



DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

Joan Davenport, AICP, Director

129 North Second Street, 2nd Floor, Yakima, WA 98901

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

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

DATE: December 24, 2015
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director & Planning Manager
SUBJECT: Notice of Application for the proposal to construct a single duplex unit in Single-Family (R-1) zoning district.
LOCATION: 1713 S. 10th Ave.
PARCEL NO.: 181336-13447
FILE NUMBER: CL3 #005-15

NOTICE OF APPLICATION

The City of Yakima Department of Community Development has received an application from Juan and Maria Gonzales to construct a duplex unit 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 **January 13, 2016**, 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. (CL3 #005-15 Gonzales)

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, February 11, 2016**, beginning at **9:00 a.m.**, or soon thereafter, 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

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CITY OF YAKIMA
PLANNING DIV.



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 an 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.

The proposed action is to gain approval, via a Type 3 Review, to construct a single duplex unit on one of two short platted lots (PSP#12-015) of approximately 9,600 sq. ft. Two off-street parking spaces will be provided for each living unit. Occupation is to be for residential non-business activities.

B. How is the proposal compatible to neighboring properties?

Immediately adjacent neighborhood is comprised of single family residences; however the present parent parcel faces directly west (across So. 10th Avenue) at property zoned as R-2 Duplex. A tract zoned as R-1, supporting a multiple unit (6-plex) also lies on the West side of South 10th Avenue at the Southwest corner of subject parcel.

C. What mitigation measures are proposed to promote compatibility?

While no specific mitigation measures are proposed it must be noted that the street improvements mandated by the short plat approval may of themselves contribute to mitigation.

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

Current City Code does allow for duplex construction in an R-1 zone, with satisfactory Type 3 Review. While the immediate neighborhood is single family, the extended neighborhood, adjacent on West and only one block removed on the North, East and South side, are presently zoned R-2 Duplex.

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

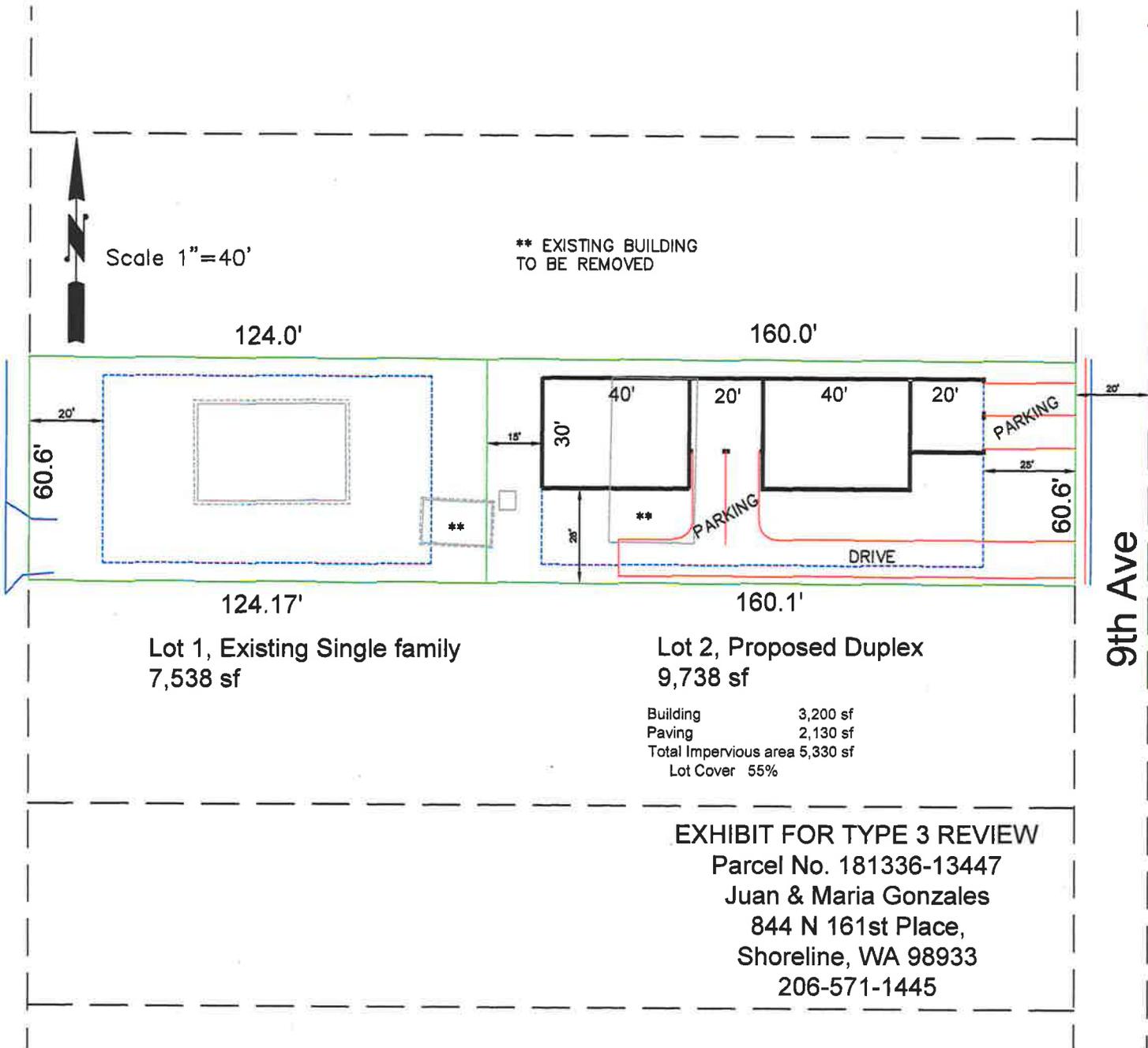
The two blocks in the Plat of McGlothern Country Home Sites No. 2, together with two blocks in adjacent Washington Avenue Addition, essentially form a four-block Island of R-1 zoning, surrounded on all sides by R-2 and R-3 zoning which would portray the proposed duplexe as appropriate to the greater neighborhood area.

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

The proposed duplexe is within walking distance of several neighborhood destinations as follows: Lewis & Clark Jr. High School, Kumler Field, Gardner Park, and Ridgeway Elementary School all within approx. 1,350 feet. The general area is one in which the basic public services are in place and available. This application is tendered in the belief that the proposed duplexe is appropriate for the area and that the best interest of the community is not comprised.

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

10th Ave



Lot 1, Existing Single family
7,538 sf

Lot 2, Proposed Duplex
9,738 sf

Building 3,200 sf
Paving 2,130 sf
Total Impervious area 5,330 sf
Lot Cover 55%

EXHIBIT FOR TYPE 3 REVIEW
Parcel No. 181336-13447
Juan & Maria Gonzales
844 N 161st Place,
Shoreline, WA 98933
206-571-1445

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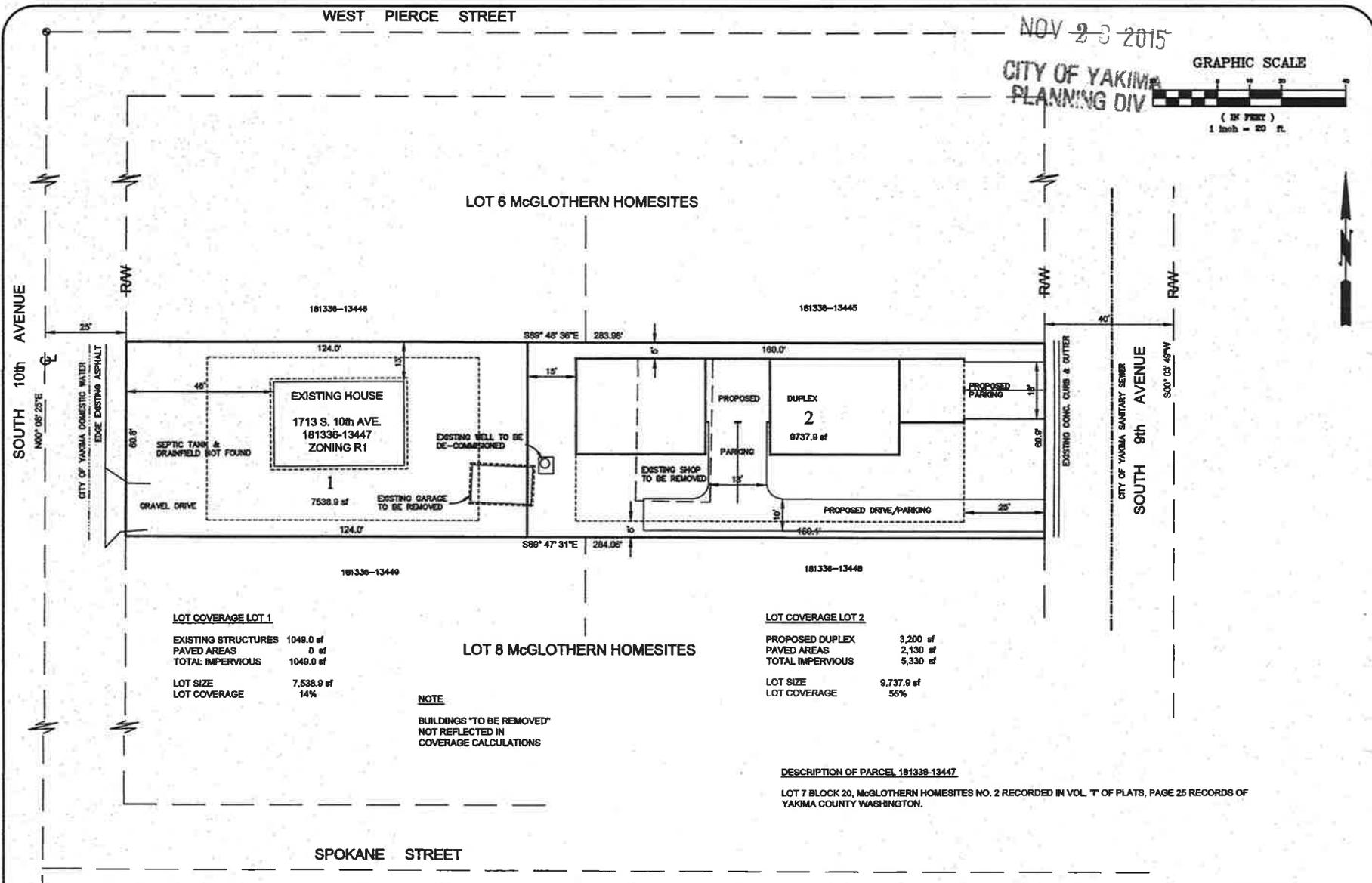
NOV 23 2015

CITY OF YAKIMA
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GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



LOT COVERAGE LOT 1

EXISTING STRUCTURES	1049.0 sf
PAVED AREAS	0 sf
TOTAL IMPERVIOUS	1049.0 sf
LOT SIZE	7,538.9 sf
LOT COVERAGE	14%

LOT COVERAGE LOT 2

PROPOSED DUPLEX	3,200 sf
PAVED AREAS	2,130 sf
TOTAL IMPERVIOUS	5,330 sf
LOT SIZE	9,737.9 sf
LOT COVERAGE	56%

NOTE
BUILDINGS "TO BE REMOVED"
NOT REFLECTED IN
COVERAGE CALCULATIONS

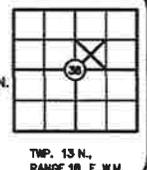
DESCRIPTION OF PARCEL 181338-13447

LOT 7 BLOCK 20, McGLOTHERN HOMESITES NO. 2 RECORDED IN VOL. "I" OF PLATS, PAGE 26 RECORDS OF YAKIMA COUNTY WASHINGTON.

FILING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____, AT _____ M.,
UNDER AUDITOR'S FILE NO. _____, RECORDS OF YAKIMA COUNTY, WASHINGTON.

CHARLES ROSS
YAKIMA COUNTY AUDITOR BY _____ DEPUTY



TWP. 13 N.,
RANGE 18 E., W.M.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JUAN GONZALES IN MAY 2015.
SURVEY PERFORMED UTILIZING STANDARD FIELD PROCEDURES, USING TOPCON RTK GPS AND/OR TOPCON GPT-9003A AND MEETING THE REQUIREMENTS OF WAC 332-130-090. MONUMENTS VISITED JUNE 9, 2015

THOMAS F. UPTON CERTIFICATE NO. LS12398



REVISED 11/19/15

Thomas F. Upton Surveying
Professional Land Surveyor

PO BOX 2514 YAKIMA, WASHINGTON 98907
TELEPHONE: VOICE (509) 576-0441 FAX (509) 452-0581

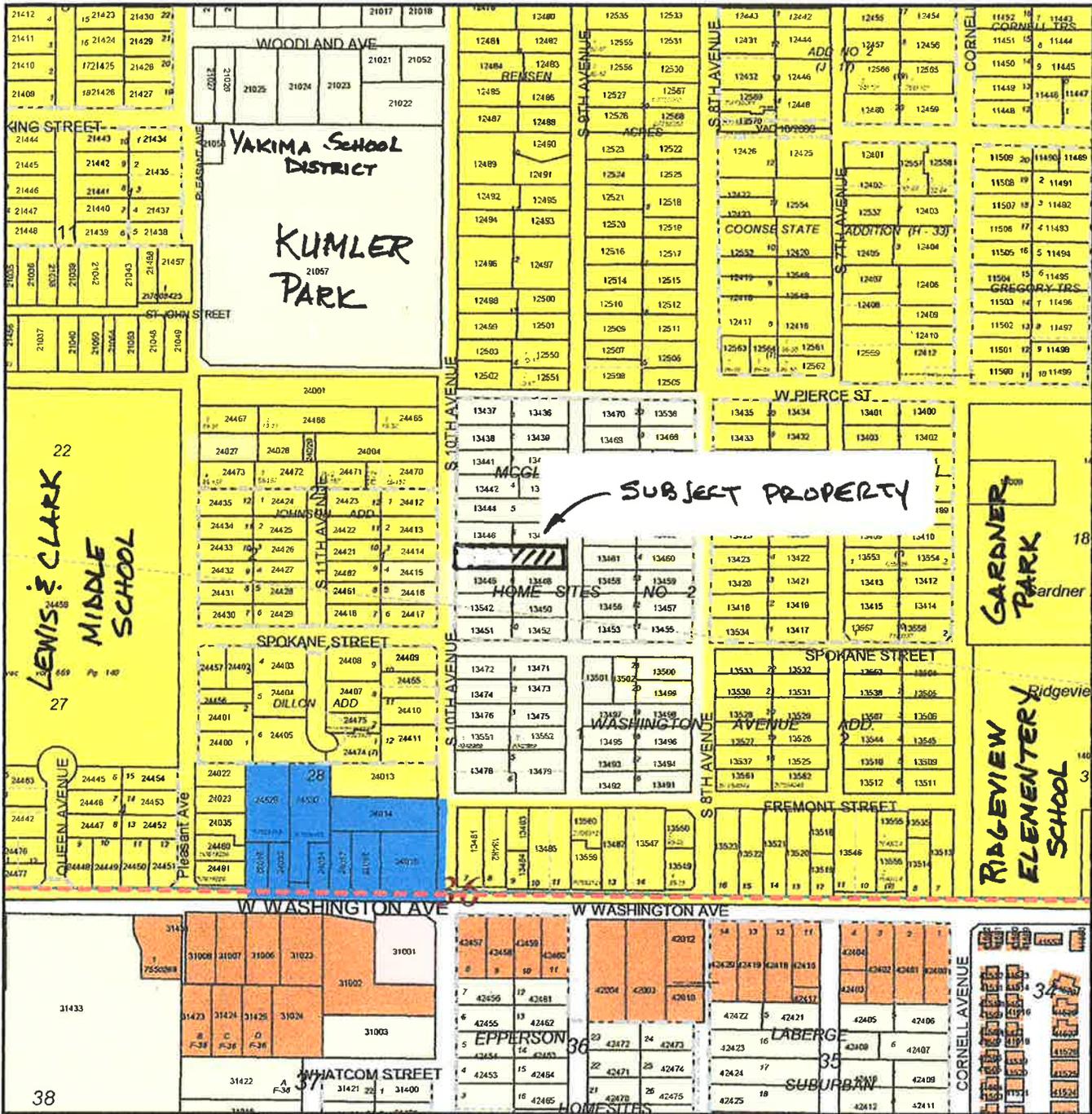
PRELIMINARY CITY OF YAKIMA SHORT PLAT
PREPARED FOR
JUAN & MARIA GONZALES
844 North 161st Place Shoreline WA 98933
SW 1/4 NE 1/4 SECTION 38 TWP. 13 NORTH, RNG. 18 EAST, W.M.
DATE: 07/21/15 SCALE: 1" = 20' ACCOUNT NO. 15559

15559pre.dwg

Yakima County GIS - Washington Land Information Portal

[\[Print Map\]](#)
[\[Close Map\]](#)

Yakimap.com



Map Center: Range:18 Township:13 Section:36

Application for Type III Review
Juan Gonzales

1713 So. 10th Ave, Yakima
Parcel No. 181336-13447

WWW.YAKIMAP.COM

Yakima County GIS
128 N 2nd Street
Yakima, WA 98901
(509)574-2992

One Inch = 400 Feet

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MAP AND PARCEL DATA ARE BELIEVED TO BE ACCURATE. BUT ACCURACY IS NOT GUARANTEED; THIS IS NOT A LEGAL DOCUMENT AND SHOULD NOT BE SUBSTITUTED FOR A TITLE SEARCH, APPRAISAL, SURVEY, FLOODPLAIN OR ZONING VERIFICATION

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CITY OF YAKIMA
PLANNING DIV.

18133613447

LAST_NAME: GONZALES
 FIRST_NAME: JUAN & MARIA E
 MIDDLE_NAM:
 ORG_NAME:
 SITUS_ADDR: 1713 S 10TH AVE
 SITUS_CITY: YAKIMA
 SITUS_ZIP: 98902
 MAILING_AD: 844 N 161ST PL
 MAILING_CI: SHORELINE
 STATE: WA
 ZIP_CODE: 98133
 Acres: 0.40
 MKT_LAND: \$34,950
 MKT_IMPVT: \$44,700
 TCA: 331
 TAX_YEAR: 2016
 USE_CODE: 11 Single Unit
 Zoning: R-1
 Future Land Use: LD
 In Floodplain: N
 Census Tract: 001202

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

