



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

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CITY OF YAKIMA

**FINDINGS OF FACT, CONCLUSIONS AND DECISION
for
REQUEST FOR TYPE (2) REVIEW**

Application Number: CL2 #004-15

APPLICANT: Union Gospel Mission / Rick Phillips, Executive Director
APPLICANT ADDRESS: 1300 N. 1st St.
PROPERTY OWNER: Union Gospel Mission / Rick Phillips, Executive Director
PROJECT LOCATION: 1300 N 1st St.
PARCEL NUMBER: 18131311504
DATE OF REQUEST: March 3rd, 2015
DATE OF DECISION: April 17th, 2015
STAFF CONTACT: Trevor Martin, Assistant Planner

I. DESCRIPTION OF REQUEST:

The City of Yakima, Planning Division has received a Class (2) land use application from Rick Phillips of the Union Gospel Mission to construct a new 3,585 square foot health care clinic and a 5,688 square foot residential second floor connected to the existing dental clinic. The project will also include connections to the existing second floor walkways and repairs/upgrades to other existing building features for the Union Gospel Mission in the General Commercial (GC) and Light Industrial (M-1) zoning districts.

II. SUMMARY OF DECISION:

The Administrative Official approves the requested Type (2) application subject to conditions.

III. FACTS:

A. Environmental Review.

The project is exempt from SEPA Environmental Review, per WAC 197-11-800(12)(a) because the proposed building expansion is less than the required minimum threshold for SEPA review.

B. Zoning.

The subject property has two zoning designations, General Commercial (GC) and Light Industrial District (M-1). First, the purpose and intent of the Light Industrial District is intended to:

1. Establish and preserve areas near designated truck routes, freeways, and the railroad for light industrial uses;
2. Direct truck traffic onto designated truck routes and away from residential streets;
3. Minimize conflicts between uses in the light industrial districts and surround uses.

The light industrial district provides areas for light manufacturing, processing, research, wholesale trade, storage, and distribution facilities.

The purpose of the General Commercial District is to accommodate wholesale and retail activities with some high-density residential development. This district is primarily located near and along the major arterials as designated in the Yakima urban area comprehensive plan. Like the CBD district, a variety of land uses are permitted. However, the intensity of development is intended to be less than in the CBD district.

The surrounding properties contain uses and zoning as followed:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	GC	Restaurant
South	M-1	Mission
East	GC	Mission
West	M-1	Vacant / Service and Repair

C. Yakima Urban Area Comprehensive Plan Future Land Use Map III-2:

The subject property is designated as General Commercial which includes a wide variety of commercial retail and services that are heavily dependent on the convenient vehicle access along major travel routes. General Commercial land uses, and include those uses identified in Neighborhood Commercial or Community Commercial, but do not serve only the adjacent neighborhoods. General Commercial includes uses such as fast food restaurants, auto-oriented services, and other commercial services.

D. Statement of Cause:

Pursuant to YMC § 15.14.030, the applicant has provided in the application the following statements explaining the compatibility of the proposed Class (2) Use (see Class (2) Narrative):

“Yakima Union Gospel Mission (YUGM) within (Land Parcel 181313-11504) proposes to build a new building North of and connected to the existing Dental Clinic. The new building will consist of the following program areas.

First Floor Level; New (3,585 sf) Health Care Clinic consisting of Reception Office and Administration Area, Waiting Room, Assessment/Vitals Lab, Storage, Exam Rooms, Dispensary

Multipurpose, Provider/Staff Work and Toilet Rooms, Shared Meeting Room, and Support Rooms for Electrical, Comm/Data/IT, Mechanical and Fire Riser Rooms.

Second Floor Level: This Level is 5,688 sf and will be located above the New Medical Clinic footprint and extended South over the existing Dental Clinic footprint. This floor level will provide Eighteen (18) Dormitory type units, Five (5) Women's units, each housing two residents, as well as Thirteen (13) Men's units Dormitory type units 11 housing two residents each and two (2) units housing three residents. Support Areas will include Apartment type housing for Men's and Women's Managers, Laundry, TV Lounge Janitor / Housekeeping Closet and Elevator serving both floor levels and intermediate floor level serving and accessing the existing second floor level elevated concrete walkways.

Also included as part of the scope of work will be renovation of three existing residential unit into Barrier Free units, Women's Laundry facility, and the demolition and reconstruction of four existing concrete stairs.

The proposed development will be served by existing parking approved under prior approvals. No new parking is anticipated to be added with this project due to the fact that the Mission currently has adequate parking to meet requirements for the additional spaces. The Mission property currently includes 159 parking stall (existing plus 34 stalls approved under CL2#019-14). The Hearing Examiner decision from 1995 required a minimum of 82 parking stalls for the mission clinic.

<i>Existing Stalls</i>	<i>125</i>
<i>Stalls Approved by CL2#019-14</i>	<i>34</i>
<i>Total Stalls Provided</i>	<i>159</i>

<i>Stalls Required by HE 1995 decision</i>	<i>82</i>
<i>Dental Clinic (2012)</i>	<i>10</i>
<i>New Medical Clinic</i>	<i>20</i>
<i>Residential (1 space per 2 beds)</i>	<i>20</i>
<i>Total Required</i>	<i>132</i>

The Mission operation is an existing use within an area dominated by commercial and light manufacturing uses. The Mission has operated successfully at this location since 1996. The proposed New Medical Clinic and Resident Housing and when completed, it is anticipated to remain consistent and compatible with the surrounding properties.

Due to the fact that the Mission already operates a dental clinic on the site, no additional mitigation measures are proposed for the clinic.

The proposed new Medical Clinic and Resident housing upgrades area a Class I use within the General Commercial (GC) and Light Industrial (M-1) Zone. The Mission itself is a Class II use within the GC and M-1 zone. Past Mission development was reviewed by the City between 1992 and 1995, and a new Dental Clinic was constructed in 2012.

The Mission provides temporary housing services to the community along with a list of commercial services which are consistent with the neighboring properties. Services found at the Mission include: providing meals, job skills classes, dental & medical treatment, addiction recovery programs, catering, recycling, and referrals to other local service providers. All these services require vehicle access (ingress and egress) to supply service and maintain the Yakima Union Gospel Mission.

The Mission provides services to countless community members who have found themselves near the end of their resources. Improving the Mission facilities allows them to continue to provide these high quality services which ultimately results in returning struggling individuals to the mainstream population.”

E. Processing:

1. The existing Mission is classified as a Class (2) use in the M-1 and GC zoning district, and is therefore being reviewed under Type (2) land use review.
2. The application for a Type (2) Review was received on March 3, 2015, and deemed complete for processing on March 16, 2015.
3. The application is being processed under the provisions of YMC § 15.14.040.
4. Pursuant to YMC § 16.05.010, a Notice of Application was sent to adjoining property owners within 300-feet of the subject property on March 17, 2015. Four comment letters were received during the 20-day comment period that ended on April 6, 2015.
5. The proposal was reviewed by the City’s Development Services Team (DST) on March 24, 2015. Final comments of the DST members may be viewed at the City of Yakima Planning Division within City File No. CL2 #004-15, and are integrated into this decision.
 - a. Codes
 - b. Engineering
 - c. Surface Water
 - d. Water/Irrigation
 - i. A detailed civil site plan should be provided for review which accurately shows all existing and proposed utilities and improvements. A detailed plumbing fixture count for the existing and proposed buildings will be needed at time of building permit submittal to determine the adequate size of the water service and meter to serve the site.
 - ii. An Approved Reduced Pressure Backflow Assembly is required on all domestic water services just inside the building prior to any other branch or connection. If a fire sprinkler service is installed, an approved Double Check Backflow Assembly is required on fire sprinkler service just inside the building prior to any other branch or connections (7.68.070).
 - iii. Any fire sprinkler service required shall be equipped with an approved double check backflow assembly, installed just inside the building prior to any other branch or connection (7.68.070)
 - e. Wastewater
 - i. Wastewater will require the installation of a grease trap and sampling port (manhole) on side-sewer is required in accordance with YMC § 7.65.150. The

exact location and type shall be coordinated with the City Pretreatment Program staff prior to approval.

- f. Streets and Traffic
- g. Fire

IV. APPLICABLE LAW:

A. YMC § 15.03.020 (N) Light Industrial District (M-1):

Light Industrial District (M-1). The light industrial district is intended to:

1. Establish and preserve areas near designated truck routes, freeways, and the railroad for light industrial uses;
2. Direct truck traffic onto designated truck routes and away from residential streets;
3. Minimize conflicts between uses in the light industrial districts and surround uses.

The light industrial district provides areas for light manufacturing, processing, research, wholesale trade, storage, and distribution facilities.

B. YMC § 15.03.020 (K) General Commercial (GC):

General Commercial District (GC). The purpose of the general commercial district is to:

1. Accommodate wholesale and retail activities with some high-density residential development.

This district is primarily located near and along the major arterials as designated in the Yakima urban area comprehensive plan. Like the CBD district, a variety of land uses are permitted. However, the intensity of development is intended to be less than in the CBD district.

C. Class (2) Land Use Defined (YMC § 15.04.020(B)):

Class (2) uses are generally permitted in the zoning district. However, the compatibility between a Class (2) use and the surrounding environment cannot be determined in advance, and occasionally a Class (2) use may be incompatible at a particular location. Therefore, a Type (2) land use review is required in order to promote compatibility with the intent and character of the district and the policies and development criteria of the Yakima Urban Area Comprehensive Plan.

D. Special conditions authorized (YMC § 15.10.030 (A) (2)):

In accordance with YMC § 15.10.030 (A) (2), “[the] reviewing official may impose conditions to mitigate an identified specific or general negative impacts of the development, whether environmental or otherwise.”

E. Compatibility Defined (YMC § 15.02.020):

Pursuant to YMC § 15.02.020, “Compatibility means the characteristics of different uses or developments that permit them to be located near each other in harmony, with or without special mitigation measures.”

F. Site Design and Improvement Standards:

The Yakima Urban Area Zoning Ordinance in Chapter 12.05, 15.05, 15.06, and 15.07 establishes basic development requirements as minimum criteria, which must be met to assure land use compatibility and promote the public health, safety, and general welfare. Since the proposed use will occupy an existing multi-use center, the following are specific development standards and considered in the review of the subject proposal:

- a. **YMC § 15.06.090(A) – Landscaping of Parking Areas:** The standard for landscaping or parking and vehicle storage lots with five or more spaces shall be ten percent of the total parking area.
- b. **YMC § 15.06.100 – Lighting of Parking Lots:** Lighting shall be provided to illuminate any off-street parking or loading space used at night. When provided, lighting shall be directed to reflect away from adjacent and abutting properties.
- c. **YMC § 15.06.065(E) -** Internal driveways shall be paved and be a minimum of twelve feet wide for one-way travel and twenty feet wide for two-way travel, or wider if required by the International Fire Code
- d. **YMC § 15.06.065(G) -** The construction of new driveway approaches from a public street or a modification of an existing driveway approach requires a construction permit pursuant to YMC Chapter 8.64 for the specifications of the driveway approach.
- e. **YMC § 15.07 – Sitescreening:** Sitescreening is required along the property lines in accordance with the provisions of YMC Ch. 15.07. Sitescreening requirements vary depending on the intensity of both the proposed use and its neighbors.
- f. **YMC § 8.64 and YMC § 15.06.065:** All new driveways shall conform to the design standards of the City of Yakima Standard Detail R4, driveway approaches.
- g. **YMC § 12.03.010 –** All new lot shall be served by a sanitary sewer line located adjacent to the lot or development site.

G. Comprehensive Plan

The proposal is in conformance with the goals and objectives of the Yakima Urban Area Comprehensive Plan as the submitted written narrative provides several statements which demonstrate compliance of the proposed use with the Local Business designation, surrounding land uses, and the following Goals and Policies of the Comprehensive Plan:

- Goal 3.10 – Provide wide variety of commercial retail and services that are heavily dependent on convenient vehicle access and serve sections of the urban area along major travel routes.
- Goal 3.16 – Provide adequate locations for siting essential public facilities.
- Policy 3.16.1 – All essential public facilities shall be located and developed to be compatible with adjoining land uses to the greatest possible extent.
- Policy 3.16.2 – Essential public facilities shall be located in areas where they are best able to serve the individuals they are intended to serve.

V. FINDINGS:

1. The subject property is owned by the Yakima Union Gospel Mission and current serves the clientele with Services such as: providing meals: job skills classes; dental/medical treatment; addiction recovery programs; catering; recycling; and referrals to other local service providers.
2. The subject property is zoned both Light Industrial and General Commercial.
3. YMC § 15.04.030, Table 4-1 lists Offices/Clinics as a Class 1 use requiring a Type (1) level of review in the M-1 and GC zoning districts. However, the primary use of Parcel 18131311504 is listed as a Mission and therefor, applications to augment the parcel need to go through a Class 2 Review.

4. In the 1992 decision, the Union Gospel Mission was limited to 258 clients. The Union Gospel Mission reports to have an average of 215 clients. This additional housing is intended and allows for better separation of men only from families.
5. A site plan was submitted on March 3, 2015, which was found to be compliant with the Yakima Urban Area Zoning Ordinance Chapters 15.05, 15.06, and 15.07.
6. A Development Service Team (DST) meeting was held on March 24, 2015, for technical review of the project.
7. During the public comment period for CL2 #004-15, on March 27, 2015, it was brought to the attention of the City that previous land use decision, CL2#019-14, was inadequately sent out for public notice, but was not appealed.
8. A Certificate of Zoning Review (CZR) for CL2#019-14 was issued on February 6, 2015.
9. A Stop-Work-Order was placed on any Union Gospel Mission construction on March 30, 2015, while the mailing error is under review, and the CL2#004-15 application was circulated for comments.
10. The City of Yakima Community Development Department held a meeting with Rick Phillips, Executive Director, on April 9, 2015 to clarify the use of the parking lot previously approved in CL2#019-14.
11. The parking lot access approved CL2#019-14 is strictly enforced, via key code, to be used for delivery, maintenance, and operations of the Union Gospel Mission. No client entrance will be permitted from this location.
12. In response to community concern, to help eliminate activities such as panhandling and loitering, the frontage requirements under YMC Title 12, specifically this includes the sidewalk, pertaining to Oak St. access shall be deferred until the redevelopment of the property at 1300 N. 1st Ave. Until then a six foot fence is recommended to be installed along the entire length of the Union Gospel Mission abutting Oak St.
13. The handicapped stalls proposed in CL2#019-14 should be relocated to the next closest parking aisle to better accommodate for delivery vehicles.
14. Pursuant to YMC § 6.88.070, this proposal is categorically exempt from review under the State Environmental Policy Act.

VI. CONCLUSIONS:
Class (2) Use

1. The proposal to construct a new 3,585 square foot health care clinic and a 5,688 square foot residential second floor connected to the existing dental clinic. The project will also include connections to existing second floor walkways and repairs/upgrades to other existing building features for the Union Gospel Mission in the GC/M-1 zoning district for the Union Gospel Mission, is compatible with the adjoining land uses.
2. The existing site layout is in conformance with all site design and improvement standards of YMC Title 15, Yakima Urban Area Zoning Ordinance.

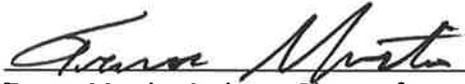
VII. DECISION:

The Administrative Official hereby determines that the requested Type (2) application (CL2 #004-15), complies with applicable zoning and standards and authorizes the issuance of the building permit based upon the above findings and conclusions and subject to the Building Official's determination of compliance with all building codes.

1. Prior to final inspection(s), the development shall comply with the following conditions:

- a. The installation of a sampling port (manhole) on side-sewer is required in accordance with YMC § 7.65.150.
- b. As stated above, a detailed civil site plan shall be provided for review which accurately shows all existing and proposed utilities and improvements. A detailed plumbing fixture count for the existing and proposed buildings.
- c. The driveway entrance on Oak St. shall be gated with an automated access and used exclusively for delivery, maintenance, and operations of the Union Gospel Mission. No client access shall be permitted via this access.
- d. As stated above, an Approved Reduced Pressure Backflow Assembly is required on all domestic water services just inside the building prior to any other branch or connection.
- e. A final site plan illustrating new fencing and the relocation of accessible parking shall be submitted to the City of Yakima Planning Division.

DECISION made this 17th day of April, 2015

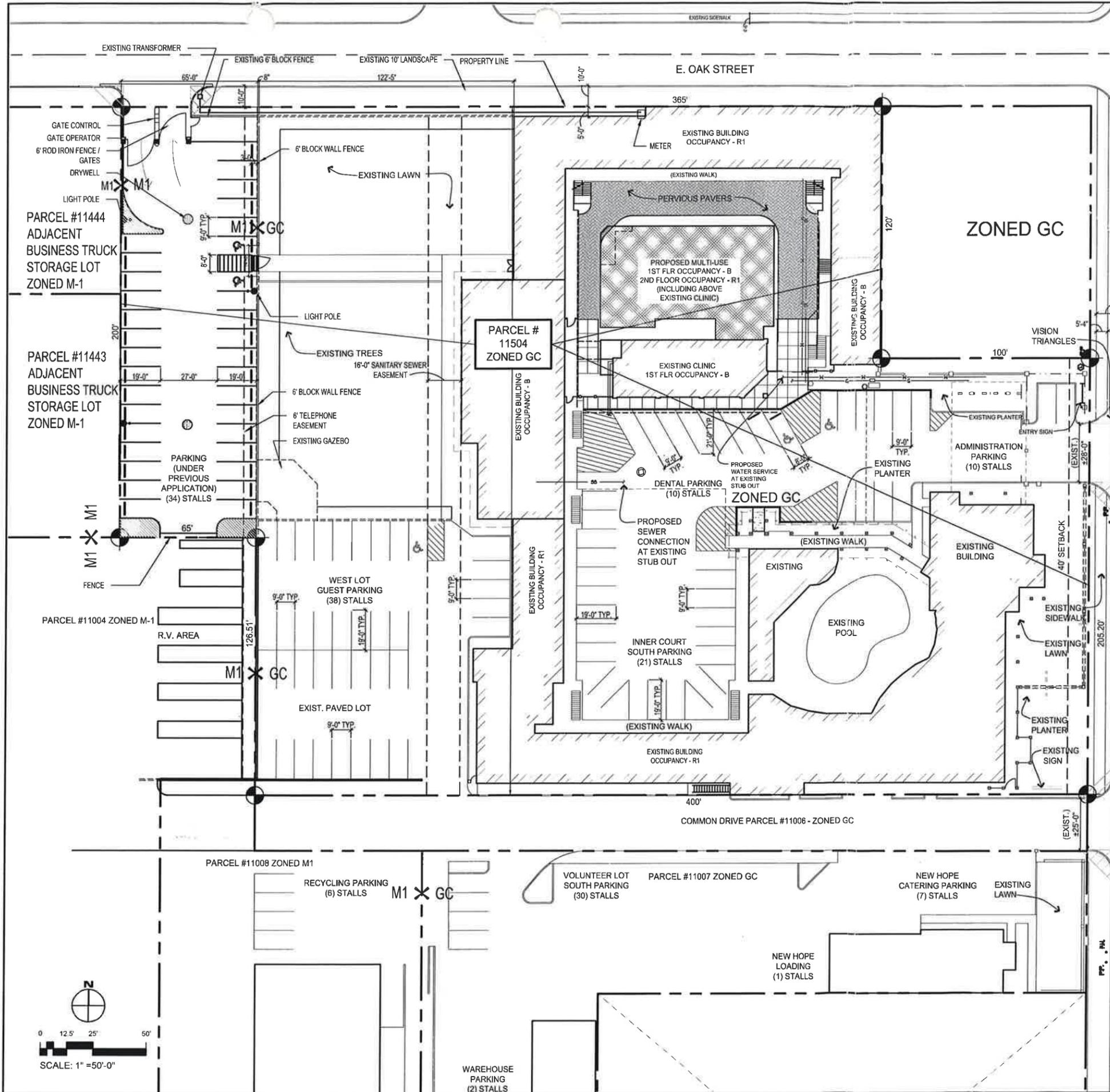


Trevor Martin, Assistant Planner for
Community Development Director, Joan Davenport, AICP

This Decision entitles the applicant to a Certificate of Zoning Review, which is valid for one year from the date of issuance. The Certificate may be extended one time only for up to one additional year by application prior to the termination date, as set forth in YMC § 15.12.060.

NOTICE OF RIGHT TO APPEAL

This decision shall be final unless appealed within 14-days after the date of issuance of this decision, in accordance with YMC § 15.06.030. Appeal forms may be obtained from the Department of Community Development and must be accompanied by the application fee of \$580.00



GENERAL NOTES

- Project description - The project consists of a new building addition north of and connected to the existing Dental Clinic. The new building will consist of a new 3,585 sf health care clinic and a 5,688 sf residential second level over both the new and existing clinics. The project will also include connections to existing second floor walkways and repairs/upgrades to other existing building features.
- Utilities shown on print are underground
- Phone easement on east side of proposed parking lot
- Utilities easement located south side of Oak Street
- Parcel Numbers
18131311504 Zoning: GC & M-1, Adjacent Property to West M-1.
- Address
1300 N. First Street Yakima, WA 98901
- Existing Structures
Union Gospel Mission Main Facility

LEGAL DESCRIPTION

THAT PORTION OF BLOCKS 5 AND 6, PLAT OF CENTRAL WASHINGTON ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME "B" OF PLATS, PAGE 33, RECORDS OF YAKIMA COUNTY, WASHINGTON, AND THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT INTERSECTION OF THE SOUTH LINE OF OAK AVENUE AND THE WEST LINE NORTH FIRST STREET, THEN SOUTH 325.2 FEET, THEN WEST 400 FEET, THEN NORTH 325.2 FEET, THEN EAST 400 FEET TO THE POINT OF BEGINNING, INCLUDING VACATED STREET AND ALLEY, EXCEPT THE EAST 100 FEET OF THE NORTH 120 FEET.

ALSO

LOTS 1 THROUGH 5, BLOCK 6, PLAT OF CENTRAL WASHINGTON ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN VOLUME "B" OF PLATS, PAGE 33, RECORDS OF YAKIMA COUNTY, WASHINGTON, EXCEPT THAT PORTION LYING EASTERLY OF A LINE 400 FEET WESTERLY OF STATE HIGHWAY NUMBER 3 RIGHT-OF-WAY, ALSO THE EAST 10 FEET OF VACATED ALLEY IN BLOCK 6 ABUTTING LOTS 1 THROUGH 5.

LOT COVERAGE TABLE

LOT SIZE:	2.78 ACRES
BUILDING AREA:	
EXISTING:	32,347 S.F.
PROPOSED:	3,858 S.F.
TOTAL:	36,205 S.F.
	27.4% OF LOT
PAVED AREA:	
EXISTING :	71,556 S.F.
PERMEABLE PAVING	
PROPOSED:	3,250 S.F.
	2.46% OF LOT
LANDSCAPING:	
EXISTING:	21,011 S.F.
	15.9% OF LOT
PARKING:	
TOTAL SPACES:	159

RECEIVED
MAR 08 2015
CITY OF YAKIMA
PLANNING DIV

OWNER

YAKIMA UNION GOSPEL MISSION

**1300 NORTH FIRST STREET
YAKIMA, WA 98907**

PH. (509) 853-4304

[Signature]
SIGNATURE

ARCHITECTURAL SITE PLAN

NEW MEDICAL CLINIC

UNION GOSPEL MISSION

1300 NORTH FIRST STREET
YAKIMA, WASHINGTON

PROJ. NO. 1233
DRAWN BY
DATE 03/02/15
REVISION
SHEET NO.

A001

BORA Architecture, PLLC
1920 N. 14th Avenue, Suite C
Yakima, Washington 98902
P: (509) 454-5299 - F: (509) 454-5254
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Project Vicinity Map

CL2#004-15



Related Projects:

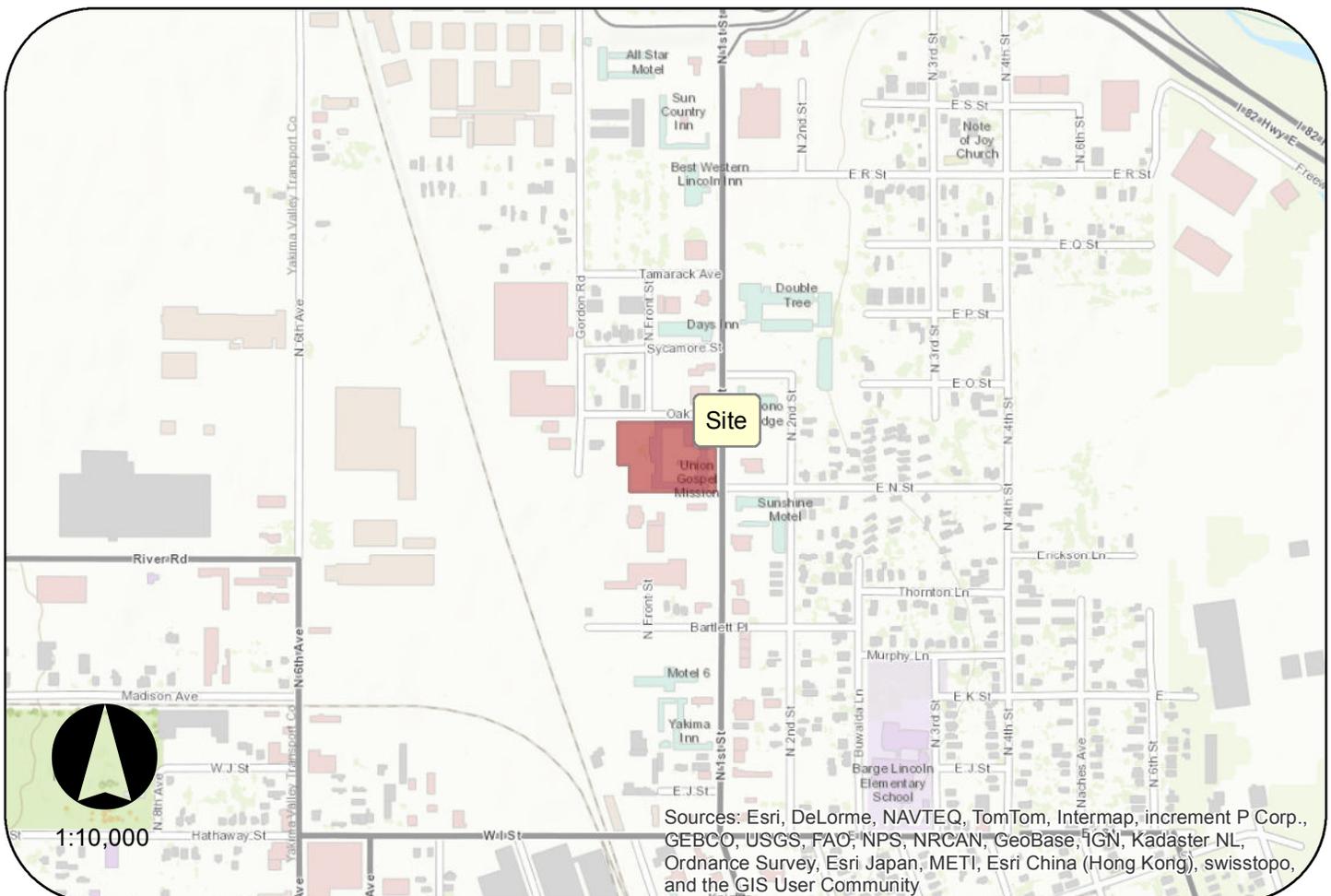
Applicant: UNION GOSPEL MISSION

Location: 1300 N 1ST ST

Wednesday - 03/04/2015 - 12:34:46

Contact City of Yakima Planning Division at 509-575-6183

City of Yakima - Geographic Information Services



Proposal: Proposal to construct a new 3,585 sq ft health care clinic and a 5,688 sq ft residential second floor connected to the existing dental clinic. The project will also include connections to existing second floor walkways and repairs/upgrades to other existing building features for the Union Gospel Mission in the GC/M-1 zoning districts.

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.