



**OFFICE OF THE CITY CLERK**  
**129 North Second Street**  
**Yakima, Washington 98901**  
**Phone (509) 575-6037 • Fax (509) 576-6614**

**CITY OF YAKIMA**  
**NOTICE OF PUBLIC HEARING**  
**Rezone of Property at near 1406 S. Fair Ave**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Public Hearing to consider the application submitted by Rosa Harati to rezone two parcels at 1406 S. Fair Ave and 909 LaFollette St. from Two-Family Residential (R-2) to Local Business (B-2).

Said public hearing will be held **Tuesday, May 2, 2023 at 6:00 p.m.** or soon thereafter, via Zoom and in the Council Chambers at City Hall, 129 N. 2nd St., Yakima, WA.

All interested persons wishing to provide testimony on this hearing are welcome to attend or call in to the public hearing (information provided on the agenda) or contacting the City Council in the following manner:

- 1) Send a letter via regular mail to “*Yakima City Council, 129 N. 2<sup>nd</sup> Street, Yakima, WA. 98901*”; or,
- 2) E-mail your comments to [citycouncil@yakimawa.gov](mailto:citycouncil@yakimawa.gov). Include in the e-mail subject line, “*1406 S. Fair Ave rezone.*” Please also include your name and mailing address.
- 3) *The complete record may be examined during business hours (8:30-4:30) at the Codes Counter – 2<sup>nd</sup> Floor, City Hall – 129 N 2<sup>nd</sup> Street, Yakima, WA 98901*

Dated this 14<sup>th</sup> day of April, 2023.

**Sonya Claar Tee, CMC**  
City Clerk

**CIUDAD DE YAKIMA**  
**AVISO DE AUDIENCIA PÚBLICA**  
**Rezonificación de la propiedad cerca de 1406 S. Fair Ave**

POR LA PRESENTE SE NOTIFICA que el Concejo Municipal de Yakima llevará a cabo una Audiencia Pública para considerar la solicitud presentada por Rosa Harati para rezonificar dos parcelas en 1406 S. Fair Ave y 909 LaFollette St. de zona residencial (R-2) a zona Comercial (B-2).

Dicha audiencia pública se llevará a cabo el **martes 2 de mayo de 2023 a las 6:00 p.m.** o poco después, a través de Zoom y en la Sala del Concejo Municipal en el Ayuntamiento, ubicado en el 129 N. 2nd St., Yakima, WA.

Todas las personas interesadas que deseen brindar testimonio en esta audiencia son bienvenidas a asistir o llamar a la audiencia pública (información prevista en la agenda) o contactando al Concejo Municipal de la siguiente manera:

- 1) Envíe una carta por correo postal regular al *“Concejo Municipal de Yakima, 129 N. 2<sup>nd</sup> Street, Yakima, WA. 98901”*; o,
- 2) Envíe sus comentarios por correo electrónico a [citycouncil@yakimawa.gov](mailto:citycouncil@yakimawa.gov). Incluya en la línea de asunto del correo electrónico, *“1406 S. Fair Ave rezonificación.”* Por favor también incluya su nombre y dirección postal.
- 3) *El registro completo se puede examinar durante el horario comercial (8:30 a.m. a 4:30p.m.) en el mostrador de Códigos – 2.º piso, Ayuntamiento – 129 N. Calle 2ª, Yakima, WA 98901*

Fecha este 14 de abril de 2023.

Sonya Claar Tee, CMC  
Secretaria de la Ciudad

**Project Name:** ROSA HARATI/ SARAH HARATI

**Site Address:** 909 LA FOLETTE ST/ 1406 S FAIR AVE

**File Number(s):** RZ#001-22, CL2#025-22, ADJ#024-22, SEPA#017-22

**Proposal:** Proposal to rezone two lots from R-2 to B-2, to establish a automobile dealership, an administrative adjustment to the side setback from 20ft to 6ft, and an adjustment to the parking/vehicle standard from hard-surfacing to gravel.



## VICINITY MAP



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: 9/12/2022



10'

1028

ALLEY

99.79' (100')

20'

30.00'

30.00'

38.5'

1028

172.01'

S 0°09'00" E 2674.17'

FAIR AVENUE

EXISTING 6' FENCE TO BE CONVERTED TO VIEW OBSCURING

3' EOG

136.65' (136.66')

3' EOP

EXISTING STRUCTURE

PROPOSED ADDITION

~PROPOSED ASPHALT~

LA FOLLETTE STREET

3' EOP

24.0'

19'

24'

5'

21'

2'

21.0'

15.9'

35.2'

20.3'

28.5'

19'

9'

3'

EXISTING STRUCTURE

PROPOSED 4' WALKWAY

~PROPOSED ASPHALT~

19'

9'

3'

3'

3'

3'

3'

3'

3'

3'

3'

3'

3'

3'

3'

3'

3'

3'

3'

3'

3'

140.74'

140.75'

1027

1027

1027

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1027

1027

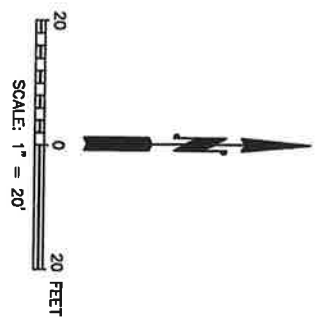
**RECEIVED**  
 SEP 09 2022  
 CITY OF YAKIMA  
 PLANNING DIV.

**PARKING:**  
 22 SALES INVENTORY SPACES  
 3 CUSTOMER/EMPLOYEE SPACES  
 1 ADA ACCESSIBLE SPACES  
 TOTAL = 26

**LEGEND:**  
 EOP = EDGE OF PAVEMENT SURFACING  
 EOG = EDGE OF GRAVEL SURFACING  
 = GRAVEL SURFACING

**LOT COVERAGE**  
 TOTAL AREA: 13,833 SQ FT

PROPOSED & EXISTING ASPHALT & CONCRETE SURFACES: 9,560 SQ FT  
 PROPOSED & EXISTING BUILDINGS: 1,556 SQ FT  
 TOTAL IMPERVIOUS SURFACES: 11,116 SQ FT  
 80% LOT COVERAGE



**CONCEPTUAL SITE PLAN**  
 PREPARED FOR  
**ROSA HARATI**  
 1406 S. FAIR AVENUE, YAKIMA, WA  
 PLSA ENGINEERING & SURVEYING  
 JOB NO. 21238  
 AUGUST 4, 2022

SHEET 1 OF 1