



Public Services

128 North Second Street • Fourth Floor Courthouse • Yakima, Washington 98901
(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

VERNA REDIFER, P.E. - Director

DATE: June 20, 2018

TO: Falcon Ridge Investments, LLC, Hordan Planning Services, Interested Agencies and Adjacent Property Owners

FROM: Yakima County Public Services Department: Planning Division

SUBJ: CUP2018-00058/SEP2018-00027 – Falcon Ridge Investments, LLC Multi-Use Shopping Center
Notice of Application, Notice of Completeness and Notice of Environmental Review

DESCRIPTION OF PROPOSAL

Applicant: Hordan Planning Services on behalf of Falcon Ridge Investments, LLC

Location: Address not assigned. Located on the south side of Terrace Heights Drive, approximately 130 feet west of the intersection of Terrace Heights Drive and 39th Street, and approximately 1.0 miles east of the City of Yakima, WA.

Tax Parcel No.: 191321-11017 and 191321-11433 (lots to be merged)

Application Submittal Date: May 15, 2018 **Completeness Date:** June 6, 2018

Proposal: The proposal is to establish a retail/service multi-use shopping center with a grocery store. A total of 58,800 square feet of structures are proposed with a total of 293 parking spaces. Six structures including two drive-through facilities will be built on the lot. Hours of operation will vary but are estimated to be seven days a week from 6:00am to 12:00am. Primary access to the project will be via Terrace Heights Drive with secondary access to Polly Avenue to the south and a potential secondary access to 39th Street. Domestic water will be served through Terrace Heights Water and domestic sewer will be via Terrace Heights Sewer District.

A land use application has been submitted near your property. To view the application materials and SEPA checklist online go to: www.yakimap.com/permits/ or you can view a copy of the materials at the Planning Division on the 4th floor of the Courthouse. This proposal is subject to environmental review. The Planning Division is lead agency for this proposal. Yakima County expects to issue a DNS for this proposal. The optional process authorized by WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposal. 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. After all comments have been received and considered, a final threshold determination will be made without an additional comment period. **Any person may provide written comments on issues related to the proposal. All written comments must be received by 4:00 p.m., July 5, 2018.** To be considered prior to making the final decision, all submitted comments must identify the name and physical or post office address of the sender. To be considered prior to making the final decision, all submitted comments must identify the name and

If you are a person with a disability who needs any accommodation in order to participate in this program, hearing or service, you may be entitled to receive certain assistance at no cost to you. Please contact the ADA Coordinator at Yakima County no later than five (5) working days prior to the date service is needed.

Yakima County ADA Coordinator
128 N. 2nd Street, Room B27
Yakima, WA 98901
(509) 574-2210

7-1-1 or 1-800-833-6384 (Washington Relay Services for deaf and hard of hearing)

physical or post office address of the sender. **Mail your comments on this project to Yakima County Planning Division, 128 N. 2nd St., 4th Floor Courthouse, Yakima, WA 98901. Be sure to reference the above case number in your correspondence.** Notice of the final decision will be sent to those who comment or may be obtained upon request. The final decision will contain specific appeal information and may be appealed within 14 days of the date of issuance. If you have any questions on this proposal, please call **Jacob Clay**, at (509) 574-2300 or 1-800-572-7354 ext. 2300.



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