



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Joan Davenport, AICP, Director

Planning Division  
Joseph Calhoun, Manager  
129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901  
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

**NOTICE OF APPEAL OF ADMINISTRATIVE OFFICIAL'S DECISION & PUBLIC HEARING  
September 14, 2022**

**City File #: APP#002-22**

This notice is being provided to parties of record, the applicant, and the appellant that a timely appeal was filed by Gary Lofland on August 22, 2022 for the Administrative Official's Decision on PSP#003-22. The decision approved a requested four (4) lot preliminary short plat in the SR zoning district. The subject property is located at 7411 Englewood Ave., Yakima, WA 98908.

In accordance with YMC §§ 14.50.010(C) and 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."

**Notice of Public Hearing:** The Hearing Examiner will hold a public hearing on **October 13, 2022 at 9:00 a.m.** in the City Council Chambers at 129 N. 2nd Street, Yakima, WA, 98901. In accordance with YMC § 14.50.010(F) and 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.

**Final Decision:** In accordance with YMC §§ 14.50.020(A) and 16.08.018(H), "Except as otherwise provided, all appeal decisions by the hearing examiner shall be final and conclusive on all parties unless appealed to the legislative body pursuant to [YMC Chs. 14.50 and 16.08]."

For further information or assistance, you may contact Joseph Calhoun, Planning Manager, at (509) 575-6042, or email to: [joseph.calhoun@yakimawa.gov](mailto:joseph.calhoun@yakimawa.gov)

A handwritten signature in black ink, appearing to be "JC" followed by a long horizontal stroke.

Joseph Calhoun  
Planning Manager

Enclosures: Appeal Application and Preliminary Short Plat



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 APELACIÓN DE LA DECISIÓN DEL FUNCIONARIO ADMINISTRATIVO Y  
AUDIENCIA PÚBLICA  
14 de septiembre 2022**

**No. de Archivo: APP#002-22**

Esta notificación se proporciona al apelante, el solicitante, y personas registradas para avisarles que Gary Lofland, presento una apelación oportuna el 22 de agosto, 2022 sobre la decisión administrativa del archivo PSP#003-22. La decisión administrativa aprobó una solicitud para una subdivisión preliminar de cuatro lotes en la zona residencial SR. La propiedad está localizada en 7411 Englewood 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 **13 de octubre 2022 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 § 14.50.010(F) y YMC 16.08.018(G), el testimonio dado durante la apelación se limitará 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.

**Decisión Final:** De acuerdo con el Código Municipal YMC § 14.50.020(A) y YMC 16.08.018(H), "A excepción de lo contrario, todas las decisiones de apelación del examinador de audiencia serán definitivas y concluyentes para todas las partes a menos que se apelen ante el cuerpo legislativo conforme a [YMC Chs. 14.50 y 16.08]."

Para más información o asistencia puede contactar al Departamento de Planificación, al (509) 575-6183 o por correo electrónico a: [ask.planning@yakimawa.gov](mailto:ask.planning@yakimawa.gov).

Joseph Calhoun  
Gerente de Planificación

Adjuntos: Aplicación de Apelación y Subdivisión Preliminar

AUG 22 2022



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

CITY OF YAKIMA
PLANNING DIV

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: PSP 003-22

3. DESCRIPTION OF ACTION BEING APPEALED:

Request for Short Subdivision

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):

In the decision dated August 11, 2022 the Planning Division of the Yakima Department of Community Development failed to consider or address the goals and policies of the Yakima Comprehensive Plan 2040 Future Land Use Map.

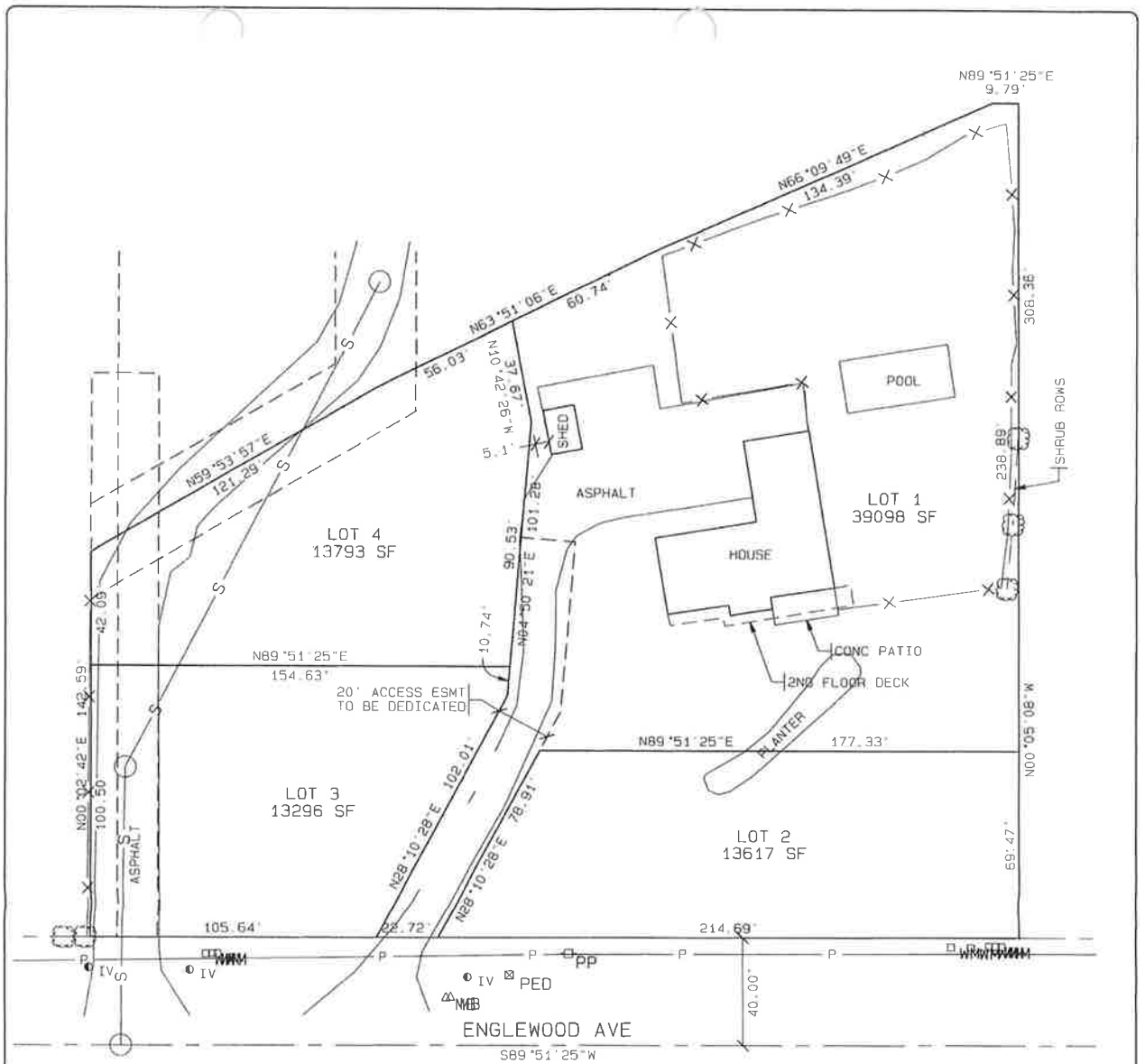
Goal 2.3 provides "Residential uses. Preserve and enhance the quality, character, and function of Yakima's residential neighborhoods." Policy 2.3.2 provides "Ensure that new development is compatible in scale, style, density, and aesthetic quality to an established neighborhood."

The Planning Department ignored documents submitted that clearly demonstrated that the surrounding property (13 lots) are all half acre lots. The Planning Department failed to address how the requested subdivision, which would result in three (3) lots of approximately one-fourth (.25) of an acre, is consistent with the Goals and Policies of the Comprehensive Plan 2040.

The .25 acre lots are not compatible in scale, style, density, and aesthetic quality of the long established neighborhood. Nor does it enhance the quality and character of the residential neighborhood.

The decision of the Planning Department failed to comply with the requirements of YMC 14.15.050 and .060.

The decision of the Planning Department is incorrect and must be overturned. The request for Short Subdivision must be denied



RECEIVED

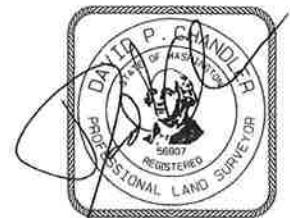
JUL 01 2022

CITY OF YAKIMA  
COMMUNITY DEVELOPMENT

LEGEND

- X— DENOTES EXISTING FENCE
- S— DENOTES EXISTING SEWER
- P— DENOTES OVERHEAD POWER, TEL. & CABLE TV
- DENOTES EXISTING MANHOLE
- WM DENOTES EXISTING WATER METER
- IV DENOTES EXISTING IRRIGATION VALVE
- PP DENOTES EXISTING POWER POLE
- ⊗ PED DENOTES EXISTING PEDESTAL (AS NOTED)
- △ MB DENOTES EXISTING MAILBOX
- DENOTES EXISTING SHRUB

SITE ADDRESS  
7411 ENGLEWOOD AVE



7/1/22



PRELIMINARY PLAT SITE PLAN  
FOR  
SONYA MAKALII

TAX PARCEL #: 181317-34422  
SECTION 17, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M.

CHANDLER SURVEYING LLC  
PO BOX 2276  
YAKIMA, WA 98907  
509-454-8195

SHEET 1 OF 1    JOB # 22022    DATE JULY 1, 2022

**Project Name:** LESTER & SONYA MAKALII/ GARY LOFLAND

**Site Address:** 7411 ENGLEWOOD AVE

**File Number(s):** APP#002-22 (PSP#003-22)

**Proposal:** Appeal of the Administrative Official's decision on PSP#003-22 a proposed preliminary short plat to create four lots in the SR zoning district.



## VICINITY MAP



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: 9/9/2022

