



**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/>**

**NOTICE OF APPLICATION**

DATE: November 6, 2015  
TO: Applicant and Adjoining Property Owners  
FROM: Joan Davenport, AICP, Community Development Director & Planning Manager  
SUBJECT: Type (2) Review for a proposed home occupation for food preparation in the Single Family (R-1) zoning district – **CL2#016-15**  
LOCATION: 5909 Englewood Ave  
PARCEL NO.: 181316-34417

**NOTICE OF APPLICATION**

The City of Yakima Department of Community Development has received a Type (2) Review application (YMC Title 15), from Tyler Shepherd, for a proposed home occupation for food preparation in the Single Family (R-1) zoning district. The file containing the complete 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 **November 27<sup>th</sup>, 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 -*

*(CL2#016-15-Shepherd).*

**NOTICE OF DECISION**

Decisions and future notices will be sent to anyone who submits comments on this application or requests additional notice.

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](mailto:trevor.martin@yakimawa.gov).

**Other Permits Required: N/A**

**Enclosed: Narrative, Site Plan, and Vicinity Map**



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Supplemental Application For:  
**TYPE (2) REVIEW**

YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.14

**PART II - LAND USE DESIGNATION AS LISTED ON TABLE 4-1 PERMITTED LAND USES**

1. PROPOSED LAND USE TYPE: (See YMC § 15.04.030)

*Food Preparation*

**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) *N/A*

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

**PART IV - WRITTEN NARRATIVE: (Please submit a written response to the following questions)**

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.

*Note - use of existing kitchen shop, variable hours and days, no sales on premises*

B. How is the proposal compatible to neighboring properties?

*Existing kitchen shop, no modifications to be made, no on-site sales*

C. What mitigation measures are proposed to promote compatibility?

*None needed*

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

*Falls within rules and regulations of "Home Occupation"*

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

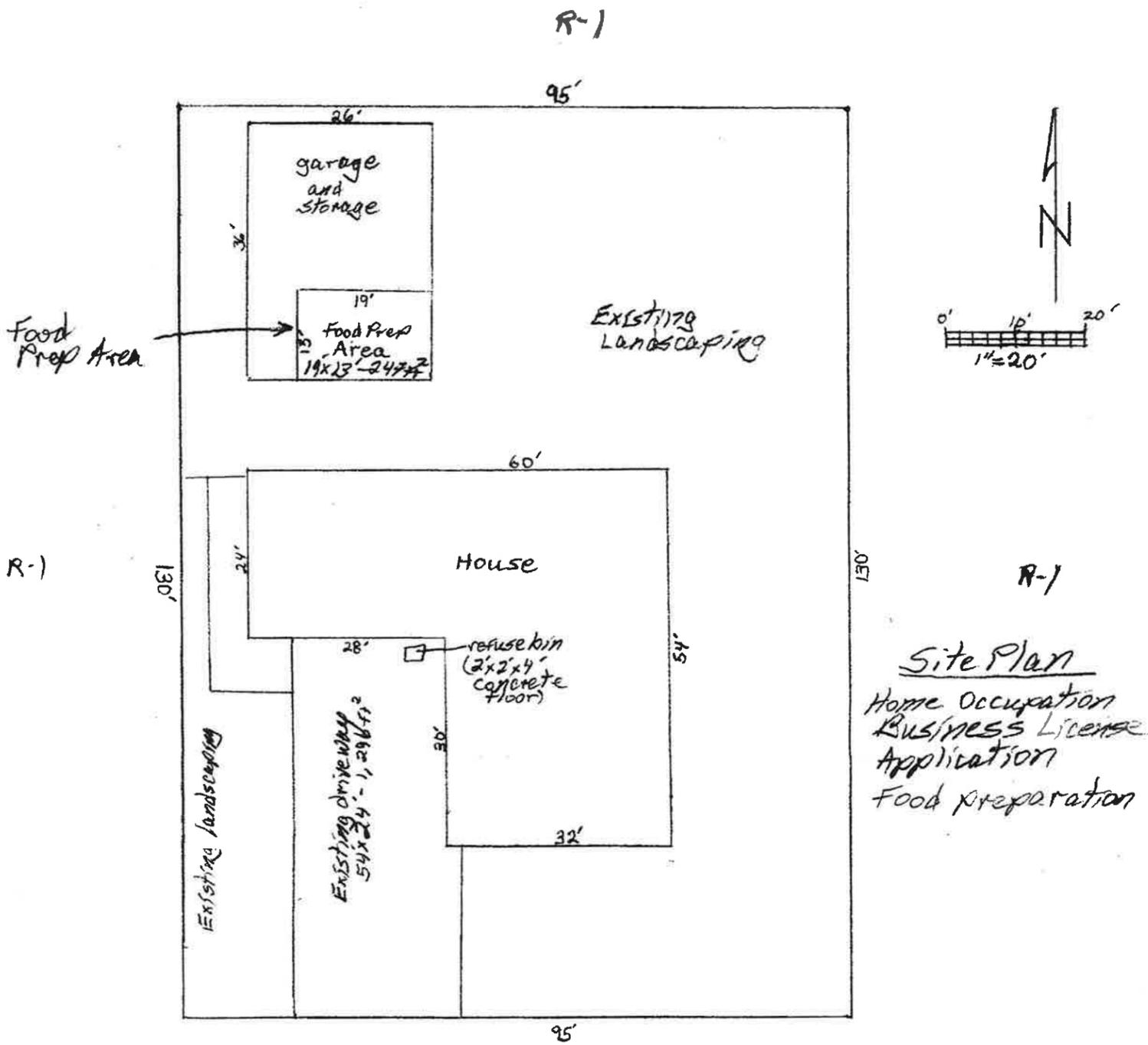
*Similar, will not change any structures; will not change current usage except allow for off-site sales*

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

*Provides for a small business without any residential impacts.*

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

*TS*



Site Plan

Home Occupation  
Business License  
Application  
Food preparation

Englewood Ave.

owners: Tyler Shepherd, Linda Gabel  
5909 Englewood Ave.  
Yakima, Wa. 98908  
509-424-0669  
*Tyler Shepherd*  
*Linda Gabel*

5909 Englewood Ave.  
Parcel # 181316-34417 R-1  
130x95' - 12,350sqft - 0.28 acres

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18131634417

LAST\_NAME: GABEL  
FIRST\_NAME: LINDA  
MIDDLE\_NAM:  
ORG\_NAME:  
SITUS\_ADDR: 5909 ENGLEWOOD AVE  
SITUS\_CITY: YAKIMA  
SITUS\_ZIP: 98908  
MAILING\_AD: 5909 ENGLEWOOD AVE  
MAILING\_CI: YAKIMA  
STATE: WA  
ZIP\_CODE: 98908  
Acres: 0.27  
MKT\_LAND: \$46,750  
MKT\_IMPVT: \$235,200  
TCA: 581  
TAX\_YEAR: 2016  
USE\_CODE: 11 Single Unit  
Zoning: R-1  
Future Land Use: LD  
In Floodplain: N  
Census Tract: 000400

[Click here for complete Assessor Info...](#)

