



# Public Services

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*VERN M. REDIFER, P.E. - Director*

DATE: November 2, 2018

TO: University Parkway Apartments, LLC, Hordan Planning Services, Adjacent Property Owners and Interested Agencies

FROM: Jacob Clay, Project Planner

SUBJ: **SEP2018-00041/SUB2018-00042/CUP2018-00085** – University Parkway Apartments Phase 6 & 7  
**Notice of Environmental Review – Determination of Non-Significance**

Enclosed is the Determination of Non-Significance for the proposal to construct 7 structures with a total of 168 new residential dwelling units within them through two phases (Phase 6 and Phase 7). The proposal has been modified to increase number of dwelling units for Phase 6 (from 126 to 168) and Phase 7 (from 66 to 96). Phase 6 will consist of 4 residential structures with a total of 96 residential dwelling units, 190 parking spaces, an accessory on-site storage facility for residents of the facility, and school bus loading area. Phase 7 will consist of the remaining 3 structures with 72 dwelling units and 158 parking spaces. Total build out for Phase 6 and Phase 7 as well as previous phases will be 26 structures for residential dwellings including 702 apartments, 1,211 parking spaces, an office/maintenance shop, fitness center, garages and on-site storage buildings. The applicant is also amending the short plat recorded under Auditor's File Number 7931323. Access to Phase 6 and Phase 7 is via University Parkway. Public utilities will be provided from Terrace Heights Water System and Terrace Heights Sewer District. If you have any questions on the project or the appeal process, please contact Jacob Clay, Project Planner, at (509) 574-2300.

Encl.: Threshold Determination

## DETERMINATION OF NON-SIGNIFICANCE

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1. **Description of Proposal:** Enclosed is the Preliminary Mitigated Determination of Non-Significance for the proposal to construct 7 structures with a total of 264 new residential dwelling units within them through two phases (Phase 6 and Phase 7). The proposal has been modified to increase number of dwelling units for Phase 6 (from 126 to 168) and Phase 7 (from 66 to 96). Phase 6 will consist of 4 residential structures with a total of 96 residential dwelling units, 190 parking spaces, an accessory on-site storage facility for residents of the facility, and school bus loading area. Phase 7 will consist of the remaining 3 structures with 72 dwelling units and 158 parking spaces. The new structures will be similar in appearance to the existing development approved in earlier phases. The applicant is also amending the short plat recorded under Auditor's File Number 7931323. The purpose of this amendment is to divide Lot 6 of the short plat into two lots and realign the interior access and utility easement. Total build out for Phase 6 and Phase 7 as well as previous phases will be 26 structures for residential dwellings including 702 apartments, 1,211 parking spaces, an office/maintenance shop, fitness center, garages and on-site storage buildings. Access to Phase 6 and Phase 7 is via University Parkway. Public utilities will be provided from Terrace Heights Water System and Terrace Heights Sewer District.
  
2. **File Number:** SEP2018-00041/SUB2018-00042/CUP2018-00085
  
3. **Proponent:** Hordan Planning Services  
Attn: Bill Hordan  
410 N. 2<sup>nd</sup> Street  
Yakima, WA 98901
  
4. **Location of Proposal:** Located on the west side of University Parkway, 0.3 miles south of the intersection of Terrace Heights Drive and University Parkway, and approximately 0.75 miles east of the City of Yakima, WA.
  
5. **Lead Agency:** Yakima County Planning Division
  
6. **Determination:** The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a careful review of the completed environmental checklist, comments submitted in a timely manner from members of the public and interested agencies, and other information on file with the lead agency. This information (including all environmental documentation) is available to the public on request and can be examined in our offices during regular business hours or online at [www.yakimap.com/permits](http://www.yakimap.com/permits). Environmental documents include the SEPA checklist, this Threshold Determination, previous Threshold Determinations, and submittal materials. The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.
  
7. **Incorporation by Reference (WAC 197-11-600):** The following documents are incorporated by reference:

- A. *Mitigated Determination of Non-Significance – SEP2012-00040*  
 - This Threshold Determination identified potential adverse impacts to ground and surface water, utilities and air quality that would result from the construction of an apartment complex with a build out of 348 dwelling units. It included mitigation measures to reduce those impacts to a non-significant level.
- B. *Addendum to Determination of Non-Significance – SEP2014-00044*  
 - This Threshold Determination reviewed the addition of 90 dwelling units and 157 parking spaces to the project. It was determined that the project was within the scope of SEP2012-00040.
- C. *Addendum to Mitigated Determination of Non-Significance – SEP2015-00055*  
 - This Threshold Determination reviewed the addition of 102 dwelling units and 166 parking spaces to the project. It was determined that the project was within the scope of SEP2012-00040.
8. **Comment and Appeal Information:** This DNS is issued under WAC 197-11-340(2). The Lead Agency will not act on this proposal for 14 days from the date of issuance. You may submit comments on this proposal to the address below before 4:00 p.m. on 11/16, 2018. Agencies and parties of record will receive the final decision. Appeal information will be provided with the final decision. For information on the comment or appeal processes, or on other issues relating to this proposal, contact Jacob Clay, Project Planner, at (509) 574-2300.
9. **SEPA Responsible Official:** Lynn Deitrick, AICP
10. **Designee:** Thomas Carroll – Planning Section Manager
11. **Address:** 128 N. 2<sup>nd</sup> St.,  
 4<sup>th</sup> Floor Courthouse,  
 Yakima, WA 98901
12. **Date:** November 2, 2018