



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: April 19, 2023
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: HLA Engineering and Land Surveying, Inc. on behalf of Lane Chaney (2803 River Rd., Yakima, WA 98902)
FILE NUMBER: PSP#005-23, VAR#001-23
LOCATION: 2909 W. Arlington St.
TAX PARCEL NUMBER(S): 181326-22466
DATE OF APPLICATION: March 30, 2023
DATE OF COMPLETENESS: April 13, 2023

PROJECT DESCRIPTION Proposed two-lot short plat and variance to reduce the minimum lot size for a detached single-family home from 6,000 square feet to 4,339 square feet, in the R-1 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: Short plat—two lots in the R-1 zoning district.
2. Level of Development: Lots range from approximately 0.10 to 0.20 acres.
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: Short plat—two lots in the R-1 zoning district.
2. Density of Development: Approximately 6.76 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 This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **May 25, 2023 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. Written comments may be submitted up to the date of the hearing. Please reference file numbers (PSP#005-23, VAR#001-23) and applicant's name (Chaney) 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, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Eric Crowell, Senior 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: 19 de abril, 2023
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: HLA Engineering and Land Surveying, Inc. por parte de Lane Chaney (2803 River Rd., Yakima, WA 98902)
No. DE ARCHIVO: PSP#005-23, VAR#001-23
UBICACIÓN: 2909 W. Arlington St.
No. DE PARCELA(S): 181326-22466
FECHA DE APLICACIÓN: 30 de marzo, 2023
FECHA DE APLICACIÓN COMPLETA: 13 de abril, 2023

DESCRIPCIÓN DEL PROYECTO: Una Subdivisión Corta preliminar de dos lotes y variación para reducir el tamaño mínimo del lote para una vivienda unifamiliar independiente, de 6,000 pies cuadrados a 4,339 pies cuadrados en la zona R-1.

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 Corta—dos lotes en la zona R-1.
2. Nivel de desarrollo: Los lotes varían entre aproximadamente 0.10 a 0.20 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: Subdivisión Corta—dos lotes en la zona R-1
2. Densidad del desarrollo: Aproximadamente 6.76 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: 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 **25 de mayo, 2023** 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 (PSP#005-23, VAR#001-23) o al nombre del solicitante (Chaney) 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

MAR 30 2023

REC'D FILED
 PAID FY

PART IV - WRITTEN NARRATIVE (CON'T): (Please submit a written response to the following items)

5. Does an unnecessary hardship exist?
Due to the location of the existing Single-Family Dwellings and swimming pool we can not make Lot 1 6000 sq. ft.
Having each existing Single-Family Dwelling on its own parcel will be more conforming in the R-1 Zoning District.

6. What is the minimum variance needed?
The minimum variance needed is a reduction of lot size from 6000 sq. ft. to 4339 sq. ft. for Lot 1.

7. Is the property located in the Floodplain or Airport Overlay?
The property is not located in the Floodplain or Airport Overlay.

THE BELOW QUESTIONS ARE APPLICABLE ONLY TO VARIANCES LOCATED IN THE FLOODPLAIN AND AIRPORT OVERLAYS

8. Will the proposed variance or development result in an increase of danger to life and property due to flooding or airport conflicts?
N/A

9. Please provide an explanation of the importance of the services provided by the proposed use to the community.
N/A

10. Please provide an explanation of why the proposed development needs a waterfront or airport location.
N/A

11. Are there other locations for the proposed use, which are not subject to flooding or airport hazards?
N/A

12. Please provide an explanation of how the proposed use is compatible with existing and anticipated development in the area.
N/A

13. Please explain the relationship of the proposed use to the airport master plan and floodplain management program.
N/A

MAR 30 2023

RECEIVED
PLAT



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.
Lane Chaney - Property owner.

2. SURVEYOR AND/OR CONTACT PERSON WITH THEIR CONTACT INFORMATION:
Eric Herzog, PLS (509) 966-7000

3. NUMBER OF LOTS AND THE RANGE OF LOT SIZES: Lot 1 = 4,339 sq. ft. Lot 2 = 8,540 sq. ft.

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 Yakima Irrigation Yakima

6. OTHER INFORMATION:

A. Distance to Closest Fire Hydrant: 260 feet to the East.

B. Distance to Nearest School (and name of school): 1000 feet to west is Nob Hill Elementary School.

C. Distance to Nearest Park (and name of park): 4800 feet to the East is Larson Park.

D. Method of Handling Stormwater Drainage: On-site retention.

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)

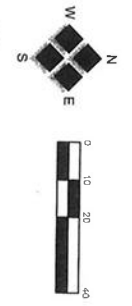
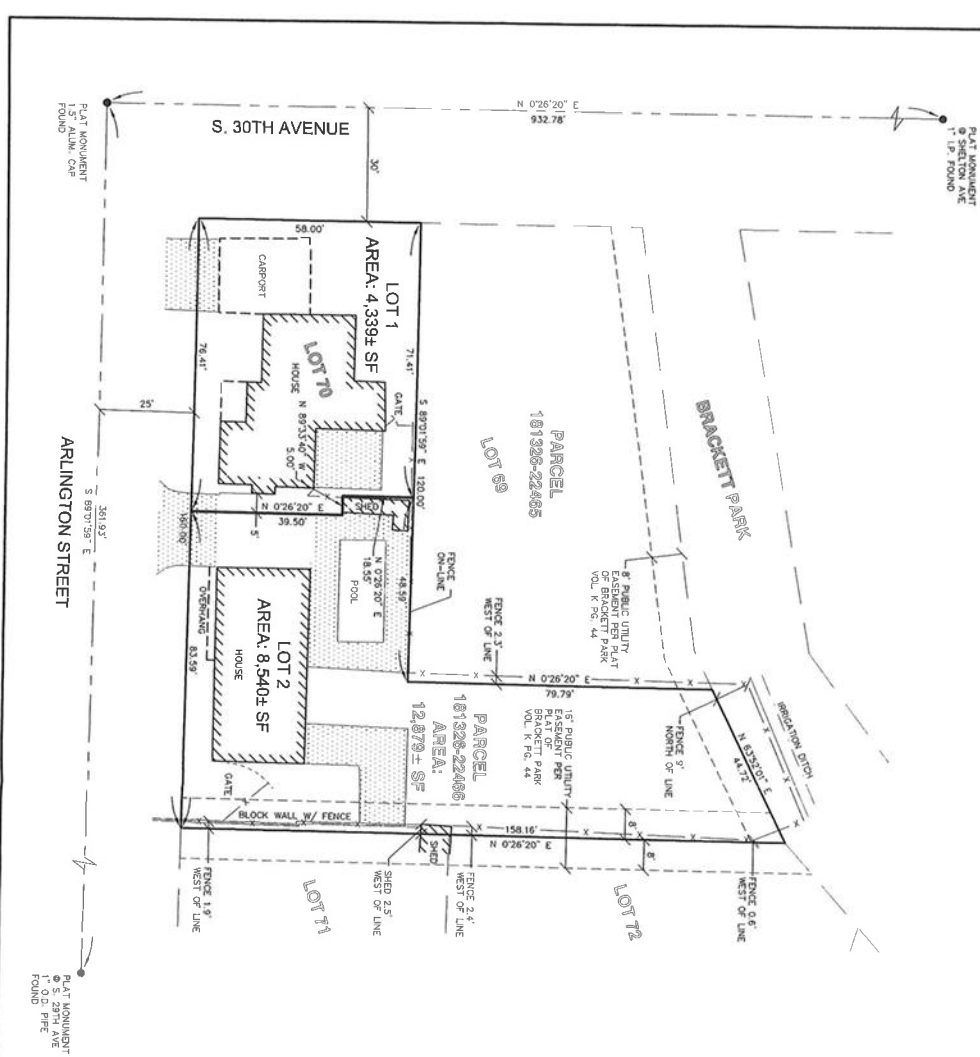
2. PRELIMINARY PLAT REQUIRED (please use the attached City of Yakima Preliminary Plat Checklist)

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.

Property Owner Signature (required)

3/8/23
Date

RECEIVED
 MAR 30 2023
 CITY OF YAKIMA
 PLANNING DIV.



- NOTES
1. O DENOTES 5/8" REBAR WITH YELLOW CAP MARKED H.L.S. 21152/PLN 15 4453 3E.
 2. ● DENOTES FOUND AS NOTED
 3. ○ DENOTES MONUMENT AS NOTED.
 4. —X— DENOTES EXISTING FENCE
 5. THE _____ LINE OF THE _____ QUARTER OF SECTION BEARING OF _____ N., R., E., W.M. IS ASSUMED TO HAVE A _____ ELECTRONIC DISTANCE MEASURING UNIT, USING FIELD TRAVERSE PROCEDURES.
 6. SURVEY PERFORMED WITH A LEICA TS16 3" ELECTRONIC DISTANCE MEASURING UNIT, USING FIELD TRAVERSE PROCEDURES.

AND / OR
 SURVEY PERFORMED WITH A LEICA GS16 GPS RECEIVER UTILIZING FAST STATIC AND REAL TIME KINEMATIC PROCEDURES.
 7. MONUMENTS SHOWN HEREON AS FOUND WERE VISITED IN _____ 20____
 8. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090

LEGAL DESCRIPTION
 LOT 70 AND THE EAST 40 FEET OF LOT 60, BRACKETT PARK, AS RECORDED IN VOLUME "K" OF PLATS, PAGE 44, RECORDS OF YAKIMA COUNTY, WASHINGTON.

YAKIMA COUNTY TREASURER'S CERTIFICATE
 I HEREBY CERTIFY THAT ALL CHANGES, REPAIRS AND SPECIAL ASSIGNMENTS COLLECTED BY THE COUNTY TREASURER ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS DATED THIS _____ DAY OF _____ 20____

BY: _____
 YAKIMA COUNTY TREASURER'S OFFICE

SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF _____ IN _____ 20____



CERTIFICATE NO. _____

PARCEL NO. 181326-22466

DATE OF FIELD SURVEY: NOV. 18, 2022	<p>PRELIMINARY SHORT PLAT for, LANE CHANEY</p> <p>CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON</p>
FIELD BOOK: YAKIMA1815	
JOB NO: 22196	
FILE NAME: ZTR18150	
DRAWN BY: TDF	
DATE: 3/23	
CHECKED BY: ETH	
DATE: 3/23	
T:13N1, R:18E, WM	<p>Engineering and Land Surveying, Inc.</p>
SHEET 1 OF 1	

HLA
 Engineering and Land Surveying, Inc.

2803 River Road
 Yakima, WA 98902
 509.966.7000
 Fax 509.965.3800
 www.hlacivil.com

Project Name: LANE CHANEY
Site Address: 2909 W ARLINGTON ST
File Number(s): VAR#001-23, PSP#005-23



Proposal: Proposed variance to reduce lot size for the subdivision of two lots in the R-1 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: 3/30/2023

