



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: July 29, 2020
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Baron Homes LLC c/o Cameron Baron (105 S 1st St #102, Yakima, WA 98901) on behalf of Ronald & Natalie Baron
FILE NUMBER: CL3#002-20, PSP#002-20
LOCATION: 9308 Tieton Dr.
TAX PARCEL NUMBER(S): 181330-22409
DATE OF APPLICATION: February 12, 2020
DATE OF COMPLETENESS: May 12, 2020

PROJECT DESCRIPTION Proposal for a three-lot short plat in the SR zoning district and proposal to construct two duplexes.

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: Short Plat – three lots, with proposed duplexes.
2. Level of Development: Lot sizes 0.34, 0.21, and 0.20 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: Short Plat – three lots, with proposed duplexes on two lots. The existing single-family home will remain.
2. Density of Development: 5 DU/NRA
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 August 18, 2020, 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 August 27, 2020 at 9:00 a.m.

Please reference file numbers (CL3#002-20 & PSP#002-20) and applicant's name (Baron Homes LLC) 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

Due to the COVID-19 pandemic, the hearing will not be held in the City Hall Council Chambers, but will be held virtually via Zoom. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. This Zoom public hearing will be telecast live on Y-PAC, Spectrum Cable Channel 194.

IF YOU WOULD LIKE TO ATTEND THIS VIRTUAL MEETING TO LISTEN AND/OR TESTIFY, PLEASE REGISTER WITH YOUR NAME AND EMAIL ADDRESS IN ADVANCE

HERE: https://cityofyakima.zoom.us/webinar/register/WN\_2hs1K83LQHiaNzzyCojnUw



After registering, you will receive emailed instructions for joining the meeting online with your device or by calling in.

**View the Hearing Online by Zoom:** To join the meeting, click the link in the confirmation email that you received after registering. All attendees will be muted upon entry. If you wish to speak during the public hearing, use the “raise your hand” feature. When it is your turn to speak, the host will unmute you. A message will appear on your screen, and you will need to select “unmute.” You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you.

**Listen to the Hearing by Phone:** You may call any of the phone numbers listed in the confirmation email that you received after registering. You will need to enter the meeting ID and password when prompted. All attendees will be muted upon entry. If you wish to speak during the public hearing, press \*9 on your phone to “raise your hand.” When it is your turn to speak, you will hear an automated announcement indicating your phone has been unmuted and you can now be heard by all participating in the meeting. You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you and you will hear an automated announcement indicating your phone has been muted.

**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, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Colleda Monick, Community Development Specialist, at (509) 576-6772, or email to: [colleda.monick@yakimawa.gov](mailto:colleda.monick@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

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

### 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:** 29 de julio, 2020  
**PARA:** Solicitante y Propietarios Adyacentes  
**DE:** Joan Davenport, AICP, Directora de Desarrollo Comunitario  
**SOLICITANTE:** Baron Homes LLC c/o Cameron Baron (105 S 1st St #102, Yakima, WA 98901) por parte de Ronald & Natalie Baron  
**No. DE ARCHIVO:** CL3#002-20 & PSP#002-20  
**UBICACIÓN:** 9308 Tieton Dr.  
**No. DE PARCELA(S):** 181330-22409  
**FECHA DE APLICACIÓN:** 12 de febrero, 2020  
**FECHA DE APLICACIÓN COMPLETA:** 12 de mayo, 2020

**DESCRIPCIÓN DEL PROYECTO:** Propuesta de una subdivisión de tres lotes y construir dos dúplexes 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: Subdivisión – tres lotes, con dúplexes
2. Nivel de desarrollo: Tamaño de lotes: 0.34, 0.21, y 0.20 acres
3. Infraestructura e instalaciones públicas: La propiedad en cuestión puede ser servida por calles públicas, agua, recolección de basura, etc.
4. Características del desarrollo: La propuesta se adherirá a 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: Subdivisión – tres lotes, con dúplexes en dos lotes. La vivienda unifamiliar existente permanecerá.
2. Densidad del desarrollo: 5 unidades de vivienda por acre residencial
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 **18 de agosto, 2020** 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 **jueves, 27 de agosto, 2020 comenzando a las 9:00 a.m.**

Por favor de hacer referencia al número de archivo (CL3#002-20 & PSP#002-20) o al nombre del solicitante (Baron Homes LLC) 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**

**Debido a la pandemia de COVID-19, la audiencia no se llevará a cabo en la Sala del Concejo Municipal, sino que será programada virtualmente usando la plataforma Zoom.**

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. Esta audiencia pública de Zoom se transmitirá en vivo por YPAC, canal de cable Spectrum 194.

**SI DESEA ASISTIR A ESTA REUNIÓN VIRTUAL PARA ESCUCHAR Y/O TESTIFICAR, REGÍSTRESE POR ADELANTADO CON SU NOMBRE Y CORREO ELECTRÓNICO AQUÍ:**  
[https://cityofyakima.zoom.us/webinar/register/WN\\_2hs1K83LQHiaNzyyCojnUw](https://cityofyakima.zoom.us/webinar/register/WN_2hs1K83LQHiaNzyyCojnUw)

Después de registrarse, recibirá instrucciones por correo electrónico para ingresar en línea con su dispositivo o llamando por teléfono.

**Ver la audiencia pública en línea por Zoom:** Para ingresar a la reunión, haga clic en el enlace ubicado en el correo electrónico de confirmación que recibió al registrarse. Todos los participantes serán silenciados al ingresar. Si desea hablar durante la audiencia pública, use la función para “levantar la mano”. Cuando sea su turno de hablar, el anfitrión desactivará el silenciador. Un mensaje aparecerá en su pantalla y seleccione la opción “unmute”. Debe anunciar su nombre y dirección postal para el registro antes de hacer sus comentarios. Una vez haya terminado sus comentarios, el anfitrión lo silenciará.

**Escuche la audiencia pública por teléfono:** Puede llamar a cualquiera de los números telefónicos ubicados en el correo electrónico de confirmación que recibió al registrarse. Deberá ingresar el ID y la contraseña de la reunión cuando se lo solicite. Todos los participantes serán silenciados al ingresar. Si desea hablar durante la audiencia pública, presione \*9 en su teléfono para “levantar la mano”. Cuando sea su turno de hablar, escuchará un anuncio automatizado indicando que el audio de su teléfono ha sido activado y todos los participantes pueden escucharlo. Debe anunciar su nombre y dirección postal para el registro antes de hacer sus comentarios. Una vez haya terminado sus comentarios, el anfitrión lo silenciará y escuchará un anuncio automatizado indicando que su teléfono ha sido silenciado.

**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](mailto:ask.planning@yakimawa.gov)

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



Supplemental Application For:  
**PRELIMINARY SHORT PLAT**  
 CITY OF YAKIMA, SUBDIVISION ORDINANCE, TITLE 14

**PART II - APPLICATION INFORMATION**

1. PROPERTY OWNERS (attach if long): List all parties and financial institutions having an interest in the property.

Ronald & Natalie Baron  
 2202 West Yakima Ave.  
 Yakima, WA. 98902

RECEIVED

2. SURVEYOR AND/OR CONTACT PERSON WITH THEIR CONTACT INFORMATION:

Doug Gray, Gray Surveying & Engineering Inc.  
 P.O. Box 510, Yakima, WA. 98907  
 tel: 509-575-6434, email: dgray@grayse.gs

FEB 12 2020  
 CITY OF YAKIMA  
 PLANNING DIV.

3. NUMBER OF LOTS AND THE RANGE OF LOT SIZES: Lot 1 = 15,217.1sf, Lot 2 = 9,278.3sf, Lot 3 = 8,823.8sf

4. SITE FEATURES:

A. General Description:  Flat  Gentle Slopes  Steepened Slopes

B. Describe any indication of hazards associated with unstable soils in the area, i.e. slides or slipping?

None

C. Is the property in a 100-Year Floodplain or other critical area as mapped by any local, state, or national maps or as defined by the Washington State Growth Management Act or the Yakima Municipal Code?

No

5. UTILITY AND SERVICES: (Check all that are available)

Electricity  Telephone  Natural Gas  Sewer  Cable TV  Water NobHill Water  Irrigation Yak-Tieton

6. OTHER INFORMATION:

A. Distance to Closest Fire Hydrant: 230'

B. Distance to Nearest School (and name of school): 1/2 mile to Cottonwood Elementary School

C. Distance to Nearest Park (and name of park): 1/2 mile to Baseball fields at Cottonwood Elementary School

D. Method of Handling Stormwater Drainage: retained on-site

E. Type of Potential Uses: (check all that apply)

Single-Family Dwellings  Two-Family Dwellings  Multi-Family Dwellings  Commercial  Industrial

**PART III - REQUIRED ATTACHMENTS**

1. TRAFFIC CONCURRENCY (if required, see YMC Ch. 12.08, Traffic Capacity Test)

2. PRELIMINARY PLAT REQUIRED (please use the attached City of Yakima Preliminary Plat Checklist)

I hereby authorize the submittal of the preliminary plat application to the City of Yakima for review. I understand that conditions of approval such as dedication of right-of-way, easements, restrictions on the type of buildings that may be constructed, and access restrictions from public roads may be imposed as a part of preliminary plat approval and that failure to meet these conditions may result in denial of the final plat.

2/11/2020

Property Owner Signature (required)

Date



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)  
Please Select One: R2 Two-Family Dwelling (Duplex)

**PART III - ATTACHMENTS INFORMATION**

- 1. SITE PLAN REQUIRED (Please use the attached City of Yakima Site Plan Checklist)
- 2. TRAFFIC CONCURRENCY (if required, see YMC Ch. 12.08, Traffic Capacity Test)
- 3. 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.**

- 1. 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.
- 2. How is the proposal compatible to neighboring properties?
- 3. What mitigation measures are proposed to promote compatibility?
- 4. How is your proposal consistent with current zoning of your property?
- 5. How is your proposal consistent with uses and zoning of neighboring properties?
- 6. How is your proposal in the best interest of the community?

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**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

## 9308 Tieton Drive

9308 Tieton Drive currently consists of a single-family home with attached garage on approx. point seven five (0.75) acres. The property fronts Tieton Drive with approx. 240 feet of street frontage. At this address, Tieton Drive is a four-lane thoroughfare with a turn lane.

To the west of the property is a duplex under construction adjacent to a single-family home. To the east of the property is a single-family manufactured home with a possible secondary residence consisting of a brick structure. Continuing east towards 80th is mostly a combination of single and multi-family dwellings.

Across the street are single-family homes on W. Walnut, 93rd., and Bell Ave., most of which do not front Tieton.

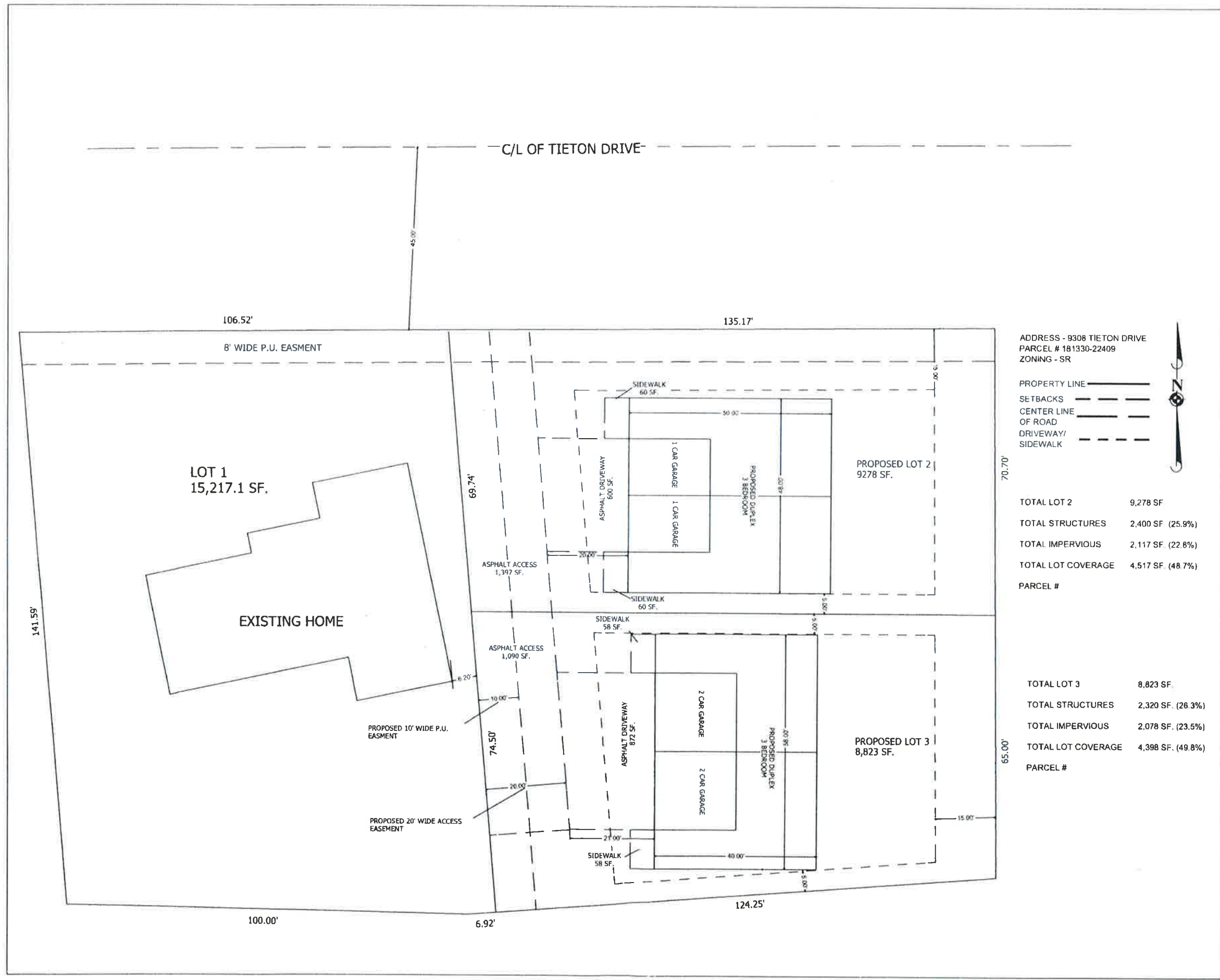
The owners of 9308 Tieton believe the best use of the proposed partition is as two ~~R2~~ <sup>Duplex</sup> lots and a single R1 lot that consists of the present single-family home. This proposed partition satisfies the minimum lot size requirements ensuring adequate off-street parking. Utility services are available. Existing 'curb-cuts' already service the property.

The owners believe this proposed change benefits the community in that it allows for additional rentable dwelling units along a thoroughfare more conducive to multiple dwelling units than single-family homes.

The parcel immediately west and adjacent was recently granted a similar adjustment with a nearly identical rationale.

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 APR 30 2020  
 CITY OF YAKIMA  
 PLANNING DIV.



ADDRESS - 9308 TIETON DRIVE  
 PARCEL # 181330-22409  
 ZONING - SR

PROPERTY LINE  
 SETBACKS  
 CENTER LINE OF ROAD  
 DRIVEWAY/  
 SIDEWALK

Scale 1:30

TOTAL LOT 2 9,278 SF  
 TOTAL STRUCTURES 2,400 SF (25.9%)  
 TOTAL IMPERVIOUS 2,117 SF (22.8%)  
 TOTAL LOT COVERAGE 4,517 SF (48.7%)

PARCEL #

TOTAL LOT 3 8,823 SF  
 TOTAL STRUCTURES 2,320 SF (26.3%)  
 TOTAL IMPERVIOUS 2,078 SF (23.5%)  
 TOTAL LOT COVERAGE 4,398 SF (49.8%)

PARCEL #

Baron Homes LLC  
 (509) 952-7038

1/1

PROPOSED SITE PLAN  
 MARCH 2020  
 Scale 1:30

PARCEL NUMBER:  
 18133022409

REVISIONS  
 3/20/20

RON AND NATALIE  
 BARON



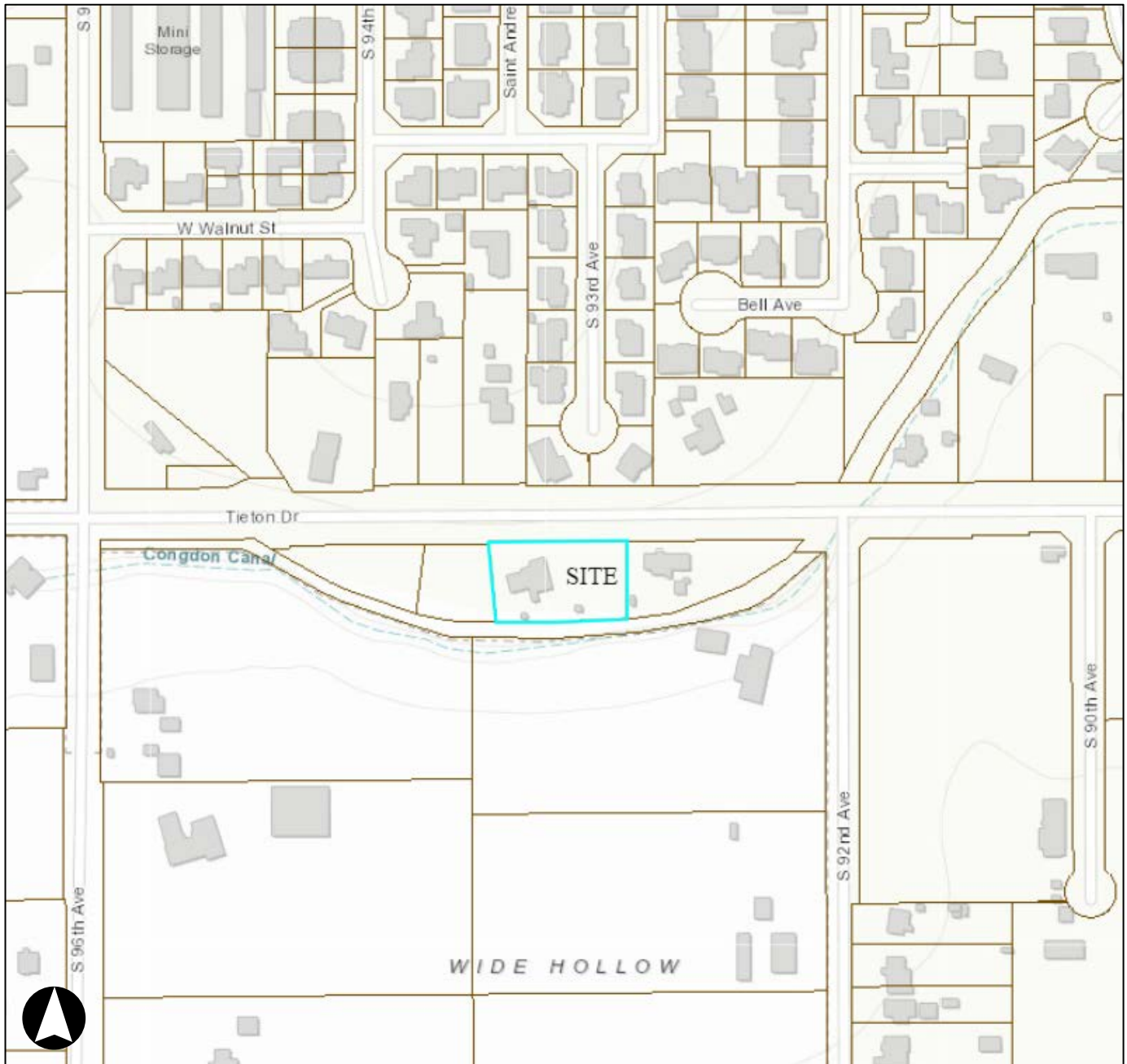
# VICINITY MAP



**File Number:** CL3#002-20 & PSP#002-20

**Project Name:** RONALD & NATALIE BARON

**Site Address:** 9308 TIETON DR



**Proposal:** Three-lot short plat in the SR zoning district and proposal to construct two duplexes.

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: 5/1/2020

