

Yakima Urban Area  
Regional Planning Commissioners  
2001 Members:

Deb Patterson, Chair  
Dennis Kelly  
Derek LaFramboise  
Bernie Kline  
Dan Robison  
John Hodgkinson, Jr.

## **Agenda**

**Yakima Urban Area  
Regional Planning Commission**

**Yakima City Council Chambers  
July 24, 2001  
7:00 PM**

- I. Approval of minutes from July 10, 2001 meeting.
- II. Public Hearing for CPA#4-01 Congdon Orchards, Inc.
- III. Adjourn.

• Questions or comments, please contact  
Doug Maples, Codes Administration & Planning Manager at 575-6131 or  
Dan Valoff, Associate Planner at 575-6163.



CITY OF YAKIMA:

# LAND USE APPLICATION

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT  
129 NORTH SECOND STREET, 2ND FLOOR  
YAKIMA, WASHINGTON 98901

VOICE: (509) 575-6188 FAX: (509) 575-6105

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CITY OF YAKIMA  
PLANNING DIV.

### INSTRUCTIONS - PLEASE READ FIRST

Answer all questions completely. If you have any questions about this form or the application process call, come in person or refer to accompanying instructions.  
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. Please 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.

### PART I - GENERAL INFORMATION

1. APPLICANT'S REPRESENTATIVE NAME Terry C. Schmalz

2. APPLICANT ADDRESS AND PHONE NUMBER  
STREET Halverson & Applegate, P.S. CITY Yakima  
STATE WA ZIP 98901 PHONE (509) 575-6600 MESSAGE ( )

3. APPLICANT'S INTEREST IN PROPERTY  
CHECK OWNER  OWNER REPRESENTATIVE  
ONE  CONTRACT PURCHASER  OTHER

4. PROPERTY OWNER (IF OTHER THAN APPLICANT) NAME Congdon Orchards, Inc.

5. PROPERTY OWNERS ADDRESS AND PHONE (IF OTHER THAN APPLICANT)  
STREET P.O. Box 2725 CITY Yakima  
STATE WA ZIP 98907 PHONE (509) 966-4440 MESSAGE ( )

6. ASSESSOR'S PARCEL NUMBER (S) FOR SUBJECT PROPERTY: 181328-13421, 23400, 31400, 33001, 42400, 181329-13405, 41400, 44001, 181332-11001, 181333-11001, 12001 and 12002

7. EXISTING ZONING OF SUBJECT PROPERTY: see attached map

8. ADDRESS OF SUBJECT PROPERTY: 1106 and 1117 South 64th Avenue Yakima, Washington 98908

9. TYPE OF APPLICATION (CHECK ALL THAT APPLY)  
 Class (2) Use  Environmental Checklist (SEPA)  Right-of-Way Vacation  
 Class (3) Use  Modification to Approved Class (2) & (3) Uses  Short Plat Exemption  
 Rezone  Appeal  Shoreline  
 Variance  Nonconforming Structure/Use  Utility Easement Release  
 Home Occupation  Preliminary Subdivision  Interpretation by Hearing Examiner  
 Administrative Adjustment  Short Plat  Other comprehensive plan amendment

### PART II - SEE ATTACHED SHEETS

### PART III - SEE ATTACHED SHEETS

11. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge  
Gene R. (Dick) Woodin, Jr., President  
Gene R. Woodin, Jr. SIGNATURE April 30, 2001 DATE

### FOR ADMINISTRATIVE USE ONLY

DATE FEE PAID 4-30-01 RECEIVED BY [Signature] AMOUNT \$ 577.00 FILE NO. 116797 RECEIPT NO. HEARING DATE

**SUPPLEMENTAL APPLICATION INFORMATION  
FOR CONGDON ORCHARDS, INC. -**

The following information is submitted on behalf of Congdon Orchards, Inc., ("Congdon") and supplements Part II of Congdon's Land Use Application for rezone and comprehensive plan amendment (attached hereto).

1. Future land use designations for the relevant Congdon property were adopted by the City on February 6, 2001. The Future Land Use Map and the Zoning Map (attached hereto as Exhibits "A" and "B") depict the current land use designations and zoning districts for the Congdon property.

The land use designation and zoning district changes desired by Congdon in this application are as follows:

a. An expansion of the existing Congdon property along W. Washington Ave. designated as Industrial (on the Future Land Use Map) in accordance with the map attached as Exhibit "C" (entitled "Figure 7: Revised Yakima Future Land Use"). Similarly, Congdon requests changes to the M-1 Light Industrial depictions on the Zoning Map in accordance with the map attached as Exhibit "D" (entitled "Figure 8: Revised Future Zoning Designation").

b. A modification of the existing northwesterly portion of the Congdon property designated Low Density Residential and Medium Density Residential (on the Future Land Use Map) to the future land use designation of Arterial Commercial. The specific area for which this change is requested is depicted in Exhibit "C" (Figure 7) in purple. *Please note that this request is for the purple sections of Exhibit "C" to be reclassified as Arterial Commercial, not Large Convenience Center as erroneously depicted on Exhibit C.* Similarly, Congdon requests a corresponding revision to the Zoning Map to CBD Support in accordance with Exhibit "D," again with the proviso that CBD Support be substituted for Large Convenience Center.

2. This proposal will increase the land inventory in the City of Yakima available for development under the CBDS and M-1 zones.

3. The preservation of development options for Congdon and the City's

15. Public Services

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

Space Reserved for Agency Comments

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CITY OF YAKIMA  
PLANNING DIV. \_\_\_\_\_

16. Utilities

- a. Circle utilities currently available at the site: 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.

~~SIGNATURE (to be completed by the applicant)~~

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

Signature Gene R. Woodin, Jr. Date Submitted: May 29, 2001  
 CONGDON ORCHARDS, INC.  
 Gene R. (Dick) Woodin, Jr., President

~~SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (to be completed by the applicant)~~

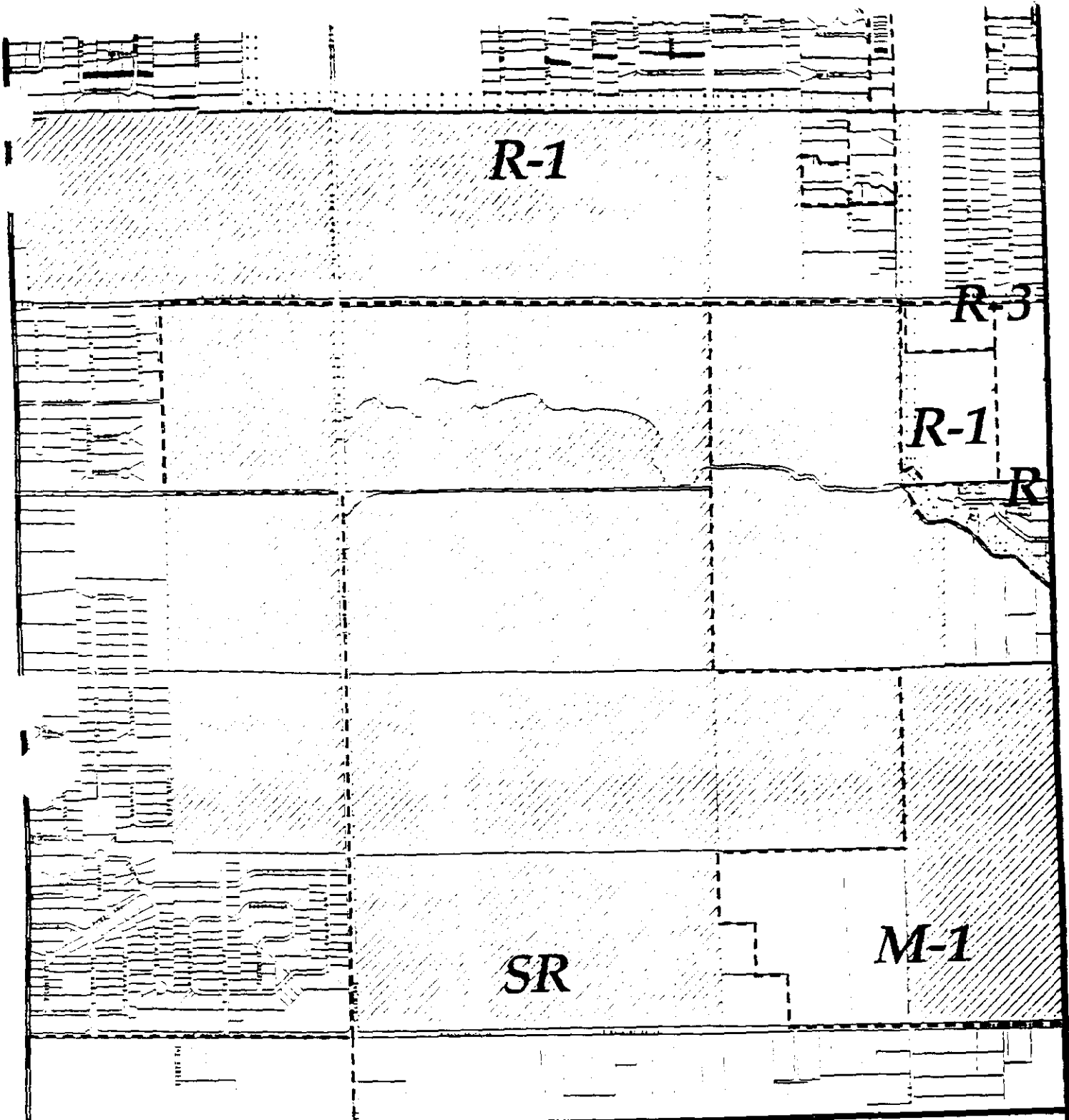
~~(Do not use the following for project actions.)~~

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? As this is a non-project action, no increase in water discharge, air emissions, noise production or hazardous substance production is expected.

Space Reserved for Agency Comments



**CITY OF YAKIMA, WASHINGTON**

**Information Services - GIS**

FILE NO: reclass

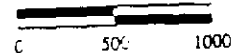
APPLICANT:




REQUEST: Reclass 12 parcels

Multiple Commercial Designations

LOCATION: 1106 & 1117 S 64th Ave

Scale - 1" = 1000'



-  Subject Property
-  Zoning Boundary
-  Yakima City Limits

**Yakima Urban Area  
Regional Planning Commission  
Public Hearing Minutes**

**Yakima City Hall Council Chambers  
July 24, 2001 7:00 p.m.**

**RPC members present:** Deb Patterson, John Hodkinson, Dan Robison, & Dennis Kelly

**RPC members absent:** Derek LaFramboise and Bernie Kline

**City Staff Present:** Dan Valoff, Bill Cook, Doug Maples, Bruce Benson, Chris Wilson, and Kay Adams

**County Staff Present:** Anne Knapp

**Also in Attendance:** Ken Harper & Terry Schmalz, Halverson & Applegate, representing Congdon Orchards, Inc.

The public hearing was called to order at 7:00 p.m.

The minutes of the July 10, 2001 public hearing were approved as submitted.

Deb Patterson, chair, explained the purpose of tonight's hearing and the rules and procedures to be followed. She then opened the floor for public testimony.

**Application:** CPA#4-01  
**Applicant:** Congdon Orchards, Inc.  
**Site Address:** 1106 & 1117 So. 64<sup>th</sup> Ave.  
**Request:** **Reclassify 12 parcels from current designations to multiple commercial & residential designations**

Ken Harper of Halverson and Applegate spoke on behalf of Congdon Orchards, Inc. He noted that this Future Land Use Map Amendment request is the first step in a long process to eventually develop the Congdon property. The varied future land use designations in the proposed conceptual development strategy will allow the Congdons flexibility in which to attract many different future projects. He stressed that when a specific development project is received, there will be land use review, including notices to adjoining property owners, public hearings before the Hearing Examiner and City Council, and also required environmental review. He added the Yakima Urban Area Comprehensive Plan supports development and infill of urban property. Mr. Harper noted that agriculture in urbanized areas is in transition, and the Congdon family recognizes that. Their goals for this property are to attract light industrial to the south, with more focus on arterial commercial to the northwest, and a large portion of residential development to the northeast and along 64<sup>th</sup> Avenue.

Dan Robison questioned which map is correct for the development strategy?

Harper explained "Figure 7" in the Development Strategy booklet is correct and was changed from Exhibit "C", which was distributed to the RPC at an earlier date.

Deb Patterson asked what the rationale is behind requesting a medium density residential designation adjacent to an industrial designation? And secondly, has a needs assessment been done for this area?

Harper responded no, a needs assessment has not been done. He understands the concern regarding the residential designation adjacent to the industrial / commercial designation. He explained this is to keep as many development options open as possible. If a project were received, the required development review process would then address the compatibility issues. If there were major conflicts, they would be worked out at that time.

Dennis Kelly asked if there are any gated communities planned?

Harper answered that gated communities are an option, but nothing is planned at this time.

As more discussion ensued regarding the Arterial Commercial designation, Dan Valoff offered some clarification. He noted this designation is very flexible and would allow everything from residential to commercial development. It is very similar to the designations that are already in place. He illustrated this to the audience by referring to the current Future Land Use Map on the wall.

John Hodkinson asked why the Neighborhood Commercial designation has been reduced?

Harper explained that there is not a perfect fit between land use designations and zoning. The Arterial Commercial designation will fit into more zones and is more broad based in the range of uses allowed.

Patterson asked to see a comparison between the two designations.

Valoff described the differences by relating them to existing areas within the City of Yakima. He explained the Arterial Commercial designation is illustrated in the CBDS type of zoning, such as businesses along First Street (larger businesses), while Neighborhood Commercial is typically similar to that seen along Nob Hill Blvd. (smaller, neighborhood businesses). He stressed this is policy that we are establishing at this time. We are amending the Comprehensive Plan for Future Land Use in order to be in compliance with the Plan, which drives future zoning and development. We need to go through this amendment process to be in compliance.

Harper agreed with Valoff, noting that the designations of the Congdon property today will not be in compliance in 20 years.

**Randy and Theresa Knight**

**804 S. 69<sup>th</sup> Ave., Yakima, WA 98908**

Mr. and Mrs. Knight submitted a comment letter regarding the Congdon's Map Amendment request. It was entered into the record as "Exhibit 1". Theresa Knight testified, reiterating the comments she made in her letter. She does not want her private setting and peaceful view destroyed. She is concerned about the widening of Nob Hill Blvd. and 64<sup>th</sup> Avenue, and new commercial development, which will cause an increase in traffic, noise and congestion, thus devaluing her property.

Patterson pointed out that the land use designation for her neighborhood is not under consideration for a change.

Kelly explained the process behind development of property, noting the extensive review that rezones and environmental issues go through, notification of property owners, public hearings, and the amount of time this all takes.

Doug Maples agreed, reiterating that development of property is a long, ongoing process, and during a rezone review citizens are always notified and given the opportunity to express their views and comments.

Theresa Knight asked about the value of her property being affected by rezoning.

Patterson explained that major projects take many years and noted that if she ever has any questions regarding land use review she may contact the City Planning Staff for answers.

**Michael Nobel**

**5609 W. Arlington Ave., Yakima, WA**

Mr. Nobel stated he lives across the street from one of Congdon's orchards on the south side of the Tancara development. He admitted his ignorance in land use review and process. He never realized that this area has been designated high density residential for many years. He asked for clarification on high density residential and if it excludes apartments. He also questions why two seemingly incompatible designations are proposed to be adjacent to each other.

Valoff described the High Density Residential designation and what the development review process would entail. He explained that this is long range planning. We are required by the Growth Management Act to have urban density and diversity within the urban boundary.

Maples pointed out the differences between the current Future Land Use Map and the Zoning Map and why these changes need to be made.

Harper reiterated that this is only a policy change for Future Land Use, and that our state has extensive review procedures for proposed development.

**Chandra Harpel**      **806 So. 69<sup>th</sup> Ave. Yakima, WA 98908**

Ms. Harpel stated that she recently moved here from New York City. She is a homemaker, raising 3 children and looked for a long time to find her home. But now she is scared that her property value will decline and her view ruined by intense commercial development adjacent to her property. After speaking with Mr. Dick Woodin, President of Congdon Orchards, she understands the Congdon Family will try to comply with the wishes of the surrounding

neighborhoods. She mentioned looking for a place for her parents to live where they will be able to walk to shopping, bus, etc. She suggests retirement communities be located adjacent to the established residential neighborhoods such as hers.

Hodkinson noted that what Ms. Harpel suggests could be a possibility.

**Mrs. Colvin 708 Pickens Rd. Yakima, WA 98908**

Mrs. Colvin questioned the commercial designation north of Nob Hill Blvd.

Valoff answered yes. Arterial Commercial is proposed for that area, presently it is designated Single Family Residential.

Kelly stated that he would never develop commercial property next to a golf course, indicating Westwood Golf Course at 64<sup>th</sup> Ave. and Tieton Drive.

As there were no other requests to testify, Patterson closed the public hearing at 8:00 p.m.

The Commissioners discussed the upcoming process and procedures regarding deliberation on the proposed Comp Plan Amendment requests. It was decided to meet on Tuesday, August 14, 2001 at 6:00 p.m. in the Council Chambers. Valoff will prepare written staff reports with findings of fact and submit them to the RPC for review. Conclusions and decisions will be made at the deliberation meeting. Valoff will then prepare final recommendations and have Deb Patterson, Chair sign them. The recommendations will then be forwarded to the Joint Board for review.

Hodkinson inquired about the request from T.M. Rentals to modify their Future Land Use Map amendment request as a result of public testimony and written comments.

Valoff stated that he is going to draft a staff report with findings of fact according to what the applicant submitted in their original request. He noted the RPC has the power to approve the request, modify, deny, or change it.

Robison suggested that this be the procedure to follow.

Patterson asked if there is a procedure for changing an amendment request mid-way through the process? She noted that she is uncomfortable with changing the original request at this point.

Valoff said no, there is no set procedure for changing an amendment request, and noted that he is also uncomfortable with changing mid-way. He reiterated that the RPC can go any way on their recommendation. His recommendation would be to not change the original amendment request.

After further discussion, Patterson stated that it will be the RPC's official recommendation that they proceed with the original Future Land Use Map Amendment request submitted by T. M. Rentals.

— The meeting was adjourned at 8:25 pm.



**PUBLIC HEARING SIGN-IN SHEET**

**YAKIMA URBAN AREA REGIONAL  
PLANNING COMMISSION**

**Yakima City Council Chambers**

HEARING DATE: July 24, 2001

ITEM #

APPLICANT:

SITE ADDRESS:

CPA#4-01

CONGDON ORCHARDS, INC.

1106 & 1117 S. 64<sup>th</sup> Ave.

PLEASE PRINT

PLEASE PRINT

NAME:

ADDRESS:

ZIP:

Theresa Knight

804 S. 69<sup>th</sup> Ave

98908

Theresa Knight

804 S. 69<sup>th</sup> Ave

98908

Jay Stuel

5603 Wash ave

98903