



Public Services

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(509) 574-2300 • 1-800-572-7354 • FAX (509) 574-2301 • www.co.yakima.wa.us

VERN M. REDIFER, PE. - Director

DATE: September 20, 2018

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

FROM: Yakima County Public Services Department: Planning Division

SUBJ: SUB2018-00042/CUP2018-00085/SEP2018-00041 - University Parkway Apartments Phase 6 & 7
Notice of Application, Notice of Completeness and Notice of Environmental Review

DESCRIPTION OF PROPOSAL

Applicant: Hordan Planning Services on behalf of University Parkway Apartments, LLC

Location: 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.

Tax Parcel No.: 191321-42421, 191321-42423, and 191321-42424

Application Submittal Date: August 7, 2018 **Completeness Date:** September 13, 2018

Proposal: The proposal is to construct 7 structures with a total of 126 new residential dwelling units within them through two phases (Phase 6 and Phase 7). Phase 6 will consist of 4 residential structures with a total of 66 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 60 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 666 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.

A land use application has been submitted near your property. To view the application materials and SEPA documents online go to: www.yakimap.com/permits/ or you can view a copy of application 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 under the State Environmental Policy Act (SEPA). **The Comments on the proposal will be used to prepare an environmental threshold determination, which will then be issued for additional comments.** Your views on the proposal are welcome, and any person may provide written comments on issues related to the proposal. **All written comments must be received by 4:00 p.m., October 4, 2018.** To be considered prior to making the final decision, all submitted comments must identify the name and physical or post

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)

