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

**FOR THE RECORD / FILE**

## NOTICE OF APPLICATION AND PUBLIC HEARING

| | |
|---|---|
| **DATE:** | December 14, 2020 |
| **TO:** | Applicant and Adjoining Property Owners |
| **FROM:** | Joan Davenport, AICP, Community Development Director |
| **APPLICANT:** | Hordan Planning Services on behalf of Brothers Rentals LLC and Epic Rentals LLC |
| **FILE NUMBER:** | PAL#001-20 |
| **LOCATION:** | 7401, 7403, 7405, 7411, & 7433 Saddlebrook Lp. |
| **TAX PARCEL NUMBER(S):** | 181320-24499, -24502, -24503, -24504, & -24505 |
| **DATE OF APPLICATION:** | November 12, 2020 |
| **DATE OF COMPLETENESS:** | December 11, 2020 |

**PROJECT DESCRIPTION:** Alteration to the Plat of Saddlebrook Loop to further subdivide Lots 6, 9, 10, 11, and 12 to create a total of five new lots for the purpose of constructing common wall dwellings, located in the R-2 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: Attached Single-Family Dwelling, Common Wall is a Class (1) use in the R-2 zoning district.
2. Level of Development: Lots range from approximately 3,525 to 4,404 square feet.
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, 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: Attached Single-Family Dwelling, Common Wall is a Class (1) use in the R-2 zoning district.
2. Density of Development: Approximately 11 dwelling units per net residential acre (overall subdivision will remain at 5.22 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 COMMENTS AND NOTICE OF PUBLIC HEARING** The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to or at the public hearing. The public hearing before the City of Yakima Hearing Examiner has been scheduled for Thursday, **January 14, 2021** beginning at **9:00 a.m.** 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.

**All written comments received by 5:00 p.m. January 4, 2021, will be considered prior to issuing the staff recommendation to the Hearing Examiner, and will be made part of the official record.** Please reference file numbers (PAL#001-20) and applicant's name (Hordan Planning Services) 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**

Yakima
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1994

**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_7_fiQlAeSQCcu8c5T4PF5A
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 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

DEPARTMENTO 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:** | 14 de diciembre, 2020 |
| **PARA:** | Solicitante y Propietarios Adyacentes |
| **DE:** | Joan Davenport, AICP, Directora de Desarrollo Comunitario |
| **SOLICITANTE:** | Hordan Planning Services por parte de Brothers Rentals LLC y Epic Rentals LLC |
| **No. DE ARCHIVO:** | PAL#001-20 |
| **UBICACIÓN:** | 7401, 7403, 7405, 7411, & 7433 Saddlebrook Lp. |
| **No. DE PARCELA(S):** | 181320-24499, -24502, -24503, -24504, & -24505 |
| **FECHA DE APLICACIÓN:** | 12 de noviembre, 2020 |
| **FECHA DE APLICACIÓN COMPLETA:** | 11 de diciembre, 2020 |

**DESCRIPCIÓN DEL PROYECTO:** El solicitante propone una alteración a la subdivisión de Saddlebrook Loop para subdividir aún más los Lotes 6, 9, 10, 11 y 12 para crear un total de cinco nuevos lotes con el propósito de construir viviendas con paredes comunes, ubicado en la zona residencial R-2.

**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 unifamiliar adjunta, con pared común es un uso Clase 1 en zona residencial R-2.
2. Nivel de desarrollo: Tamaño de lotes varia de aproximadamente 3,525 a 4,404 pies cuadrados
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 comprehensivo son coherentes, de la siguiente manera:

1. El tipo del uso terrenal: Vivienda unifamiliar adjunta, con pared común es un uso Clase 1 en zona residencial R-2.
2. Densidad del desarrollo: Aproximadamente 11 unidades de vivienda por acre residencial neto (la subdivisión general permanecerá en 5.22 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 PUBLICA:** Se anima al público a revisar y comentar sobre el proyecto. Comentarios escritos pueden ser enviados antes de o durante la audiencia pública. La audiencia pública frente al Examinador de Audiencias ha sido programada para el jueves, **14 de enero del 2021,** comenzando a las **9:00 a.m.** 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.

**Todos los comentarios escritos recibidos antes de las 5:00 p.m. el 4 de enero del 2021, serán considerados antes de emitir la recomendación al Examinador de Audiencia, y serán parte del archivo oficial.** Por favor de hacer referencia al número de archivo (PAL#001-20) o al nombre del solicitante (Hordan Planning Services) en cualquier correspondencia que envié. Envié sus comentarios escritos a:

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

**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_7_fiQlAeSQCcu8c5T4PF5A
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 registrase. 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 desactivara 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, escuchara 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 escuchara un anuncio automatizado indicando que su teléfono ha sido silenciado.

**AVISO DE LA DECISIÓN FINAL:** 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

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

# WRITTEN NARRATIVE

This is a joint application for a Long Plat Alteration to amend the Plat of Saddlebrook Loop (AF# 7987061) to create 10 common wall lots from 5 existing lots. Lots 6 and 9 are owned by Brothers Rentals, LLC and Lots 10, 11 and 12 are owned by Epic Rentals, LLC. As proposed, Lots 6, 9, 10, 11 and 12, would be further subdivided, roughly in half, to create one additional lot for the construction of a common wall dwelling unit on each lot. A common wall unit is defined as two single-family dwellings that are attached but with each dwelling unit located entirely on its own lot. In essence, duplexes will be constructed on the existing lots but each half of the duplex will sit on its own individual lot once this application is completed. Thus, the same number of dwelling units are proposed as the original plat and which the zoning district permits.

Attachments to this application include the proposed plat which shows the subdivision of each lot involved in the Long Plat Alteration and detailed site plans of each lot involved showing how each common wall dwelling will be situated on its individual lot.

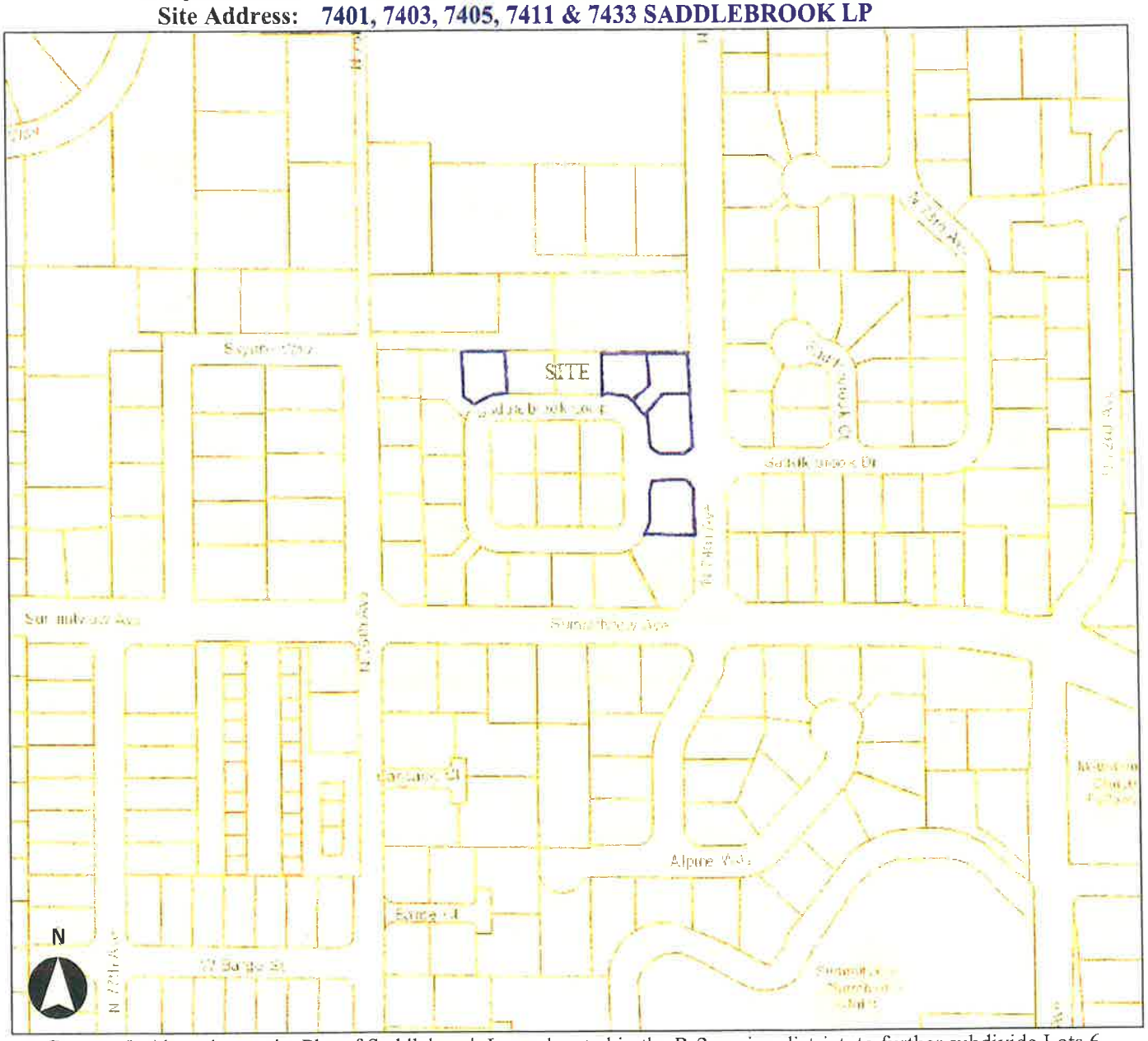
The joint application is signed by the majority of those persons having an ownership interest in the lots, tracts, parcels, sites or divisions in the subject subdivision or portion to be vacated.

The property is subject to private restrictive covenants entitled "Declaration of Covenants, Conditions, Restrictions, Easements for Saddlebrook" under Auditor's File Number 7984162, records of Yakima County, Washington. This proposal does not result in the violation of any of the covenants within this document. The covenants are included with the application.

# VICINITY MAP

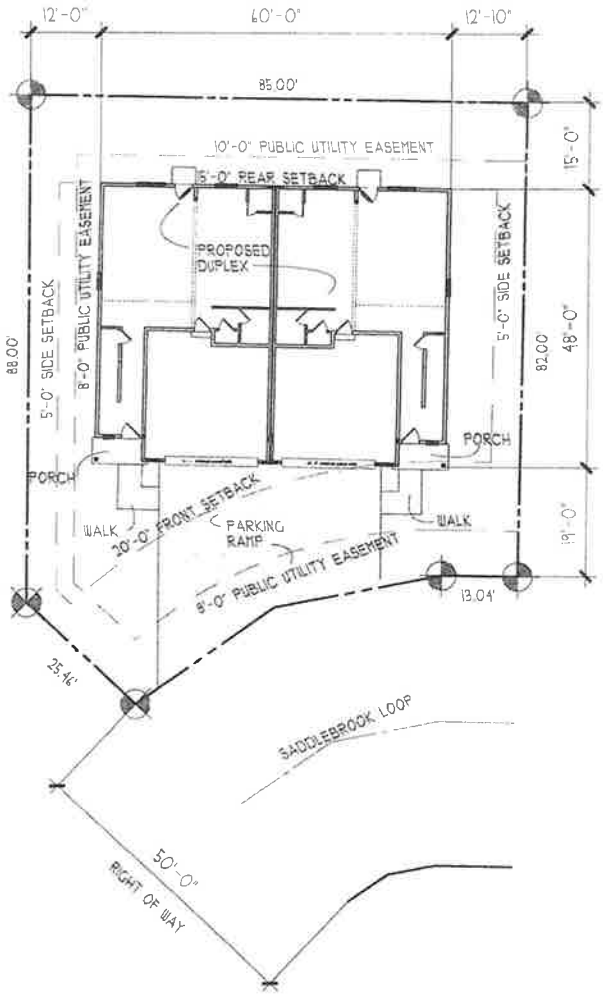
CITY OF YAKIMA
Planning

**File Number:** **PAL#001-20**
**Project Name:** **"PLAT OF SADDLEBROOK LOOP" – AMENDED**
**Site Address:** **7401, 7403, 7405, 7411 & 7433 SADDLEBROOK LP**




**Proposal:** Alteration to the Plat of Saddlebrook Loop, located in the R-2 zoning district, to further subdivide Lots 6, 9, 10, 11, and 12 to create a total of five new lots for the purpose of constructing commonwall dwellings.

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

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## LOT COVERAGE CALC'S

PARCEL: # 181320-24499
ADDRESS: 7411 SADDLEBROOK LOOP

| | | |
|---|---|---|
| | 7,570 | - TOTAL LOT AREA |
| | 1,216 | - PARKING RAMP, WALK & PORCHES |
| | 2,816 | - PROPOSED DUPLEX |
| ( 53.3% ) | 4,032 | - TOTAL COVERAGE |
| ( 46.7% ) | 3,538 | - TOTAL LANDSCAPING |

SITE PLAN
SCALE: 1" = 20'

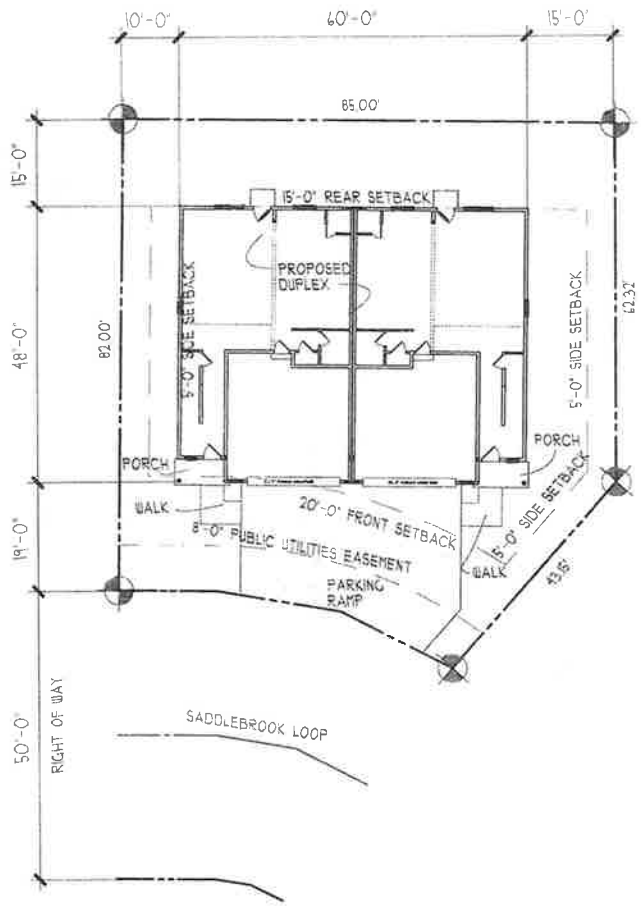


CUSTOM DESIGN FOR:
MOHAMMAD AWAD
(509) 969-2206

SADDLEBROOK LOOP
LOT #6

TRADITIONAL DESIGNS INC.
(COMMERCIAL AND RESIDENTIAL DESIGN)
106 S 4TH AVE YAKIMA WA
(509) 452 - 7604

| DATE: 9/24/18 | PLAN# SP-18292 |
|---|---|
| REVISED | SHEET NUMBER |
| 1 | SP |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

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## LOT COVERAGE CALC'S

PARCEL: # 181320-24502
ADDRESS: 1405 SADDLEBROOK LOOP

| | |
|---|---|
| 7,088 - TOTAL LOT AREA | |
| 1,060 - PARKING RAMP, WALK & PORCHES | |
| 2,816 - PROPOSED DUPLEX | |
| ( 54.7% ) 3,876 - TOTAL COVERAGE | |
| ( 45.3% ) 3,212 - TOTAL LANDSCAPING | |

SITE PLAN

SCALE: 1" = 10'

CUSTOM DESIGN FOR:
MOHAMMAD AWAD
(509) 969-2206

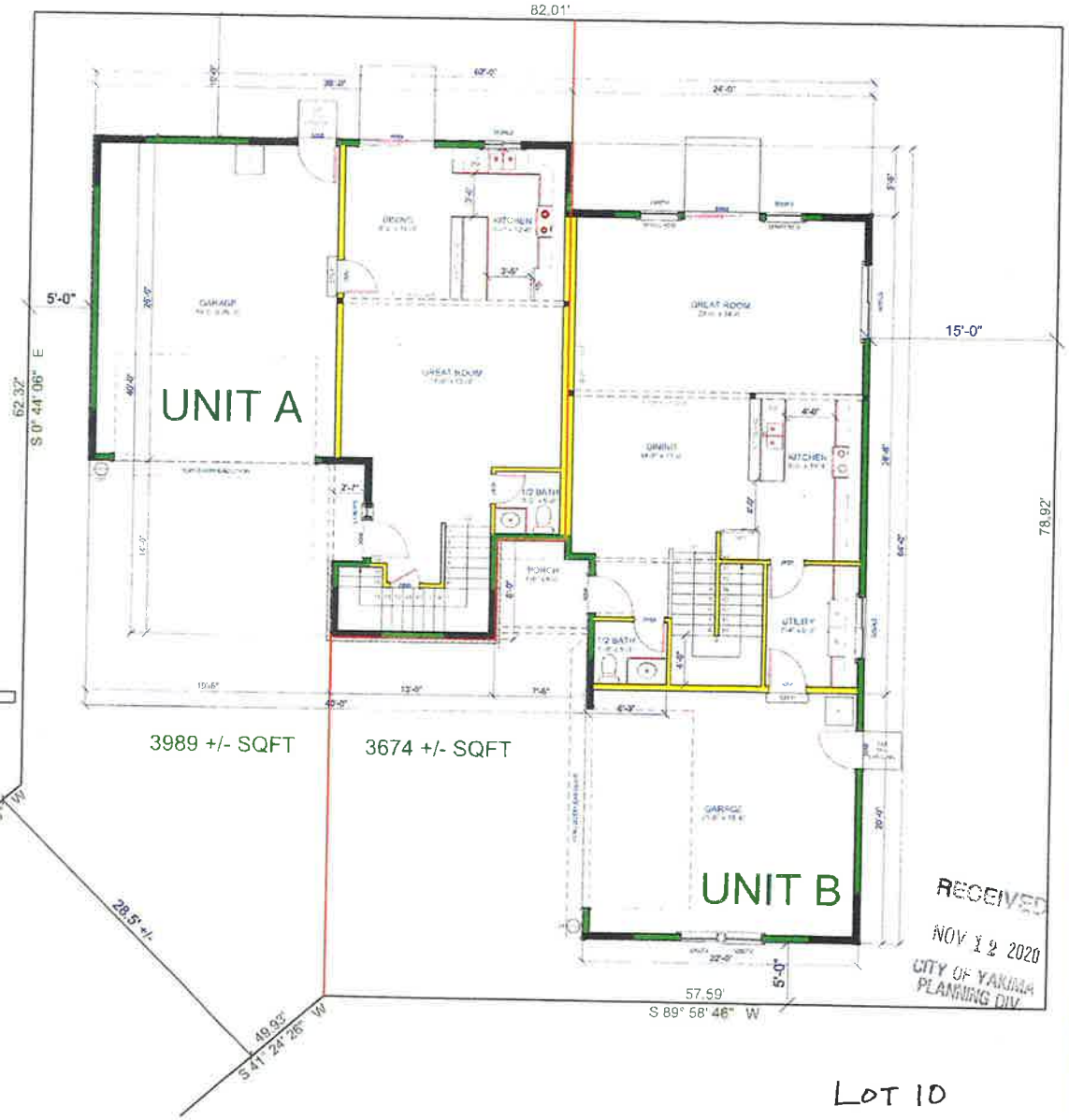
SADDLEBROOK LOOP
LOT #9

TRADITIONAL DESIGNS INC.
(COMMERCIAL AND RESIDENTIAL DESIGN)
410 W. CHESTNUT YAKIMA WA.
(509) 452 - 7604 OR 961-7958

| DATE: 9/24/18 | PLAN# SP-18293 |
|---|---|
| REVISED | SHEET NUMBER |
| 1 | SP |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |

## MAIN FLOOR PLAN

| | | | |
|---|---|---|---|
| UNIT A MAIN LEVEL LIVING | 676 SQFT | UNIT B MAIN LEVEL LIVING | 902 SQFT |
| UNIT A UPPER LEVEL LIVING | 1203 SQFT | UNIT B UPPER LEVEL LIVING | 1343 SQFT |
| UNIT A GARAGE | 507 SQFT | UNIT B GARAGE | 440 SQFT |
| UNIT A COVERED PORCHES | 21 SQFT | UNIT B COVERED PORCHES | 45 SQFT |
| TOTAL UNIT A LIVING | 1879 SQFT | TOTAL UNIT B LIVING | 2245 SQFT |






LOT 10

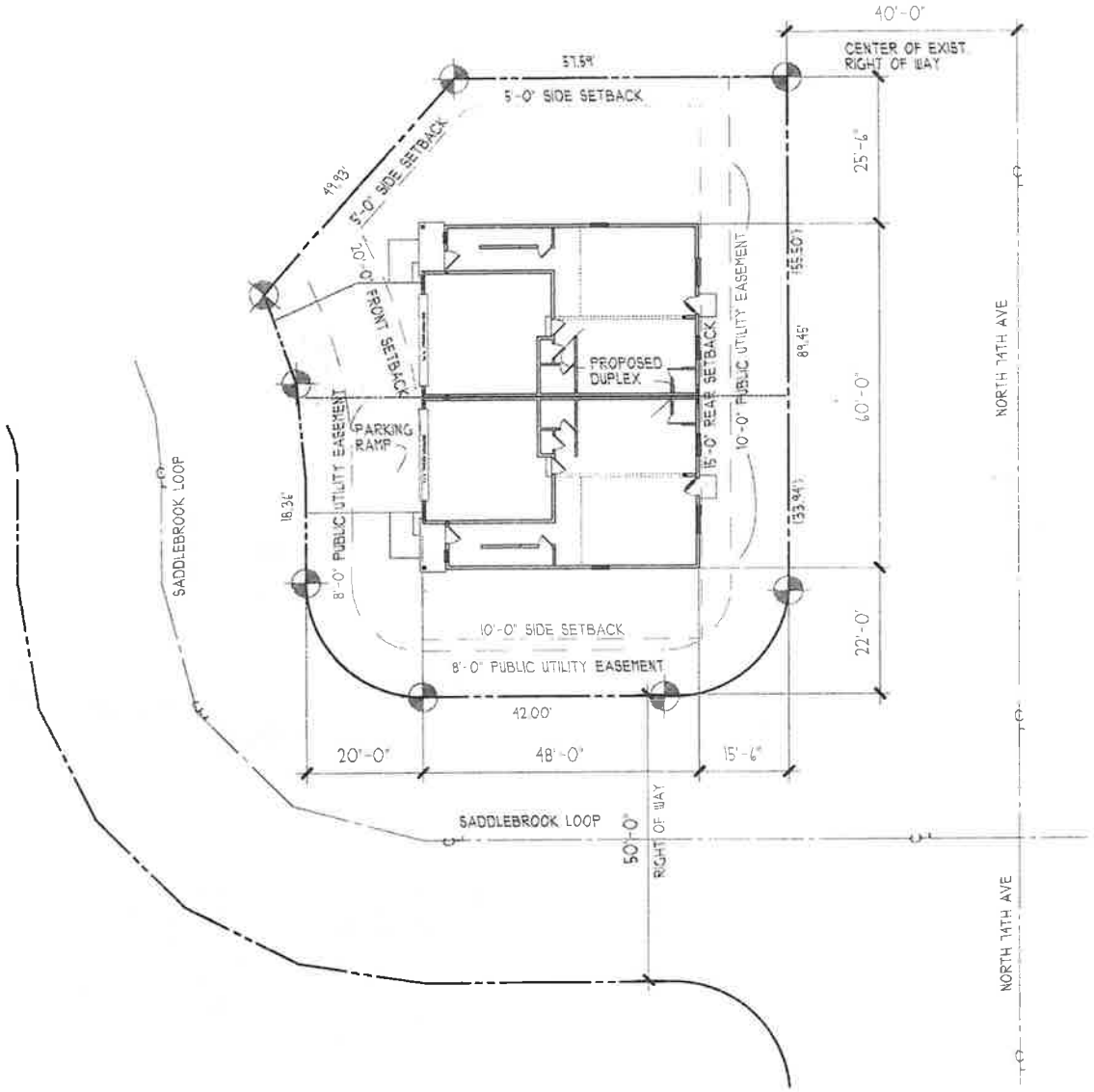
| REVISIONS | BY |
|---|---|
| 5-17-2020 | JGWN |
| 7-2-2020 | JLCD |
| 7-9-2020 | JG/JW |
| 8-14-2020 | JGWN |

JK HOME DESIGNS
311 NORTH 4TH STREET SUITE 302 YAKIMA, WA 98901
E-MAIL: JEFF@JKHOME.INFO
509-457-3639



AWAD DUPLEX

DATE:
SCALE:
DRAWN: JKC
JOB: AWAD
SHEET 1
OF SHEETS




## LOT COVERAGE CALC'S

PARCEL: # 181320-24504 (NORTH HALF)
ADDRESS: 7401 SADDLEBROOK LOOP

| | |
|---|---|
| 4,394 | TOTAL LOT AREA |
| 505 | PARKING RAMP, WALK & PORCH |
| 1,408 | PROPOSED TOWNHOUSE |
| ( 43.5% ) 1,913 | TOTAL COVERAGE |
| ( 56.5% ) 2,481 | TOTAL LANDSCAPING |

## LOT COVERAGE CALC'S

PARCEL: # 181320-24504 (SOUTH HALF)
ADDRESS: 7401 SADDLEBROOK LOOP

| | |
|---|---|
| 4,208 | TOTAL LOT AREA |
| 483 | PARKING RAMP, WALK & PORCH |
| 1,408 | PROPOSED DUPLEX |
| ( 44.9% ) 1,891 | TOTAL COVERAGE |
| ( 55.1% ) 2,317 | TOTAL LANDSCAPING |

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PLANNING DIV.

SITE PLAN
SCALE: 1" = 20'



CUSTOM DESIGN FOR:
MOHAMMAD AWAD
(509) 969-2206

SADDLEBROOK LOOP
LOT #11

TRADITIONAL DESIGNS INC.
(COMMERCIAL AND RESIDENTIAL DESIGN)
410 W. CHESTNUT YAKIMA WA.
(509) 452 - 7604 OR 961-7958

| DATE: 8/21/18 | PLAN# SP-18 |
|---|---|
| REVISED | SHEET NUMBER |
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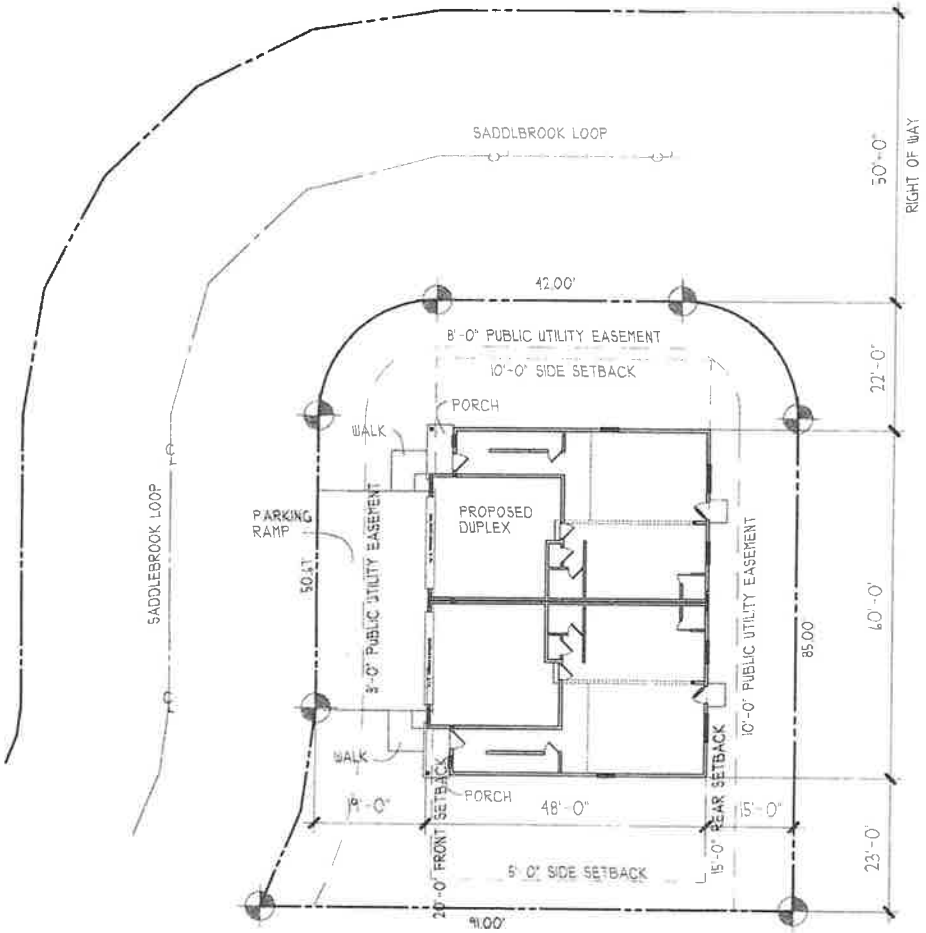



| LOT COVERAGE CALC'S | |
|---|---|
| PARCEL: # 181320-24505<br>ADDRESS: 7433 SADDLEBROOK LOOP | |
| 8,538 | - TOTAL LOT AREA |
| 896 | - PARKING RAMP, WALK & PORCH |
| 2,816 | - PROPOSED DUPLEX |
| ( 43.5% ) 3,712 | - TOTAL COVERAGE |
| ( 56.5% ) 4,826 | - TOTAL LANDSCAPING |

SITE PLAN

SCALE : 1" = 20'

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CITY OF YAKIMA
PLANNING DIV.



CUSTOM DESIGN FOR:
MOHAMMAD AWAD
(509) 969-2206

SADDLEBROOK LOOP
LOT #12

TRADITIONAL DESIGNS INC.
(COMMERCIAL AND RESIDENTIAL DESIGN)
106 S 4TH AVE YAKIMA WA.
(509) 452 - 7604

| DATE: 9/24/18 | PLAN# SP-18295 |
|---|---|
| REVISED | SHEET NUMBER |
| 1 | SP |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
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