



COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division

129 North Second Street, 2nd Floor Yakima, Washington 98901

Phone (509) 575-6183 • Fax (509) 575-6105

ask.planning@yakimawa.gov • <http://www.yakimawa.gov/services/planning/>

CITY OF YAKIMA

FINDINGS OF FACT, CONCLUSIONS AND DECISION

for

REQUEST FOR TYPE (2) REVIEW

Application Number: CL2 #019-14

APPLICANT: Rick Phillips / Union Gospel Mission

APPLICANT ADDRESS: 1300 N 1st St.

PROPERTY OWNER: Rick Phillips / Union Gospel Mission

PROJECT LOCATION: 1300 N 1st St.

PARCEL NUMBER: 18131311504

DATE OF REQUEST: December 2, 2014

DATE OF DECISION: January 20, 2015

STAFF CONTACT: Trevor Martin, Assistant Planner

I. DESCRIPTION OF REQUEST:

The City of Yakima, Planning Division has received a Type (2) land use application to pave a new parking lot that is 13,000 square feet and consists of (32) standard parking spaces and (2) handicapped parking spaces in the Light Industrial (M-1) zoning district for the Union Gospel Mission.

II. SUMMARY OF DECISION:

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

III. FACTS:

A. Environmental Review.

The project is exempt from SEPA Environmental Review, per WAC 197-11-800(12)(a).

B. Zoning.

The subject property has two zoning designations, General Commercial (GC) and Light Industrial District (M-1). The portion of where the parking will be located is (M-1) and pursuant to YMC § 15.03.020(N) "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 surrounding properties contain uses and zoning as follows:

<u>Direction</u>	<u>Zoning</u>	<u>Land Use</u>
North	M-1	Apartments
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 (paraphrased) explaining the compatibility of the proposed Class (2) Use (see Class (2) Narrative):

"In the NW area of the Parcel 181313-11504 the Yakima Union Gospel Mission (YUGP) proposes to build a new parking area. Also included in the project will be Site Parking Lights, Storm Drainage for the new paved parking area, and additional landscaping that may be required for the parking area to be in compliance with the Zoning Ordinances. (Refer to Attachment B, PLSA Storm Water Calculations and Filter Specifications, and Attachment C Luminaire Schedule).

This project will provide parking on currently undeveloped land. The proposed new paved area totals 65' x 200' or 13,000 sq ft., and will provide thirty two (32) standard parking spaces, and two (2) handicapped parking spaces for a total of thirty four (34) new parking spaces. Parcel No. 181313-11504 has split zoning as follows. The northwest portion (New Parking Area) is zoned Light Industrial (M1). The east balance of the parcel is zoned General Commercial (GC). Refer to attached Site Plan, Dated December 2, 2014.

The proposed developed parking area is bordered by the following land uses.

- *West of the proposed parking area is adjacent property with M-1 zoning. The Northwest property line has an existing 6 foot site obscuring chain link fence.*
- *The North property line borders the East Oak Street. Mission Staff and Delivery/Service vehicles will access this parking area from East Oak Street. East Oak Street had a sidewalk located on the North side of the Street, and extending West from North 1st Street to North Front Street.*
- *Primary Client entrance to YUGM campus is from 1st Street.*
- *The new parking area is bounded on the east by a 6 foot Concrete Block Wall which separates the parking area from the Mission courtyard and buildings.*
- *The South Parcel 181313-1504 demising line is shared between Parcel 11504 to the North and Parcel 11004 to the South. Both parcels have a light industrial (M1) land use classification. Both Parcels are owned by the YUGM.*

Parking Area Landscaping Types.

- *North Property Line: Existing plantings are consistent with Standard "A" Landscaping and Provide for a ten foot wide planting strip with trees and twenty to thirty foot centers, and includes shrubs and groundcover. This landscaping is generally between the north elevations of the existing buildings and property line and extending to the south curb line of East Oak Street. The landscaping will be extended west to the existing electrical transformer and the new vehicle entry drive. There is no sidewalk on the south side of East Oak Street; however there is a sidewalk on the north side of East Oak Street extending from North (1st) Street west to North front Street.*
- *East Land Use Line: The east property line denotes the change in the zone from M1 to GC. This demising line between these land Use Zoning Classification requires a ten (10 Ft) standard A landscaping strip. Existing landscaping east of the proposed parking area (trees, shrubs, and ground cover) is consistent with the landscaping along the north property line. To comply with the City of Yakima Standard A landscaping requirements the Applicant requests the following consideration.*
- *There exists on the east Land Use line a six (6) foot concrete block wall and on the east side of the wall there exists mature trees (Arborvitae, Juniper, and Willow trees) that would comply with the Standard "A" landscaping requirement. The applicant proposes that the existing 6 foot block wall, and existing landscaping be considered consistent with the required Standard "A" landscaping.*
- *South Property Line: the South Property Line abuts existing Land Use Parcel 11004 which is also owned by YUGM. Both parcels have a Light Industrial*

(M1) Land Use Classification, therefor no perimeter landscaping is required. The existing chain link fencing and components will be restored.

- *West Property Line: The West Parcel No. 11504 property line abuts the adjacent Parcel 11443, and 11444. These parcels are not owned by the YUGM. Both parcels 11443 and 11444 have a Light Industrial (M1) Land Use Classification, therefore no perimeter parking area landscaping is required.*

The Mission operation is an existing use within an area dominated by commercial and manufacturing uses. The Mission has operated successfully at this location since 1996. The proposed upgraded parking area is merely upgrading an existing onsite parking area already used as parking and located within Parcel 11504 footprint. When completed, it is anticipated to remain consistent and compatible with the surrounding properties.

The proposed parking area will help reduce airborne particulate levels by paving over undeveloped property and a storm water collection system will filter surface runoff. These improvements will continue to enhance the YUGM and neighborhood visual image. (Refer to Attachment B for Storm Water Runoff and Storm Water Calculations and Details in the attached PLSA Report Dated April 25, 2013. Refer to Attachment C for New Parking Luminaire Schedule and foot candle readings.)

The proposed parking upgrades are a Class I use within the General Commercial (GC) and Light Industrial (M1) zone. The Mission itself is a Class II within the GC and M1 zone. Past mission development was reviewed by the city between 1992 and 1995, and a new Dental Clinic was constructed in 2011.

The Mission provides temporary housing services to the community along with a long list of commercial services which area consistent with the neighboring properties. Service 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 December 2, 2014, and deemed complete for processing on December 15, 2014.
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 December 18, 2014. No comment letters were received during the 20-day comment period that ended on January 7, 2015.
5. The proposal was reviewed by the City's Development Services Team (DST) on January 6, 2015. Final comments of the DST members may be viewed at the City of Yakima Planning Division within City File No. CL2 #019-14, and are integrated into this decision.

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 § 12.05.010 – Sidewalk Installation Required:** Sidewalks shall be installed along both sides of all new, improved, and reconstructed streets. Projects which repair small portions of or maintain existing street shall not be considered “improvement” for the purpose of this section and shall not trigger the requirements of this section. Sidewalks shall also be installed across the frontage of all newly developed or redeveloped lots where feasible.
- c. **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.
- d. **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
- e. **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.
- f. **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.
- g. **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.
- h. **YMC § 12.03.010 – All new lot** shall be served by a sanitary sewer line located adjacent to the lot or development site.

V. FINDINGS:

- 1. The subject property is owned by the Yakima Union Gospel Mission and going to serve as a parking lot.
- 2. The subject property is zoned both Light Industrial and General Commercial.
- 3. YMC § 15.04.030, Table 4-1 lists Parking Lots and Garage 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 therefore, applications to augment the parcel need to go through a Class 2 Review.
- 4. A site plan was submitted on December 2, 2014, which was found to be compliant with the Yakima Urban Area Zoning Ordinance Chapters 15.05, 15.06, and 15.07.
- 5. A Development Service Team (DST) meeting was held on January 6, 2015, for technical review of the project. DST members made the following summarized findings:
 - a. This project requires Title 12 improvements, including but not limited to the following: 12.02 – Easements will need to be established per this chapter; 12.05 – Sidewalks are required to be constructed per this chapter along the site’s frontage; 8.64 – Commercial driveway to be constructed per this chapter and standard detail R4.

- b. The access aisle adjacent to the two accessible parking spaces does not appear to be the required width. The required width (if the parking spaces are the standard 9-foot width) is 8 feet wide.
6. Per File No. UAZO CL(2) #10-92 – Sitiescreen
7. DST findings may have been altered or omitted. See file number CL2#014-14 for the list of full comments.
8. Pursuant to YMC § 6.88.070, this proposal is categorically exempt from review under the State Environmental Policy Act.

VI. CONCLUSIONS:

A. Class (2) Use

1. The proposal to pave a new parking lot that is 13,000 square feet and consists of 32 standard parking spaces and two handicapped parking space 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.

B. Comprehensive Plan

VII. 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.

VIII. DECISION:

The Administrative Official hereby determines that the requested Type (2) application (CL2 #019-14), 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. As stated in the findings above, this project requires YMC Title 12 improvements, including but not limited to the following: YMC § 12.05 – Sidewalk will need to be constructed per this chapter (and YMC § 12.06.070) around the site's frontage on Oak Street.
 - b. As stated in the findings above, the access aisle adjacent to the two accessible parking spaces are required to be eight feet in width if the parking spaces are nine feet in width.

DECISION made this 20th day of January, 2015

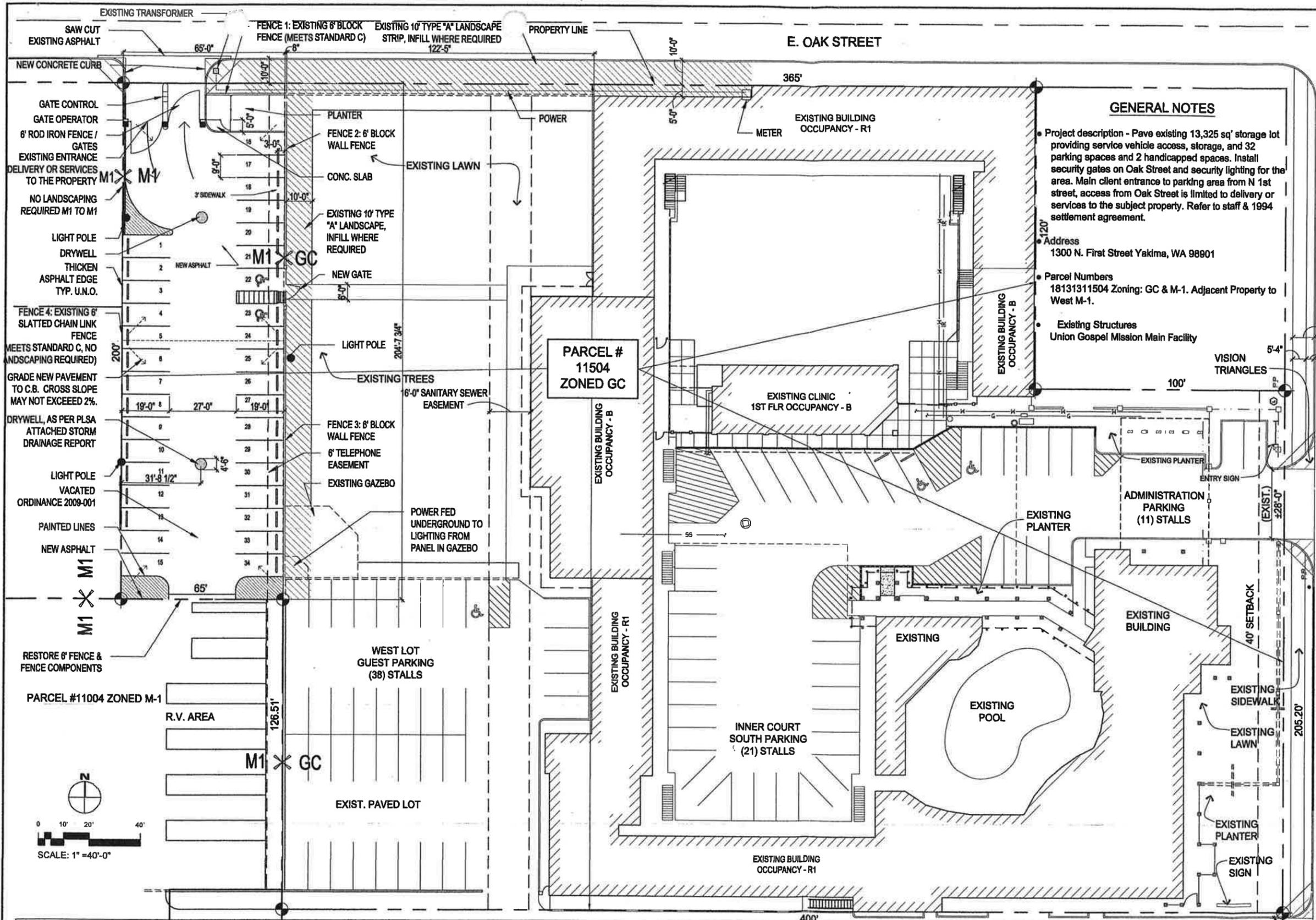
A handwritten signature in black ink, appearing to read "Trevor Martin", is written over a solid horizontal line.

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 - Pave existing 13,325 sq' storage lot providing service vehicle access, storage, and 32 parking spaces and 2 handicapped spaces. Install security gates on Oak Street and security lighting for the area. Main client entrance to parking area from N 1st street, access from Oak Street is limited to delivery or services to the subject property. Refer to staff & 1994 settlement agreement.
- Address
1300 N. First Street Yakima, WA 98901
- Parcel Numbers
18131311504 Zoning: GC & M-1. Adjacent Property to West M-1.
- Existing Structures
Union Gospel Mission Main Facility

GENERAL NOTES

- No signage will be added
- Utilities shown on print are fed underground
- Phone easement on east side of proposed parking lot
- Utilities easement located south side of Oak Street
- Utilities easement located in alley, phone easement in the RV area
- Access - Client access from North 1st Street on Common Drive Parcel #11006
- Landscaping Details
Fence #2 - existing 8" masonry block
- Exposed Landscaping:
6' X 69' - Bedded area next to parking lot
3 - Arborvitae trees next to parking lot
3 - Juniper bushes next to parking lot
Large grass area
1 - Willow Tree
- Total of 13,325 square feet new parking area
- Landscaping
69.5' X 25' = 1,737.5 s.f.
13 % of Total parking area

YAKIMA URBAN AREA ZONING ORDINANCE

TABLE 7-1 SITE SCREENING M-1 & GC ZONING ADJACENCY REQUIRES STANDARD "A" SITESCREENING.

STANDARD "A" < STANDARD "B" < STANDARD "C"

STANDARD "A" - A ten-foot-wide landscaped planting strip with trees at twenty-foot to thirty-foot centers, includes shrubs and groundcover.

STANDARD "C" - A six-foot-high, view obscuring fence, made of wood, masonry block, concrete, or slatted chain link material. A three-foot-wide planting strip landscaped with a combination of trees, shrubs, and ground cover along the outside of the fence is also required when the fence is adjacent to a street, alley, or pedestrian way.

LOT COVERAGE TABLE

LOT SIZE:	2.78 ACRES
BUILDING AREA:	26% OF LOT
PAVED AREA:	
EXISTING:	55,774 S.F.
PROPOSED:	69,099 S.F. 52.3% OF LOT
LANDSCAPING:	21.7% OF LOT

• 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.

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ARCHITECTURAL SITE PLAN

BORA BORA Architecture, PLLC
1820 N. 16th Avenue, Suite C
Yakima, Washington 98901
P: 509-454-5287 F: 509-454-5284
www.bora.com

NEW MEDICAL CLINIC
UNION GOSPEL MISSION
1300 NORTH FIRST STREET
YAKIMA, WASHINGTON

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PROJ. NO. 1233
DRAWN BY
DATE 12/02/14
REVISION
SHEET NO.

A001

CITY OF YAKIMA PLANNING DIV.

Project Vicinity Map

CL2#019-14



Related Projects:

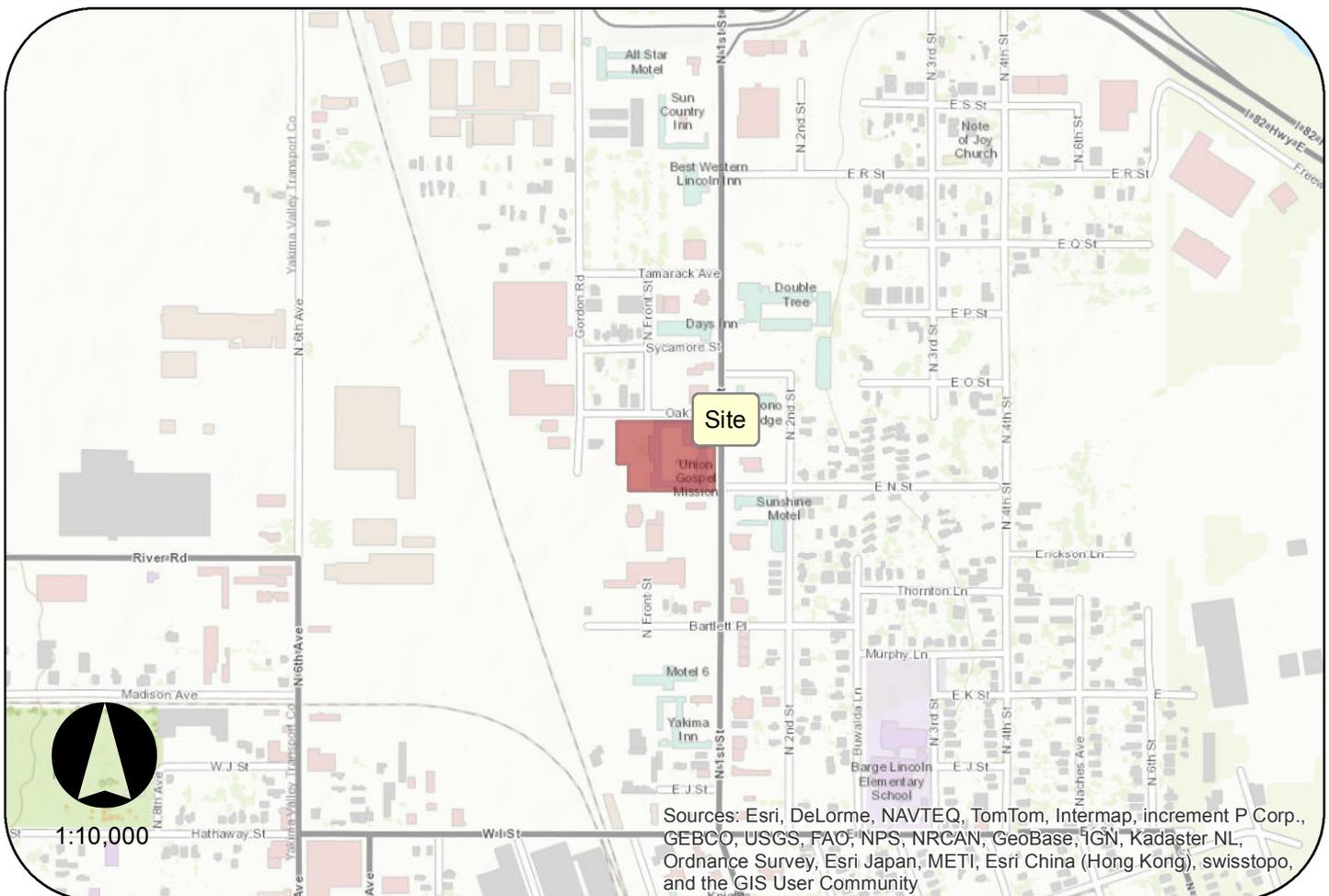
Applicant: UNION GOSPEL MISSION

Location: 1300 N 1ST ST

Wednesday - 12/17/2014 - 03:30:48

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

City of Yakima - Geographic Information Services



Proposal: Proposal to pave a new parking lot that is 13,000 sq ft and consists of (32) standard parking spaces and (2) handicapped parking spaces for the Union Gospel Mission.

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.