently exists on the property. The primary difference will be the additional parking required for medical clinic uses.

(e) As noted, the site is surrounded on two sides by a school which has not presented any known compatibility concerns with the existing uses on the lot. The lot which fronts on a 4-lane street is better suited from a compatibility standpoint for a medical clinic use than for a residential use. Across Washington Avenue is vacant property, enclosed by a solid fence at least 6 feet high, which appears to be intended for future expansion of a residential condominium complex located further to the west. Orientation and layout of the buildings and private drives within that development, along with the fence, suggest that the development is to be oriented away from the street. Development of that property should therefore not result in any compatibility issues.

(f) Required sitescreeing, including a minimum of Sitiescreening Standard C along the east, west and north property lines as recommended by the Planning Division and as is required by this Decision would resolve any potential compatibility issues. In addition, the needed expansion of the parking lot will occur on the west side of the lot, opposite from the neighboring residence, and will be outside of the required front yard setback. Sitiescreening in the form of an arborvitae screen exists along most of the property line common with the school, although it is not currently required by the zoning ordinance.

(7) **The public need for the proposed change.** The rezone which would allow for two medical clinics to be approved for the lot would result in the establishment of medical facilities which would provide needed medical services for many people and which would be especially convenient for those who live in that area of the City.

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IX. Class (3) Review Criteria that is Applicable to a Medical Clinic

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

(1) **Compliance and Compatibility with the Objectives and Development Standards of the Comprehensive Plan.** As previously noted relative to the rezone criteria in this regard, this proposed project rezone and Class (3) medical clinic use are fully supported by the City's 2040 Comprehensive Plan Future Land Use Map III-3 due to the subject lot's Mixed Residential designation. As previously noted, YMC Table III-11 entitled Future Land Use and Current Zoning Comparison supports the proposed project rezone from the R-2 to the R-3 zoning district. The proposed Class (3) medical clinic use that is listed as a Class (3) use in the R-3 zoning district would likewise be compliant and compatible with the 2040 Comprehensive Plan Goals 2.3 and 2.5, and also with the 2040 Comprehensive Plan Policies 2.3.2, 2.3.2.A, 2.3.2.B, 2.3.2.E, and 2.5.1 previously detailed relative to the rezone criteria in this regard.

(2) **Compliance and Compatibility with the Intent and Character of the Multifamily Residential (R-3) Zoning District.** The proposed Class (3) medical clinic use would be compliant and compatible with the intent and character of the R-3 zoning district, if the requested rezone is approved, for the following reasons:

(a) As previously noted relative to the rezone criteria in Subsection VIII(4)(b) of this Decision, the proposed Class (3) medical clinics will be compliant and compatible with the intent of the R-3 zoning district set forth in YMC §15.03.020(D) which is in part to exclude activities which are not compatible with residential uses.

(b) Also as previously noted relative to the rezone criteria in Subsection VIII(6) of this Decision, the proposed Class (3) medical clinics will be compliant and compatible with the character of the lot where they will be located and with the character of the districts that surround it.

(3) **Compliance with the Provisions and Standards Established in the Zoning Ordinance.** The applicable provisions and standards in the zoning

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ordinance include the requirements detailed above in the comments of the City's Development Services Team and include the following development standards which apply within the R-3 zoning district:

(a) **Parking:** YMC Table 6-1 in YMC §15.06.040 requires medical clinics to have one parking space for every 200 square feet of gross floor area. The applicant is proposing to provide 33 parking spaces for the uses on the lot.

(b) **Landscaping:** 10% of the parking area must be landscaped and at least two trees are required as part of that landscaping.

(c) **Sightscreening:** Based upon existing land uses and an application of the sitescreening standards of Chapter 15.07 set forth in YMC §15.07.040, Sitescreening Standard C is required along the west, north and east property lines of the subject lot. That standard requires a 6-foot-high view-obscuring fence made of wood, masonry block, concrete or slatted chain link material.

(d) **Structure Setbacks:** YMC Table 5-1 of YMC Chapter 15.05 requires a front building setback of 50 feet from the centerline of a right-of-way and a minimum of 20 feet from the front property line; a side building setback of 10 feet or one half the building height from the property line; and a rear building setback of 15 feet or one half the building height from the rear property line. The applicant's site plan meets or exceeds all required structure setbacks from property lines, rights-of-way and residential districts.

(e) **Lot coverage:** The maximum permitted lot coverage in the R-3 zoning district is 80%. The applicant proposes lot coverage of 77%.

X. Consistency of the Proposed Rezone and Class (3) Medical Clinic Use with Development Regulations and the Comprehensive Plan under the Criteria Required by YMC §16.06.020B is determined by consideration of the following factors:

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(1) **The types of land uses permitted at the site** would include the proposed medical clinic use which is allowed as a Class (3) use in the R-3 zoning district if, as here, it satisfies the criteria for approval of a rezone from the R-2 zoning district to the R-3 zoning district and also the criteria for approval of a Class (3) use.

(2) **The density of residential development** and the level of development such as units per acre would allow for approval of the requested rezone and Class (3) use. The proposed use of the property would be slightly less dense than the maximum density allowed in the R-3 zoning district since the lot coverage would be 77% in a zoning district that allows 80% lot coverage.

(3) **The availability and adequacy of infrastructure and public facilities** is not an issue here since there are adequate public utility services available for the proposed medical clinic use and there is adequate access to the subject lot by way of West Washington Avenue.

(4) **The characteristics of the development** are consistent with the development regulations and with the 2040 Comprehensive Plan considerations which were discussed in detail above.

CONCLUSIONS

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

(1) The Hearing Examiner has jurisdiction to recommend approval by the Yakima City Council of the requested project rezone from the R-2 zoning district to the R-3 zoning district in order to allow for possible approval of a Class (3) medical clinic use in two existing buildings on the subject lot, and has jurisdiction to approve said Class (3) medical clinic use if the requested rezone is granted, and if, as here, all of the criteria for approval of said requested rezone and of said Class (3) use are satisfied.

(2) Public notice for the January 11, 2018, open record public hearing was

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provided in accordance with zoning ordinance requirements.

(3) A SEPA Determination of Nonsignificance (DNS) for this requested project rezone and proposed Class (3) use was issued on November 29, 2017, and became final without any appeals.

(4) The requested project rezone and proposed Class (3) medical clinic use are compliant and compatible with the Future Land Use Map III-3, with the Land Use Compatibility Table III-11 and with the goals and policies of the Yakima Urban Area Comprehensive Plan.

(5) R-3 zoning is permitted within the 2040 Yakima Urban Area Comprehensive Plan's Mixed Residential designation in locations where, as here, it will be compatible with all of the neighboring land uses and where, as here, it satisfies all of the other criteria for approval of a rezone.

(6) The proposed Class (3) medical clinic use is less dense than the maximum lot coverage allowed in the R-3 zoning district; is allowed as a Class (3) use in that zoning district; and is compliant and compatible with the intent and with the development standards of that zoning district.

(7) Approval of this project rezone and Class (3) use application will result in public benefits which include increased access to needed medical services and convenient access to such services for those residents of the City who live within the area of the subject lot.

(8) This application satisfies all of the prescribed criteria for approval by the Yakima City Council of a project rezone from the R-2 to the R-3 zoning district so as to allow for possible approval of a medical clinic use in two of the existing buildings on the subject lot, and this application also satisfies all of the criteria prescribed by the City's zoning ordinance for the Hearing Examiner's approval of said Class (3) medical clinic use if the requested rezone is granted by the Yakima City Council.

(9) This request for a rezone and for approval of a Class (3) use complies with YMC §16.06.020(B) criteria which must be satisfied in order to make a Determination of Consistency.

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RECOMMENDATION AND DECISION

The Hearing Examiner recommends to the Yakima City Council that this application for a project rezone from the Two-Family Residential (R-2) zoning district to the Multifamily Residential (R-3) zoning district in order to allow for possible approval of a Class (3) medical clinic use in two of the existing buildings on the subject lot in accordance with the documentation submitted for RZ#004-17, CL3#010-17 and SEPA#030-17 be **APPROVED**, and the Hearing Examiner also **APPROVES** said Class (3) medical clinic use subject to the following conditions if the requested rezone is granted by the Yakima City Council:

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

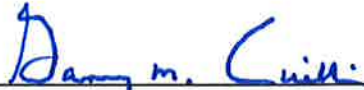
(2) Ten percent (10%) landscaping, including two trees, shall be installed within or adjacent to the parking area.

(3) SITESCREENING Standard C is required to be installed along the west, north and east property lines of the subject lot.

(4) All proposed lighting shall be downshielded so that no light spills onto adjacent properties. If any new lighting will be added to the existing lighting either for or within the parking area, a photometric lighting plan shall be submitted to the City prior to the issuance of building permits.

(5) The medical clinics shall be constructed and maintained in compliance with all applicable codes and regulations.

DATED this 25th day of January, 2018.



Gary M. Cuillier, Hearing Examiner

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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

**CITY OF YAKIMA
FINDINGS OF FACT, CONCLUSIONS, AND RECOMMENDATION
FOR
REZONE AND TYPE 3 REVIEW**

Applicant: Diep Miller
Applicant Address: 513 W Washington Ave.
Project Location: 513 W Washington Ave.
Tax Parcel No(s): 181336-14039
File No(s): RZ#004-17, CL3#010-17, SEPA#030-17
Date of Request: October 20, 2017
Date of Complete: November 3, 2017
Date of Recommendation: January 11, 2018
Staff Contact: Trevor Martin, Associate Planner

I. DESCRIPTION OF REQUEST

On October 20, 2017, The City of Yakima Department of Community Development received an application from Diep Miller, for a project Rezone of the property located at 513 W Washington Ave., from Two-Family Residential (R-2) to Multifamily Residential (R-3), and a Type (3) review to convert two of the existing three adult family homes on site to medical clinics.

II. SUMMARY OF RECOMMENDATION

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

III. FACTS

A. Processing.

1. The applications for Rezone and Type (3) Review were received on October 20, 2017.
2. A Notice of Complete Application was sent November 3, 2017.
3. The applications are being processed under YMC Chapters 15.23 and 15.15 for Rezone and Type (3) Review.
4. Pursuant to YMC Ch. 1.43, The Hearing Examiner has the authority to make a decision on matters prescribed by YMC Title 15.
5. **Public Notice:** Pursuant to YMC § 15.11.090 and YMC § 16.05.010:

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1. A Notice of Application and Public Hearing was sent to the applicant and adjoining property owners within 300-feet of the subject property on November 8, 2017.
 2. A legal notice was provided in the Yakima Herald Republic on November 8, 2017.
 3. The subject property was posted with a land use action sign on November 9, 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 November 8, 2017. No comments were received during the 20-day public comment period which ended on November 28, 2017. A SEPA Determination of Nonsignificance (DNS) was issued on November 29, 2017. No appeals have been filed with the City of Yakima Planning Division.

B. Current Zoning and Land Use:

1. The subject property is approximately 1.15 acres in size and is zoned Two-Family Residential (R-2). The property is currently vacant.
2. Adjacent Properties and Land use Characteristics

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	R-2	School
East	M-1/R-2	Storage/Single family home
South	R-2	Washington Ave./Union Gap
West	R-2	88 th Ave / Single Family Home

3. Other Characteristics

1. Critical Areas:

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

2. Existing Infrastructure:

- i. Streets: The property is currently accessed by W. Washington Ave., classified as a Minor Collector which requires a 60-80 feet of Right-of-Way with curb, gutter, and sidewalk development in accordance with YMC Title 12. Curb, gutter, and sidewalk as well as 60 feet of Right-of-Way are currently in place.
- ii. Water: The site is served by City of Yakima Water.
- iii. Sewer: Sewer is located in W Washington Ave.

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:

Narrative: *This is an application to change the zoning of a 1.15 acre parcel at 513 W. Washington Avenue from Two-Family Residential (R-2) to Multiple Family Residential (R-3). The purpose of the rezone is to allow two of three buildings that are now part of a group home to be converted to medical clinics. A Type 3 application is also included*

for that proposed use. The third building is to remain in its existing use as a group home but will be increased from 11 to 12 beds. Other site improvements are proposed to accommodate the proposed new use and comply with City development codes.

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

Most of the land uses that are allowed in the R-3 zone, particularly residential uses, are also permitted in the R-2 zone, except with a lower level of required review in some cases. The site is no less suitable for R-3 zoning than it is for R-2 zoning. The full range of urban services that is specifically required for R-3 zones is available. The existing buildings are to be converted to the proposed new use with no changes other than internal remodeling and site improvements, mainly parking, that will be necessary to maintain compliance with City requirements. The site is large enough to accommodate these additional improvements while maintaining required standards including landscaping, sitescreening and lot coverage.

What is the status of the existing land use?

The site is currently developed for a 23-bed group home utilizing all three of the existing buildings. In order to avoid displacement impacts, the number of residents has been allowed to decrease through attrition to 12 currently living in the facility. All are in the two buildings proposed for conversion to medical clinics. When the rezone and land use application are approved, the residents will be relocated to the third building at the north end of the site which will continue to be operated as a group home, but with the number of beds increased by one from 11 currently to 12.

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

Both R-2 and R-3 zoning is allowed in areas designated Mixed Residential by the plan, and land uses allowed in the R-3 zone are similar and generally compatible with those allowed in the R-2 zone. Therefore, a plan amendment is not required. The following goals and policies support the proposed zoning. No goals or policies were identified from which the proposed zoning and land use would deviate.

- Goal 2.1 Establish a development pattern consistent with the community's vision.
 - Policy 2.1.7. Allow new development only where adequate public services can be provided.
 - Policy 2.1.10 Require properties to assume zoning consistent with the City's Future Land Use Plan, as adopted or as amended where appropriate.
- Goal 2.3 Residential Uses. Preserve and enhance the quality, character and function of Yakima's residential neighborhoods.
 - Policy 2.3.1. Provide for a wide variety of housing types within the City to meet the full range of housing needs for Yakima's evolving population.
 - Policy 2.3.1(G). Senior and assisted housing. Encourage these housing types in the R-2 and R-3 zones and commercial/mixed-use zones. Design standards should emphasize pedestrian-oriented design, façade articulation, and usable open space.

- *Policy 2.3.2. Preserve and enhance established residential neighborhoods. Specifically:*
 - *(A) Ensure that new development is compatible in scale, style, density and aesthetic quality to an established neighborhood.*
 - *(B) Protect the character of single family neighborhoods by focusing higher intensity land uses close to commercial and community services and transit.*
 - *(E) Carefully review proposed land use designation changes to more intensive residential designations, mixed use or industrial. Specifically:*
 - *Proposals should conform to locational criteria set forth for the desired designation in the applicable policies under Goal 2.2.*
 - *Is the site physically suited for the proposed designation?*
 - *Is the desired zone one of the implementing zones of the land use designation (per applicable policies under Goal 2.2)?*
 - *Avoid spot zones or similar changes that may create instability with the surrounding neighborhood.*
- *Policy 2.3.6. Allow some compatible nonresidential uses in residential zones, such as appropriately scaled schools, churches, parks and other public / community facilities, home occupations, day care centers, and other uses that provide places for people to gather. Maintain standards in the zoning code for locating and designing these uses in a manner that respects the character and scale of the neighborhood.*
- *Goal 2.5. Arterial corridors and other mixed-use centers. Enhance the character, function and economic vitality of Yakima's arterial corridors and mixed-use centers.*
 - *Policy 2.5.1. Allow for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential and office uses with retail and service commercial zones. Provide zoning and design standards to maintain compatibility between different uses and zones.*
 - *(C) Update zoning and design provisions to promote compatibility between different uses and zones. Examples include building setbacks, building massing, landscaping buffers, fencing, service element location and design provisions, and vehicular parking and access provisions. Landscape buffers are particularly important elements that can effectively mitigate impacts of commercial uses on adjacent residential uses. Commercial development adjacent to Low Density Residential designated areas warrant the greatest compatibility design protections.*

The proposed zone change would not be illegal spot zoning as specified in Policy 2.3.2.E because it is not totally different and inconsistent with the classification of the surrounding land and it is in accordance with the comprehensive plan.

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

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The site is accessed from W. Washington Avenue, a four-lane minor arterial street with sufficient traffic capacity according to the comprehensive plan. Sewer and water service is already being provided to the buildings and with the reduction in full time residents, there should not be a significant increase in demand. Stormwater drainage is being provided on the site using an existing system of catch basins and drainage trenches. The proposed use does not increase the demand for schools. Police and emergency service need should be no greater than it is for the existing use.

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

The most intensive allowable land use in the R-3 zone that would be possible on this small of a site would probably be multiple family residential. The same use could also be permitted under existing R-2 zoning through Type 2 review. In either zone, density and the overall size of such development would be limited by the area of the site, building height, lot coverage, parking requirements and area needed for required sitescreening. Because of the size of the site, these limitations should keep such a development, if it were to be proposed, small in scale and likely within existing public facility capacities of this site. The requirement for traffic concurrency would also limit it to that which would be within existing traffic capacity. The applicant does not plan to develop multiple family residential at this site.

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

Surrounding land uses consist of Ridgeview Elementary School, vacant land across Washington Avenue to the south, and one single family residence to the east. The proposed clinics are similar in character in many ways to the existing group home on the site, in part because they will occupy the same buildings. They are compatible in scale and type with the school, a non-residential land use. Frontage on Washington Avenue, a four lane street, is better suited for non-residential or higher-density residential development. Potential conflicts would be the additional parking being provided with the single-family residence to the east and potential land use conflicts with industrial use of property to the east.

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

Sitescreening and landscaping meeting and/or exceeding City development code standards that include the following:

- a. Minimum of sitescreening Standard A (10' wide landscape strip) on the east property line contiguous to the single family residential property to the east. A continuous screen of full grown arborvitae (Standard B) and a view obscuring fence (Standard C) are also on this property line.

- b. *Evergreen hedge at least 6 feet in height (full grown arborvitae in most locations) along parking areas where contiguous to adjacent property in a residential zone (on parts of the north, west and east property lines).*
- c. *Existing two foot high wall in the required front yard (20 feet from the right-of-way) along Washington Avenue (YMC 15.06.030(D)). New parking spaces on the west end of the site are set back 20 feet from the street and would not be subject to this requirement. This area will remain in lawn or landscaping.*
- d. *Six foot high view obscuring fence in combination with evergreen hedge at least 6 feet in height (full grown arborvitae) along the property line where it is contiguous to the industrial use to the east.*

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

The proposed zoning change is not a substantial change from existing zoning because most of the permitted land uses are the same. As such, it continues to provide for the public need of the existing zoning. The proposed R-3 zoning implements the Mixed Residential future land use designation of the comprehensive plan. That designation was established with the adoption of the current comprehensive plan in 2017 and should be considered a change of circumstances from when the R-2 zoning was first established in this location. While R-3 zoning was considered to implement the previous plan designation of Medium Density Residential, it was not fully consistent with it because the prescribed densities were less. That is not the case of the new Mixed Residential designation.

D. Statement of Cause – Type 3 Review:

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

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

Convert two of the three existing buildings being used as a group home to two separate medical clinics. The third building will continue to be used as a 12-bed group home. The two buildings total 5,400 square feet requiring, along with the 12-bed group home, a total of 33 parking spaces. Additional parking is to be provided to meet this standard.

Expected hours of operation of the medical clinics is to be normal daytime business hours, five days a week. The group home, of course, will continue to operate on a 24 hour, seven day per week basis.

2. How is the proposal compatible to neighboring properties?

The proposed use represents little change to what is currently existing on the property. The primary difference being the additional parking that is being required. The site is surrounded on two sides by a school, with which the proposed and existing use are substantially compatible. The site fronts on Washington Avenue, a 4-lane arterial and is better suited from a compatibility standpoint to that location

than residential use. Across Washington Avenue, is vacant property enclosed by a six or more foot high solid fence that appears to be intended for future expansion of a residential condominium complex located further to the west. Orientation and layout of the buildings and private drives within that development, along with the fence, suggest that the development is to be oriented away from the arterial street. For these reasons, along with the arterial that separates them, there should be no compatibility issues from the proposed development on that property. The primary compatibility concerns would be with the single-family residence and industrial building and storage yard to the east.

3. What mitigation measures are proposed to promote compatibility?

Existing sitescreening, including sitescreening standard A and higher on the east property line next to the single-family residence and industrial property and parking lot sitescreening as required in R-3 zoning. New parking lot expansion is taking place on the west side of the site, opposite from the neighboring residence and will be outside of the required front yard setback. Sitescreening, in the form of an arborvitae screen is existing along most of the property line common with the school, although it is not currently required by code.

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

The purpose of the R-3 zoning district is to establish and preserve high-density residential neighborhoods by excluding activities not compatible with residential uses; locate high-density residential development in areas receiving the full range of urban services and near neighboring shopping facilities; and locate high-density residential development so that traffic it generates does not pass through lower-density residential areas. The district contains a variety of attached or clustered multiple-family dwellings (YMC 15.03.020(D)).

Although the intent statement does not specifically reference the proposed medical clinics, they are permitted uses under YMC 15.04 subject to Type 3 Review. They are compatible with surrounding residential uses with the measures being described and given the type and character of this site and surrounding land uses. The site is receiving a full range of urban services. There is shopping nearby and traffic generated by the proposed use will exit directly on to an arterial street without passing through lower-density residential areas.

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

It is consistent with surrounding land use that consists primarily of a school, which is a non-residential use with no compatibility issues. Sitescreening being provided next to the one single-family dwelling and industrial development to the east.

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

Existing, proposed and potential uses of the site: group home, medical clinics and other residential land uses permitted in the R-3 zone are community services that benefit the community, are in demand and needed.

E. Yakima Area Comprehensive Plan:

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

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

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

F. Applicable Law.

Yakima Urban Area Zoning Ordinance:

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

2. Locate residential development with densities up to twelve dwelling units per net residential acre in areas receiving a full range of public services including public water and sewer service, and police and fire protection.

The district is characterized by up to sixty percent lot coverage, access via local access streets and collectors, one and two story buildings, some clustering of units, and required front, rear and side yard setbacks. Typical uses in this district are single-family dwellings and duplexes. The density in this district generally ranges from seven to twelve dwelling units per net residential acre. However, development up to eighteen dwelling units per net residential acre may be allowed in accordance with YMC Chapter 15.04, Table 4-1.

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

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

4. Compatibility Defined: Pursuant to YMC § 15.02.020, "Compatibility means the characteristics of different uses or developments that permit them to be located near each other in harmony, with or without special mitigation measures."
5. Sitescreening Defined: Pursuant to YMC § 15.07.010, "The purpose of this chapter is to establish sitescreening standards to provide a visual buffer between uses of different intensity, streets and structures; reduce erosion and stormwater runoff, protect property values; and eliminate potential land use conflicts by mitigating adverse impacts from dust, odor, litter, noise, glare, lights, signs, water runoff, buildings or parking areas." The proposed use of medical clinics requires Sitescreening Standard C on the West Property line, which includes "a six-foot high, view obscuring fence, made of wood, masonry block, concrete, or slatted chain link material."
6. Parking: Pursuant to YMC § 15.06.040, Table 6-1, Medical and dental laboratories, offices, and clinics require 1 parking space per 200 square-foot gross floor area. 33 parking spaces have been proposed.
7. Lot Coverage: Pursuant to YMC Ch. 15.05, Table 5-1, the maximum lot coverage in the R-3 zoning district is 80%
8. Structure Setbacks: Pursuant to YMC Ch. 15.05, Table 5-1, the required structure setbacks include:
 - a. Front – 50-feet from centerline of right-of-way (Or a minimum of 20 feet from the front property line.)

- b. Rear – 15-feet from property line / or ½ building height
- c. Side – 10-feet from property line / or ½ building height

G. Development Services Team (DST) Review:

The DST meeting for this proposal was held on November 11, 2017. Comments were received from the following city divisions:

1. Code Administration.

- 1. If the land use application for this project is reviewed/approved, application must be made for a City of Yakima General Business License for the proposed medical offices, YMC 5.52. Prior to the issuance of the Business License, a fire inspection must be performed by a Code Inspector (if applicable).

The building to the east, will use the address of 513 W Washington Ave.

The building to the west, will use the address of 517 W Washington Ave.

The ability to obtain the City of Yakima license may be contingent on other land use requirements outlined in the Decision.

- 2. **Planning.** Lighting shall be provided to illuminate any off-street parking or loading space used at night. When provided, lighting shall be directed to reflect away from adjacent and abutting properties. Parking lots adjacent to residential districts or uses shall be designed with down-shielding and luminaries creating no lighting pollution upon those properties. A photometric lighting plan may be required if the parking lot is located adjacent to or abutting residential properties.
- 3. **Water/Irrigation:** As part of renovation, a complete plumbing fixture count will be required to determine adequate size of water service and meter required to serve the site. Installation Charge, Domestic Charge and Distribution Connection Charge fees dependent on the size of water service/meter required to serve the site/building.

IV. FINDINGS

A. Rezone Approval Criteria:

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

1. The testimony at the public hearing:

A Notice of Application was mailed to all property owners within 300 feet of the subject properties on November 8, 2017, wherein the public was invited to submit written and/or oral comments at the public hearing on this proposed rezone. No comments were received during the public comment period.

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

The subject property is suitable for uses permitted in the R-3 zoning district. As a project specific rezone, additional analysis on the proposed Class (3) land use to

convert two of the three adult family homes on site to medical clinics and is provided in the report below.

3. The recommendation from interested agencies and departments:

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

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

Rezoning the property from R-2 to R-3 maintains conformance with the Mixed Residential Future Land Use designation.

Goals or Policies in the 2040 City of Yakima Comprehensive plan that support or encourage to proposed project are as follows:

- Goal 2.3. Residential uses. Preserve and enhance the quality, character and function of Yakima's residential neighborhoods.

- 2.3.2. Preserve and enhance established residential neighborhoods. Specifically:

Policy 2.3.2.A. Ensure that new development is compatible in scale, style, density, and aesthetic quality to an established neighborhood.

Policy 2.3.2.B. Protect the character of single family neighborhoods by focusing higher intensity land uses close to commercial and community services and transit.

Policy 2.3.2.E. Carefully review proposed land use designation changes to more intensive residential designations, mixed-use, or industrial. Specifically:

Proposals should conform to locational criteria set forth for the desired designation in the applicable policies under Goal 2.2.

Avoid spot zones or similar changes that may create instability with the surrounding neighborhood.

- Goal 2.5. Arterial corridors and other mixed-use centers. Enhance the character, function, and economic vitality of Yakima's arterial corridors and mixed use centers.
- Policy 2.5.1. Allow for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential and office uses with retail and service commercial uses. Provide zoning and design standards to maintain compatibility between different uses and zones.

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

Along W Washington Ave. are various utilities which are available to serve the property, including 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. Sewer is available to the site from Washington Ave.

This property is served, or capable of being served, by all public utilities necessary to support development of the proposed conversion of two existing adult family homes into medical clinics.

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

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

The rezone proposal from R-2 to R-3 has been proposed in an effort to create a clinic focused use on the site. One of the three buildings will remain as an adult family home. Besides adding parking to the site, there have been no significant changes proposed to the site. Changing the zoning to R-3 will create a 1.15 acre parcel where higher density housing units may be constructed in the future.

7. The public need for the proposed change:

Rezoning the property to R-3 will be more in alignment with the use of an adult family home, which currently exists on the site. The applicant has also proposed converting two of the existing buildings in to clinics which will create more opportunity/space to serve persons with medical needs in the Yakima area.

B. Proposed Class (3) Use:

The proposed conversion of two adult family homes into two clinics will not add any new buildings onto the site, however, additional parking spaces are required as part of the proposed project.

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

Parking: for medical clinic 1 space per 200 square feet of gross floor area is required. Each clinic facility is 2,700 square feet in size, for a total of 5,400 square feet of clinic space. $5,400 \text{ sqft} / 200 \text{ sqft} = 33$ parking spaces. The applicant has shown 33 parking spaces on the submitted site plan.

Landscaping: The applicant has illustrated 33 parking spaces on the submitted site plan. 10% of the total parking area shall be landscaped – two trees are required as part of the 10% landscaping.

Lot Coverage: The applicant proposes 77% lot coverage, which meets the R-3 zoning district standard of 80%.

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

Comprehensive Plan Goals and Policies

Goal 2.3. Residential uses. Preserve and enhance the quality, character and function of Yakima's residential neighborhoods.

Policy 2.3.2. Preserve and enhance established residential neighborhoods. Specifically:

Policy 2.3.2.A. Ensure that new development is compatible in scale, style, density, and aesthetic quality to an established neighborhood.

Policy 2.3.2.B. Protect the character of single family neighborhoods by focusing higher intensity land uses close to commercial and community services and transit.

Policy 2.3.2.E. Carefully review proposed land use designation changes to more intensive residential designations, mixed-use, or industrial. Specifically:

Proposals should conform to locational criteria set forth for the desired designation in the applicable policies under Goal 2.2.

Avoid spot zones or similar changes that may create instability with the surrounding neighborhood.

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

Policy 2.5.1. Allow for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential and office uses with retail and service commercial uses. Provide zoning and design standards to maintain compatibility between different uses and zones.

V. CONCLUSIONS

1. The hearing examiner has jurisdiction to issue a recommendation on this application to the City Council.
2. The proposed Rezone and Class (3) use do not conflict with the goals and objectives of The Yakima Urban Area Comprehensive Plan, however, there are not goals and policies which support the conversion of two existing adult family homes into medical clinics in the R-3 zoning district.
3. SEPA review resulted in the issuance of a DNS on November 29, 2017. The appeal period for this determination ended December 13, 2017 – no appeal was filed.
4. No adverse impacts have been identified from granting this approval.
5. A Notice of Application was mailed to all property owners within 300 feet of the subject properties on November 8, 2017, wherein the public was invited to submit written and/or oral comments at the public hearing on this proposed rezone. No comments were received during the public comment period.
6. This Rezone is compatible with the Future Land Use Map III-3 and Table III-11: Future Land Use and Current Zoning Comparison of the City of Yakima's 2040 Comprehensive Plan.
7. This proposed Type (3) review is compatible with the R-3 zoning district and adjacent properties and meets all applicable development standards.
8. Approval of these Rezone and Type (3) applications will have the following public benefits: potential for more diverse and affordable housing types in the future.

VI. RECOMMENDATION

The Community Development Department recommends APPROVAL of this project Rezone request from Two-Family Residential (R-2) to Multifamily Residential (R-3) and Type (3) Review to convert two existing adult family home into medical clinics, subject to the following conditions:

1. An excavation and street break permit shall be obtained for all work in the public right-of-way.
2. 10% landscaping, including two trees, shall be installed adjacent to the parking area.
3. SITESCREENING standard 'C' shall be installed along the west, north, and east property lines.
4. All proposed lighting shall be downshielded so that no light spills onto adjacent properties. A photometric lighting plan shall be submitted to the City prior to the issuance of building permits.

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VICINITY MAP



File Number: RZ#004-17, CL3#010-17 & SEPA#030-17

Project Name: DIEP MILLER

Site Address: 513 W WASHINGTON AVE



Proposal: Proposal to change the zoning of one 1.15 acre parcel from Two-Family Residential (R-2) to Multifamily Residential (R-3), and proposal to convert two of the three adult family homes on site to medical clinics.

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: 10/24/2017



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Apple Creek Health Care Center

513 W. Washington Ave 181336-14039

Zoning: Existing - R-2, Proposed - R-3

RECEIVED

OCT 24 2017

CITY OF YAKIMA
PLANNING DIV.

Ridgeview Elementary School

Zoned: R-2

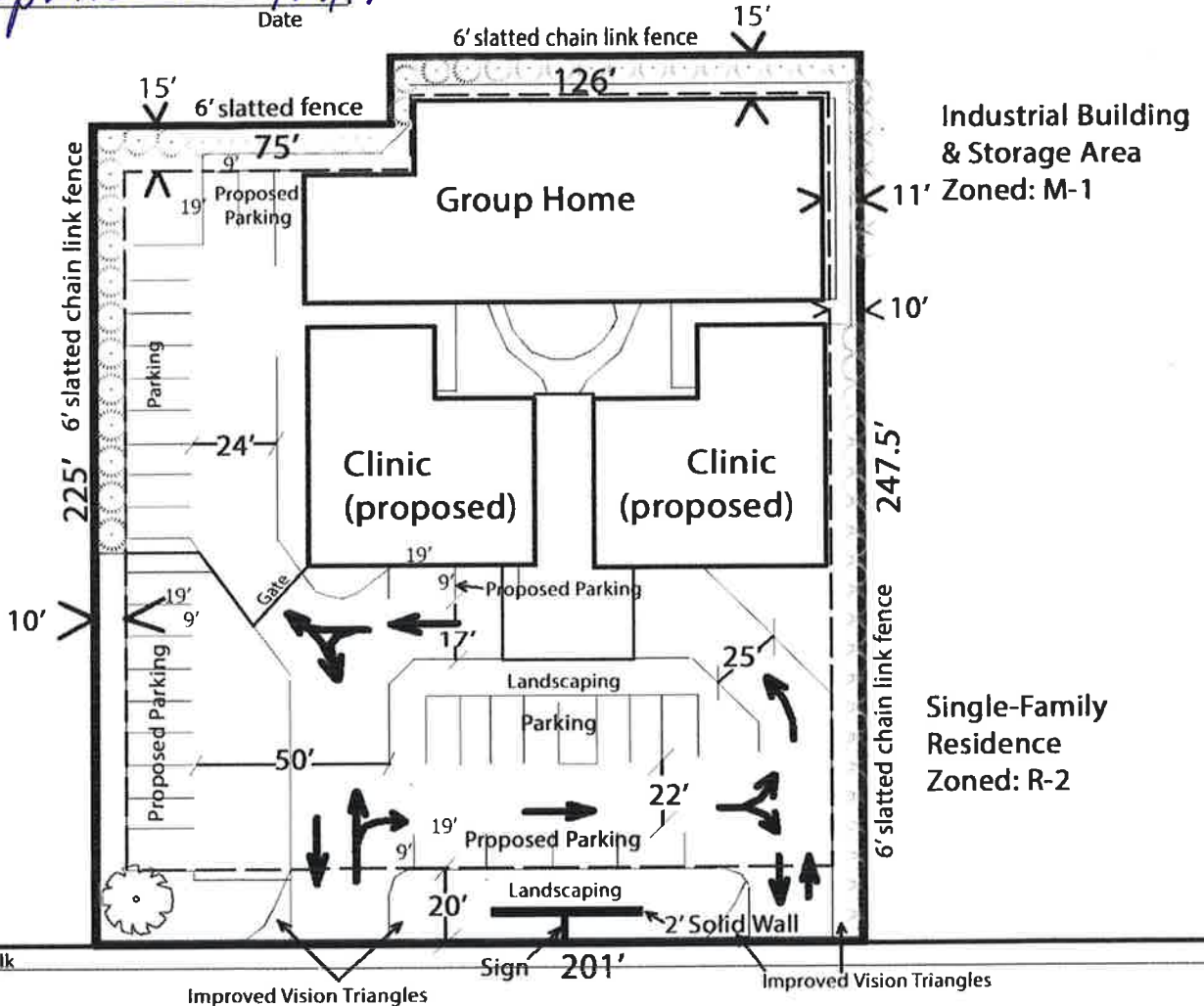
Diep Miller -- 513 W. Washington Avenue

Owner

Date

Diep Miller 10/24/17

Ridgeview
Elementary
School
Zoned: R-2



W. Washington Avenue

Lot Coverage

Buildings & Canopy	12,808 sq. ft.	0.29 acre
Existing Parking,		
Walkways & Pavement	23,260 sq. ft.	0.53 acre
New Parking	2,886 sq. ft.	0.06 acre

TOTAL 0.88 acre

$0.88 / 1.15 = 77\%$

Parking

Group Home: 12 beds -- 1 space/2 beds = 6 spaces

Clinics: 5,400 sq. ft -- 1 space / 200 sq ft = 27 spaces

Total Parking 33 spaces

Vacant Land across
Washington Avenue
Zoned: R-4 (Union Gap)

0' 50'
Scale 1" = 50'



All Land Uses and Improvements are
existing unless marked "proposed"

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EXHIBIT LIST

[illegible]



City of Yakima Development Services Team
Request For Comments
November 2, 2017

To:	City of Yakima Development Services Team
From:	Trevor Martin, Associate Planner
Subject:	Request for Comments
Applicant:	Diep Miller
File Number:	RZ#004-17, CL3#010-17 & SEPA#030-17
Location:	513 W Washington Ave
Parcel Number(s):	181336-14039
DST MEETING DATE:	11/7/2017

Proposal

Proposal to change the zoning of one 1.15 acre parcel from R-2 to R-3, and a proposal to convert two of the three adult family homes on site to medical clinics.

Please review the attached application and site plan and prepare any written comments you might have regarding this proposal. This project will come up for discussion at the weekly DST meeting to be held **November 7, 2017 at 2:00 p.m.** As always, should you have comments, but find you are unable to attend, please submit your comments prior to the meeting. My email address is trevor.martin@yakimawa.gov and the Planning Department's fax number is (509) 575-6105. Should you have any questions, or require additional information, please call me at (509) 575-6162.

Comments:

Contact Person

Department/Agency

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Water / Irrigation Division
Working Together Toward Excellence in Service and Quality

2301 Fruitvale Blvd.
Yakima, WA 98902

DATE: October 27, 2017
TO: Trevor Martin, Assistant Planner
FROM: Mike Shane, Water / Irrigation Engineer
RE: CL3#010-17— 513 W. Washington Ave. (Parcel #18133614039) – DIEP MILLER

Project Description - Proposal to change the zoning of one 1.15 acre parcel from Two-Family Residential (R-2) to Multifamily Residential (R-3), and proposal to convert two of the three adult family homes on site to medical clinics.

The following are general comments for the above referenced project:

- There's an existing looped 16" waterline in W. Washington Ave. Static pressure is 85 – 93 psi.
- There an existing 1 ½" water service with a 1 ½" meter, and a 1" water service stub to the site.
- There's an existing public fire hydrant on the site. There's an additional fire hydrant approx. 125' east of the site.
- All new fire hydrants or fire sprinkler requirements to be determined by Codes and Fire Dept.
- Maximum available fire flow at the site from looped 16" waterline – 8,000 gpm
- Site is not within the City of Yakima irrigation service area.
- Site plan needs to show all existing and proposed utilities along the frontage of the site.

The following are requirements based on Title 7 of the Yakima Municipal Code:

- As part of renovation, a complete plumbing fixture count will be required to determine adequate size of water service and meter required to serve the site. Installation Charge, Domestic Charge and Distribution Connection Charge fees dependent on the size of water service/meter required to serve the site/building. Any water service not utilized for the site will be abandoned by the City of Yakima. Contact Emilio Lopez, Water Distribution Supervisor (575-6196) for installation costs and to coordinate work.

Mike Shane - Water/Irrigation Engineer
(509) 576-6480 Fax (509) 575-6187
mike.shane@yakimawa.gov

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Water / Irrigation Division

Working Together Toward Excellence in Service and Quality

2301 Fruitvale Blvd.
Yakima, WA 98902

- **An approved Reduced Pressure Backflow Assembly required on the domestic water service.
An approved Double Check Backflow Assembly required on any new fire sprinkler service.
Contact Emilio Lopez, Water Distribution Supervisor (575-6196) with questions regarding
the Cross Connection Control requirements.**

Mike Shane - Water/Irrigation Engineer
(509) 576-6480 Fax (509) 575-6187
mike.shane@yakimawa.gov

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COMMUNITY DEVELOPMENT DEPARTMENT

Code Administration Division

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

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

codes@yakimawa.gov • www.buildingyakima.com

October 25, 2017

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

From: Carolyn Belles, Permit Project Coordinator

Re: DST Comments: CL3#010-17 AND RZ#004-17 513 W WASHINGTON AVE

If the land use application for this project is reviewed/approved, application must be made for a City of Yakima General Business License for the proposed medical offices, YMC 5.52. Prior to the issuance of the Business License, a fire inspection must be performed by a Code Inspector (if applicable).

The building to the east, will use the address of 513 W Washington Ave.
The building to the west, will use the address of 517 W Washington Ave.

The ability to obtain the City of Yakima license may be contingent on other land use requirements outlined in the Decision.

RZ#004-17, CL3#010-17 & SEPA#030-17

EXHIBIT LIST

SEPA Checklist

[illegible]

SEPA ENVIRONMENTAL CHECKLIST

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 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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject 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 [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Apple Creek Health Care Center

2. Name of applicant: [\[help\]](#)

Diep Miller

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3. Address and phone number of applicant and contact person: [\[help\]](#)

513 W. Washington Ave	Contact Person: Thomas R Durant
Yakima, WA 98902	Durant Development Services, Inc.
(509) 901-2010	PO Box 1723
	Yakima, WA 98907
	(509) 248-4156

4. Date checklist prepared: [\[help\]](#)

October 13, 2017

5. Agency requesting checklist: [\[help\]](#)

City of Yakima

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Complete remodeling and open clinics by the end of 2017 or as soon as rezoning and building permit issuance.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

None that is not covered in this document.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

None.

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. [\[help\]](#)

No.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Minor rezone.
Type 3 review.
Building permit for remodeling
Grading permit for parking lot expansion

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11. Give brief, 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.) [\[help\]](#)

Rezone 1.15 acre lot from R-2 (Two Family Residential) to R-3 (Multiple Family Residential) and convert two of the three existing buildings being used as a group home to two separate medical clinics. The third building will continue to be used as a 12 bed group home. Enlarge the existing parking lot to accommodate additional required spaces.

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

513 W. Washington Avenue. North side of Washington Avenue between South 3rd and Cornell Avenues. Section 36, T. 13 N., R. 18 E.W.M. Parcel Number: 181336-14039

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The area proposed for parking lot expansion has a slight slope, estimated to be 5% or less.

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. [\[help\]](#)

The NRCS soil classification is Umapine silt loam, which is considered to be prime farmland although this site is located in a fully urbanized area. No soils will be removed.

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- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

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. [\[help\]](#)

The existing parking lot is to be enlarged to accommodate the proposed use. This will result in clearing and removal of lawn and ornamental vegetation. If filling is necessary, material will be obtained from a commercial source not yet determined.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Exposing soils during clearing poses some risk of erosion, although the site is flat and the existing parking lot has stormwater drainage. Best management practices will be used by the contractor during site development to control any runoff.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Lot coverage of the completed project is estimated to be 78%.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Best management practices to control runoff during site development. Pervious surfaces on the site will be landscaped or retained in existing landscaping.

2. Air [\[help\]](#)

- 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. [\[help\]](#)

Some potential of dust during construction. This is a small site and emissions should not be significant.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

The contractor will be required to have a dust control plan and implement it during construction.

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3. **Water** [\[help\]](#)

a. Surface Water:

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

No.

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

N/A.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

N/A.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

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. [\[help\]](#)

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. [\[help\]](#)

No.

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

None.

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c. Water runoff (including stormwater):

- 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. [\[help\]](#)

Runoff from roofs and pavement is collected by an existing system consisting of catch basins and drain trenches. There are no changes proposed. Stormwater does not flow to other waters.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

No changes in existing stormwater retention

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

- ☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other: **arborvitae**
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation **grape vines**

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Approximately 6,000 square feet of existing lawn will be removed to enlarge the parking area.

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- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known. The site is entirely landscaped or improved with buildings and pavement. There is little to no natural vegetation.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Landscaping, including parking lot landscaping, sitescreening and pervious areas to meet lot coverage standards is required by City standards. There are also grass lawn and landscaped activity areas for group home residents and future medical clinic tenants. To the extent possible, existing landscaping is to be retained. New landscaped areas will be provided as necessary to meet these requirements.

- e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

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

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

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

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Not believed to be.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None.

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6. **Energy and Natural Resources** [\[help\]](#)

- 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. [\[help\]](#)

Natural gas for cooking, electricity for other energy needs.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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: [\[help\]](#)

None.

7. **Environmental Health** [\[help\]](#)

- 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. [\[help\]](#)

No.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None.

- 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. [\[help\]](#)

None.

- 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. [\[help\]](#)

None.

- 4) Describe special emergency services that might be required. [\[help\]](#)

None.

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5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None.

b. Noise [\[help\]](#)

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

None.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

None.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None.

8. Land and Shoreline Use [\[help\]](#)

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. [\[help\]](#)

The site is being used as a group home with a total of 23 beds. The use of adjacent properties include a school to the north and west. To the east are an industrial building and associated storage area and a single family residence. To the south is vacant property that is enclosed with a six foot or higher view obscuring fence along its frontage on Washington Avenue. It appears that this property is associated with a residential development located farther to the west. The proposed use and other potential land uses allowed in the R-3 zone should be compatible with these surrounding land uses. The greatest potential conflict would be with industrial use to the east and the effect of additional parking on the adjacent residential lot. The property line on both of these sites is screened by a ten foot wide landscaped strip of land with full height arborvitae and six foot high view obscuring fence.

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? [\[help\]](#)

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It may have been farmed in the past, but is not now and is in a fully urbanized area. No conversion of agricultural or forest land and no lands with current use tax status.

- 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: [\[help\]](#)

No.

- c. Describe any structures on the site. [\[help\]](#)

Three group care buildings totaling 11,100 square feet and 1,708 square foot connecting canopy. The two buildings that are to be converted to clinics are 2,700 square feet each for a total of 5,400 square feet.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No.

- e. What is the current zoning classification of the site? [\[help\]](#)

R-2. Two Family Residential.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Mixed Residential

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

10 to 16 workers and 12 residents.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None. Although the proposal reduces the number of group home beds by 11 from 23 to 12, there are currently only 12 residents at the facility, the number having been

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allowed to decline through attrition. The 12 existing residents will be relocated to the third building when project construction begins.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

See response to B.8.j. above (previous response)

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

R-3 zoning is consistent with the mixed use comprehensive plan designation of the site and generally compatible with the surrounding land uses. The potentially least compatible use would be industrial use to the east. Existing site screening has been established along the common property line with the industrial property and single family residence to the east and will not be removed or altered by this proposal. The proposed use is not substantially different from a compatibility standpoint to the existing land use. The facility fits in from a scale and visual standpoint with the school campus that partially surrounds it. The vacant property across Washington Avenue from the site to the south is screened by a 6 foot or higher fence which is more than sufficient sitescreeing.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

N/A.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

The existing building is a one story wood frame structure 15 feet in height with stucco siding.

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- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

- b. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Landscaping and sitescreening is either existing or to be provided as required by City code. This includes landscaped areas with trees, shrubs and lawn, view obscuring fences and solid vegetative screens.

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

The building is equipped with exterior light fixtures for safety and security that would be on during the hours of darkness. The parking lot also has lighting for the same purposes and as required by City code. There is no change from that existing.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Gardner Park, about 400 feet to the north.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None.

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13. **Historic and cultural preservation** [\[help\]](#)

- 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 ? If so, specifically describe.

There are buildings in the vicinity over 45 years of age, although none are shown to be listed or eligible for listing.

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

Not on the site. There are a few old buildings in the vicinity but they are either not eligible for historic register listing or their eligibility has not been determined. No professional studies were conducted.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Site visit, review Yakima Comprehensive Plan, GIS data and the Washington Information System for Architectural & Archaeological Records Data database.

- d. 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. [\[help\]](#)

None of the older buildings in the vicinity, whether eligible for listing or not, would be impacted by the proposal. The entire site has been disturbed previously by clearing, construction and grading. As required by law, if archaeological artifacts are discovered during project development, work will stop and appropriate agencies and tribes notified.

14. **Transportation** [\[help\]](#)

- 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. [\[help\]](#)

Existing access to the site is from two approaches to Washington Avenue. No changes are proposed.

- 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? [\[help\]](#)

The site and area is served by Yakima Transit.

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- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Seventeen additional parking spaces are proposed to conform to City parking standards. None would be eliminated.

- 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). [\[help\]](#)

No.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No.

- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Estimated 72 to 88 daily trips. Peak hour would probably coincide with that of the adjacent street traffic. Estimates are based on ITE trip generation rates for similar medical and elder care land uses.

- 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. [\[help\]](#)

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None.

15. Public Services [\[help\]](#)

- 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. [\[help\]](#)

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None.

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16. **Utilities** [help]

- a. Circle utilities currently available at the site: [help]
electricity, natural gas, water, refuse service, telephone, sanitary sewer, 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. [help]

**Sewer, water and refuse service provided by the City of Yakima. Natural gas by Cascade
Natural Gas. Electricity by Pacific Power. Telephone / cable service by Charter
Communications. No changes or additional utilities are expected and no expected
construction activities.**

C. Signature [help]

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.

Signature: _____

Name of signee _____

Position and Agency/Organization Durant Development Services, Inc.

Date Submitted: _____

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PLANNING DIV

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EXHIBIT LIST

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CITY OF YAKIMA
PLANNING DIV.

LAND USE APPLICATION

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT

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

VOICE: (509) 575-6183 FAX: (509) 575-6105

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:	Diep Miller					
	Mailing Address:	513 W. Washington Ave					
	City:	Yakima	St:	WA	Zip:	98902	Phone: () 901-2010
	E-Mail:						
2. Applicant's Interest in Property:	Check One:	☒ Owner	☐ Agent	☐ Purchaser	☐ Other		
3. Property Owner's Information (If other than Applicant):	Name:						
	Mailing Address:						
	City:		St:		Zip:		Phone: ()
	E-Mail:						
4. Subject Property's Assessor's Parcel Number(s): 181336-14039							
5. Legal Description of Property. (if lengthy, please attach it on a separate document) Attached							
6. Property Address: 513 W. Washington Ave							
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)		☒ Other: Type 3	
☐ Transportation Concurrency Master Application		☐ Other:		☒ Other: Type 3			
☒ (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.

Diep Miller
Property Owner's Signature

10/19/17
Date

Applicant's Signature

Date

FILE/APPLICATION(S)#

CL3#010-17, SEPA #030-17, RZ #004-17

DATE FEE PAID:

10/20/17

RECEIVED BY:

A. Martinez

AMOUNT PAID:

\$1900.00

RECEIPT NO:

CR-17-006477



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)

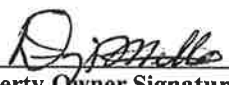
8. ENVIRONMENTAL CHECKLIST (required):

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)

10/19/17
Date

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

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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?

What is the status of existing land use?

See Attached Narrative

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

See Attached Narrative

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

See Attached Narrative

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

See Attached Narrative

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

See Attached Narrative

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

See Attached Narrative

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

See Attached Narrative

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

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

PART II – LAND USE DESIGNATION

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

Please Select One: *offices & clinics*

PART III - ATTACHMENTS INFORMATION

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

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

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

PART IV - WRITTEN NARRATIVE: Please submit a written response to the following questions. Use a separate sheet of paper, if necessary.

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

see attached Narrative

B. How is the proposal compatible to neighboring properties?

see attached Narrative

C. What mitigation measures are proposed to promote compatibility?

see attached Narrative

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

see attached Narrative

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

see attached Narrative

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

see attached Narrative

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

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CITY OF YAKIMA
PLANNING DIV.**Narrative**

This is an application to change the zoning of a 1.15 acre parcel at 513 W. Washington Avenue from Two-Family Residential (R-2) to Multiple Family Residential (R-3). The purpose of the rezone is to allow two of three buildings that are now part of a group home to be converted to medical clinics. A Type 3 application is also included for that proposed use. The third building is to remain in its existing use as a group home but will be increased from 11 to 12 beds. Other site improvements are proposed to accommodate the proposed new use and comply with City development codes.

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

Most of the land uses that are allowed in the R-3 zone, particularly residential uses, are also permitted in the R-2 zone, except with a lower level of required review in some cases. The site is no less suitable for R-3 zoning than it is for R-2 zoning. The full range of urban services that is specifically required for R-3 zones is available. The existing buildings are to be converted to the proposed new use with no changes other than internal remodeling and site improvements, mainly parking, that will be necessary to maintain compliance with City requirements. The site is large enough to accommodate these additional improvements while maintaining required standards including landscaping, sitede screening and lot coverage.

What is the status of existing land use?

The site is currently developed for a 23-bed group home utilizing all three of the existing buildings. In order to avoid displacement impacts, the number of residents has been allowed to decrease through attrition to 12 currently living in the facility. All are in the two buildings proposed for conversion to medical clinics. When the rezone and land use application are approved, the residents will be relocated to the third building at the north end of the site which will continue to be operated as a group home, but with the number of beds increased by one from 11 currently to 12.

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

Both R-2 and R-3 zoning is allowed in areas designated Mixed Residential by the plan, and land uses allowed in the R-3 zone are similar and generally compatible with those allowed in the R-2 zone. Therefore, a plan amendment is not required. The following goals and policies support the proposed zoning. No goals or policies were identified from which the proposed zoning and land use would deviate.

Goal 2.1 Establish a development pattern consistent with the community's vision.

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

Policy 2.1.10 Require properties to assume zoning consistent with the City's

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Future Land Use Plan, as adopted or as amended where appropriate.

Goal 2.3 Residential Uses. Preserve and enhance the quality, character and function of Yakima's residential neighborhoods.

Policy 2.3.1. Provide for a wide variety of housing types within the City to meet the full range of housing needs for Yakima's evolving population.

G. Senior and assisted housing. Encourage these housing types in the R-2 and R-3 zones and commercial/mixed-use zones. Design standards should emphasize pedestrian-oriented design, façade articulation, and usable open space.

Policy 2.3.2. Preserve and enhance established residential neighborhoods. Specifically:

- A. Ensure that new development is compatible in scale, style, density and aesthetic quality to an established neighborhood.
- B. Protect the character of single family neighborhoods by focusing higher intensity land uses close to commercial and community services and transit.
- E. Carefully review proposed land use designation changes to more intensive residential designations, mixed use or industrial. Specifically:

- Proposals should conform to locational criteria set forth for the desired designation in the applicable policies under Goal 2.2.
- Is the site physically suited for the proposed designation?
- Is the desired zone one of the implementing zones of the land use designation (per applicable policies under Goal 2.2)?
- Avoid spot zones or similar changes that may create instability with the surrounding neighborhood.

Policy 2.3.6. Allow some compatible nonresidential uses in residential zones, such as appropriately scaled schools, churches, parks and other public / community facilities, home occupations, day care centers, and other uses that provide places for people to gather. Maintain standards in the zoning code for locating and designing these uses in a manner that respects the character and scale of the neighborhood.

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

Policy 2.5.1. Allow for a mixture of compatible land uses along corridors and within mixed-use designated areas. This includes the integration of multi-family residential and office uses with retail and service commercial zones. Provide zoning and design standards to maintain compatibility between different uses and zones.

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- C. Update zoning and design provisions to promote compatibility between different uses and zones. Examples include building setbacks, building massing, landscaping buffers, fencing, service element location and design provisions, and vehicular parking and access provisions. Landscape buffers are particularly important elements that can effectively mitigate impacts of commercial uses on adjacent residential uses. Commercial development adjacent to Low Density Residential designated areas warrant the greatest compatibility design protections.

The proposed zone change would not be illegal spot zoning as specified in Policy 2.3.2.E because it is not totally different and inconsistent with the classification of the surrounding land and it is in accordance with the 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?

The site is accessed from W. Washington Avenue, a four-lane minor arterial street with sufficient traffic capacity according to the comprehensive plan. Sewer and water service is already being provided to the buildings and with the reduction in full time residents, there should not be a significant increase in demand. Stormwater drainage is being provided on the site using an existing system of catch basins and drainage trenches. The proposed use does not increase the demand for schools. Police and emergency service need should be no greater than it is for the existing use.

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

The most intensive allowable land use in the R-3 zone that would be possible on this small of a site would probably be multiple family residential. The same use could also be permitted under existing R-2 zoning through Type 2 review. In either zone, density and the overall size of such development would be limited by the area of the site, building height, lot coverage, parking requirements and area needed for required sitescreening. Because of the size of the site, these limitations should keep such a development, if it were to be proposed, small in scale and likely within existing public facility capacities of this site. The requirement for traffic concurrency would also limit it to that which would be within existing traffic capacity. The applicant does not plan to develop multiple family residential at this site.

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

Surrounding land uses consist of Ridgeview Elementary School, vacant land across Washington Avenue to the south, and one single family residence to the east. The proposed clinics are similar in character in many ways to the existing group home on the site, in part because they will occupy the same buildings. They are compatible in scale and type with the school, a non-residential land use. Frontage on Washington Avenue, a four lane street, is better suited for non-residential or higher-density residential development. Potential conflicts would be the additional

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PLANNING DIV.

parking being provided with the single-family residence to the east and potential land use conflicts with industrial use of property to the east.

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

Sitescreening and landscaping meeting and/or exceeding City development code standards that include the following:

- a. Minimum of sitescreening Standard A (10' wide landscape strip) on the east property line contiguous to the single family residential property to the east. A continuous screen of full grown arborvitae (Standard B) and a view obscuring fence (Standard C) are also on this property line.
- b. Evergreen hedge at least 6 feet in height (full grown arborvitae in most locations) along parking areas where contiguous to adjacent property in a residential zone (on parts of the north, west and east property lines).
- c. Existing two foot high wall in the required front yard (20 feet from the right-of-way) along Washington Avenue (YMC 15.06.030(D)). New parking spaces on the west end of the site are set back 20 feet from the street and would not be subject to this requirement. This area will remain in lawn or landscaping.
- d. Six foot high view obscuring fence in combination with evergreen hedge at least 6 feet in height (full grown arborvitae) along the property line where it is contiguous to the industrial use to the east.

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

The proposed zoning change is not a substantial change from existing zoning because most of the permitted land uses are the same. As such, it continues to provide for the public need of the existing zoning. The proposed R-3 zoning implements the Mixed Residential future land use designation of the comprehensive plan. That designation was established with the adoption of the current comprehensive plan in 2017 and should be considered a change of circumstances from when the R-2 zoning was first established in this location. While R-3 zoning was considered to implement the previous plan designation of Medium Density Residential, it was not fully consistent with it because the prescribed densities were less. That is not the case of the new Mixed Residential designation.

Type 3 Review Criteria

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

Convert two of the three existing buildings being used as a group home to two separate medical clinics. The third building will continue to be used as a 12-bed group home. The two buildings

total 5,400 square feet requiring, along with the 12-bed group home, a total of 33 parking spaces. Additional parking is to be provided to meet this standard.

Expected hours of operation of the medical clinics is to be normal daytime business hours, five days a week. The group home, of course, will continue to operate on a 24 hour, seven day per week basis.

B. How is the proposal compatible to neighboring properties?

The proposed use represents little change to what is currently existing on the property. The primary difference being the additional parking that is being required. The site is surrounded on two sides by a school, with which the proposed and existing use are substantially compatible. The site fronts on Washington Avenue, a 4-lane arterial and is better suited from a compatibility standpoint to that location than residential use. Across Washington Avenue, is vacant property enclosed by a six or more foot high solid fence that appears to be intended for future expansion of a residential condominium complex located further to the west. Orientation and layout of the buildings and private drives within that development, along with the fence, suggest that the development is to be oriented away from the arterial street. For these reasons, along with the arterial that separates them, there should be no compatibility issues from the proposed development on that property. The primary compatibility concerns would be with the single-family residence and industrial building and storage yard to the east.

C. What mitigation measures are proposed to promote compatibility?

Existing sitescreening, including sitescreening standard A and higher on the east property line next to the single-family residence and industrial property and parking lot sitescreening as required in R-3 zoning. New parking lot expansion is taking place on the west side of the site, opposite from the neighboring residence and will be outside of the required front yard setback. Sitescreening, in the form of an arborvitae screen is existing along most of the property line common with the school, although it is not currently required by code.

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

The purpose of the R-3 zoning district is to establish and preserve high-density residential neighborhoods by excluding activities not compatible with residential uses; locate high-density residential development in areas receiving the full range of urban services and near neighboring shopping facilities; and locate high-density residential development so that traffic it generates does not pass through lower-density residential areas. The district contains a variety of attached or clustered multiple-family dwellings (YMC 15.03.020(D)).

Although the intent statement does not specifically reference the proposed medical clinics, they are permitted uses under YMC 15.04 subject to Type 3 Review. They are compatible with surrounding residential uses with the measures being described and given the type and character of this site and surrounding land uses. The site is receiving a full range of urban services. There is shopping nearby and traffic generated by the proposed use will exit directly on to an arterial street without passing through lower-density residential areas.

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

It is consistent with surrounding land use that consists primarily of a school, which is a non-residential use with no compatibility issues. Sitescreening being provided next to the one single-family dwelling and industrial development to the east.

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

Existing, proposed and potential uses of the site: group home, medical clinics and other residential land uses permitted in the R-3 zone are community services that benefit the community, are in demand and needed.

Legal Description of Property

Plat of Section 36, T. 13 N., R. 18 E.W.M: East 75 feet of West 358.7 feet of South 225 feet of Block 31 and South 247.5 feet of Block 31 EXCEPT East 150 feet and EXCEPT West 358.7 feet and EXCEPT South County road right-of-way.

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CITY OF YAKIMA
PLANNING DIV.

SITE PLAN INSTRUCTIONS

In Order For Application To Be Determined Complete, A Site Plan Must Be Completed And Submitted.

A Detailed Site Plan Is Required: On August 6, 1996, the City Council passed a resolution (No. R-96-91) adopting a requirement that all site plans submitted with any City of Yakima building permit application, land use application, and environmental application must contain the following information listed below and be acceptable by the appropriate division manager. All information that is applicable to your proposal shall be checked off and clearly displayed on the site plan. It is in the applicant's best interest to provide a carefully drawn and scaled site plan with all the required information. The decision on whether or not to grant approval of your development proposal is largely based on the information you provide. An application cannot be processed until an adequate site plan is submitted.

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

- 1) **Use Ink:** Use blue or black permanent ink. It may be helpful to draft the site plan in pencil then trace over in ink. Ink is necessary for adequate duplication. Computer drafted site plans are acceptable.
- 2) **Size of Paper:** The site plan shall be legibly drawn in ink on paper of sufficient size to contain the required information, but not less than 8.5" X 11" for Type (1) Review and 11" X 17" for Type (2) and Type (3) Reviews.
- 3) **Use A Straight Edge:** All lines must be straight and done with the aid of a ruler or other straight edge. Use a compass when delineating circular drawings such as cul-de-sacs.
- 4) **Drawn to Scale:** All site plans shall be drawn to a standard engineering scale and indicated on the site plan. The scale selected shall best fit the paper. The recommended scale shall be: 1"=20'. For example, if the distance from a structure to a property line is 20 feet, then the distance on the site plan will be 1 inch.
- 5) **Use Site Plan Checklist:** Use the site plan checklist and provide all applicable information on the site plan.
- 6) **Fill In Information On The Site Plan Template Available At The City Of Yakima Or Attach The Information Below To Your Site Plan:** Complete all information requested on the bottom of the site plan template. If you use a different medium, provide the requested information on the alternative paper.

DETAILED SITE PLAN CHECKLIST

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

Check all boxes as: ☒ Included or - Not Applicable

☒	Name, address, phone number, and signature of the owner or person responsible for the property.
☒	Site address, parcel number(s), and zoning designation
☒	Property boundaries and dimensions
☒	Names and dimensions of all existing streets bounding or touching the site
☒	Dimensions, location and use of proposed and existing structures
☒	Structure setbacks
☒	North Arrow
☒	Lot coverage with calculations shown on site plan. (YMC § Ch. 15.05.020(C))
☐	Location and size of any easements
☒	Location and type of existing and proposed landscaping including landscaping within the public right-of-way
☐	Location and size of existing and proposed side sewer and water service lines <i>No change from existing</i>
☒	Adjacent land uses and zoning designations
☒	Location and size of all parking spaces with the parking calculations shown on the site plan
☒	Location and dimensions of proposed or existing driveway approaches.
☒	Vision clearance triangles at street intersections and at driveways. Clearview Triangle – YMC § Ch. 15.05.040
☒	Curb cuts intersecting with streets
☐	Location and size of new or existing loading spaces and docks
☒	Location and size of proposed or existing signs (YMC § Ch. 15.08)
☒	Location, type, and description of required sitescreening (YMC § Ch. 15.07)
☐	Location and size of required site drainage facilities including on-site retention. <i>See Narrative</i>
☐	Location, size and surfacing of refuse container area
☒	Location and size of existing or proposed public sidewalks that are within 200-feet of the subject property.
☒	Proposed improvements located within the public right-of-way.
☐	Calculation of land use density

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

Revised 03/2017

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CITY OF YAKIMA
PLANNING DIV.



COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

Receipt Number: CR-17-006477

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

Payer/Payee: LARRY & DIEP T MILLER
PO BOX 2264
YAKIMA WA 98907

Cashier: ANALILIA MARTINEZ
Payment Type: CREDIT CARD

Date: 10/20/2017

CL3#010-17 PLANNING - CLASS 3 REVIEW 513 W WASHINGTON AVE

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
Class 3 Review	\$1,635.00	\$1,635.00	\$0.00
CL3#010-17 TOTALS:	\$1,635.00	\$1,635.00	\$0.00

SEPA#030-17 PLANNING - SEPA ENVIRONMENTAL REVIEW 513 W WASHINGTON AVE

<u>Fee Description</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Fee Balance</u>
SEPA Environmental Review	\$265.00	\$265.00	\$0.00
SEPA#030-17 TOTALS:	\$265.00	\$265.00	\$0.00

TOTAL PAID: \$1,900.00

Transaction Summary		
Trans Code	BARS #	Amount Due
001 8952217	001.8952217	\$265.00
001 8954503	001.8954503	\$1,635.00
		\$1,900.00

DIEP MILLER
RZ#004-17, CL3#010-17 & SEPA#030-17

EXHIBIT LIST

CHAPTER G
Notices

DOC INDEX #	DOCUMENT	DATE
G-1	Notice of Complete Application	11/03/2017
G-2	Land Use Action Installation Certificate	11/09/2017
G-3	Notice of Application, Environmental Review & Public Hearing G-3a: Legal Notice G-3b: Postcard Notice G-3c: Press Release and Distribution Email G-3d: Parties and Agencies Notified G-3e: Affidavit of Mailing	11/08/2017
G-4	Revised Legal Notice	11/10/2017
G-5	Notice of Determination of Non-Significance G-5a: Parties and Agencies Notified G-5b: Affidavit of Mailing	11/29/2017
G-6	HE Agenda and Packet Distribution List	01/04/2018
G-7	HE Agenda & Sign-In Sheet	01/11/2018
G-8	Notice of Hearing Examiner's Recommendation & Decision (see DOC INDEX#AA-1 for HE Recommendation/Decision) G-8a: Parties and Agencies Notified G-8b: Affidavit of Mailing	01/30/2018
G-9	Agenda Statement: Set Date of City Council Public Hearing	03/20/2018
G-10	Letter of Transmittal to City Clerk: City Council Hearing (Mailing Labels, Vicinity Map, Site Plan)	03/21/2018

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 DIEP MILLER (RZ#004-17, CL3#010-17 & SEPA#030-17) including all labels for parties of record and property owners within a radius of 300 feet of the subject property.
2. One Site Plan
3. One Vicinity Map

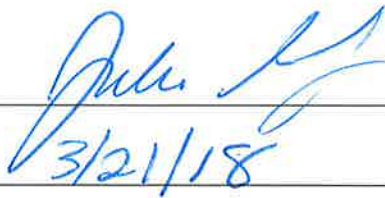
Signed this 21st day of March, 2018.



Lisa Maxey
Planning Specialist

Received By: _____

Date: _____



DOC.
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18133614018 MAURO & MARIA BARRERA 503 W WASHINGTON AVE YAKIMA 98903	18133614405 NEIL C BUREN 5801 ENGLEWOOD AVE YAKIMA 98908	18133614410 NEIL C BUREN 5801 ENGLEWOOD AVE YAKIMA 98908

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NEIL C BUREN
5801 ENGLEWOOD AVE
YAKIMA 98908

18133614435
NEIL C BUREN
5801 ENGLEWOOD AVE
YAKIMA 98908

18133641592
PAUL KAUZLARICH
6930 S NACHES RD
NACHES 98937

18133641513
RANDY MICHAEL KORGEL
1908 ROYAL PALM AVE # 13
UNION GAP 98903

18133641590
RENEE MCGUIRE
523 ST THOMAS ST
YAKIMA 98903

18133641515
ROBIN K KELIHANANUI
1912 ROYAL PALM
UNION GAP 98903

18133641589
RYAN P & MARIA G POAGE
521 ST THOMAS ST #89
UNION GAP 98903

37
Total Parcels - Diep Miller - RZ#004-17,
CL3#010-17 & SEPA#030-17

Durant Development Services
PO Box 1723
Yakima 98907

Notice of Council Hearing
RZ#004-17
hearing date: 4/3/18

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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
Pat Reid	Fire Dept	Pat.Reid@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 03/2018

Type of Notice: Ntc of Council Hearing

File Number(s): RZ#004-17

Date of Mailing: 4/3/18
Hearing

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Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, March 21, 2018 8:31 AM
To: Claar Tee, Sonya
Subject: Mailing Labels for Council Hearing Notice - Diep Miller RZ#004-17

Good morning Sonya,

Mailing labels will be delivered to you shortly for the city council public hearing notice for the above-entitled project. Please email the notice to the following distribution lists: In-House Distribution E-mail List updated 03.08.2018 & Local Media List 09.21.2017.

Please also email the notice to: durantdevelopment@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



Apple Creek Health Care Center

513 W. Washington Ave 181336-14039

Zoning: Existing - R-2, Proposed - R-3

Diep Miller -- 513 W. Washington Avenue

Ridgeview Elementary School

Zoned: R-2

RECEIVED

OCT 24 2017

CITY OF YAKIMA
PLANNING DIV.

Owner

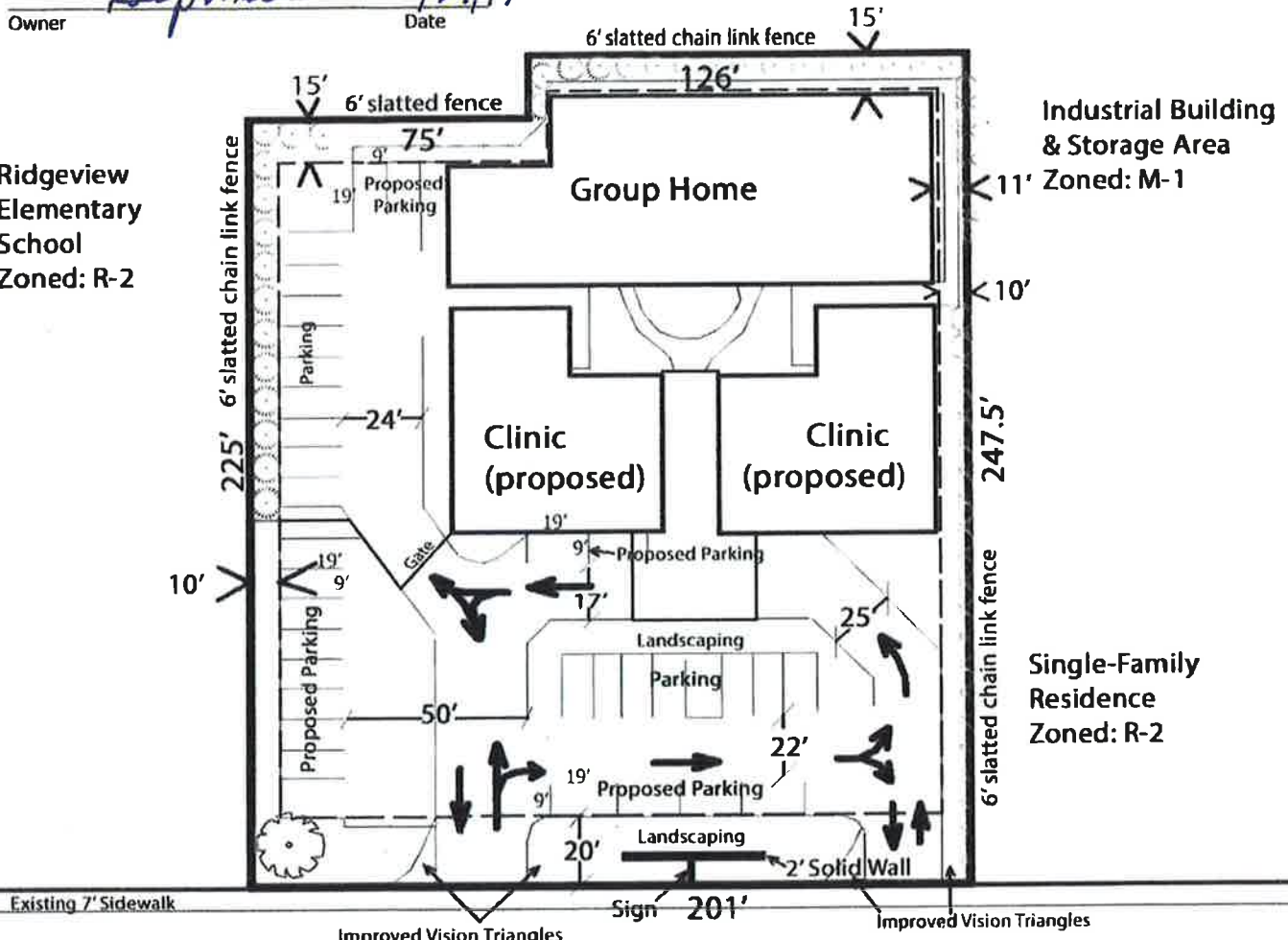
Diep Miller

10/24/17
Date

Ridgeview
Elementary
School
Zoned: R-2

Industrial Building
& Storage Area
Zoned: M-1

Single-Family
Residence
Zoned: R-2



W. Washington Avenue

Lot Coverage

Buildings & Canopy	12,808 sq. ft.	0.29 acre
Existing Parking,		
Walkways & Pavement	23,260 sq. ft	0.53 acre
New Parking	2,886 sq. ft	0.06 acre

TOTAL 0.88 acre

$0.88 / 1.15 = 77\%$

Parking

Group Home: 12 beds -- 1 space/2 beds = 6 spaces

Clinics: 5,400 sq. ft -- 1 space / 200 sq ft = 27 spaces

Total Parking 33 spaces

Vacant Land across
Washington Avenue
Zoned: R-4 (Union Gap)

0' 50'
Scale 1" = 50'



All Land Uses and Improvements are
existing unless marked "proposed"

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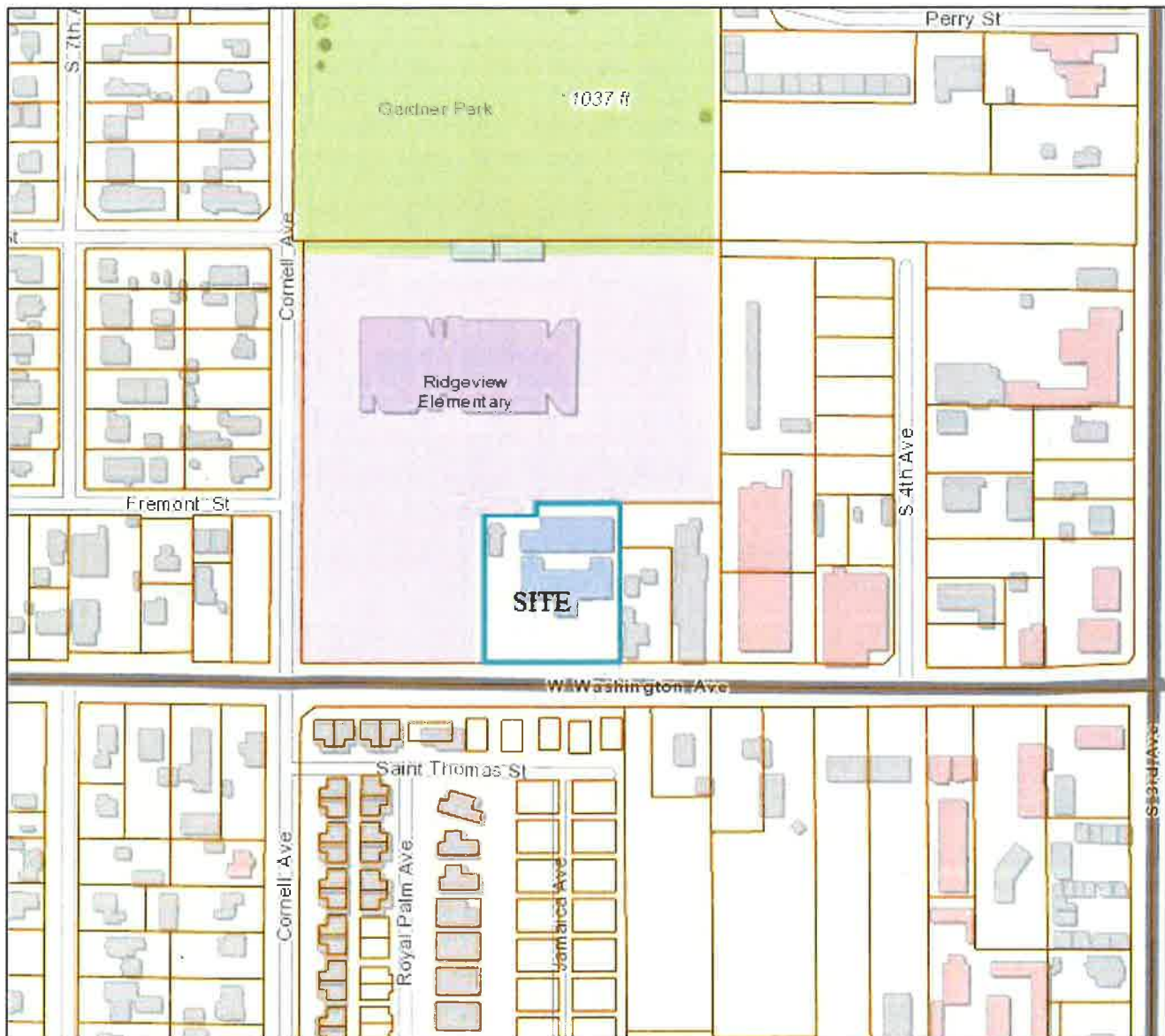
VICINITY MAP



File Number: RZ#004-17, CL3#010-17 & SEPA#030-17

Project Name: DIEP MILLER

Site Address: 513 W WASHINGTON AVE



Proposal: Proposal to change the zoning of one 1.15 acre parcel from Two-Family Residential (R-2) to Multifamily Residential (R-3), and proposal to convert two of the three adult family homes on site to medical clinics.

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: 10/24/2017



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

Item No. 6.C.
For Meeting of: March 20, 2018

ITEM TITLE: Set April 3, 2018, as the date for a closed record public hearing to consider the Hearing Examiner's recommendation regarding a rezone for one parcel at 513 W Washington Ave

SUBMITTED BY: Joan Davenport, AICP, Community Development Director
Joseph Calhoun, Planning Manager
Trevor Martin, Associate Planner (509) 575-6162

SUMMARY EXPLANATION:

Diep Miller submitted a rezone application on October 20, 2017 for a proposal to rezone one parcel from Two-Family Residential (R-2) to Multi-Family (R-3) for property located at 513 West Washington Avenue.

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
☐	SitePlan_VicMap_Diep RZ	3/12/2018	Backup Material

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

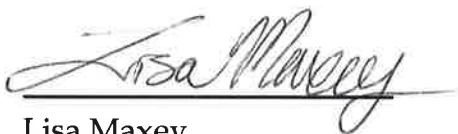
RE: RZ#004-17, CL3#010-17 & SEPA#030-17

Diep Miller

513 W Washington Ave

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Hearing Examiner's Decision/Recommendation**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and parties of record; that said property owners are individually listed on the mailing list retained by the Planning Division; and that said notices were mailed by me on the 30th day of January, 2018.

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



Lisa Maxey

Planning Specialist

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18133641592
PAUL KAUZLARICH
6930 S NACHES RD
NACHES 98937

18133641515
ROBIN K KELIIHANANUI
1912 ROYAL PALM
UNION GAP 98903

Durant Development Services
PO Box 1723
Yakima 98907

Applicant and Parties of Record Notified for **NOTIFICATION OF H.E.DECISION/RECOMMENDATION**
dated **January 30, 2018.**

Project: Diep Miller
File: RZ#004-17, CL3#010-17 & SEPA#030-17
Address: 513 W Washington Ave

Diep Miller 513 W Washington Ave Yakima, WA 98902 Certified Mail: 7008 1300 0000 4837 4922	Durant Development Services PO Box 1723 Yakima, WA 98907 durantdevelopment@charter.net	
---	--	--

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

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SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
■ Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X ☐ Agent ☐ Addressee	
1. Article Addressed to: Diep Miller 513 W Washington Ave Yakima, WA 98902		B. Received by (Printed Name)	C. Date of Delivery 2/11/18
2. Article Number (Transfer from service label)		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☒ Certified Mail ☐ Express Mail ☐ Registered ☒ Return Receipt for Merchandise ☐ Insured Mail ☐ C.O.D.		4. Restricted Delivery? (Extra Fee) ☐ Yes	
7008 1300 0000 4837 4922		PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540	

U.S. Postal Service™ CERTIFIED MAIL™ RECEIPT (Domestic Mail Only; No Insurance Coverage Provided)	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage \$	
Sent To	Diep Miller
Street, Apt. No., or PO Box No.	513 W Washington Ave
City, State, ZIP+4	Yakima, WA 98902
PS Form 3800, August 2006 See Reverse for Instructions	

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Maxey, Lisa

From: Maxey, Lisa
Sent: Tuesday, January 30, 2018 10:58 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: Martin, Trevor
Subject: Notice of Hearing Examiner's Recommendation/Decision - Diep Miller - RZ#004-17, CL3 #010-17 & SEPA#030-17
Attachments: NOTICE OF HE DECISION & RECOMMENDATION_Diep Miller - RZ CL3 SEPA.PDF

Attached is a Notice of Hearing Examiner's Recommendation/Decision regarding the above-entitled project. If you have any questions about this proposal please contact assigned planner Trevor Martin at (509) 575-6162 or email to: trevor.martin@yakimawa.gov. Thank you!

Lisa Maxey

Planning Specialist | City of Yakima Planning Division

Planning Division: (509) 575-6183

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

129 N 2nd Street, Yakima, WA 98901





DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

Joan Davenport, AICP, Director

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

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

**NOTIFICATION OF HEARING EXAMINER'S
DECISION/RECOMMENDATION TO THE CITY COUNCIL**

January 30, 2018

On January 25, 2018, the City of Yakima Hearing Examiner rendered his recommendation on **RZ#004-17** and decision on **CL3#010-17 & SEPA#030-17**. The applications submitted by **Diep Miller** are a **proposal to change the zoning of one 1.15 acre parcel from Two-Family Residential (R-2) to Multifamily Residential (R-3), and proposal to convert two of the three adult family homes on site to medical clinics.**

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

Any part of the Hearing Examiner's decision on CL3#010-17 may be appealed to the Yakima City Council. Appeals shall be filed within fourteen (14) days following the date of mailing of this notice and shall be in writing on forms provided by the Planning Division. The appeal fee of \$340 must accompany the appeal application.

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

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

Trevor Martin
Associate Planner

Date of Mailing: **January 30, 2018**

Enclosures: Hearing Examiner's Recommendation/Decision

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Yakima
2015
1994



SIGN-IN SHEET

City of Yakima HEARING EXAMINER
City Hall Council Chambers
Thursday January 11, 2018
Beginning at 9:00 a.m.



Public Hearings

CASE	FILE #	PROJECT NAME	SITE ADDRESS
A.	CL3#011-17	THOMAS LALLY	1506 S 36 TH AVE
B.	RZ#004-17 CL3#010-17 SEPA#030-17	DIEP MILLER	513 W WASHINGTON AVE
C.	INT#001-17	ERMELINDO ESCOBEDO/ MARTHA RAMIREZ	305 W LINCOLN AVE

PLEASE WRITE LEGIBLY

Indicate agenda item of interest	NAME	MAILING ADDRESS or E-MAIL	ZIP CODE
A & C	Bill Hudson	410 N 2 nd St Yakima	98901
C	Ric Valicoff	2840 Kennelworth PASS RD WAPATO	98951
B	Tom Durant	513 N. Front St, Suite Q	98901
C	James Hurley	411 N 2 nd St Yakima WA	98901
C	Jackie Cook	jackie@yascollect.com	
C	ROB VALICOFF	3083 KENNELWORTH PASS RD WAPATO	98951
C	Robert Charron	1530 Hwy. 24, Moxee	98936
C	Daniel Matting	P.O. Box 725 Moxee WA	98936
C	Keith D. Houser	P.O. Box 417 Moxee WA	98936
C	Brett Valicoff	707 N. 28 th St. Yakima	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

**CITY OF YAKIMA
HEARING EXAMINER
AGENDA
Thursday January 11, 2018
Yakima City Hall Council Chambers
Beginning at 9:00 a.m.**

I. CALL TO ORDER

II. INTRODUCTION

III. PUBLIC HEARINGS

A. THOMAS LALLY (10/31/2017) CL3#011-17

Planner: Trevor Martin

Address: 1506 S 36th Ave

Request: Proposal to operate an animal grooming business in an existing building in the M-1 zoning district.

B. DIEP MILLER (10/20/2017) RZ#004-17, CL3#010-17 & SEPA#030-17

Planner: Trevor Martin

Address: 513 W Washington Ave

Request: Proposal to change the zoning of one 1.15 acre parcel from Two-Family Residential (R-2) to Multifamily Residential (R-3), and proposal to convert two of the three adult family homes on site to medical clinics.

C. ERMELINDO ESCOBEDO / MARTHA RAMIREZ (11/14/2017) INT#001-17

Planner: Eric Crowell

Address: 305 W Lincoln Ave

Request: Unclassified use interpretation for a proposal to establish H2-A Temporary Worker Housing in an existing building in the M-1 zoning district.

IV. ADJOURNMENT

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



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Hearing Examiner AGENDA ONLY Distribution List 07/20/2017	Phil Lamb 311 North 3 rd Street Yakima, WA 98901	KIT-KATS Radio 4010 Summitview, Suite 200 Yakima, WA 98908
All YPAC randy.beehler@yakimawa.gov mike.brown@yakimawa.gov bonnie.lozano@yakimawa.gov john.fannin@yakimawa.gov	Yakima Assoc. of Realtors Gov. Affairs Committee 2707 River Road Yakima, WA 98902-1165	KARY Radio 17 N 3 rd St Ste 103 Yakima, WA 98901
Dominic Rizzi Police Chief dominic.rizzi@yakimawa.gov	KCYU-FOX 68 David Okowski 1205 West Lincoln Ave. Yakima, WA 98902	KIMA TV 2801 Terrace Heights Drive Yakima, WA 98901
Bob Stewart Fire Chief bob.stewart@yakimawa.gov	Pacific Power Mike Paulson 500 N. Keys Rd. Yakima, WA 98901	KNDO TV 216 West Yakima Avenue Yakima, WA 98902
Sonya Claar-Tee City Clerk sonya.claartee@yakimwa.gov	Office of Rural FWH Marty Miller 1400 Summitview #203 Yakima, WA 98902	Yakima Herald-Republic P.O. Box 9668 Yakima, WA 98909
Cliff Moore City Manager Cliff.moore@yakimawa.gov cally.price@yakimawa.gov	Yakima School Dist. #7 Superintendent 104 North 4 th Street Yakima, WA 98902	VIVA P.O. Box 511 Toppenish, WA 98948
Jeff Cutter City Attorney Jeff.cutter@yakimawa.gov	Radio KDNA P.O. Box 800 Granger, WA 98932	Business Times Bruce Smith P.O. Box 2052 Yakima, WA 98907
Patrick D. Spurgin 411 N. 2 nd St. Yakima, WA 98901	KAPP TV Attn: Newsroom PO Box 1749 Yakima, WA 98907-1749	Yakima Valley C.O.G. 311 N. 4 th Street #204 Yakima, WA 98901
Gary Cuillier 314 N. 2 nd Street Yakima, WA 98901	Reed C. Pell 31 Chicago Avenue #4 Yakima, WA 98902 reed@reedcpell.net	Maud Scott 307 Union Street Yakima, WA 98901

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

Diep Miller
513 W Washington Ave
Yakima, WA 98902

Durant Development Services
durantdevelopment@charter.net

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: RZ#004-17, CL3#010-17 & SEPA#030-17

Diep Miller

513 W Washington Ave

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of DNS**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and all parties of record, that are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on this 29th day of November, 2017.

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



Lisa Maxey

Planning Specialist

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18133641512 EHLERS EYE CARE LLC 3403 POWERHOUSE RD YAKIMA 98902	18133614439 JBS MILLWORK INC 401 W WASHINGTON AVE YAKIMA 98903	18133614441 JBS MILLWORK INC 401 W WASHINGTON AVE YAKIMA 98903
18133641038 JOMAKA LLC PO BOX 11283 YAKIMA 98909	18133641530 PACIFIC HOTEL HOLDINGS LLC 714 98TH AVE NE BELLEVUE 98004	18133641531 PACIFIC HOTEL HOLDINGS LLC 714 98TH AVE NE BELLEVUE 98004
18133641532 PACIFIC HOTEL HOLDINGS LLC 714 98TH AVE NE BELLEVUE 98004	18133641549 PACIFIC HOTEL HOLDINGS LLC 714 98TH AVE NE BELLEVUE 98004	18133641550 PACIFIC HOTEL HOLDINGS LLC 714 98TH AVE NE BELLEVUE 98004
18133641551 PACIFIC HOTEL HOLDINGS LLC 714 98TH AVE NE BELLEVUE 98004	18133641552 PACIFIC HOTEL HOLDINGS LLC 714 98TH AVE NE BELLEVUE 98004	18133641553 PACIFIC HOTEL HOLDINGS LLC 714 98TH AVE NE BELLEVUE 98004
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18133641037 WILSON REAL ESTATE XI LLC 541 POMONA HTS RD YAKIMA 98901	18133614034 YAKIMA SCHOOL #7 104 N 4TH AVE YAKIMA 98902	18133641591 ALMA ROJAS 8904 W YAKIMA AVE YAKIMA 98908
18133641511 BARBARA J WALSH 1911 CORNELL AVE YAKIMA 98903	18133641528 DORAYNE HUTCHINS 1915 ROYAL PALM AVE UNION GAP 98903	18133641529 FRANCISCO J & MARIA FARIAS 1907 ROYAL PALM AVE UNION GAP 98903
18133614019 GERARDO H & OLIVIA O MENDOZA 1508 PLEASANT AVE YAKIMA 98902	18133641514 JASMINE SILVA 1910 ROYAL PALM AVE UNIT 14 UNION GAP 98903	18133641557 JOSE CAMACHO 519 ST THOMAS ST UNION GAP 98903
18133614039 LARRY & DIEP T MILLER PO BOX 2264 YAKIMA 98907	18133641036 MARK REEVES 412 W WASHINGTON AVE YAKIMA 98903	18133641032 MARK A & KIM R REEVES 412 W WASHINGTON AVE YAKIMA 98903
18133614018 MAURO & MARIA BARRERA 503 W WASHINGTON AVE YAKIMA 98903	18133614405 NEIL C BUREN 5801 ENGLEWOOD AVE YAKIMA 98908	18133614410 NEIL C BUREN 5801 ENGLEWOOD AVE YAKIMA 98908

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18133614434
NEIL C BUREN
5801 ENGLEWOOD AVE
YAKIMA 98908

18133614435
NEIL C BUREN
5801 ENGLEWOOD AVE
YAKIMA 98908

18133641592
PAUL KAUZLARICH
6930 S NACHES RD
NACHES 98937

18133641513
RANDY MICHAEL KORGEL
1908 ROYAL PALM AVE # 13
UNION GAP 98903

18133641590
RENEE MCGUIRE
523 ST THOMAS ST
YAKIMA 98903

18133641515
ROBIN K KELIHANANUI
1912 ROYAL PALM
UNION GAP 98903

18133641589
RYAN P & MARIA G POAGE
521 ST THOMAS ST #89
UNION GAP 98903

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Total Parcels - Diep Miller - RZ#004-17,
CL3#010-17 & SEPA#030-17

Durant Development Services
PO Box 1723
Yakima 98907

Ntc of DNS
RZ#004-17, CL3#010-17 &
SEPA#030-17
Sent 11/29/17

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.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	U.S. Army Corps of Engineers Regulatory Branch Deborah Knaub , Project Manager P.O. Box 3755 Seattle, WA 98124-3755 Deborah.J.Knaub@usace.army.mil
Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov	West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 wattsa@wvwsd208.org	WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov
WSDOT South Central Regional Planning Office SCplanning@wsdot.wa.gov	WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov	Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov
Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchez@yakama.com	Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com	Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov
Yakima County Commissioners Commissioners.web@co.yakima.wa.us	Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us	Yakima County Public Services Lynn Deitrick, Planning Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn.Deitrick@co.yakima.wa.us
Yakima County Public Services Vern Redifer, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 Vern.redifer@co.yakima.wa.us	Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org	Yakima Regional Clean Air Agency Hasan Tahat, Engineering & Planning Supervisor 329 North 1st Street Yakima, WA 98901 hasan@yrcaa.org

David Moore

david.j.moore

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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		

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

Type of Notice:

File Number:

Date of Mailing:

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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
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Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
Mike Shane	Engineering	Mike.Shane@yakimawa.gov
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James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
For the Record/File		
Binder Copy		Revised 04/2017

Type of Notice: Notice of DNS

File Number(s): RZ#004-17 CL3#010-17 & SEPA#030-17

Date of Mailing: 11/29/17

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Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, November 29, 2017 2:30 PM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Desgrosellier, Bob; Ibarra, Rosalinda; Kallevig, Dana; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Schafer, Scott; Shane, Mike; Soptich, Mark; Watkins, Sara; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Department of Social & Health Services; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Scott Izutsu - Yakima School District; US Army Corps of Engineers - David Moore; WA State Parks & Recreation Commission; West Valley School District - Angela Watts; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Patrick Wright; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries - John Marvin; Yakima County Commissioners; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Services Director, Vern Redifer; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - John A. Baule; Yakima Waste Systems - Keith Kovalenko
Cc: Martin, Trevor
Subject: Notice of DNS - Diep Miller - RZ#004-17, CL3#010-17 & SEPA#030-17
Attachments: NOTICE OF DNS - Diep Miller - RZ CL3 SEPA.PDF

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

Lisa Maxey

Planning Specialist | City of Yakima Planning Division

Planning Division: (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
November 29, 2017**

PROJECT DESCRIPTION: Proposal to change the zoning of a 1.15 acre parcel from Two-Family Residential (R-2) to Multifamily Residential (R-3), and proposal to convert two of the three adult family homes on site to medical facilities.

LOCATION: 513 W Washington Ave.

PARCEL NUMBER: 181336-14039

PROPONENT: Diep Miller

PROPERTY OWNER: Diep Miller

LEAD AGENCY: City of Yakima

FILE NUMBERS: RZ#004-17, CL3#010-17, and SEPA #030-17

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

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

Responsible Official: Joan Davenport

Position/Title: SEPA Responsible Official

Phone: (509) 575-6183

Address: 129 N. 2nd Street, Yakima, WA 98901

Date: November 29, 2017

Signature Joan Davenport

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

No later than: **December 13, 2017.**

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

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

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-Ad Proof-

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

Date:	11/08/17
Account #:	110358
Company Name:	CITY OF YAKIMA PLANNING
Contact:	ROSALINDA IBARRA,AP
Address:	129 N 2ND STREET YAKIMA, WA 98901-2720
Telephone:	(509) 575-6164
Fax:	

Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@yakimaherald.com
Ad ID:	774408
Start:	11/10/17
Stop:	11/10/17
Total Cost:	\$270.10
Lines:	148.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	11/10/17

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

DATE: 11/10/2017; **TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners; **FROM:** Joan Davenport, AICP, Community Development Director; **SUBJECT:** Notice of Application, SEPA, and Public Hearing for a Rezone and Class (3) Review to change the zoning of one 1.15 acre parcel from Two-Family Residential (R-2) to Multifamily Residential (R-3), and proposal to convert two of the three adult family homes on site to medical clinics; **NOTICE OF APPLICATION:** **Location:** 513 W. Washington Ave., Yakima, WA 98902; **Applicant:** Diep Miller (513 W. Washington Ave., Yakima, WA 98902); **Date of Application:** 10/20/2017; **Date of Completeness:** 11/3/2017; **File Number(s):** CL3#010-17, RZ#004-17, and SEPA#030-17; **Tax Parcel Number(s):** 181336-14039; **PROJECT DESCRIPTION:** This is a proposal to change the zoning of one 1.15 acre parcel from Two-Family Residential (R-2) to Multifamily Residential (R-3), and proposal to convert two of the three adult family homes on site to medical clinics; **NOTICE OF ENVIRONMENTAL REVIEW:** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) under WAC § 197-11-926 for the review of this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-significance (DNS) for this project, utilizing the procedures set forth in WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170; **Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, Demolition Permit; **Required Studies:** N/A; **Existing Environmental Documents:** None; **Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan; **Request for Written Comments:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **November 28, 2017**, will be considered prior to issuing the final SEPA determination on this application; **NOTICE OF PUBLIC HEARING:** This request requires that the Hearing Examiner hold an open record public hearing. The public hearing is scheduled to be held on **Thursday, January 11, 2018**, beginning at **9:00 a.m.**, or soon thereafter, in the Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit written comments. Following the public hearing, the Hearing Examiner will issue a decision and recommendation within ten (10) business days; **NOTICE OF DECISION/RECOMMENDATION:** A copy of the Hearing Examiner's decision and recommendation will be mailed to parties of record once it is rendered. Please send any written comments for the above described project to: **Joan Davenport, AICP, Community Development Director, City of Yakima, Department of Community Development, 129 North Second Street, Yakima, WA 98901.** Please reference the applicant's name or file number(s) in your correspondence: (Miller—CL3#010-17, RZ#004-17, & SEPA#030-17). The file containing the complete action is available for public review at the City of Yakima Planning Division, City Hall—2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Trevor Martin at (509) 575-6162, or email to: trevor.martin@yakimawa.gov.

(774408) November 10, 2017

Courtesy of Yakima Herald-Republic

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Public Legal Notices**Public Legal Notices**

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

DATE: 11/10/2017; **TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners; **FROM:** Joan Davenport, AICP, Community Development Director; **SUBJECT:** Notice of Application, SEPA, and Public Hearing for a Rezone and Class (3) Review to change the zoning of one 1.15 acre parcel from Two-Family Residential (R-2) to Multifamily Residential (R-3), and proposal to convert two of the three adult family homes on site to medical clinics; **NOTICE OF APPLICATION: Location:** 513 W. Washington Ave., Yakima, WA 98902; **Applicant:** Diep Miller (513 W. Washington Ave., Yakima, WA 98902); **Date of Application:** 10/20/2017; **Date of Completeness:** 11/3/2017; **File Number(s):** CL3#010-17, RZ#004-17, and SEPA#030-17; **Tax Parcel Number(s):** 181336-14039; **PROJECT DESCRIPTION:** This is a proposal to change the zoning of one 1.15 acre parcel from Two-Family Residential (R-2) to Multifamily Residential (R-3), and proposal to convert two of the three adult family homes on site to medical clinics; **NOTICE OF ENVIRONMENTAL REVIEW:** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) under WAC § 197-11-926 for the review of this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-significance (DNS) for this project, utilizing the procedures set forth in WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170; **Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, Demolition Permit; **Required Studies:** N/A; **Existing Environmental Documents:** None; **Development Regulations for Project Mitigation and Consistency include:** the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan; **Request for Written Comments:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **November 28, 2017**, will be considered prior to issuing the final SEPA determination on this application; **NOTICE OF PUBLIC HEARING:** This request requires that the Hearing Examiner hold an open record public hearing. The public hearing is scheduled to be held on **Thursday, January 11, 2018**, beginning at **9:00 a.m.**, or soon thereafter, in the Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit written comments. Following the public hearing, the Hearing Examiner will issue a decision and recommendation within ten (10) business days; **NOTICE OF DECISION/RECOMMENDATION:** A copy of the Hearing Examiner's decision and recommendation will be mailed to parties of record once it is rendered. Please send any written comments for the above described project to: **Joan Davenport, AICP, Community Development Director, City of Yakima, Department of Community Development, 129 North Second Street, Yakima, WA 98901.** Please reference the applicant's name or file number(s) in your correspondence: (Miller—CL3#010-17, RZ#004-17, & SEPA#030-17). The file containing the complete action is available for public review at the City of Yakima Planning Division, City Hall—2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Trevor Martin at (509) 575-6162, or email to: trevor.martin@yakimawa.gov.

(774408) November 10, 2017

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: RZ#004-17, CL3#010-17 & SEPA#030-17

Diep Miller

513 W Washington Ave

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Application, Environmental Review, and H.E. Public Hearing**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the property owner and applicant, SEPA reviewing agencies, and all property owners of record within a radius of 300 feet of the subject property; that said are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 8th day of November, 2017.

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



Lisa Maxey
Planning Specialist

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18133641512 EHLERS EYE CARE LLC 3403 POWERHOUSE RD YAKIMA 98902	18133614439 JBS MILLWORK INC 401 W WASHINGTON AVE YAKIMA 98903	18133614441 JBS MILLWORK INC 401 W WASHINGTON AVE YAKIMA 98903
18133641038 JOMAKA LLC PO BOX 11283 YAKIMA 98909	18133641530 PACIFIC HOTEL HOLDINGS LLC 714 98TH AVE NE BELLEVUE 98004	18133641531 PACIFIC HOTEL HOLDINGS LLC 714 98TH AVE NE BELLEVUE 98004
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18133641037 WILSON REAL ESTATE XI LLC 541 POMONA HTS RD YAKIMA 98901	18133614034 YAKIMA SCHOOL #7 104 N 4TH AVE YAKIMA 98902	18133641591 ALMA ROJAS 8904 W YAKIMA AVE YAKIMA 98908
18133641511 BARBARA J WALSH 1911 CORNELL AVE YAKIMA 98903	18133641528 DORAYNE HUTCHINS 1915 ROYAL PALM AVE UNION GAP 98903	18133641529 FRANCISCO J & MARIA FARIAS 1907 ROYAL PALM AVE UNION GAP 98903
18133614019 GERARDO H & OLIVIA O MENDOZA 1508 PLEASANT AVE YAKIMA 98902	18133641514 JASMINE SILVA 1910 ROYAL PALM AVE UNIT 14 UNION GAP 98903	18133641557 JOSE CAMACHO 519 ST THOMAS ST UNION GAP 98903
18133614039 LARRY & DIEP T MILLER PO BOX 2264 YAKIMA 98907	18133641036 MARK REEVES 412 W WASHINGTON AVE YAKIMA 98903	18133641032 MARK A & KIM R REEVES 412 W WASHINGTON AVE YAKIMA 98903
18133614018 MAURO & MARIA BARRERA 503 W WASHINGTON AVE YAKIMA 98903	18133614405 NEIL C BUREN 5801 ENGLEWOOD AVE YAKIMA 98908	18133614410 NEIL C BUREN 5801 ENGLEWOOD AVE YAKIMA 98908

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahthanum.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	U.S. Army Corps of Engineers Regulatory Branch Deborah Knaut , Project Manager P.O. Box 3755 Seattle, WA 98124-3755 Deborah.J.Knaut@usace.army.mil
Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov	West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 wattsa@wvwsd208.org	WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov
WSDOT South Central Regional Planning Office SCplanning@wsdot.wa.gov	WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov	Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov
Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchez@yakama.com	Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com	Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov
Yakima County Commissioners Commissioners.web@co.yakima.wa.us	Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us	Yakima County Public Services Lynn Deitrick, Planning Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn.Deitrick@co.yakima.wa.us
Yakima County Public Services Vern Redifer, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 Vern.redifer@co.yakima.wa.us	Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org	Yakima Regional Clean Air Agency Hasan Tahat, Engineering & Planning Supervisor 329 North 1st Street Yakima, WA 98901 hasan@yrcaa.org

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

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

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

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

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

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

Type of Notice: NTC of Application, SEPA & Hearing

File Number: RZ#004-17, SEPA#030-17 & CL3#010-17

Date of Mailing: 11/8/17

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

Type of Notice: Ntc of Application, SEPA & Hearing

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Date of Mailing: 11/8/17

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Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, November 08, 2017 10:32 AM
To: 'Gary Cullier'; 'Kevin Richardson - Legal Secretary for Gary Cullier'; Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Desgrosellier, Bob; Ibarra, Rosalinda; Kallevig, Dana; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Schafer, Scott; Shane, Mike; Soptich, Mark; Watkins, Sara; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology - CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bertrand; 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; Associated Press; Bastinelli, Mike; Brown, Michael; Casa Media Partners - Rebecca Lambert; Davido, Sean; El Mundo; El Sol de Yakima - Normand Garcia; Fannin, John; Hispanic Chamber of Commerce; KAPP TV News; KBBO-KRSE Radio - manager; KCJT TV News; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; RCDR - Maria DJ Rodriguez; Reed C. Pell; Tu Decides; Tu Decides - Albert Torres; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima School District - Jack Irion; Yakima Valley Business Times; Yakima Valley Business Times - George Finch; YPAC - Randy Beehler
Cc: Martin, Trevor
Subject: Notice of Application, SEPA & Public Hearing - Diep Miller - RZ#004-17, CL3#010-17 & SEPA#030-17
Attachments: NOTICE OF APPLICATION, SEPA & HEARING - Diep Miller - RZ CL3 SEPA.PDF

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

Lisa Maxey

Planning Specialist | City of Yakima Planning Division

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

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





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

PUBLIC NOTICE OF LAND USE REVIEW

Date of Notice of Application - 11/08/2017

RZ#004-17

Project Name: DIEP MILLER

Location: 513 W WASHINGTON AVE

Proposal: Proposal to change the zoning of one 1.15 acre parcel from Two-Family Residential (R-2) to Multifamily Residential (R-3), and proposal to convert two of the three adult family homes on site to medical clinics.

A land use application has been submitted near your property. This is your notice of that application. To view information online go to: www.yakimawa.gov/public-notice and select RZ#004-17 from the list to view the land use application information. More information is available from the City of Yakima Planning Division (509) 575-6183. The staff contact is: Trevor Martin, Associate Planner (509) 575-6162 - trevor.martin@yakimawa.gov. Decisions and future notices will be sent to anyone who submits comments on this application or requests additional notice. Comments may be submitted in writing to the address above or by email to: ask.planning@yakimawa.gov - please include the file number in the email subject line.

Written or emailed comments must be received by 5:00 p.m. on 11/28/2017

Public Hearing Date: 1/11/2018

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

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

Application Submitted: 10/20/2017 Application Complete: 11/03/2017

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YAKIMA HERALD REPUBLIC

A daily part of your life  yakima-herald.com

-Ad Proof-

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

Date:	11/06/17
Account #:	110358
Company Name:	CITY OF YAKIMA PLANNING
Contact:	ROSALINDA IBARRA,AP
Address:	129 N 2ND STREET YAKIMA, WA 98901-2720
Telephone:	(509) 575-6164
Fax:	

Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@yakimaherald.com
Ad ID:	773914
Start:	11/08/17
Stop:	11/08/17
Total Cost:	\$270.10
Lines:	148.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	11/08/17

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

DATE: 11/8/2017; **TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners; **FROM:** Joan Davenport, AICP, Community Development Director; **SUBJECT:** Notice of Application, SEPA, and Public Hearing for a Rezone and Class (3) Review to change the zoning of one 1.15 acre parcel from Two-Family Residential (R-2) to Multifamily Residential (R-3), and proposal to convert two of the three adult family homes on site to medical clinics; **NOTICE OF APPLICATION:** **Location:** 513 W. Washington Ave., Yakima, WA 98902; **Applicant:** Diep Miller (513 W. Washington Ave., Yakima, WA 98902); **Date of Application:** 10/20/2017; **Date of Completeness:** 11/3/2017; **File Number(s):** CL3#009-17, RZ#003-17, and SEPA#028-17; **Tax Parcel Number(s):** 181319-34010; **PROJECT DESCRIPTION:** This is a proposal to change the zoning of one 1.15 acre parcel from Two-Family Residential (R-2) to Multifamily Residential (R-3), and proposal to convert two of the three adult family homes on site to medical clinics; **NOTICE OF ENVIRONMENTAL REVIEW:** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) under WAC § 197-11-926 for the review of this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-significance (DNS) for this project, utilizing the procedures set forth in WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170; **Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, Demolition Permit; **Required Studies:** N/A; **Existing Environmental Documents:** None; **Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan; **Request for Written Comments:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **November 28, 2017**, will be considered prior to issuing the final SEPA determination on this application; **NOTICE OF PUBLIC HEARING:** This request requires that the Hearing Examiner hold an open record public hearing. The public hearing is scheduled to be held on **Thursday, January 11, 2018**, beginning at **9:00 a.m.**, or soon thereafter, in the Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit written comments. Following the public hearing, the Hearing Examiner will issue a decision and recommendation within ten (10) business days; **NOTICE OF DECISION/RECOMMENDATION:** A copy of the Hearing Examiner's decision and recommendation will be mailed to parties of record once it is rendered. Please send any written comments for the above described project to: **Joan Davenport, AICP, Community Development Director, City of Yakima, Department of Community Development, 129 North Second Street, Yakima, WA 98901.** Please reference the applicant's name or file number(s) in your correspondence: (Miller—CL3#010-17, RZ#004-17, & SEPA#030-17). The file containing the complete action is available for public review at the City of Yakima Planning Division, City Hall—2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Trevor Martin at (509) 575-6162, or email to: trevor.martin@yakimawa.gov.

(773914) November 8, 2017

Courtesy of Yakima Herald-Republic

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

DATE: 11/8/2017; **TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners; **FROM:** Joan Davenport, AICP, Community Development Director; **SUBJECT:** Notice of Application, SEPA, and Public Hearing for a Rezone and Class (3) Review to change the zoning of one 1.15 acre parcel from Two-Family Residential (R-2) to Multifamily Residential (R-3), and proposal to convert two of the three adult family homes on site to medical clinics; **NOTICE OF APPLICATION:** **Location:** 513 W. Washington Ave., Yakima, WA 98902; **Applicant:** Diep Miller (513 W. Washington Ave., Yakima, WA 98902); **Date of Application:** 10/20/2017; **Date of Completeness:** 11/3/2017; **File Number(s):** CL3#009-17, RZ#003-17, and SEPA#028-17; **Tax Parcel Number(s):** 181319-34010; **PROJECT DESCRIPTION:** This is a proposal to change the zoning of one 1.15 acre parcel from Two-Family Residential (R-2) to Multifamily Residential (R-3), and proposal to convert two of the three adult family homes on site to medical clinics; **NOTICE OF ENVIRONMENTAL REVIEW:** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) under WAC § 197-11-926 for the review of this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Non-significance (DNS) for this project, utilizing the procedures set forth in WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination may be obtained by request and may be appealed pursuant to YMC § 6.88.170; **Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, Demolition Permit; **Required Studies:** N/A; **Existing Environmental Documents:** None; **Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan; **Request for Written Comments:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **November 28, 2017**, will be considered prior to issuing the final SEPA determination on this application; **NOTICE OF PUBLIC HEARING:** This request requires that the Hearing Examiner hold an open record public hearing. The public hearing is scheduled to be held on **Thursday, January 11, 2018**, beginning at **9:00 a.m.**, or soon thereafter, in the Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit written comments. Following the public hearing, the Hearing Examiner will issue a decision and recommendation within ten (10) business days; **NOTICE OF DECISION/RECOMMENDATION:** A copy of the Hearing Examiner's decision and recommendation will be mailed to parties of record once it is rendered. Please send any written comments for the above described project to: **Joan Davenport, AICP, Community Development Director, City of Yakima, Department of Community Development, 129 North Second Street, Yakima, WA 98901.** Please reference the applicant's name or file number(s) in your correspondence: (*Miller—CL3#010-17, RZ#004-17, & SEPA#030-17*). The file containing the complete action is available for public review at the City of Yakima Planning Division, City Hall—2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Trevor Martin at (509) 575-6162, or email to: trevor.martin@yakimawa.gov.

(773914) November 8, 2017

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, AND PUBLIC HEARING

DATE: November 8, 2017
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Notice of Application, SEPA, Rezone, and Public Hearing for a Class (3) Review to change the zoning of one 1.15 acre parcel from Two-Family Residential (R-2) to Multifamily Residential (R-3), and proposal to convert two of the three adult family homes on site to medical clinics.

NOTICE OF APPLICATION

Location: 513 W. Washington Ave., Yakima, WA 98902
Applicant: Diep Miller (513 W. Washington Ave.)
Date of Application: October 20, 2017
Date of Completeness: November 3, 2017
File Number(s): RZ#004-17, CL3#010-17, and SEPA#030-17
Tax Parcel Number(s): 181336-14039

PROJECT DESCRIPTION

This is a proposal to change the zoning of one 1.15 acre parcel from Two-Family Residential (R-2) to Multifamily Residential (R-3), and proposal to convert two of the three adult family homes on site to medical clinics.

NOTICE OF ENVIRONMENTAL REVIEW

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

Required Studies: N/A

Existing Environmental Documents: None

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

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Request for Written Comments: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **November 28, 2017**, will be considered prior to issuing the final SEPA determination on this application.

NOTICE OF PUBLIC HEARING

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NOTICE OF DECISION/RECOMMENDATION

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

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

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

(Miller—CL3#010-17, RZ#004-17, & SEPA#030-17)

The file containing the complete action is available for public review at the City of Yakima Planning Division, City Hall—2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Trevor Martin at (509) 575-6162, or email to: trevor.martin@yakimawa.gov.

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

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CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE

File Number:	CL3 # 040-17 / RZ # 004-17
Applicant/Project Name:	Diep Miller
Site Address:	513 W Washington Ave
Date of Posting:	11/9/17

Location of Installation (Check One):

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

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

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

The alternative location is:

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

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


Applicant's Signature

11/9/17
Date

Diep Miller
Applicant's Name (Please Print)

509 901-2010
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.



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.



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

November 3, 2017

FILE NUMBER: RZ#004-17, CL3#010-17 & SEPA#030-17
APPLICANT: Diep Miller
APPLICANT ADDRESS: 513 W Washington Ave., Yakima, WA 98902
PROJECT LOCATION: 513 W Washington Ave., Yakima, WA 98902
TAX PARCEL NO: 181336-14039
DATE OF REQUEST: October 20, 2017
SUBJECT: Notice of Complete Application

Dear Ms. Miller,

The application for your Type (3), SEPA, and Rezone Land Use Review for 513 W. Washington Ave. was received on October 20, 2017. As of November 3, 2017, your application is considered **complete** as required by the City of Yakima's Municipal Code (YMC) and site plan checklist, as referenced in YMC § 15.14.030.

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

1. A DST meeting will be held to discuss the project on November 7, 2017.
2. The Planning Division will mail a Notice of Application and Public Hearing to residents within 300 feet of the subject site.
3. A public hearing will be scheduled with the City of Yakima Hearing Examiner.

If you have any questions regarding this matter please call me at (509) 575-6162.

Sincerely,

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

Trevor Martin
Associate Planner



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