



DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

Joan Davenport, AICP, Director

129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901

ask.planning@yakimawa.gov • www.yakimawa.gov/services/planning

**CITY OF YAKIMA  
NOTICE OF APPLICATION, AND PUBLIC HEARING**

**DATE:** August 24, 2016  
**TO:** Applicant and Adjoining Property Owners  
**FROM:** Joan Davenport, AICP, Community Development Director & Planning Manager  
**SUBJECT:** Notice of Application and Public Hearing for a Class 3 Land Use Review for a proposal to construct a duplex in the Suburban Residential (SR) zoning district.

**NOTICE OF APPLICATION**

**LOCATION:** 9400 Tieton Dr.  
**TAX PARCEL NUMBERS:** 181330-22411  
**PROJECT APPLICANT:** Brian and Rebecca Reiswig  
**FILE NUMBER:** CL3#006-16  
**DATE OF APPLICATION:** July 1, 2016  
**DATE OF COMPLETENESS:** July 22, 2016

**PROJECT DESCRIPTION**

Proposal to construct a daylight basement duplex where the upstairs would be one unit consisting of three bedrooms, and the downstairs would be another unit consisting of two bedrooms in the Suburban Residential (SR) 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.

**NOTICE OF PUBLIC HEARING**

This request requires that the Hearing Examiner hold an open record public hearing. The public hearing is scheduled to be held on **Thursday, September 15, 2016 beginning at 9:00 a.m.**, in the Council Chambers, City Hall, 129 N 2<sup>nd</sup> Street, Yakima, WA. Any person desiring to express their views on the matter is invited to attend the public hearing or to submit written comments. All written comments shall be submitted to the City of Yakima Planning Division by **5:00p.m. on Tuesday, September 13, 2016**. Following the public hearing, the Hearing Examiner will issue his decision within ten (10) business days.

**NOTICE OF DECISION**

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

**Joan Davenport, AICP, Community Development Director  
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.  
(CL3#006-16 – Reiswig)*

The file containing the complete application is available for public review at the City of Yakima Planning Division, 2<sup>nd</sup> floor City Hall, 129 North Second Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, Associate 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



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)

MULTI FAMILY DWELLING

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.

WOULD LIKE TO BUILD A DAYLIGHT BASEMENT DUPLEX.
UPSTAIRS ONE UNIT (3 Bd Rm)
DOWN STAIRS (2 Bd Rm, LIKE A MOTHER-IN-LAW APT)

B. How is the proposal compatible to neighboring properties?

IT WILL LOOK LIKE ALL THE OTHER SINGLE FAMILY IN THE AREA, FROM

C. What mitigation measures are proposed to promote compatibility?

DOWN STAIRS HAS IT'S OWN ENTRANCE FROM SIDE OR BACK SIDE OF STRUCTURE.

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

WILL LOOK LIKE A SINGLE FAMILY STRUCTURE

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

IT WILL LOOK THE PART OF R-1 ZONING

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

THE PROPERTY WILL BE MAINTAINED, NOT LEFT TO JUST GROW WEEDS.

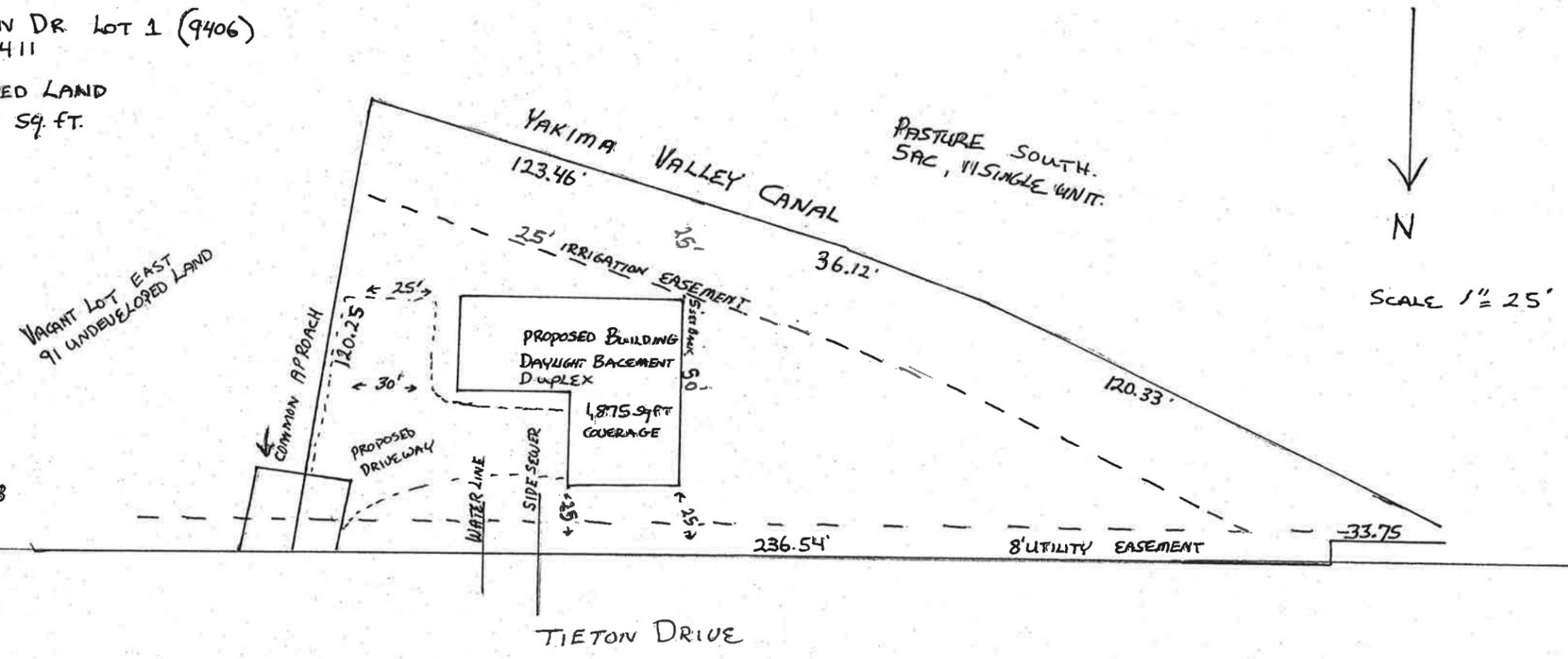
Note: if you have any questions about this process, please contact us City of Yakima, Planning Division - 129 N. 2nd St., Yakima, WA or 509-575-6183

RECEIVED

SITE ADDRESS:  
 BRIAN REISWIG 972-0390  
 9400 TIETON DR LOT 1 (9406)  
 PN: 18133022411  
 91 UNDEVELOPED LAND  
 LOT 1 18,516 sq. ft.

OWNER ADDRESS:  
 BRIAN REISWIG  
 330 VAUGHN RD  
 YAKIMA, WA 98908  
 509-972-0390

*Brian Reiswig*



VACANT LOT EAST  
 91 UNDEVELOPED LAND

11 SINGLE UNIT  
 NORTH OF SITE

RECEIVED  
 JUL 01 2016  
 CITY OF YAKIMA  
 PLANNING DIV.

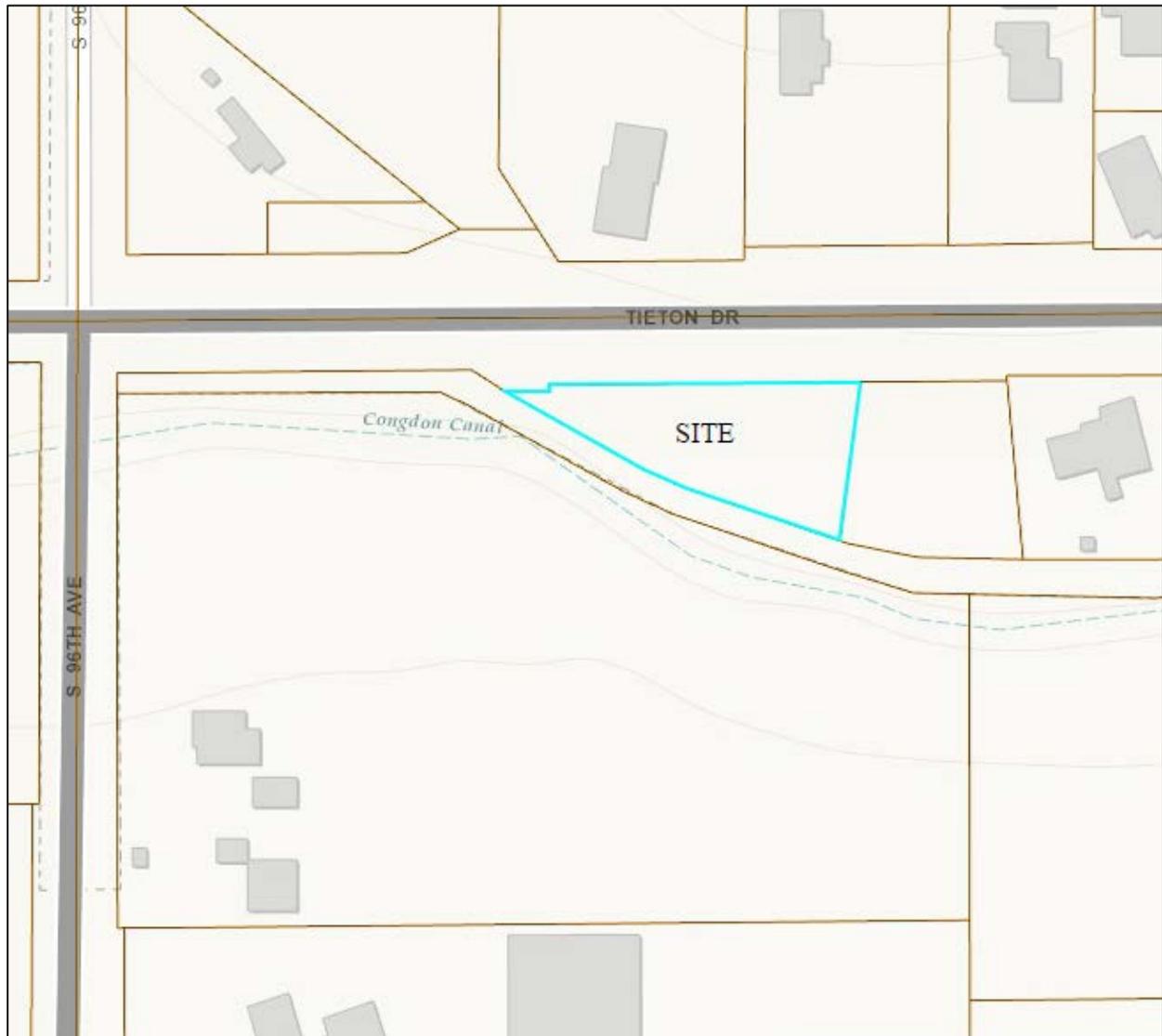
# VICINITY MAP



**File Number:** CL3#006-16

**Project Name:** Brian Reiswig

**Site Address:** 9400 Tieton Dr



Proposal: Proposal to construct a duplex in the SR zoning district.

Contact the City of Yakima Planning Division at (509) 575-6183

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.

Date Created: 7/6/2016

