



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
NOTICE OF APPLICATION AND PUBLIC HEARING**

DATE: April 22, 2015
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director & Planning Manager

SUBJECT: Notice of Application for a Preliminary Short Plat and subsequent Class 3 application for a proposed five-lot short plat and construction of two-family dwellings (duplexes) with two off street parking spaces per living unit in the single family (R-1) zoning district.

LOCATION: 8110 Tieton Dr.
PARCEL NO.: 18133011015
FILE NUMBER: CL3 #003-15; PSP #004-15

NOTICE OF APPLICATION

The City of Yakima Department of Community Development has received an application from Stephen Skeel to short plat five individual lots that will then be used to construct five duplexes, with a total of ten dwelling units with two off street parking spaces per living unit in the single family (R-1) zoning district. The file containing the complete application and subsequent Class 3 application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington.

REQUEST FOR WRITTEN COMMENT

Your views on the proposal are welcome. All written comments received by **May 12, 2015**, will be considered prior to issuing a decision. Your comments on this proposal may be mailed to:

**Joan Davenport, AICP, Planning Manager
City of Yakima, Department of Community Development
129 North Second Street, Yakima, WA 98901**

Please be certain to reference the file number(s) or applicant's name in your correspondence. (PSP #004-15, CL3 #003-15 Skeel)

NOTICE OF PUBLIC HEARING

This request requires that the Hearing Examiner hold an open public hearing. The public hearing is scheduled to be held on **June 11, 2015**, beginning at **9:00 a.m.**, in the Council Chambers, City Hall, 129 N 2nd Street, Yakima, WA. Any person desiring to express their views on this matter is invited to attend the public hearing or to submit written comments. Following the public hearing, the Hearing Examiner will issue their decision within ten (10) business days.

NOTICE OF DECISION

A copy of the Hearing examiner's decision will be mailed to you once it is rendered. Please send any written comments for the above described project to:

**Joan Davenport, AICP, Planning Manager
City of Yakima, Department of Community Development
129 North Second Street, Yakima, WA 98901**

The file containing the complete action is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington.

If you have questions regarding this proposal, please call Trevor Martin, Assistant Planner, at (509) 575-6162, or e-mail to Trevor.Martin@yakimawa.gov.

Other Permits Required: N/A

Enclosed: Narrative, Site Plan, and Vicinity Map



Supplemental Application For:
TYPE (3) REVIEW
YAKIMA URBAN AREA ZONING ORDINANCE, YMC CHAPTER 15.15

PART II – LAND USE DESIGNATION

1. PROPOSED LAND USE TYPE: (As listed on YMC § 15.04.030 Table 4-1 Permitted Uses)

Duplex Construction in R-1 Zone

PART III - ATTACHMENTS INFORMATION

2. SITE PLAN REQUIRED: (Please use the City of Yakima Site Plan Checklist, attached)

3. TRAFFIC CONCURRENCY: (if required, see YMC Ch. 12.08, Traffic Capacity Test)

4. ENVIRONMENTAL CHECKLIST: (if required by the Washington State Environmental Policy Act)

PART IV - WRITTEN NARRATIVE: Please submit a written response to the following questions.

Use a separate sheet of paper, if necessary.

A. Fully describe the proposed development, including number of dwelling units and parking spaces. If the proposal is for a business, describe hours of operation, days per week and all other relevant information related the business.

To secure approval for creation, by Short Plat, of 5 individual lots approved for Duplex Construction.

B. How is the proposal compatible to neighboring properties?

Please see attached Supplemental Narrative

C. What mitigation measures are proposed to promote compatibility?

Please see attached Supplemental Narrative

D. How is your proposal consistent with current zoning of your property?

Please see attached Supplemental Narrative

E. How is your proposal consistent with uses and zoning of neighboring properties?

Please see attached Supplemental Narrative

F. How is your proposal in the best interest of the community?

Please see attached Supplemental Narrative

Note: if you have any questions about this process, please contact us City of Yakima, Planning Division – 129 N. 2nd St., Yakima, WA or 509-575-6183

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SUPPLEMENTAL NARRATIVE

- A. To secure approval for creation, by short plat, of 5 individual lots approved for duplex construction; total of ten dwelling units with two 'off street' parking spaces per living unit. Actual buildings include both side by side as well as two story construction. Building footprints will be provided prior to final approval.
- B, E The general neighborhood is a mixture of lot sizes, predominately single family but does include a higher density Mobile Home Park approximately 200' northwest, as well as a number of scattered duplex units located one parcel removed to the East. The parcel immediately west, single family residence on 1.2 acres does have potential for limited subdivision. Parcel south is an "interior" tract of 1.7 acres with single family residence and undeveloped space, but possibly awkward to develop further due to limited access. Lying east is a single family residence tract of 2.6 acres that does have undeveloped area and street frontage that could be a candidate for further subdivision. Further east is a small recently developed subdivision containing several duplex structures on individual lots. The proposed duplex units are intended to maintain as much as possible the characteristics of individual homes.
- C. An existing feature that could of itself become a mitigating factor, is the access connection to Tieton Drive. Probable southerly extension of 82nd appears is unlikely due to existing parcel configuration further south, therefore is proposed here as a permanent dead end street serving only the 5 lots proposed. The result would limit the additional access to Tieton Drive to only approximately 100 trips per day. The relationship then of the proposed duplex structures will be "back yard to back yard" with no through traffic.
- D. Duplex construction, with the requisite review, is a permitted use in the R-1 Zone, and will replicate existing uses already present.
- F. As stated earlier in Paragraph A, the size, mixture and configuration of adjacent parcels would suggest that the possibility of future coordinated development with connecting streets is unlikely; and that the proposed five lots and duplex homes may be considered as a good example of infill and a good use of the existing services.

 3/20/15

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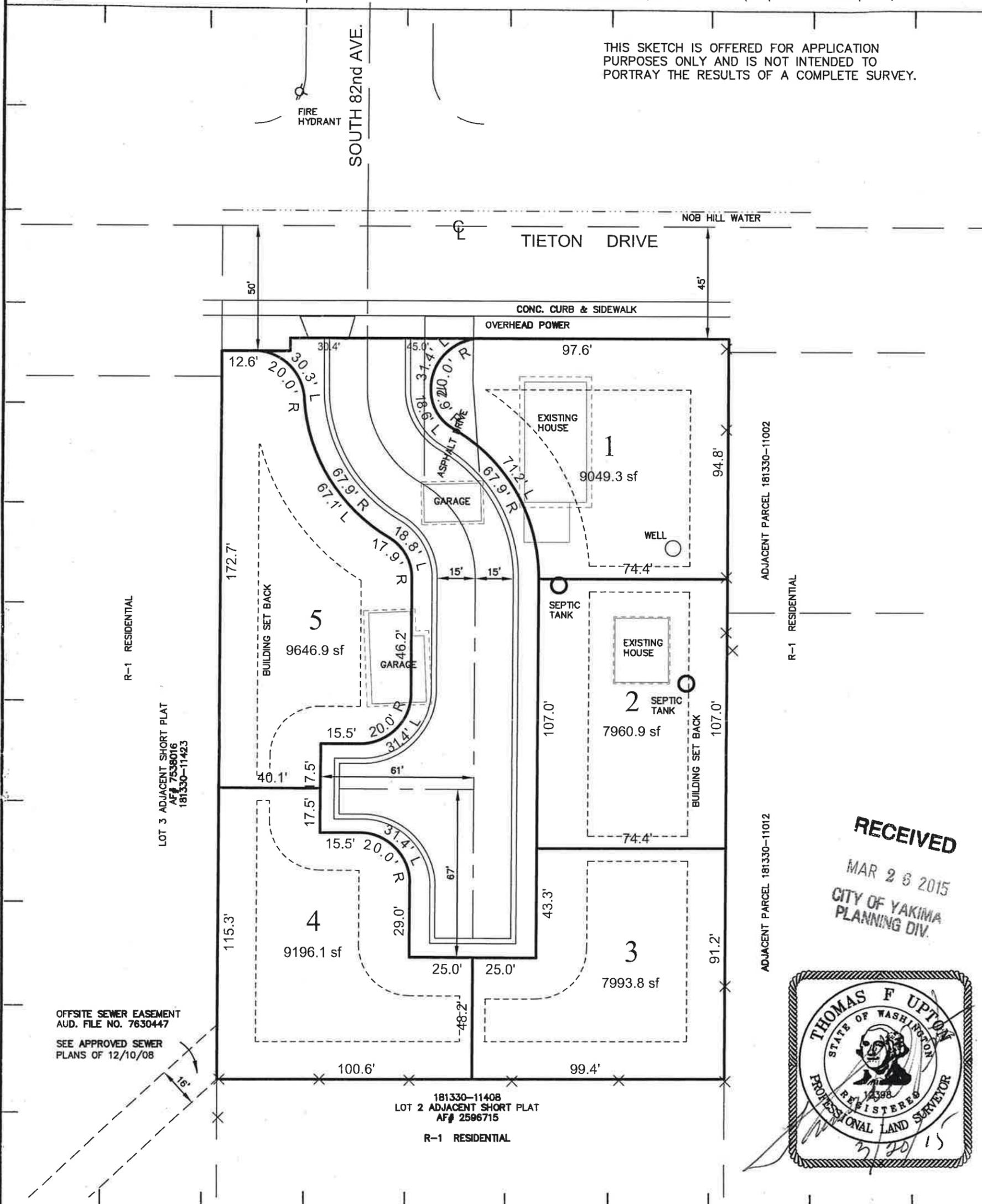
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PLANNING DIV.



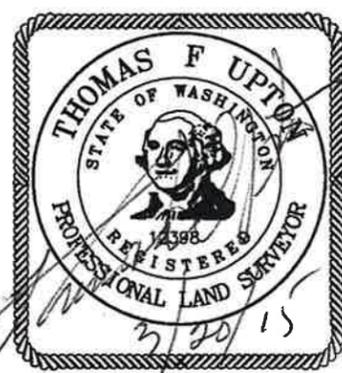
REQUIRED ATTACHMENT: SITE PLAN

Note: Producing the site plan from this template is preferred, however, the template can be substituted for your own medium. (computer aided is acceptable.)

THIS SKETCH IS OFFERED FOR APPLICATION PURPOSES ONLY AND IS NOT INTENDED TO PORTRAY THE RESULTS OF A COMPLETE SURVEY.



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LOT COVERAGE CALCULATION		N/A
a) Footprint(s) of Existing Structure(s)	_____	SQ FT
b) Building Addition/New Structure(s) Footprint(s)	_____	SQ FT
c) Paved Area(s) (Driveways, Walkways, patios, etc.) Total	_____	SQ FT
d) Proposed Paved Area(s)	_____	SQ FT
e) Total Impervious Surface (a+b+c+d = e)	_____	SQ FT
f) Lot Size	_____	SQ FT
g) Lot Coverage (e/f x 100 = g)	_____	%

PARKING CALCULATION (Reference Table 6-1 of the Urban Area Zoning Ordinance)	
a) _____	space(s) required
b) _____	space(s) provided

LOT INFORMATION	
Parcel #(s)	181330-11015
Site Address	8110 Tieton Drive
Zoning	R-1
Legal Description (brief)	N 338' of the W 200' of E 728' of N 1/2 NE 1/4 Section 30 Twp. 13 N., Rng. 18 East, W.M. Except N 45' for road

MAP SCALE (Please use the given scale, however, in some circumstances a different scale may work better.)
CHECK ONE
 Preferred Scale: 1 inch on the map = 20 feet on the ground
 Custom Scale: 1 inch = 40'
 * Template tie marks are 1 inch apart



BACKGROUND INFORMATION	
Applicant Name	Stephen Skeel
Site Address	8110 Tieton Drive
Mailing Address	1420 NW Gilman Blvd., Suite 2 #2178 Issaquah, WA. 98927
Contact Person	Stephen Skeel
Contact Phone:	() 206-571-1445
Applicant Signature	<i>By Stephen Skeel</i>
Date:	3/26/15

Produced by (print) Thomas F. Upton Surveying
Date: 3/26/15

Project Vicinity Map

CL3#003-15

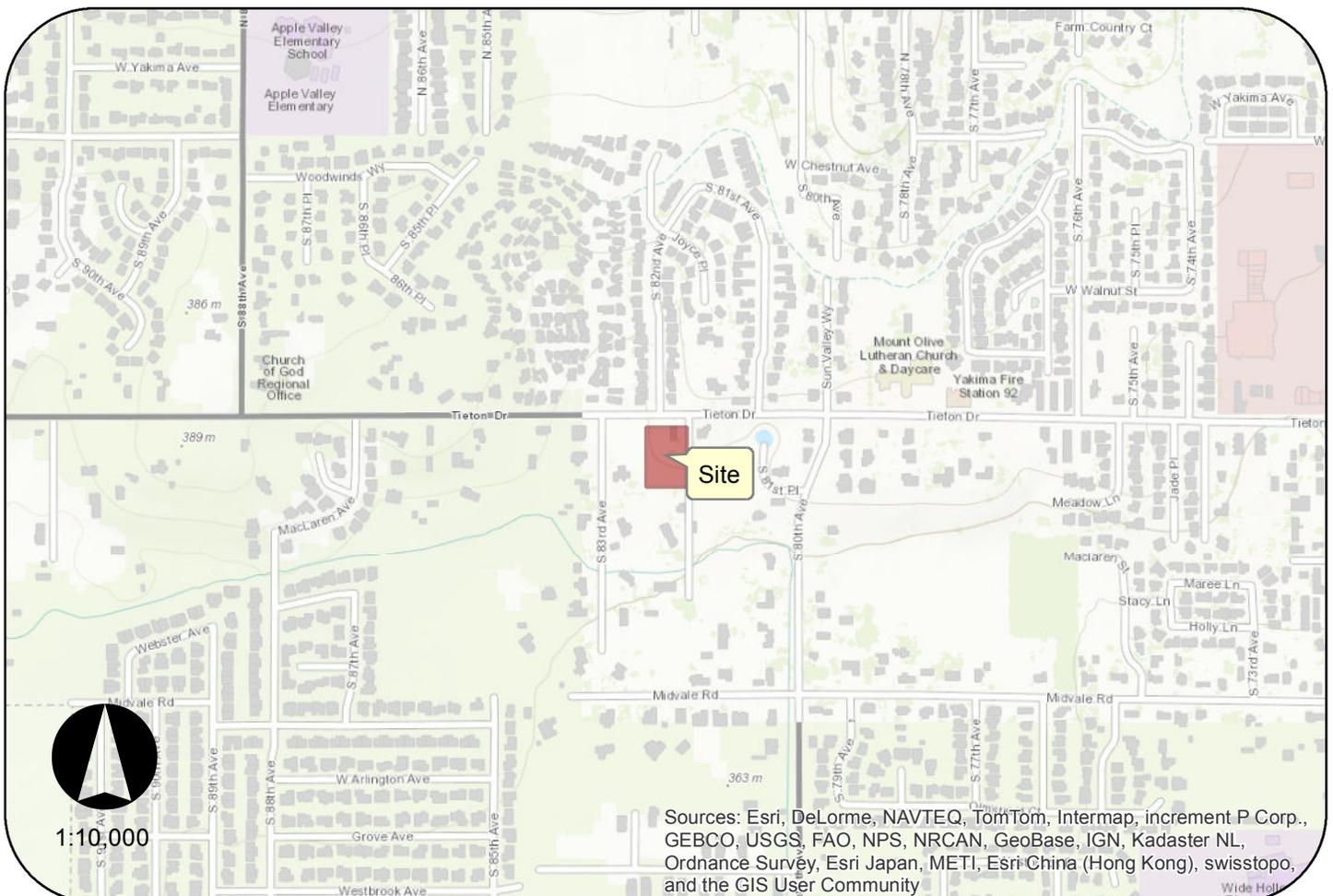
Related Projects: PSP#004-15

Applicant: SKEEL STEPHEN

Location: 8110 TIETON DR

Tuesday - 03/31/2015 - 03:53:00

Contact City of Yakima Planning Division at 509-575-6183
City of Yakima - Geographic Information Services



Proposal: Proposed five-lot short plat and construction of two-family dwellings (duplexes) with a total of ten dwelling units and two "off street" parking spaces per living unit in the R-1 zoning district.

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.