



*We are Yakima*  
comprehensive plan 2040

Yakima Planning Commission  
Study Session September 28, 2016:  
Current Progress and next steps, Re-cap of  
August 31, 2016 meeting

**I. Current progress and next steps**

Comprehensive Plan Elements:

- Consultants are drafting elements for staff review
- Anticipate bringing these to Planning Commission in October
- Public Workshop to follow at late October/early November Planning Commission meeting
- Joint Planning Commission/City Council Open House in December
- Transportation Plan:
  - Progress is lagging behind schedule due to a lack of YVCOG Model data

Environmental Review:

- Scoping notice for environmental review to be issued in early October
- Draft EIS issue in early December

Final Plan:

- After EIS comment period and any changes from public process, updated draft will be presented to Planning Commission for a Hearing in February/March with a recommendation to follow.
- Recommendation and revised plan (if necessary) ready for Council Consideration by April/May.

**II. Future Land Use Categories and Implementing Zones**

Future Land Use	Implementing Zones
Low Density Residential	SR, R-1
Mixed Residential	R-2, R-3
Neighborhood Mixed Use	B-1, B-2, SCC, HB, R-3
Commercial Mixed Use	LCC, GC, AS
CBD Commercial Core	CBD
Regional Commercial	RD
Industrial	M-1, M-2, AS

**III. Proposed Land Use Designation Area Changes**

**North of Fairgrounds Area**

Proposal: Change from GC to Neighborhood Mixed Use and Mixed-Residential.

Discussion: The zoning and future land use for this broader area changed several years ago from residential to commercial, but in all that time has remained largely residential. The area around Kiwanis Park has seen pockets of high density residential and very limited commercial development. The proposal would change the area from Kiwanis Park south to Mixed Residential and the area north of the park to Neighborhood Mixed Use. Additional discussion on Implementing Zones – inclined to add R-3 to the Neighborhood Mixed Use.

The area across I-82 was also discussed on the map – being adjacent to the Greenway, on the river (floodplain) maybe there is a better long-term use than Industrial. It is currently zoned SR. A more appropriate designation may be Neighborhood Mixed Use.

Planning Commission Recommendation: Move forward as proposed.

### **Washington Fruit and Produce Packing Plant**

Proposal: Change from Regional Commercial to Industrial to match current use.

Discussion: This request fits perfectly with the area. The commercial designation no longer fits well with this area. There is also a strip of RD along 16<sup>th</sup> in the area – should that be changed to Industrial as well – or be changed to a different commercial designation?

Planning Commission Recommendation: Move forward as proposed with WA Fruit site and explore other possibilities with RD strip along 16<sup>th</sup>.

### **Old Fruitvale Drive-In Site/Area**

Proposal: Change from Industrial to Neighborhood Mixed Use

Discussion: This area includes the vacant site of the old Fruitvale drive-in and an older (non-conforming) single-family residential neighborhood. There was mixed discussion regarding the potential future development in the area. Do the legacy single-family homes still be there in 20 years or is high-density residential a better fit?

Planning Commission Recommendation: Re-examine potential changes in this area after looking at the overall needs for residential, industrial, etc.

Staff Comment: Yakima has excess industrial and commercial in the area/city. Neighborhood Mixed Use would take care of the nonconforming status of existing homes and allow for viable development on the drive-in site.

### **Congdon Area**

Proposal: A letter was submitted that identified a disconnect between the Zoning and Future Land Use maps. FLU doesn't match the established zoning.

Discussion: Staff reviewed the old Rezone documents and concurs with the received letter. This is a simple matter of aligning the current zoning with FLU.

#### IV. Requests for Consideration of Future Land Use Change Requests

- A: Applicant: MARTA DE CEJA  
Site Address: 802 Wilson Lane  
Parcel(s): 19133041441; .56 acres  
Request: *Medium Density Residential/R-2 to Commercial for an Auto Body Shop*

Planning Commission Recommendation: Being a small lot, PC consideration of this action would likely require a larger region. Discussion of request "L" below included a possible area-wide change to include both requests, due to their close proximity to each other.

Staff Comment: The larger area wouldn't fit well with commercial. There is already a substantial amount of vacant commercial land in the city. In addition, this area has 31 single-family homes in it.

- B. Applicant: ARTURO BAEZA  
Site Address: 815 North 16<sup>th</sup> Ave; .55 acres  
Parcel(s): 18131332554  
Request: *High Density Residential/R-3 to Commercial for an Auto Sales*

Planning Commission Recommendation: PC not inclined to include this change.

Next Steps: Do not include further.

- C. Applicant: CHRIS WADDLE D/BIA DATAL PROPERTIES, LLC  
Site Address: 115 N. 56th Ave  
Parcel(s): 18132142537; .42 acres  
Request: *Low Density Residential/R-1 to Commercial for retail use*

Planning Commission Recommendation: There was a significant amount of discussion on this request. It is a busy corner lot on two arterials where it makes sense for commercial use, but the size and grade difference will make development difficult with just the one parcel. Furthermore, it was noted that past applications for FLU amendment/Rezone have been denied.

When considering the highest and best use of this property over the next 20 years, a commercial designation is the likely the most appropriate. PC would like to leave on for now and possibly consider a larger area to the south.

During the audience comment portion of the meeting, the applicant's representative stated that the parcel directly south of the subject property was recently acquired by the applicant.

Staff Comment: Even with an additional lot, the development potential of the lot for commercial use is problematic for parking and setbacks, and would likely draw negative comment from neighbors.

- D. Applicant: JAY L. GLENN  
Site Address: 203 & 207 Oak Street  
Parcel(s): 181313-11429, & -11427; .55 acres  
Request: *Industrial/M-1 to Multi-family residential/Commercial for mini-storage*

Planning Commission Recommendation: After discussion, PC was more inclined to make the change to Commercial Mixed Use and also include R-3 as an implementing zone. This would rectify the existing non-conforming residential use and allow additional development potential for the vacant property.

Next Steps: Continue as requested.

- E. Applicant: GLEN A. RADKE  
Site Address: 8910 Tieton Drive  
Parcel(s): 18133021432; 7.07 acres  
Request: *Split zoning Medium Density Residential/R-2 and Neighborhood Commercial/B-2 request to make the whole parcel Neighborhood Commercial/B-2*

Planning Commission Recommendation: Discussion on this request ranged from moving forward to eliminate the split-zoning to cleaning up the situation with a short plat. Ultimately the PC was inclined to not move forward with this request since there are other ways to clean up the split zone (short plat).

Next Steps: Do not include further.

- F. Applicant: LARRY BRADER  
Site Address: Vicinity of Powerhouse Rd & Pecks Canyon  
Parcel(s): 18131033009; 2.38 acres  
Request: *Neighborhood Commercial/SCC to Industrial/M-1*

Planning Commission Recommendation: This request looks like a spot change. It should be left as-is and not moved forward in the process. Possibly examine a Table 4-1 change to include additional uses such as mini storage.

Next Steps: Do not include further.

- G. Applicant: JEFF BAKER  
Site Address: Vicinity of 18<sup>th</sup> Street and Nob Hill Blvd (Fairgrounds)  
Parcel(s): Area Wide Request for approx. 68 parcels; 12.43 acres  
Request: *Regional Commercial/RD to General Commercial/GC*

Planning Commission Recommendation: Request is in-line with 20 year goals and has vast majority of property owner support. PC inclined to endorse the request.

Next Steps: Continue as requested.

- H. Applicant: JAY SENTZ  
Site Address: 4201 Summitview Ave  
Parcel(s): 18132224445; .27 acres  
Request: *Low Density Residential/R-1 to Commercial use*

Planning Commission Recommendation: Discussion included the potential to include additional properties along Summitview, properties to the north are in an established neighborhood and consensus would be difficult. PC ultimately was inclined to not move forward.

During audience comment, a representative of the applicant provided a conceptual site plan of how the property would be used and incorporated into the Westpark shopping center.

Staff Comment: Inclusion of this parcel into the existing shopping center may be viable in the future as a project-specific request to provide sufficient opportunity for neighborhood comment.

- I. Applicant: TM RENTALS  
Site Address: 3804 West Logan Ave  
Parcel(s): 181327-43492, -43493, -43494; 7.55 acres  
Request: *Low Density Residential/R-1 to Medium Density Residential*

Planning Commission Recommendation: The proposed FLU of Mixed Residential fits this property well and rectifies concerns from the previous application. PC inclined to endorse the request and move it forward in the process.

Next Steps: Continue as requested.

- J. Applicant: GAIL BUCHANAN  
Site Address: 408 S 88<sup>th</sup> Ave  
Parcel(s): 18131934010; 1.78 acres  
Request: *Low Density Residential/R-1 to High Density Residential/ R-3*

Planning Commission Recommendation: After discussion, PC was inclined to look at a larger area, to include parcels to the south.

During audience comment, a representative for the applicant indicated that he would try to get letters from the southern two property owners.

Staff Comment: Letter received from property owners south to Tieton. The larger area would fit well with the Mixed Residential FLU.

K. Applicant: SUPERCOLD STORAGE, LLC  
Site Address: 1415 River Rd  
Parcel(s): 18131322010; 1.96 acres  
Request: *Regional Commercial/LCC to Industrial/M-1*

Planning Commission Recommendation: Change is valid and consistent with the broader area change to the east.

Next Steps: Continue as requested.

L. Applicant: JERRY HAND  
Site Address: 1406 S Fair Ave & 909 LaFollette  
Parcel(s): 191330-41485, & -41486; .33 acres  
Request: *Medium Density Residential/R-2 to Commercial use*

Planning Commission Recommendation: Being a small lot, PC consideration of this action would likely require a larger region. Discussion of request "A" above included a possible area-wide change to include both requests, due to their close proximity to each other.

Staff Comment: See "A" above.

M. Applicant: WILLIAM AND LINDA BEERMAN  
Site Address: 419 S. 16<sup>th</sup> Ave  
Parcel(s): 18132433509; .14 acres  
Request: *Low Density Residential/ R-1 to Neighborhood Commercial/B-2*

Planning Commission Recommendation: PC discussion included the long term potential for properties along 16<sup>th</sup> to transition to commercial. Inclined to include moving forward as Neighborhood Mixed Use and add with request "N."

Next Steps: Continue with Neighborhood Mixed Use – ensure proper neighborhood notification.

N. Applicant: WILLIAM AND LINDA BEERMAN  
Site Address: 1513 Tieton Drive & 421 S 16<sup>th</sup> Ave  
Parcel(s): 181324-33510, & -33511; .28 acres  
Request: *Low Density Residential/ HB to Neighborhood Commercial/B-2*

Planning Commission Recommendation: Change is valid and consistent.

Next Steps: Continue as requested – and may also consider changing all other existing HB properties.

- O. Applicant: SOZO SPORTS OF CENTRAL WASHINGTON  
Site Address: 2200 S 36<sup>th</sup> Ave, 4201 Sorenson Rd, 4501 Sorenson Rd, 4601 Sorenson Rd, 4701 Sorenson Rd, 4209 Sorenson Rd.  
Parcel(s): Area Wide Request for 8 parcels; 77.57 acres  
Request: *Two parcels from Industrial/M-1 and five parcels from Low Density Residential/SR to Commercial use and parks for the proposed SOZO sports complex*

Additional request by Congdon Properties to include commercial designation to additional properties (181334-44001 and 181334-42002)

Planning Commission Recommendation: PC is inclined to approve this request. Discussion included the current allowed uses vs. the potential allowed uses if the change occurs. The park uses are allowed in any zone, but the long range potential for additional sports complex uses will increase with a change to Commercial Mixed Use.

Next Steps: Commercial Mixed Use makes sense moving forward. Would support future park development. Portions of the Congdon parcels are encumbered by the Airport Safety Overlay making small commercial development potentially more viable.

- P. Applicant: GARY DELANEY  
Site Address: 1414 S. 2nd Ave.  
Parcel(s): 191330-33022; .11 acres  
Request: *Medium Density Residential/R-2 to Commercial/SCC*  
Staff Comment: This one lot request of vacant land to Commercial Mixed Use would not be consistent with the Criteria referenced above – as it would create more instability with adjacent residential zoned lands.

Planning Commission Recommendation: PC discussion on this parcel noted its significant lack of development potential for residential use. It is a small landlocked parcel that that is essentially part of the adjacent commercial development. PC inclined to include it into the commercial area as it is essentially a map clean-up.

Next Steps: Continue as requested.

Next Steps: Continue as requested

- Q. Applicant: MARK HOFFMANN  
Site Address: 3109 W. Washington Ave.  
Parcel(s): 181335-22015; 2.14 acres  
Request: *Industrial/M-1 to Low Density Residential/R-1*

Planning Commission Recommendation: PC discussion looked at both continuing as requested and dropping it entirely. Ultimately, PC was inclined to move the proposal forward. Due to the location within the Airport Safety Overlay no additional residential use will be permitted, even

though the parcel is large enough to subdivide. This change would clear up an existing non-conforming situation.

Next Steps: Continue as requested.