



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

NOTICE OF APPLICATION AND PUBLIC HEARING

DATE: January 18, 2019
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Francisco Sanchez & Amisadai Arreola
FILE NUMBER: CL3#004-18
LOCATION: 9312 Tieton Dr.
TAX PARCEL NUMBER(S): 181330-22412
DATE OF APPLICATION: December 5, 2018
DATE OF COMPLETENESS: January 15, 2019

PROJECT DESCRIPTION: Proposal to construct a duplex with an attached garage in the SR zoning district.

DETERMINATION OF CONSISTENCY: Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows:

1. The type of land use: Two-Family Dwelling (Duplex) is a Class (3) permitted use in the SR zoning district.
2. Level of Development: 2 units on 0.38 acres
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, garbage collection, etc.
4. Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards.

Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows:

1. The type of land use: Two-Family Dwelling (Duplex) is a Class (3) permitted use in the SR zoning district.
2. Density of Development: 5.3 dwelling units per net residential acre
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities.

REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING: Your views on this proposal are welcome. All written comments received by 5:00 p.m. on **February 7, 2019**, will be considered prior to issuing the recommendation. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **March 14, 2019 at 9:00 a.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (**CL3#004-18**) and applicant's name (**Francisco Sanchez & Amisadai Arreola**) in any correspondence you submit. You can mail your comments to:

Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St.; Yakima, WA 98901

NOTICE OF DECISION: Following the public hearing, the Hearing Examiner will issue his decision within ten (10) business days. When available, a copy of the decision will be mailed to parties of record and entities who were provided this notice. The file containing the complete application is available for public review at the City of Yakima Planning Division, 2nd Floor—City Hall, 129 N. 2nd St., Yakima, WA.

If you have questions regarding this proposal, please call Eric Crowell, Associate Planner, at (509) 576-6736, or e-mail to eric.crowell@yakimawa.gov.

Enclosed: Narratives, Project Descriptions, Site Plan, and Vicinity Map





DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901

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AVISO DE APLICACIÓN Y AUDIENCIA PÚBLICA

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

FECHA OTORGADA: 18 de enero, 2019
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Francisco Sanchez y Amisadai Arreola
No. DE ARCHIVO: CL3#004-18
UBICACIÓN: 9312 Tieton Dr.
No. DE PARCELA(S): 181330-22412
FECHA DE APLICACIÓN: 5 de diciembre, 2018
FECHA DE APLICACIÓN COMPLETA: 15 de enero, 2019

DESCRIPCIÓN DEL PROYECTO: Propuesta para construir un dúplex con un garaje adjunto en la zona residencial SR.

DETERMINACIÓN DE LA CONSISTENCIA: Conforme al Código Municipal YMC §16.06.020(A), las consideraciones del proyecto se determinan consistentes con las siguientes normas aplicables:

1. El tipo de uso terrenal: Vivienda Dúplex es un uso Clase 3 permitida en la zona residencial SR.
2. Nivel de desarrollo: 2 unidades en 0.38 acres
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a todas las normas de desarrollo del título 12 y del título 15.

Conforme al Código Municipal YMC §16.06.020(B), los reglamentos de desarrollo y las consideraciones del plan comprensivo son coherentes, de la siguiente manera:

1. El tipo del uso terrenal: Vivienda Dúplex es un uso Clase 3 permitida en la zona residencial SR.
2. Densidad del desarrollo: 5.3 unidades de vivienda por acre residencial neto
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA: Sus opiniones sobre esta propuesta son bienvenidas. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el **7 de febrero, 2019** serán considerados antes de emitir la decisión final sobre esta solicitud. Esta propuesta requiere una audiencia pública con registro abierto con el Examinador de Audiencias. Por lo tanto, una audiencia pública se llevara a cabo el **14 de marzo, 2019 comenzando a las 9:00 a.m.** en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública o a presentar comentarios por escrito. Por favor de hacer referencia al número de archivo (**CL3#004-18**) o al nombre del solicitante (**Francisco Sanchez y Amisadai Arreola**) en cualquier correspondencia que envíe. Por favor de enviar sus comentarios sobre esta propuesta a:

Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St., Yakima, WA 98901

AVISO DE LA DECISIÓN: Después de la audiencia pública, el Examinador de Audiencias emitirá su decisión o recomendación dentro de diez (10) días hábiles. Cuando la decisión final sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso.

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA.

Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov

Adjuntos: Narrativo, Descripción del Proyecto, Plan de Sitio, Mapa



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)

Two 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.

we are building if permitted a 3 bedroom 2 bathroom with 2 car garage with extra parking in front of garage doors, each side is going to have approximately 1485 sqft totaling 2,970 sqft, we are going to live in one side

B. How is the proposal compatible to neighboring properties?

The proposal is compatible to neighboring due to next door neighbor already has a duplex built. This is why we are trying to build our own duplex

C. What mitigation measures are proposed to promote compatibility?

will follow ymc standards

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

allowed through a class 3 land use.

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PLANNING DIV.

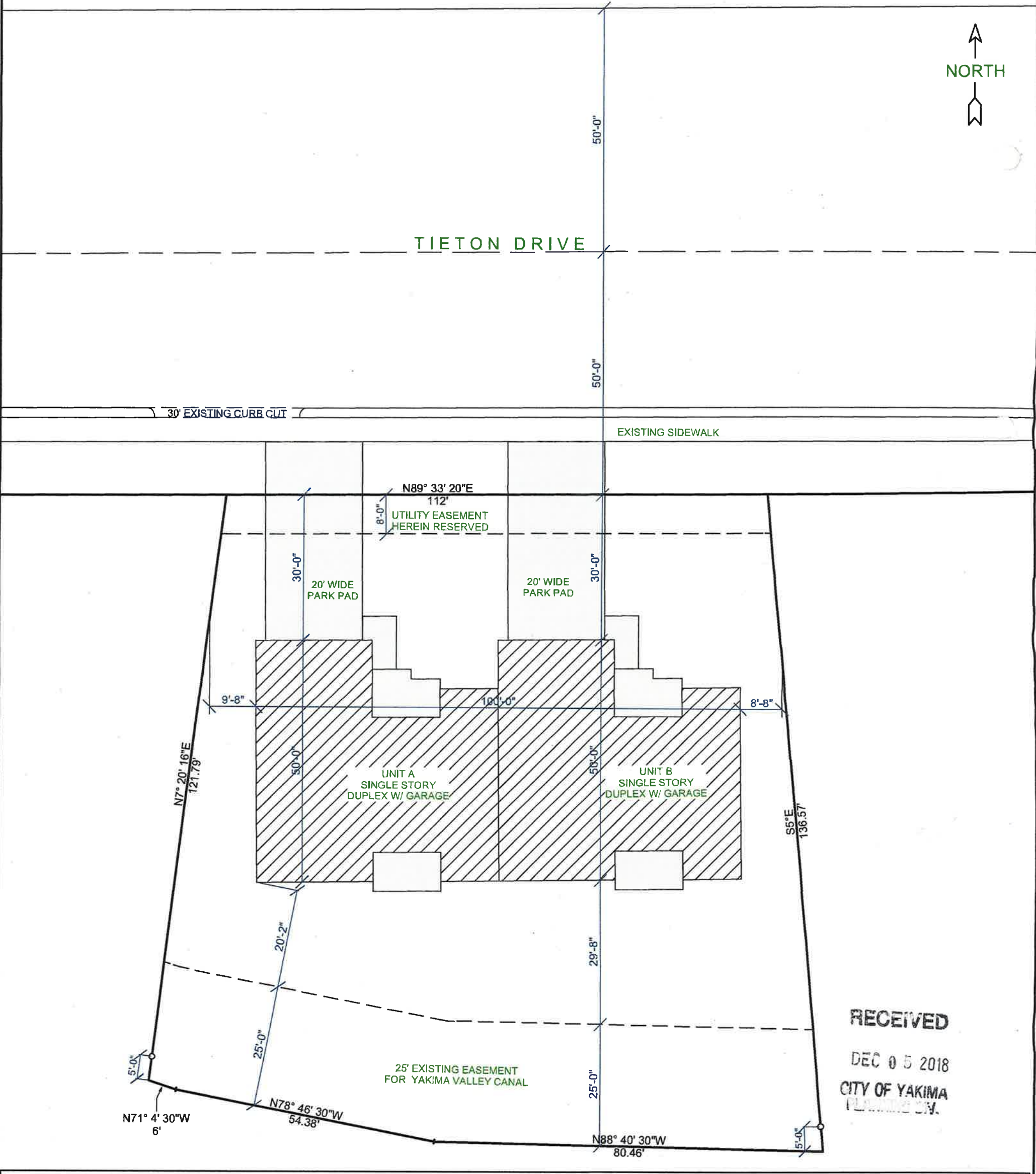
E. How is your proposal consistent with uses and zoning of neighboring properties?

Next door they built a duplex as well down the road there is more duplex

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

This will offer more housing for people. They will have more ~~some~~ opportunity to live in a home if we are allowed to build our duplex

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



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LOT COVERAGE CALCULATION

a) Footprint(s) of Existing structure(s)	0 SQ FT
b) Building Addition/New structure(a) Footprint(s)	4642 SQ FT
c) Paved Area(s) (Driveways, Walkways, Patios, etc) Total	0 SQ FT
d) Proposed paved Area(s)	1339 SQ FT
e) Total Impervious Surface (a+b+c+d = e)	5981 SQ FT
f) Lot Size	16629 SQ FT
g) Lot Coverage (e/f x 100 = g)	36.02 %

MAP SCALE (Please use the given scale, however, in some circumstances a different scale may work better.)
 CHECK ONE
 Preferred scale: 1 inch on the map = 20 feet on the ground
 Custom scale: 1 inch =

LOT INFORMATION

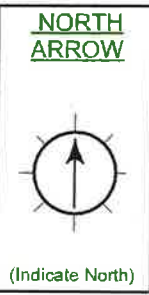
Parcel # (S) 18133022412
 Site Address 9400 BLOCK TIETON DRIVE
 Zoning SR
 Legal Description (brief) SECTION 30 TOWNSHIP 12 RANGE 18 QUARTER NW: SP 7713438 LOT 2

BACKGROUND INFORMATION

Applicant Name FRANCISCO SANCHEZ & AMISADAI ARREOLA
 Site Address 9312 Tieton Dr Yakima WA 98908
 Mailing Address 4541 Bell Rd Yakima WA 98901
 Contact person Francisco Sanchez Contact Phone 509-833-1658

Produced by (print) JEFF GILMORE
 Date: 10-29-18 REVISED: 11-5-18

Applicant signature [Signature] Date: 1/9/19



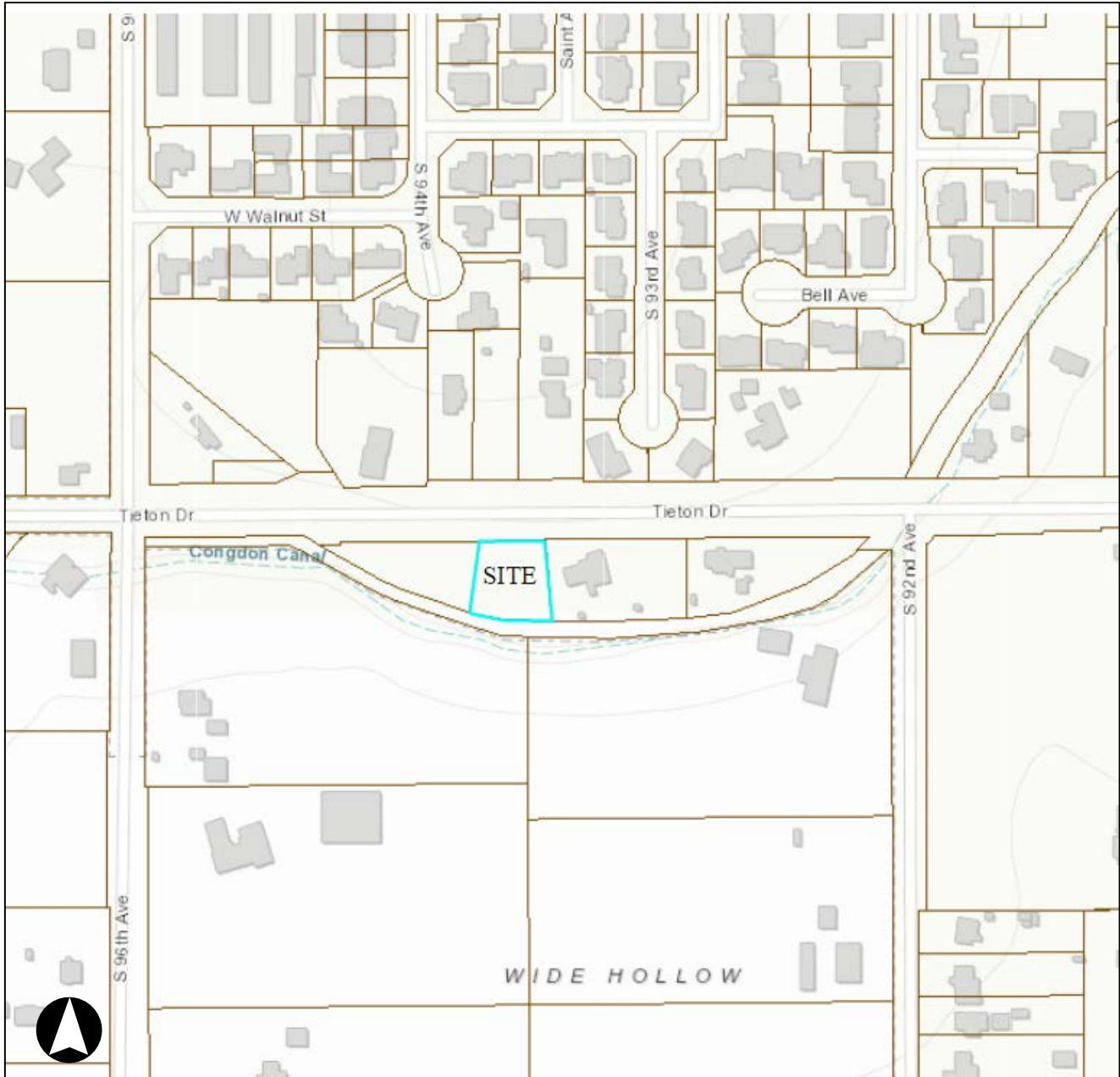
VICINITY MAP



File Number: CL3#004-18

Project Name: FRANCISCO SANCHEZ & AMISADAI ARREOLA

Site Address: 9312 TIETON DR



Proposal: Proposal to construct a duplex in the SR zoning district with an attached garage for each unit.

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: 12/10/2018

