



**ZONING TEXT AMENDMENT –
“MISSION” & “RESOURCE SERVICE CENTER” USES
TXT#001-15, SEPA#007-15**

**Yakima Planning Commission
REMAND Public Hearing
June 24, 2015**

EXHIBIT LIST

Applicant: City of Yakima Planning Division /
File Numbers: TXT#001-15, SEPA#007-15
Site Address: Citywide
Staff Contact: Jeff Peters, Supervising Planner

Table of Contents

CHAPTER A	Mission Remand Staff Report
CHAPTER B	Mission Remand Draft Findings of Fact & Recommendation
CHAPTER C	Draft Ordinance for Mission Remand
CHAPTER D	Public Notices
CHAPTER E	Public Comments

City of Yakima Planning Division "Mission" Use Remand Staff Report

TO: City of Yakima Planning Commission
FROM: Jeff Peters, Supervising Planner
SUBJECT: Update Regarding Staff Recommendation for "Mission" Use
FOR MEETING OF: June 10, 2015

ISSUE: Yakima City Council remand of the City Planning Commission's recommendation regarding incorporation of the Hearing Examiner's 1992 and 95 Use Interpretations defining the use and level of Review of a "Mission" into the text and tables of the City of Yakima's Zoning Ordinance.

BACKGROUND: The City of Yakima Planning Commission conducted a study sessions regarding the incorporation of the "Mission" use, definition, and level of review on December, 10, 2014, January 14, 2015, February 11, 2015, and February 25, 2015. On March 25, 2015, the Commission held its required public hearing on the matter and found that the "Mission" use as defined by the City Hearing Examiner's 1992 and 95 decisions appropriately defined a "Mission", the proposal meet the zoning district intent statements for the General Commercial, Central Business District, and Light Industrial zoning districts, and that a Class (2) Review was an appropriate level of review for the proposed use.

On May 19, 2015, the Yakima City Council held its required public hearing to consider the Planning Commission's recommendation to incorporate the "Mission" definition and use into the City's Municipal Code. At the public hearing, numerous members of the public testified about the problems that have been created by the allowance of the Union Gospel Mission at its present location on N. 1st Street, and requested that the Council consider increasing the level of review for the "Mission" to a Type (3) Review. As a result, the Yakima City Council unanimously voted to remand the proposed recommendation and accompanying ordinance back to the Yakima Planning Commission for the expressed purpose of soliciting increased public involvement from property owners along N. 1st Street, and further consideration of increasing the level of review to a Type (3) Review.

STAFF SUGGESTED AMENDMENTS: In light of the Council remand, City Planning and Legal staff have reviewed the two proposed issues requested to be addressed by the Council and are recommending the following amendments:

1. The class of use should remain a Class (2) Use as defined below to ensure that issues related to the Federal Fair Housing Act are addressed by not deeming the proposed use an incompatible land use;
2. The level of review should be elevated to that of a Type (3) Review which requires a public hearing by the City of Yakima Hearing Examiner in accordance with YMC § 15.15 without changing the underlying statement of compatibility;

**DOC.
INDEX**

A-1

3. The definition and process should also be revised to indicate that any expansion of an approved Class (2) "Mission" shall be processed in accordance with the Modification provisions of YMC § 15.17.
4. The addition of a "Good Neighbor /Development Agreement" as part of the use definition and process is an appropriate means to ensure that all required mitigation imposed by the Hearing Examiner is enforceable post construction and operation.

Definitions:

- a. A Class (2) Use is defined as: "those uses set forth and defined in the text and tables of YMC Chapter [15.04](#) and are generally permitted throughout the district. However, site plan review by the administrative official is required in order to ensure compatibility with the intent and character of the district and the objectives of the Yakima urban area comprehensive plan."
- b. A Class (3) Use is defined as: "those uses set forth and defined in the text and tables of YMC Chapter [15.04](#) and are generally incompatible with adjacent and abutting property because of their size, emissions, traffic generation, and neighborhood character or for other reasons. However, they may be compatible with other uses in the district if they are properly sited and designed. Class (3) may be permitted by the hearing examiner when he determines, after holding a public hearing, that the use complies with provisions and standards; and that difficulties related to the compatibility, the provisions of public services, and the Yakima urban area comprehensive plan policies have been adequately resolved."

Proposed Draft Definition:

"Mission" means a facility typically owned or operated by a public agency or non-profit corporation, providing a variety of services for the disadvantaged, typically including but not limited to temporary housing for the homeless, dining facilities, health and counseling activities, whether or not of a spiritual nature, with such services being generally provided to the public at large. Mission uses shall be considered Class (2) uses which are generally permitted throughout the underlying district, but require Type (3) Review to provide for increased public notice, comment and review in order to ensure compatibility with the intent and character of the district and the objectives of the Yakima Urban Area Comprehensive Plan. Mission uses within the GC General Commercial, CBD Central Business District, and M-1 Light Industrial zoning districts as set forth in Table 4-1, YMC 15.04.030, shall be subject to a Type (3) review as set forth in Chapter 15.15 YMC effective as and from July 1, 2015. Any expansion of any existing mission use within such zoning districts shall follow the modification provisions of YMC 15.17 provided that any use which does not meet the requirements of YMC 15.17.040 shall be processed as a Class (2) use requiring a Type (3) Review. Additionally, prior to occupation and/or operation of all new and/or expanded mission uses, the applicant shall enter into a "Good Neighbor/Development Agreement codifying all required development standards, and mitigation required by the City of Yakima Hearing Examiner.

**DOC.
INDEX**

A-1



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/>

YAKIMA PLANNING COMMISSION

**RECOMMENDATION TO THE YAKIMA CITY COUNCIL
FOR**

**TEXT AMENDMENTS TO YMC 15.02 DEFINITIONS, AND TABLE 4-1 PERMITTED LAND
USES ADDING THE USE OF "MISSION" TO THE CITY'S URBAN AREA ZONING
ORDINANCE
June 24, 2015**

WHEREAS

The City of Yakima Hearing Examiner established a use and definition for a "Mission" in two Use Interpretations in 1992 and 1995 (City of Yakima Interpretations INT#1-92, and INT#2-95). Defining a "mission" as "...a facility typically owned or operated by a public agency or non-profit corporation, providing a variety of services for the disadvantaged, typically including but not limited to temporary housing for the homeless, dining facilities, health and counseling activities, whether or not of a spiritual nature, with such services being generally provided to the community at large."; and

WHEREAS

The City of Yakima Hearing Examiner also provided via the previous interpretations, that a "mission" should be allowed in the General Commercial (GC), Central Business District (CBD), and Light Industrial Zoning Districts (M-1) as Class (2) Uses requiring Type (2) Review; and

WHEREAS

The City of Yakima recognized that it did not have adequate zoning controls in place to appropriately site a mission or other homeless service, thereby adopting a six month moratorium on October 21, 2014, (ORD No. 2014-027) regarding operation of mission, community center, boarding house, comprehensive community health center, and multi-purpose community center uses in the Small Convenience Center (SCC) zoning district; and

WHEREAS

The City of Yakima City Council directed that the Yakima Planning Commission draft development regulations which appropriately regulate uses such as missions, community centers and mixed use building, boarding houses, comprehensive community health centers, and multi-purpose community centers; and

WHEREAS

On October 22, 2014, prior to the moratorium becoming effective Yakima Neighborhood Health Services requested an interpretation for a proposal to operate a community center providing public assistance services in the form of a food bank, health and social services, laundromat facility, and temporary homeless warming shelter in the SCC zoning district; and

WHEREAS

The Yakima Planning Commission held study sessions to review and discuss the City Council moratorium, and issue of mission, community center, boarding house, comprehensive community health center, and multi-purpose community center uses in the SCC and other

DOC.
INDEX
B-1



zoning districts of the City on: December 10, 2014, January 14, 2015, February 11, 2015, and February 25, 2015; and

WHEREAS

The Yakima Planning Commission gave direction at its February 25, 2015, meeting that it had sufficient opportunity to review the Hearing Examiner's interpretations, mission definition, permitted zoning designations, and district intent statements, and requested that City Planning staff schedule the public hearing for consideration of the Hearing Examiner's use interpretations; and

WHEREAS

The City of Yakima last amended the Yakima Urban Area Zoning Ordinance in January 2015; and

WHEREAS

Proposals to amend the City of Yakima's Urban Area Zoning Ordinance (YUAZO) follow the City's established process in YMC § 15.23.020(B) and YMC Title 16.

WHEREAS

Pursuant to RCW 36.70A.130(1) the City is required to regularly take legislative action to review and revise its development regulations in accordance with the Growth Management Act; and

WHEREAS

Under the provisions of YMC 1.42 the Yakima Planning Commission is responsible for the review of amendments to the Yakima Urban Area Zoning Ordinance and for recommending to the City Council the approval, modification or denial of each amendment; and

WHEREAS

The City of Yakima Planning Commission is charged with periodically reviewing all zoning and use interpretations issued by the City of Yakima Hearing Examiner under YMC 1.42.030 to consider their inclusion or exclusion from the Yakima Municipal Code; and

WHEREAS

Public notice of these amendments was provided in accordance with the provisions of YMC § 15.11.090, and YMC § 16.05.010 – 050. All property owners within three hundred feet of an SCC zoning district were mailed a Notice of Public Hearing on March 6, 2015, a legal ad in the Yakima Herald was also published on March 6, 2015; and

WHEREAS

The City of Yakima Planning Division initiated Environmental Review for this proposal on March 5, 2015, both preparing a State Environmental Policy Act Checklist (SEPA), and issuing the Notice of Application and Environmental Review on March 9, 2015; and

WHEREAS

Environmental Review of this proposal was concluded on April 13, 2015, with the issuance of a Determination of Non-Significance Notice of Retention of which the SEPA appeal period ended on April 27, 2015; and

WHEREAS

The recommendation for these amendments are based upon the criteria specified in YMC §§ 16.10.040 and 15.22.050; and

WHEREAS

The Yakima Planning Commission reviewed the district intent statements and development standards of the CBD, GC, M-1, SCC, and LCC zoning districts (listed below) to determine if the use of a "Mission" and "Community Resource Service Center" are appropriate; and

WHEREAS

The Yakima Planning Commission held its required open record public hearing on March 25, 2015, providing opportunity for the public to comment on the draft amendments; and

WHEREAS

The Yakima Planning Commission heard from twelve members of the public regarding the proposed amendments; and

WHEREAS

After hearing from the public, the Yakima Planning Commission deliberated on the amendments proposed for incorporation into YMC § 15.02 Definitions, and YMC § 15.04 Table 4-1 Permitted Land Uses as identified below:

"Mission":

1. The Planning Commission found that the "Mission" use as defined by the City's Hearing Examiner's 1992 and 1995 decisions appropriately defined a "Mission";
2. The definition of a "Mission" meets the zoning district intent statements of the General Commercial (GC), Central Business District CBD), and Light Industrial Zoning Districts (M-1); and
3. The Class (2) Review process is the appropriate level of review in the above mentioned zoning districts; and

WHEREAS

The Planning Commission by unanimous vote recommend:

1. Approval of the "Mission" Text Amendment request as set forth in the Hearing Examiner's 1992 and 1995 decisions; and
2. That the proposed "Community Resource Service Center" Text Amendment should be separated from consideration of the "Mission" use, and scheduled for a study session on April 8, 2015, as the proposal did not contain sufficient information to be appropriately reviewed; and

WHEREAS

The Yakima Planning Commission concluded its consideration of the "Mission" Text Amendment on March 25, 2015, forwarding its recommendation with findings of fact, and conclusions to the Yakima City Council (attached); and

WHEREAS

After appropriate public notice was provided in accordance with the procedures of the City of Yakima, by the Yakima City Clerk, the City of Yakima City Council in an open record hearing on

May 19, 2015, took public testimony regarding the proposed "Mission" ordinance, and considered the City of Yakima Planning Commission's recommendation to approve the proposed ordinance; and

WHEREAS

After considerable deliberation on the proposed ordinance, the Yakima City Council found that more public input and involvement was desired from property owners along N. 1st Street, and that the Planning Commission should consider increasing the level of review of a "Mission" use from a Type (2) review to that of a Type (3) review, and by a vote of 5 to 0 remanded the proposed ordinance back to the Planning Commission; and

WHEREAS

The Yakima City Planning Commission was notified of the council's action and direction on the proposed ordinance on May 27, 2015, to which the Planning Commission held an initial study session to discuss their initial options to address the council's request; and

WHEREAS

At the conclusion of the May 27, 2015, study session, and following discussion with city staff, the City Planning Commission found that it may be possible to increase the level of review of a land use without increasing the burden of compatibility or class of use, and directed City staff to bring back a revised ordinance at their next meeting accomplishing this objective; and

WHEREAS

On June 10, 2015, the Yakima City Planning Commission held a second study session regarding the remand of the "Mission" use ordinance at which the City Planning and Legal divisions submitted a two page staff report outlining the issues requested to be addressed, background on the history of the proposed use, staff suggested amendments, and a revised draft definition of the "Mission" use. The Yakima Planning Commission took significant public testimony from members of the public including: the Union Gospel Mission, Gateway Organization, and business and property owners along N. 1st Street. At the conclusion of the study session, the Planning Commission directed city staff to proof the draft definition, revise the proposed ordinance, and schedule the public hearing for June 24, 2015; and

WHEREAS

On June 11, 2015, the City of Yakima Planning Division in accordance with YMC Title 16 provided public notice for the proposed Planning Commission remand hearing which included: 1) written notice to parties of record, 2) email to divisions and media, and 3) Legal add in the Yakima Herald; and

WHEREAS

On June 24, 2015, the City of Yakima Planning Commission opened the required remand hearing, received additional public input on the proposed ordinance changes, further deliberated

on the City Council's request to increase the level of review for a "Mission" use to that of a Type (3) Review, and made the following findings; and

Now therefore, the Yakima City Planning Commission presents the following findings and recommendations to the Yakima City Council:

Based upon a review of the information contained in the City of Yakima Hearing Examiner's 1992 and 1995 Unclassified Use Interpretations, (City of Yakima Interpretations INT#1-92, and INT#2-95), City of Yakima Comprehensive Plan 2025, Yakima Neighborhood Health's supplemental information, exhibits, testimony and other evidence presented at an open record public hearing held on March 25, 2015, and remand hearing of June 24, 2015; and a review of the Yakima Urban Area Zoning Ordinance; the Planning Commission makes the following:

FINDINGS

The amendment proposal to establish, further regulate or permit the use of "Mission" as defined by the City of Yakima Interpretations INT#1-92, and INT#2-95, and considered by the City of Yakima Planning Commission at its March 25, 2015, public hearing within the Yakima Municipal Code, Title 15 Urban Area Zoning Ordinance.

The requested changes are consistent with the Yakima Urban Area Comprehensive Plan by meeting the goals, objectives and policies of the Plan set forth in the General Development, Public Services, Land Use, Transportation, and Utilities Elements of the Comprehensive Plan.

The City of Yakima Planning Commission has studied the proposed issues and finds that the proposed ordinance amendment will not have an adverse consequence for adjacent jurisdictions or service providers. There are no regionally significant issues known related to the request; consequently, this request will not significantly contribute to the cumulative impacts of other Comprehensive Plan amendments, and/or zoning amendments.

This proposal meets the County-wide Planning Policies and intent of the Growth Management Act because it will provide appropriate land use controls which direct service providers of the homeless populations of Yakima to appropriate zoning districts within the City of Yakima that have the least impact on surrounding business, and residential neighborhoods.

YAKIMA PLANNING COMMISSION'S CONCLUSIONS

- a) The text amendment impacts the Central Business District, General Commercial, and Light Industrial zoning districts of the City.
- b) No significant adverse environmental impacts have been identified by the approval of the amendment request.
- c) The requested text amendment to the City of Yakima's Urban Area Zoning Ordinance is supported by the City of Yakima's Urban Area Comprehensive Plan 2025.
- d) The amendment to the Yakima Municipal Code, Title 15 Urban Area Zoning Ordinance, which includes, but is not limited to, a new definition in YMC § 15.02, and addition of a new land use category to YMC § 15.04 Table 4-1 Permitted Uses.
- e) The City of Yakima Planning Commission considered the issues raised by the Yakima City Council on remand at its June 24, 2015, meeting by: 1) considering additional testimony from business and property owners along N. 1st St. at two public study sessions, and one open record hearing, and 2) elevating the level of review of a "Mission" to that of a Type (3) Review.

- f) The City of Yakima Planning Commission concludes that increasing the level of review of a "Mission" use from a Type (2) to Type (3) Review process does not hinder a mission from locating within the CBD, GC, and M-1 zoning districts, but rather enhances the public's involvement in commenting on such applications.
- g) The City of Yakima Planning Commission further concludes that due to the impacts of a "Mission" on surrounding businesses, and residential neighborhoods that "Mission" uses should be required to enter into a development agreement between the City of Yakima and applicant/property owner.

MOTION

Based upon the analysis, findings and conclusions outlined above, it was moved and seconded that the Yakima Planning Commission recommend APPROVAL of the text amendment to the Yakima Municipal Code (YMC) Title 15, Urban Area Zoning Ordinance. The motion carried by unanimous vote.

Having made the above Findings of Fact and Conclusions, the Planning Commission hereby renders its

RECOMMENDATION TO CITY COUNCIL

The Planning Commission of the City of Yakima, having received and considered all evidence and testimony presented at public hearings, and having received and reviewed the record herein, hereby recommends that the City Council of the City of Yakima APPROVE the zoning Text Amendment application (TXT #001-15 & SEPA #007-15), and accompanying ordinance.

RECOMMENDED this 24th day of June, 2015.

By: _____
Dave Fonfara, Chairman
Yakima Planning Commission

ORDINANCE NO. 2015-

AN ORDINANCE relating to land use; amending Section 15.02.020 of the Yakima Municipal Code to add definition of mission use, and amending Table 4-1 of Section 15.04.030 of the Yakima Municipal Code designating such use as a Class (2) use only within the GC General Commercial, CBD Central Business District, and M-1 Light Industrial zoning districts of the City of Yakima.

WHEREAS, the City Council has previously adopted ordinances establishing zoning districts within the City of Yakima, defining certain land uses, and designating such uses within the zoning districts, all as codified in Title 15 of the Yakima Municipal Code (YMC); and

WHEREAS, the City Council previously adopted Ordinance No. 2014-027 implementing a moratorium on the acceptance of applications for, processing and issuance of, land use approvals and permits for "mission uses" within the SCC Small Convenience Center zoning district pending adoption of a comprehensive regulation governing such uses; and

WHEREAS, the Planning Commission of the City of Yakima has conducted meetings and a public hearing on March 25, 2015 pursuant to notice, and after consideration of all comments, evidence and testimony presented has presented a recommendation, supported by appropriate findings of fact and conclusions of law adopted April 8, 2015, to the City Council; and

WHEREAS, the City Council held a public hearing on May 19, 2015 to receive and consider the recommendation of the Planning Commission, and after receiving public comment and testimony, remanded the recommendation to the Planning Commission to consider whether new mission uses should be considered Class (3) uses in the GC General Commercial, CBD Central Business District, and M-1 Light Industrial zoning districts of the City of Yakima; and

WHEREAS, the Planning Commission has held a study session and conducted a public hearing on June _____, 2015 concerning such issues, and having considered all evidence and testimony presented, has adopted on June _____, 2015 Findings of Fact, Conclusions and Recommendation; and

WHEREAS, the City Council has received the recommendation of the Planning Commission and has conducted a public hearing on June _____, 2015 pursuant to notice duly published to consider such recommendation; and

WHEREAS, the recommendation of the Planning Commission supports the amendment of YMC 15.02.020 to add a definition of "mission" use, and to amend Table 4-1 of YMC 15.04.030 to allow such use as a Class (2) use only within the GC General Commercial, CBD Central Business District, and M-1 Light Industrial zoning districts of the City of Yakima, but requiring that new mission uses within such zoning districts shall

be subject to a Type (3) review with a development agreement incorporating applicable development standards and mitigations imposed by the hearing examiner; and further that any modification of an existing mission use shall be subject to the modification procedures and provisions of Chapter 15.17 YMC; provided, that any proposed modification that does not meet the criteria in YMC 15.17.040 for administrative review and approval shall be subject to a Type (3) review with a development agreement incorporating applicable development standards and mitigations imposed by the hearing examiner; and

WHEREAS, the City Council finds and determines that such recommendation is supported by previous interpretations of record by the hearing examiner as set forth in *In re: Union Gospel Mission*, City No. UAZO-Interp. No. 1-92, Examiner No. I92-5-2 (Lamb, Feb. 27, 1992); and *In re: Modification of Interpretation, Union Gospel Mission*, Interpretation No. 2-95, Examiner No. I95-5-27 (Lamb, June 9, 1995); and

WHEREAS, the City Council finds and determines that YMC 15.02.020 should be amended to add a definition of "mission" use consistent with the definition previously formulated by the hearing examiner, and that Table 4-1 of YMC 15.04.030 should be amended to allow such use as a Class (2) use with a Type (3) review as described above within the GC General Commercial, CBD Central Business District, and M-1 Light Industrial zoning districts of the City of Yakima; and

WHEREAS, the City Council finds and determines that the amendments described above are in the best interest of residents of the City of Yakima and will promote the general health, safety and welfare; now, therefore

BE IT ORDAINED BY THE CITY OF YAKIMA:

Section 1. The recommendation of the City of Yakima Planning Commission as described above is received, together with the Planning Commission's Findings of Fact and Conclusions of Law in support thereof, which Findings of Fact and Conclusions of Law are hereby adopted by the City Council.

Section 2. YMC 15.04.020 is hereby amended to add a definition of land use for "mission" use to read as follows:

"Mission" means a facility typically owned or operated by a public agency or non-profit corporation, providing a variety of services for the disadvantaged, typically including but not limited to temporary housing for the homeless, dining facilities, health and counseling activities, whether or not of a spiritual nature, with such services being generally provided to the public at large. Mission uses shall be Class (2) uses within the GC General Commercial, CBD Central Business District, and M-1 Light Industrial zoning districts as set forth in Table 4-1, YMC 15.04.030, and subject to a Type (3) review as set forth in Chapter 15.15 YMC with a development agreement incorporating applicable development standards and mitigations imposed by the hearing examiner. Effective as and from July , 2015, any modification of an existing mission use shall be subject to the

modification procedures and provisions of Chapter 15.17 YMC; provided, that any proposed modification that does not meet the criteria in YMC 15.17.040 for administrative review and approval shall be subject to a Type (3) review with a development agreement incorporating applicable development standards and mitigations imposed by the hearing examiner.

Section 3. Table 4-1 of YMC 15.04.030 (“Health and Social Service Facility” component) is hereby amended to provide that mission uses are Class (2) uses only within the GC General Commercial, CBD Central Business District, and M-1 Light Industrial zoning districts within the City of Yakima, and not allowed within any other zoning districts, and subject to Type (3) review with a development agreement, all as set forth in Exhibit “A” attached hereto and incorporated herein by this reference, and with such changes shown in legislative format as set forth in Exhibit “B” attached hereto and incorporated herein by this reference.

Section 4. This ordinance shall be in full force and effect 30 days after its passage, approval, and publication as provided by law and by the City Charter.

PASSED BY THE CITY COUNCIL, signed and approved this 19th day of May, 2015.

ATTEST:

Micah Cawley, Mayor

City Clerk

Publication Date: _____

Effective Date: _____

EXHIBIT "A"
(Table 4-1, YMC 15.04.030)

Table 4-1 Permitted Land Uses
("Health and Social Service Facility" Component)

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
--	----	-----	-----	-----	-----	-----	----	-----	-----	----	----	-----	----	-----	-----

HEALTH AND SOCIAL SERVICE FACILITY															
Group Homes (six or fewer), Adult Family Home (*)	1	1	1	1	1	1					1	1			
Treatment Centers For Drug and Alcohol Rehabilitation					3	3		3	3		3	3	3	3	
Boarding House (*)	3		3	3	3	3					1	2			
Halfway House (*)				2							3	3			
Group Homes (more than six), Convalescent and Nursing Homes (*)			3	2	2	2					3	3			
Mission (*) (with Type (3) review, and development agreement – see definition)											2	2		2	

NOTES:

* Refers to definition in YMC Chapter 15.02

1 = Type (1) Permitted Home Occupation

2 = Type (2) Review and Approval by the Administrative Official Required

3 = Type (3) Review Public Hearing and Approval by the Hearing Examiner Required

[] = Not Permitted

EXHIBIT "B"
(Table 4-1, YMC 15.04.030 – Changes shown in legislative format)

Table 4-1 Permitted Land Uses
("Health and Social Service Facility" Component)

	SR	R-1	R-2	R-3	B-1	B-2	HB	SCC	LCC	AS	GC	CBD	RD	M-1	M-2
--	----	-----	-----	-----	-----	-----	----	-----	-----	----	----	-----	----	-----	-----

HEALTH AND SOCIAL SERVICE FACILITY															
Group Homes (six or fewer), Adult Family Home (*)	1	1	1	1	1	1					1	1			
Treatment Centers For Drug and Alcohol Rehabilitation					3	3		3	3		3	3	3	3	
Boarding House (*)	3		3	3	3	3					1	2			
Halfway House (*)				2							3	3			
Group Homes (more than six), Convalescent and Nursing Homes (*)			3	2	2	2					3	3			
<u>Mission (*) (with Type (3) review, and development agreement – see definition)</u>											<u>2</u>	<u>2</u>		<u>2</u>	

NOTES:

* Refers to definition in YMC Chapter 15.02

1 = Type (1) Permitted Home Occupation

2 = Type (2) Review and Approval by the Administrative Official Required

3 = Type (3) Review Public Hearing and Approval by the Hearing Examiner Required

[] = Not Permitted

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

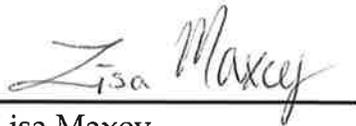
RE: TXT#001-15

City Planning - Mission Uses

N/A

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Remand Hearing**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicants, Yakima Planning Commission members, and parties of record; that said applicants and parties of record are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 11th day of June, 2015.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Lisa Maxey
Department Assistant II

**DOC.
INDEX
D-1c**

<p>01/14/15 YPC Meeting Maria Rosario Montes de Oca 104 S 7th Street Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Balbina Gomez 106 South 7th Street Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Ondina Garcia 107 South 7th Street Yakima, WA 98901</p>
<p>01/14/15 YPC Meeting Miguel Alvarez 108 S 7th Street Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Gloria Sanchez 108 South 7th Street Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Delia Solis 109 South 7th Street Yakima, WA 98901</p>
<p>01/14/15 YPC Meeting Mauricio Aramburo 113 South 6th Street #3 Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Bertha Ramirez Ruby's Daycare 113 South 7th Street Yakima, WA 98901 valleibertha@aol.com</p>	<p>01/14/15 YPC Meeting Juana Amezcua 115 North 9th Street Yakima, WA 98901 agentamezcua07@gmail.com</p>
<p>01/14/15 YPC Meeting Bertin Martinez 1414 South 16th Street Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Edward Torres 20 South 10th Street Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Maria Elena Garcia 204 South 6th Street Yakima, WA 98901</p>
<p>01/14/15 YPC Meeting Maribel Martinez 206 ½ South 6th Street Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Hilda Doble 206 South 6th Street #1 Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Francisco Lopez 211 ½ South 6th Street Yakima, WA 98901</p>
<p>01/14/15 YPC Meeting Jose Perez 211 South 6th Street Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Fred Fernandez 211 South 6th Street Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Salvador Nava 211 South 6th Street Yakima, WA 98901</p>
<p>01/14/15 YPC Meeting Severiano Barajas 217 Union Street Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Ismael Gonzalez 219 Union Street Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Jerry Winters 301 South 7th Street Yakima, WA 98901</p>
<p>01/14/15 YPC Meeting Benito & Francelia Suarez 303 South 6th Street #A Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Filemon Acevedo 305 South 7th Street Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Berenice Cortes 308 ½ South 6th Street Yakima, WA 98901</p>
<p>01/14/15 YPC Meeting Joe Chin ASAP Metal Fabricators 316 South 9th Street Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Lidia & Daniel Mendoza 320 South 9th Street Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Lori Zamudio 413 South 6th Street Yakima, WA 98901</p>
<p>01/14/15 YPC Meeting Gloria A. Rangel 517 Clark Street Moxee, WA 98936 Angelicarangel22@gmail.com</p>	<p>01/14/15 YPC Meeting Carl Howell 603 South 12th Street Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Josafath Cruz 711 East Spruce Street Yakima, WA 98901</p>
<p>01/14/15 YPC Meeting Daniel Fonseca 712 East Spruce Street Yakima, WA 98901</p>	<p>01/14/15 YPC Meeting Albert Lantrip 808 Pioneer Lane Union Gap, WA 98903</p>	<p>01/14/15 YPC Meeting Leonel Valencia 809 East Spruce Street Yakima, WA 98901 leonelvalencia809@yahoo.com</p>

DOC.
INDEX
 # D-1b

<p>03/09/15 E-mailed Comments David T. Reich 3005 W Chestnut Ave Yakima, WA 98902 d.reich@charter.net</p>	<p>03/12/15 Comment Lettér Marshall Clark 2320 N Atlantic Street, Ste# 100 Spokane, WA 99205</p>	<p>03/16/15 E-mailed Comments Wayne Ullman 2024 218th PL NE Sammamish, WA 98074 ullmanw@icloud.com</p>
<p>03/17/15 E-mailed Comments Frances Davies Thomas Davies Family Partnership L.P. 1024 Egan Avenue Pacific Grove, CA 93950 frances@guitarist.com</p>	<p>03/17/15 E-mailed Comments Valerie Fisher 315 S. 3rd Avenue Yakima, WA 98902 valerief@asapmetalfab.com</p>	<p>03/20/15 Comment Letter Terry Schweyen ASAP Metal Fabricators 315 South 3rd Avenue Yakima, WA 98902</p>
<p>03/20/15 Comment Letter Lloyd & Leah Higgins 3607 NE 119th Avenue Vancouver, WA 98682</p>	<p>03/20/15 Comment Letter Robert G. Koury 7327 Southwest Barnes Rd PMB 600 Portland, OR 97225</p>	<p>03/23/15 Comment Letter Isaac Baruch 1416 3rd Avenue Yakima, WA 98101</p>
<p>03/23/15 Comment Letter John Van Epps 3413 Clinton Way Yakima, WA 98902</p>	<p>03/23/15 Comment Letter Kathy Mantey 3703 W Nob Hill Blvd Yakima, WA 98902</p>	<p>03/25/15 E-mail comments Stephen Stokesberry Union Gospel Mission solfloris@msn.com</p>
<p>03/25/15 YPC Hearing James Parks 1119 Garfield Avenue Yakima, WA 98902</p>	<p>03/25/15 YPC Hearing Jim Hall 1413 S 8th Ave Yakima, WA 98902</p>	<p>03/25/15 YPC Hearing Terri Chacon 2005 W Chestnut Ave Yakima, WA 98902</p>
<p>03/25/15 YPC Hearing Nathan Poel 214 S 17th Ave Yakima, WA 98902</p>	<p>03/25/15 YPC Hearing Don Breitenfeldt KDF Investments 3807 Meadow Lane Yakima, WA 98902</p>	<p>03/25/15 YPC Hearing Fred Kerley 407 W Mead Ave Yakima, WA 98902</p>
<p>03/25/15 YPC Hearing Pastor Donald Davis 515 S 6th Street Yakima, WA 98901</p>	<p>03/25/15 YPC Hearing Reed & Wendy Ball 5808 Summitview Ave PMB#125 Yakima, WA 98908</p>	<p>03/25/15 YPC Hearing Joanne Orme 701 S 38th Ave #13 Yakima, WA 98902</p>
<p>03/25/15 YPC Hearing Judy Salverda 701 S 38th Ave #16 Yakima, WA 98902</p>	<p>03/25/15 YPC Hearing Patty Orona 701 S 38th Ave #5 Yakima, WA 98902</p>	<p>03/25/15 YPC Hearing Gwen Seward 701 S 38th Ave #7 Yakima, WA 98902</p>
<p>03/25/15 YPC Hearing Janice Bullek 701 S 38th Ave #8 Yakima, WA 98902</p>	<p>03/25/15 YPC Hearing Lynn Walters 701 South 38th Ave #18 Yakima, WA 98902</p>	<p>03/25/15 YPC Hearing Steve Hill Sshill538@gmail.com</p>
<p>03/25/15 YPC Hearing Deanna Roy laideerose@yahoo.com</p>	<p>03/25/15 YPC Hearing Larry Fuller maaxwell@hotmail.com</p>	<p>03/25/15 YPC Hearing Wanda Fuller fullerwanda@hotmail.com</p>
<p>03/25/15 YPC Hearing Bob McLaughlin drbob@gmail.com</p>	<p>03/25/15 YPC Hearing Janice Gonzalez Janiceg@yvwfc.org</p>	<p>03/25/15 YPC Hearing Bryon Underwood bhunderwood@msn.com</p>

**DOC.
INDEX
D-1b**

<p>03/26/15 E-mail Comments Jack & Nancy Westford 1837 Northshore Rd Bellingham, WA 98226 nwestford@gmail.com</p>	<p>03/27/15 Comment Letter Robert F. Lockbeam PO Box 10056 Yakima, WA 98909</p>	<p>04/01/15 E-mailed Comments Kim Kovalik kim.kovalik@charter.net</p>
<p>04/02/15 Comment Letter Luis Sandobal 1001 East Race Street Yakima, WA 98901</p>	<p>04/02/15 Comment Letter Barbara Cline 1460 North 16th Avenue, Ste. A Yakima, WA 98902 barbara@traho.com</p>	<p>04/02/15 Comment Letter Elizabeth England Koury Family Limited Partnership 806 South 24th Avenue Yakima, WA 98902</p>
<p>04/08/15 E-mailed Comment NVRSTUK nvrstuk@elltel.net</p>	<p>04/08/15 YPC Meeting Miguel Alvarez 104 South 7th Street Yakima, WA 98901</p>	<p>04/08/15 YPC Meeting Jay Sentz 118 Gilbert Drive Yakima, WA 98902</p>
<p>04/08/15 YPC Meeting Connie G. Simmons 206 1/2 S 7th St #2 Yakima, WA 98901</p>	<p>04/08/15 YPC Meeting Mark Johnson 614 South 24th Avenue Yakima, WA 98902</p>	<p>05/19/15 Council Hearing Amarjit Nijjar 1219 North 1st Street Yakima, WA 98901</p>
<p>05/19/15 Council Hearing Gary Rufener 1408 North 1st Street Yakima, WA 98901</p>	<p>05/19/15 Council Hearing Bill Brado McEwen Lakeside, LLC 203 Oak Street Yakima, WA 98901 Wbrado@Aol.com</p>	<p>05/19/15 Council Hearing Rev. Willie Pride The Atlantic Building LLC 2607 Logan Avenue Yakima, WA 98902</p>
<p>05/27/15 YPC Meeting Dennis Macias 1010 North 20th Avenue Yakima, WA 98902</p>	<p>05/27/15 YPC Meeting Bev Luby Bartz 114 North 7th Street Yakima, WA 98901</p>	<p>06/10/15 YPC Meeting Rajiv Sauson 1223 N 1st St Yakima, WA 98901</p>
<p>06/10/15 YPC Meeting Davin Shergill 1504 N 1st St Yakima, WA 98901</p>	<p>06/10/15 YPC Meeting Maud Scott 309 Union Street Yakima, WA 98901</p>	<p>06/10/15 YPC Meeting Phyllis Musgrove 424 N 30th Ave Yakima, WA 98902</p>
<p>06/10/15 YPC Meeting Resident 4702 Summitview Ave #100 Yakima, WA 98908</p>	<p>06/10/15 YPC Meeting Tom Durant 513 N Front St Ste Q Yakima, WA 98901</p>	<p>06/10/15 YPC Meeting Jaswant Singh 912 N 1st St Yakima, WA 98901</p>
<p>06/10/15 YPC Meeting Gary Rufener garyrufener@aol.com</p>	<p>Applicant Anita Monoian Yakima Neighborhood Health Services 12 South 8th Street Yakima, WA 98901</p>	<p>Applicant Rhonda Hauff Yakima Neighborhood Health Services 12 South 8th Street Yakima, WA 98901</p>
<p>Applicant Nathan Poel Yakima Neighborhood Health Services 12 South 8th Street Yakima, WA 98907 nathanp@orfh.org</p>	<p>Applicant Rachel Saimons, Attorney PO Box 22680 Yakima, WA 98907 saimons@mftlaw.com</p>	<p>Applicant Jamie Carmody Meyer, Fluegge & Tenney, P.S. PO Box 22680 Yakima, WA 98907 carmody@mftlaw.com</p>
<p>Applicant Anita Monoian Meyer, Fluegge & Tenney, P.S. PO Box 2605 Yakima, WA 98907 Anita.monoian@ynhs.org</p>	<p>Applicant Rhonda Hauff Yakima Neighborhood Health Services PO Box 2605 Yakima, WA 98907 Rhonda.hauff@ynhs.org</p>	<p>Applicant Nathan Poel Yakima Neighborhood Health Services PO Box 2605 Yakima, WA 98907 nathanpoel@gmail.com</p>

DOC.
INDEX
D-1b

Phone call request
Al Bradley
109 S 8th Street
Yakima, WA 98901
Albradley1@msn.com

Property Owner
Sung Lee
702 N. 48th Avenue
Yakima, WA 98908
Juliana1boss@yahoo.com

06/10/15 YPC Meeting
Rick Phillips
Yakima Neighborhood Health Services
PO Box 565
Yakima, WA 98907
rick.phillips@yugm.org

Ntc of Remand Hearing
TXT#001-15
Sent 6/11/15

DOC.
INDEX
D-1b

In-House Distribution E-mail List		
Name	Division	E-mail Address
Debbie Cook	Engineering	Debbie.cook@yakimawa.gov
Dana Kallevig	Wastewater	dana.kallevig@yakimawa.gov
Dan Riddle	Engineering	dan.riddle@yakimawa.gov
Mark Kunkler	Legal Dept	Mark.kunkler@yakimawa.gov
Jeff Cutter	Legal Dept	jeff.cutter@yakimawa.gov
Archie Matthews	ONDS	archie.matthews@yakimawa.gov
Mark Soptich	Fire Dept	mark.soptich@yakimawa.gov
Chief Rizzi	Police Department	Dominic.rizzi@yakimawa.gov
Joe Caruso	Code Administration	Joe.caruso@yakimawa.gov
Carolyn Belles	Code Administration	carolyn.belles@yakimawa.gov
Jerry Robertson	Code Administration	jerry.robertson@yakimawa.gov
Glenn Denman	Code Administration	glenn.denman@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.debusschere@yakimawa.gov
Dave Brown	Water/Irrigation	dave.brown@yakimawa.gov
Mike Shane	Engineering	mike.shane@yakimawa.gov
Randy Meloy	Wastewater	randy.meloy@yakimawa.gov
Scott Schafer	Public Works Dept	scott.schafer@yakimawa.gov
James Dean	Utilities	James.dean@yakimawa.gov
James Scott	Refuse Division	James.scott@yakimawa.gov
Kevin Futrell	Transit Division	kevin.futrell@yakimawa.gov
Joan Davenport	Planning	joan.davenport@yakimawa.gov
For the Record/File		
Binder Copy		Revised 12/2014

Type of Notice: NTC of Remand Hearing

File Number(s): TXT#001-15

Date of Mailing: 6/11/15

**DOC.
INDEX
D-16**

Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, June 11, 2015 9:30 AM
To: Belles, Carolyn; Brown, David; Caruso, Joe; Cook, Debbie; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Futrell, Kevin; Ibarra, Rosalinda; Kallevig, Dana; Kunkler, Mark; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Riddle, Dan; Rizzi, Dominic; Robertson, Jerry; Schafer, Scott; Scott, James; Shane, Mike; Soptich, Mark; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); 'Carmen Mendez'; Carmen Mendez (mdcmm303@gmail.com); Dave Fonfara; Ensey, Rick; Patricia Byers; Ron Anderson; Scott Clark; William Cook (cook.w@charter.net); Aaron, Robbie; Allyn, Kaarre; Beehler, Randy; Bill & Linda Beerman; Brown, Michael; Business Times Randy Luvaas (E-mail); City of Union Gap; City of Union Gap; Claar Tee, Sonya; CWHBA Joe Walsh (E-mail); Danielle Surkatty; David Gaudette; David Kearby - Associated General Contractors of WA; Davido, Sean; Dianna Woods; Doug Carey; Evodio Reyes; Farmworker Housing Marty Miller (E-mail); Gary Forrest; Jamie Carmody; Ken Camarata - AIA; Crockett, Ken; Lozano, Bonnie; Luz Bazan Gutierrez - RCDR; Mike & Cindy Noble; Mike Dooley - Wilbert Precast; Mike Shinn; Peters, Jeff; Phil Hoge; Price, Cally; Ralph Call; Robert Lockhart; Ron Pelson (ron@traditionaldesignsinc.com); Sandy Lloyd; Smith, Valerie; Steve Erickson; Steve S; Terrence Danysh; Terry Keenhan; Thomas Carroll; Walt Ranta; Crockett, Ken; Daily Sun News - Bob Story; KAPP TV News; KBBO-KRSE Radio - manager; KCJT TV News; KDNA Radio; KEPR TV News; KIMA TV News; KIMA TV News - Crystal Bui; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KUNS-TV Univision; KVEW TV News; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; Reed C. Pell; Tu Decides - Albert Torres; Yakima Herald Republic - Craig Troianello; Yakima Herald Republic - Erin Snelgrove; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic - Mark Morey; Yakima Herald Republic Newspaper; Yakima Valley Business Times - George Finch; Beehler, Randy
Cc: Peters, Jeff
Subject: NOTICE OF REMAND HEARING - Mission Uses - TXT#001-15
Attachments: NOTICE OF REMAND HEARING - City Planning - Mission Uses -TXT_001-15.pdf

Attached is a Notice of Remand Hearing regarding the above-entitled project. If you have any questions about this proposal please contact assigned planner Jeff Peters at (509) 575-6163 or by e-mail at jeff.peters@yakimawa.gov. Thank you!

Lisa Maxey

Department Assistant II

(509) 576-6669

Lisa.Maxey@yakimawa.gov

City of Yakima Planning Division
129 N. 2nd St. Yakima, WA 98901

DOC.
INDEX

D-1a

YAKIMA HERALD REPUBLIC

A daily part of your life

yakima-herald.com

-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below.

Please confirm placement prior to deadline, by contacting your account rep at (509) 577-7740.

Date: 06/08/15

Account #: 110358
Company Name: CITY OF YAKIMA PLANNING

Contact: ROSALINDA IBARRA

Address: DEPT OF COMMERCIAL
ECONOMICAL DEVELOPEME
129 N 2ND STREET
YAKIMA, WA 98901-2720

Telephone: (509) 575-6164

Run Dates:
Yakima Herald-Republic 06/11/15
YakimaHerald.com 06/11/15

Ad ID: 552053

Start: 06/11/15
Stop: 06/11/15

Total Cost: \$119.85
Agate Lines: 67
of Inserts: 2
Ad Class: 6021
Account Rep: Simon Sizer
Phone #: (509) 577-7740
Email: ssizer@yakimaherald.com

Ad Proof

CITY OF YAKIMA NOTICE OF REMAND HEARING

DATE: June 11, 2015 **TO:** Members of the Public and Parties of Record **FROM:** Joan Davenport, AICP, Community Development Director
SUBJECT: Notice of Remand Hearing regarding the City of Yakima Planning Commission's Recommendation to the Yakima City Council incorporating a new definition of "Mission" into the City of Yakima's Municipal Code. **CITY FILE NUMBER(S):** TXT#001-15
NOTICE OF REMAND: On May 19, 2015, the Yakima City Council considered a recommendation and accompanying ordinance by the City of Yakima Planning Commission to incorporate a new definition and land use category for a "Mission" into the City's Municipal Code. Following testimony from the public during an open record hearing and deliberation on the matter, the City Council voted unanimously to remand the issue and ordinance back to the Planning Commission for further public input and work. 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. Additional information may be found on the City of Yakima Planning website under Quick Links beneath the "Yakima Planning Commission" heading: <http://www.yakimawa.gov/services/planning/> **NOTICE OF REMAND HEARING:** This request requires that the City of Yakima Planning Commission hold an open record public hearing. The public hearing is scheduled to be held on **Wednesday June 24, 2015, beginning at 3:30 p.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 to: City of Yakima, Planning Division, 129 N 2nd St., Yakima, WA 98901. If you have any question on this proposal, please call Jeff Peters, Supervising Planner at (509) 575-6163.

(552053) June 11, 2015

**DOC.
INDEX**

D-1a

Legal Notices

CITY OF YAKIMA NOTICE OF REMAND HEARING

DATE: June 11, 2015 **TO:** Members of the Public and Parties of Record **FROM:** Joan Davenport, AICP, Community Development Director
SUBJECT: Notice of Remand Hearing regarding the City of Yakima Planning Commission's Recommendation to the Yakima City Council incorporating a new definition of "Mission" into the City of Yakima's Municipal Code. **CITY FILE NUMBER(S):** TXT#001-15

NOTICE OF REMAND: On May 19, 2015, the Yakima City Council considered a recommendation and accompanying ordinance by the City of Yakima Planning Commission to incorporate a new definition and land use category for a "Mission" into the City's Municipal Code. Following testimony from the public during an open record hearing and deliberation on the matter, the City Council voted unanimously to remand the issue and ordinance back to the Planning Commission for further public input and work. 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. Additional information may be found on the City of Yakima Planning website under Quick Links beneath the "Yakima Planning Commission" heading: <http://www.yakimawa.gov/services/planning/>

NOTICE OF REMAND HEARING: This request requires that the City of Yakima Planning Commission hold an open record public hearing. The public hearing is scheduled to be held on **Wednesday June 24, 2015, beginning at 3:30 p.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 to: City of Yakima, Planning Division, 129 N 2nd St., Yakima, WA 98901. If you have any question on this proposal, please call Jeff Peters, Supervising Planner at (509) 575-6163.

(552053) June 11, 2015

DOC.
INDEX

D-1a



COMMUNITY DEVELOPMENT DEPARTMENT
Joan Davenport, AICP, Director

Planning Division
129 North Second Street, 2nd Floor Yakima, Washington 98901
Phone (509) 575-6183 • Fax (509) 575-6105
www.yakimawa.gov/services/planning

NOTICE OF REMAND HEARING

DATE: June 11, 2015

TO: Members of the Public and Parties of Record

FROM: Joan Davenport, AICP, Community Development Director

SUBJECT: Notice of Remand Hearing regarding the City of Yakima Planning Commission's Recommendation to the Yakima City Council incorporating a new definition of "Mission" into the City of Yakima's Municipal Code.

CITY FILE NUMBER(S): TXT#001-15

NOTICE OF REMAND

On May 19, 2015, the Yakima City Council considered a recommendation and accompanying ordinance by the City of Yakima Planning Commission to incorporate a new definition and land use category for a "Mission" into the City's Municipal Code. Following testimony from the public during an open record hearing and deliberation on the matter, the City Council voted unanimously to remand the issue and ordinance back to the Planning Commission for further public input and work. 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. Additional information may be found on the City of Yakima Planning website under Quick Links beneath the "Yakima Planning Commission" heading:

<http://www.yakimawa.gov/services/planning/>

NOTICE OF REMAND HEARING

This request requires that the City of Yakima Planning Commission hold an open record public hearing. The public hearing is scheduled to be held on **Wednesday June 24, 2015**, beginning at **3:30 p.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 to: City of Yakima, Planning Division, 129 N 2nd St., Yakima, WA 98901.

If you have any question on this proposal, please call Jeff Peters, Supervising Planner at (509) 575-6163.

DOC.
INDEX
D-1



REED C. PELL LAW OFFICES
7 SOUTH THIRD AVENUE
YAKIMA, WA 98902
1-509-952-3669
rcphousing@hotmail.com

June 10, 2015

To: City of Yakima Planning Commission
From: Reed C. Pell

Re: CITY PLANNING DIVISION / YNHS – “MISSION” & “RESOURCE SERVICE CENTER” USES – Proposed text amendments to the Zoning Ordinance: TXT#001-15 and TXT#002-15

It is my understanding that you are having a Study Session this afternoon at 3:30 pm regarding the above matter. Mr. Jeff Peters, Supervising Planner, has advised me that if I forward this letter to him by 3:00 pm today he will provide copies to you.

This matter has been remanded to you by the City Council for further review and consideration. I have reviewed the City Council Meeting at which this issue was considered and it appears that both the citizens that testified and the Council Members were concerned that the proposal being made included a recommendation of just a Class 2 review. The purpose of this letter is to urge you to adopt a Class 3 review on Mission and Resource Service Center Uses.

The Yakima Urban Area Zoning Ordinance includes several uses that are permitted only with a Class 3 review, to-wit:

Social Card Rooms (See YMC [15.09.090](#))
Horse Racing Tracks, Speedways
Cemetery/Crematorium with Funeral Home
Hospital (*) Outside Institutional Overlay
Correctional Facilities
Senior High School
Wastewater Sprayfield (*)
Zoo (*)
Treatment Centers For Drug and Alcohol Rehabilitation

DOC.
INDEX

E-1

RECEIVED

JUN 10 2015

**CITY OF YAKIMA
PLANNING DIV.**

Rendering Plants, Slaughter Houses

Mining Including Sand and Gravel Pits (*)

Off-Site Hazardous Waste Treatment and Storage Facilities (*)

Golf Courses, Clubhouses, Golf Driving Ranges

Concentrated Feeding Operation

The City has determined that the above uses can be so detrimental to surrounding property owners that the only way they should be permitted, if at all, is with a Class 3 Review. Note that one of the uses that requires a Class 3 Review is Treatment Centers for Drug and Alcohol Rehabilitation; a problem that is epidemic to people who find their way to a Mission.

In summary, it is my recommendation that a Mission and/or Resource Service Center Use be permitted only with a Class 3 Review. Do we really want another North First Street disaster in some other area of the City?

Sincerely yours,


Reed C. Pell

300
SERIAL

DOC.
INDEX

E-1

RECEIVED
JUN 10 2015
CITY OF YAKIMA
PLANNING DIV.