



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd Floor, Yakima, WA 98901
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**NOTICE OF APPEAL OF ADMINISTRATIVE OFFICIAL'S DECISION & PUBLIC HEARING
November 18, 2019**

City File APP#001-19

This notice is being provided to parties of record, the applicant, and the appellant that a timely appeal was filed by Digital Design & Development LLC, on behalf of Ramon Mora, on October 25, 2019 for the Administrative Official's Decision on ADJ#019-19. The decision approved the setback standard from 15 ft to 10 ft 9 in, and denied the parking standards to allow for more than 2 cars to back up into the public right-of-way and adjust the R-3 standards to allow the front yard to be used for more than three parking spaces. The subject property is located at 507 & 509 N 22nd Ave., Yakima, WA 98902.

In accordance with YMC § 16.08.018(D), "The [Planning] division shall:

1. Set a reasonable time and place for the hearing of the appeal; and,
2. Provide a notice of appeal and public hearing to the official whose decision is being appealed and parties entitled to notice of the decision, including posting of property and published notice at least ten days prior to the hearing."

Appeal Hearing: The Hearing Examiner will hold a public hearing on **January 9, 2020 at 9:00 a.m.** in the City Council Chambers at 129 N. 2nd Street, Yakima, WA, 98901. In accordance with YMC 16.08.018(G) "*Testimony given during the appeal shall be limited to those points cited in the appeal application.*" At the conclusion of the hearing, the Hearing Examiner will issue his written decision within ten working days unless a longer period is mutually agreed to by the applicant and the examiner. The decision of the examiner will be final unless appealed to the legislative body.

For further information or assistance you may contact Colleda Monick, Community Development Specialist, at (509) 576-6772, or email to: colleda.monick@yakimawa.gov.

A handwritten signature in black ink, appearing to read "Colleda Monick". The signature is fluid and cursive.

Colleda Monick
Community Development Specialist

Enclosures: Appeal Application and Site Plan



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 APELACIÓN DE LA DECISIÓN DEL FUNCIONARIO ADMINISTRATIVO Y
AUDIENCIA PÚBLICA
18 de noviembre, 2019**

No. de Archivo: APP#001-19

Esta notificación se proporciona al apelante, el solicitante, y personas registradas para avisarles que Digital Design & Development LLC, en nombre de Ramon Mora, presento una apelación oportuna el 25 de octubre 2019 sobre la decisión administrativa del archivo ADJ#019-19. La decisión administrativa aprobó el estándar del retroceso de 15 pies a 10 pies 9 pulgadas, y negó los estándares de estacionamiento para permitir que más de dos vehículos retrocedan hacia la vía pública y ajustar los estándares de la zona residencial R-3 para permitir que el patio delantero sea utilizado para más de tres estacionamientos. La propiedad en cuestión está ubicada en 507 7 509 N 22nd Avenue, Yakima, WA 98902.

De acuerdo al Código Municipal YMC § 16.08.018(D), "La división [de Planificación] deberá:

1. Establecer un tiempo y lugar razonable para la audiencia pública de apelación; y,
2. Proporcionar un aviso de apelación y audiencia pública al funcionario cuya decisión se está apelando y a las partes con derecho a recibir notificación de la decisión, incluyendo la publicación del aviso en la propiedad en cuestión y la publicación oficial del anuncio al menos diez días antes de la audiencia."

Audiencia de Apelación: El Examinador de Audiencias llevara a cabo una audiencia pública el **9 de enero 2020 a las 9:00 a.m.** en la Sala del Concejo Municipal ubicado en el 129 North 2nd Street, Yakima, WA 98901. De acuerdo con el Código Municipal YMC 16.08.018(G), "*El testimonio dado durante la apelación se limitara a los puntos citados en la solicitud de apelación.*" Al final de la audiencia pública, el Examinador de Audiencias imitara su decisión por escrito dentro de diez días hábiles a menos que un periodo más largo se acuerde mutuamente entre el Examinador y apelante. La decisión del Examinador será definitiva a menos que sea apelada al cuerpo legislativo.

Para más información o asistencia puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov.

Colleda Monick
Especialista en Desarrollo Comunitario

Adjuntos: Aplicación de Apelación y Plan del Sitio



Supplemental Application For:
APPEAL
 Yakima Urban Area Zoning Ordinance Chapter 15.16/Chapter 16.08

PART II – SUPPLEMENTAL APPLICATION

1. THIS APPLICATION IS AN APPEAL OF:

- Administrative Official’s Decision
- Hearing Examiner’s Decision
- Subdivision Administrator’s Decision
- SEPA Determination
- Other: _____

2. FILE NUMBER(S) OF PROPOSAL BEING APPEALED: ADJ#019-19

3. DESCRIPTION OF ACTION BEING APPEALED:

The property owner requested an administrative adjustment on the parking layout for each parcel. The proposed layout was for 6 cars on each parcel to pull straight in to the parking space and back out onto the street. This layout was denied by traffic engineering in favor of 3 cars parking north and 3 south in an off street parking area.

4. REASON FOR APPEAL - Describe the specific error(s) or issues(s) upon which the appeal is based, including an explanation of why the decision is not consistent with the Yakima Urban Area Plan, The Yakima Urban Area Zoning Ordinance, or other provisions of law. (Reference the section, paragraph, and page of the provision(s) cited.) (Attach if lengthy):

See attached

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507 & 509 N. 22nd Avenue Appeal to ADJ #019-19 Parking Layout

This neighborhood on North 22nd Avenue is an area of older homes with a street that was paved in the center with gravel shoulders on both sides. There is a light traffic count on this street as it would not be considered a thru-access. The tri-plex project meets the following city of Yakima goals and policies:

Goal 2.3 this project will enhance the quality, character and function of Yakima's residential neighborhoods

Policy 2.3.1 to provide a wide variety of housing types within the city to meet the full range of housing needs for Yakima's evolving population

Policy 2.3.2(A) Ensure that a new development is compatible in scale, style, density, and aesthetic quality to an established neighborhood

Goal 5.1 Encourage diverse and affordable housing choices

Current Plan Meeting City Standards

The issue is the recommended denial of the administrative adjustment for the parking layout by the traffic engineering department. Instead, they recommended a parking layout that meets city standards but is not practical for parking lot safety. The attached site plan shows the currently approved parking lot layout and includes the following safety issues:

- There is not room for a hammerhead turnaround before pulling into the street
- There is not room for a sidewalk that separates tenants from the parking area
- There is the potential for a car to back up into the building
- Drivers are likely to choose between backing up towards other cars or backing out to the street
- There is no room for a garbage/refuse area

Project Mitigation

In order to mitigate this issue for the preferred straight in parking the owner did the following:

- Requested an adjustment for a narrower setback at the rear of the building which allows for an additional 4'9" between the street and the parking area
- A landscaped area is provided between the parking stalls and the building, as well as installing wheel stops.
- Designated dumpster location

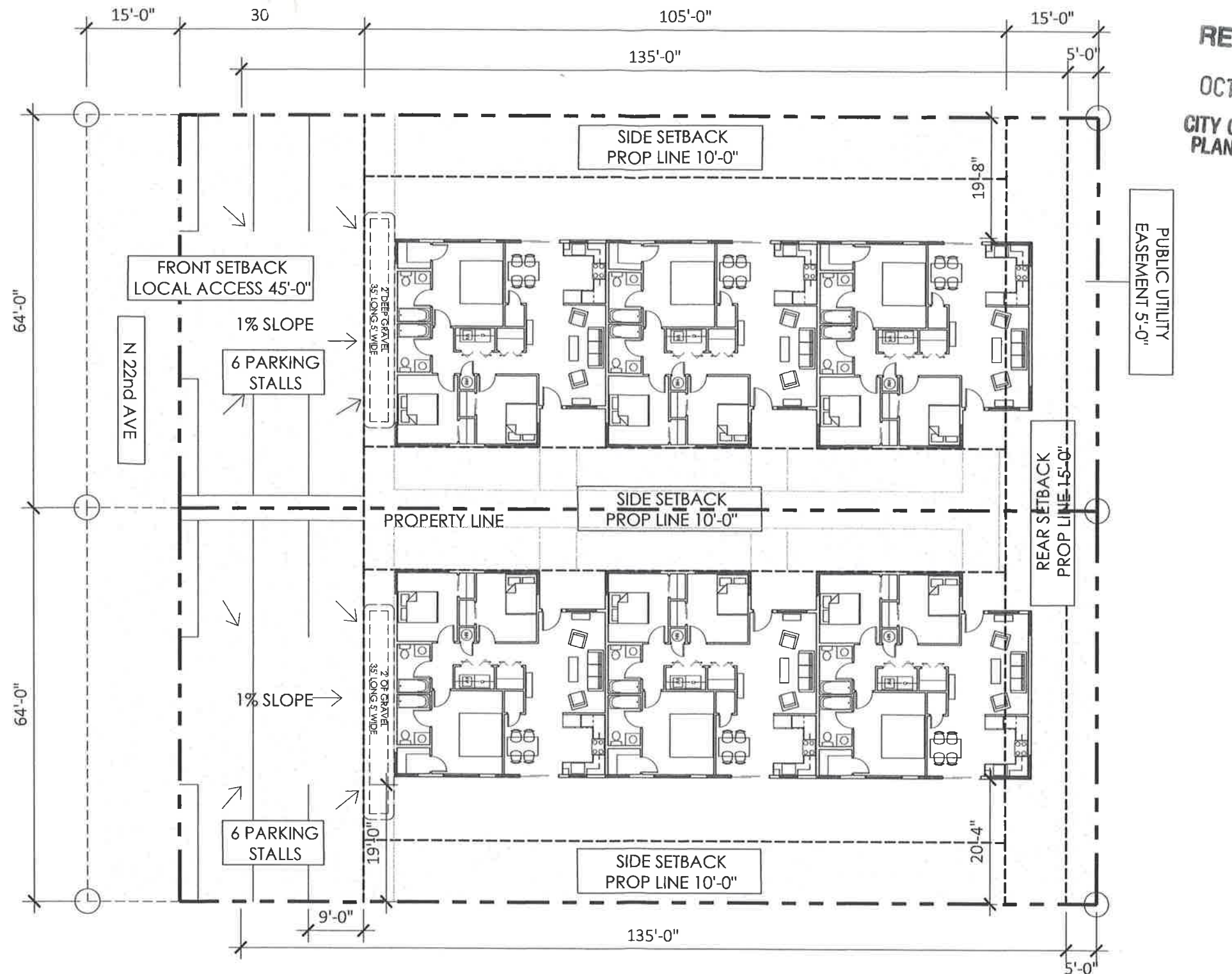
Proposed Parking Layout

We are proposing a solution to meet the expectations of Policy 6.5.1 Use a combination of enforcement, education, and engineering methods to keep vehicular travel patterns and travel speeds consistent with street functional classification and promote pedestrian safety.

- Cars will pull straight in on asphalt from the current street to the parking stall
- Cars are separated from the building by landscaping and wheel stops
- Tenants have a sidewalk between the parked cars and the building
- Cars have a greater separation between the street and the parking lot than normal when backing out
- The parking lot uses less asphalt in line with the city stormwater goals

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SITE PLAN
 SCALE: 1/30" = 1'0"

LOT COVERAGE PER SITE

BUILDING:	3,307 SF
PARKING AREA:	1,608 SF
TOTAL AREA:	4,915 SF
SITE AREA:	8,960 SF
COVERAGE AREA %	54 %

PARKING REQ PER SITE

2 PER UNIT = REQUIRED PARKING
 3 UNIT BUILDING = 6 PARKING STALLS ON SITE
 PARKING UNITS PROVIDED 6

STORM WATER PER SITE

PARKING AREA:	1,608 SF
GRAVEL CATCH BASIN	350 SF
DESIGN CRITERIA .15	241.2 SF
CAPACITY OF BASIN AREA USED:	68%

Approved Parking

CLIENT:
 Ramon Mora

PROJECT:
 Tri-Plex

APPROVAL DOCUMENTS
Site Plan

Drawing Data
 Date: OCT 15, 2019
 By: 3D
 File#

VERSION NO. REVISION 2

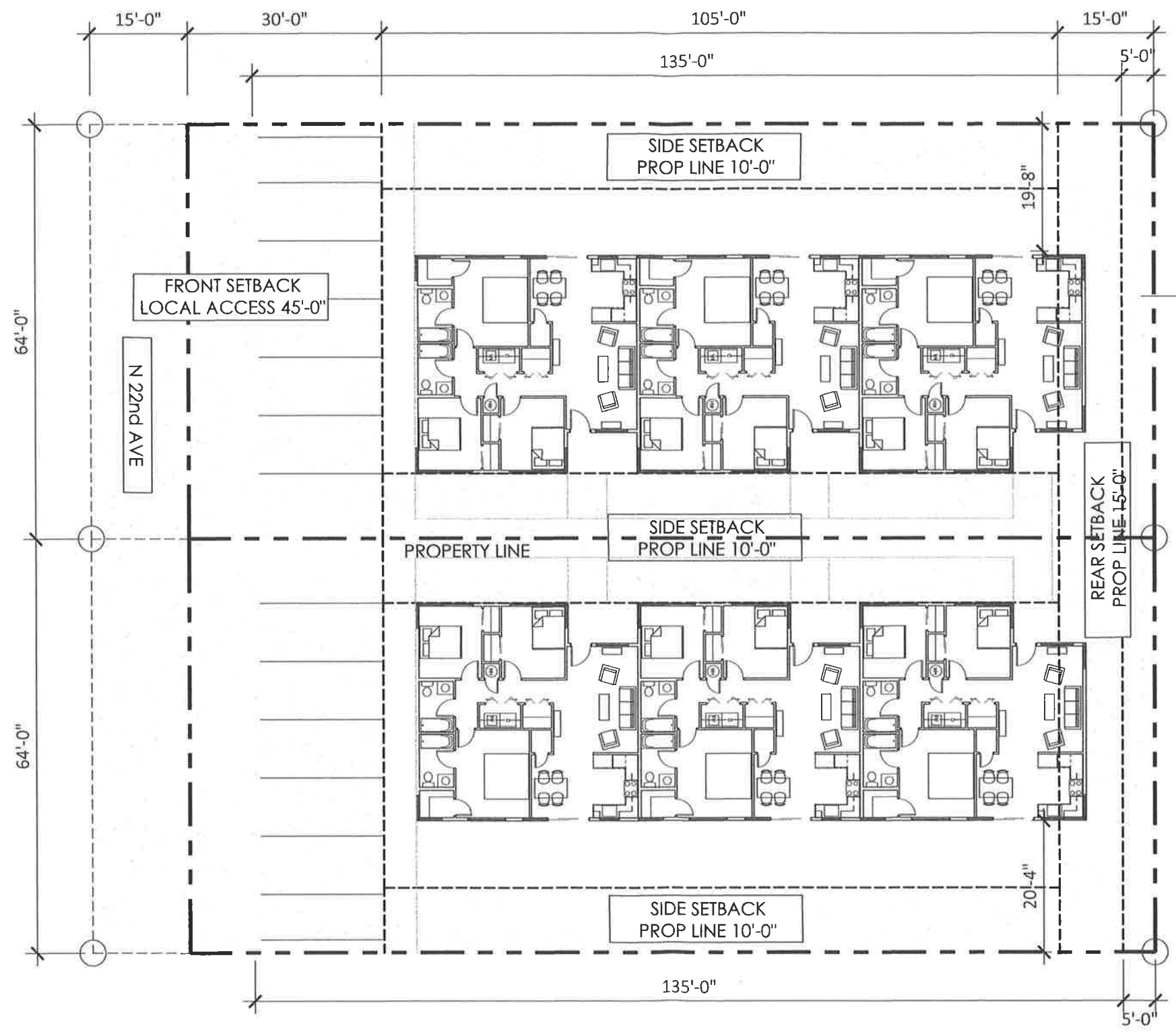
NORTH
 SCALE: NOTED

PAPER SIZE 18 x 24

Sheet Number

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CLIENT:
 Ramon Mora

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APPROVAL DOCUMENTS

Site Plan

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Proposed parking

SITE PLAN
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Proposed Parking