



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 14, 2023
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Elvia Gomez (132 View Point Dr., Yakima, WA 98903)
FILE NUMBER: CL3#004-23, ADJ#006-23
LOCATION: 1423 S. 18th St., Yakima, WA
TAX PARCEL NUMBER(S): 191329-42401
DATE OF APPLICATION: March 30, 2023
DATE OF COMPLETENESS: April 11, 2023

PROJECT DESCRIPTION Proposal to convert an existing residence into a congregant living facility for temporary worker housing with a total of 20 beds, and administrative adjustment to reduce the required number of parking spaces from 10 spaces to 4 spaces, 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: Congregant Living Facility (11+) is a Class (3) use in the R-2 zoning district.
- 2. Level of Development: N/A
- 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: Congregant Living Facility (11+) is a Class (3) use in the R-2 zoning district.
- 2. Density of Development: N/A
- 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. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **May 11, 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. Please reference file numbers (CL3#004-23, ADJ#006-23) and applicant’s name (Gomez) 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

División 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: 14 de abril, 2023
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Elvia Gomez (132 View Point Dr., Yakima, WA 98903)
No. DE ARCHIVO: CL3#004-23, ADJ#006-23
UBICACIÓN: 1423 S. 18th St.
No. DE PARCELA(S): 191329-42401
FECHA DE APLICACIÓN: 30 de marzo, 2023
FECHA DE APLICACIÓN COMPLETA: 11 de abril, 2023

DESCRIPCIÓN DEL PROYECTO: Una propuesta para convertir una residencia existente en una instalación de vivienda congregada para vivienda de trabajadores temporales con un total de 20 camas, y ajuste administrativo para reducir la cantidad requerida de espacios de estacionamiento de 10 espacios a 4 espacios, en la zona 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: La Instalación de Vivienda Congregante (11+) es un uso de Clase (3) en la zona R-2.
2. Nivel de desarrollo: N/A
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: La Instalación de Vivienda Congregante (11+) es un uso de Clase (3) en la zona R-2.
2. Densidad del desarrollo: N/A
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. 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 **11 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 (CL3#004-23, ADJ#006-23) o al nombre del solicitante (Gomez) 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

CITY OF YAKIMA
PLANNING DIV.



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)

COBREGATE LIVING FACILITY II +

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.

The existing residence is to be used for seasonal farmworkers, for periods of 3 to 6 months a year. Required 4 parking spaces for transportation for work. Average of 20 occupants. They don't own a vehicle, they'll be transported there in 2 vans/vehicles from the farmer.

2. How is the proposal compatible to neighboring properties?

There won't be any structural expansions or additions to the property.

3. What mitigation measures are proposed to promote compatibility?

These workers are seasonal and are under supervision with strict guidelines. They are humble and serious workers, whose only interest is to work as much as possible to provide for their families back in their home country.

4. How is your proposal consistent with current zoning of your property?

There are no expansions or additions to the already existence residence. The accommodations are in the interior of the existing residence to comply with the Washington State Department of Health guidelines for the safety, comfort & benefit of the occupants.

5. How is your proposal consistent with uses and zoning of neighboring properties?

There won't be any changes to the existing property.

6. How is your proposal in the best interest of the community?

The high demand for agricultural workers that are needed seasonally, especially here in Yakima, as it has a major agricultural industry. It will help enormously with the economy in this area and will provide more food and set up for next years agricultural harvest.

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



Supplemental Application For:

ADMINISTRATIVE ADJUSTMENT

YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.10

PART II - APPLICATION INFORMATION

RECEIVED

1. TYPES OF ADMINISTRATIVE ADJUSTMENTS (√ at least one)

SETBACKS: Front _____ Side _____ Rear _____

APR 10 2023

SIGNS: Height _____ Size _____

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

FENCES LOT COVERAGE SITESCREENING

PARKING OTHER

2. AMOUNT OF ADJUSTMENT

1 parking space for every 5 beds

2 beds = 1 Parking space ±

4

~~4~~ Parking Spaces total:

Zoning Ordinance Standard

Proposed Standard

Adjustment

PART III - LAND USE DESIGNATION & REQUIRED ATTACHMENTS

1. PROPOSED USE TYPE (As listed on Table 4-1 Permitted Land Uses - See YMC § 15.04.030)

Please Select One:

Concrete Lumber Facility

2. SITE PLAN REQUIRED (Please use the attached City of Yakima Site Plan Checklist)

PART IV - WRITTEN NARRATIVE: (Please submit a written response to the following questions)

1. How would the strict enforcement of the current standard affect your project? The house is sitting in a 1-acre lot, & can support the required amount of parking spaces but it won't need more than 2 to 4 parking spaces; because none of the occupants will have their own vehicle. Instead, their employer will be transporting them back & forth from the property to the work site.

2. How is the proposal compatible with neighboring properties? Have other adjustments been granted nearby? Many of the neighbors already have multiple vehicles and parking spaces but our proposal wouldn't be adding any more parking spaces, so there wouldn't be any changes to our property that would affect the surrounding properties. We have no knowledge of any adjustments being made or granted in the surrounding area but zoning around the subject property is mixed between light industrial, residential and commercial properties.

3. How is your proposal consistent with current zoning of your property? It is consistent because there would be no additional parking spaces added to the property, so the zoning would stay the same.

4. How is your proposal consistent with uses and zoning of neighboring properties? It is consistent because there would be no additional parking spaces added to the property, so the zoning would stay the same for the neighboring properties, and the surrounding area the zoning is mixed between light industrial, residential & commercial, so there wouldn't be any noticeable changes.

5. How is your proposal in the best interest of the community? Adding additional parking spaces will be redundant since there already are 4 approved assigned spaces and the new occupants just coming any vehicles from themselves, the employer only need 2 parking spaces of the current 4 already approved for 2 transportation vans. The adjustment would provide no positive or negative change to the community via parking spaces, but would provide an economic boost to Yakima and the agricultural industry in the Yakima area.



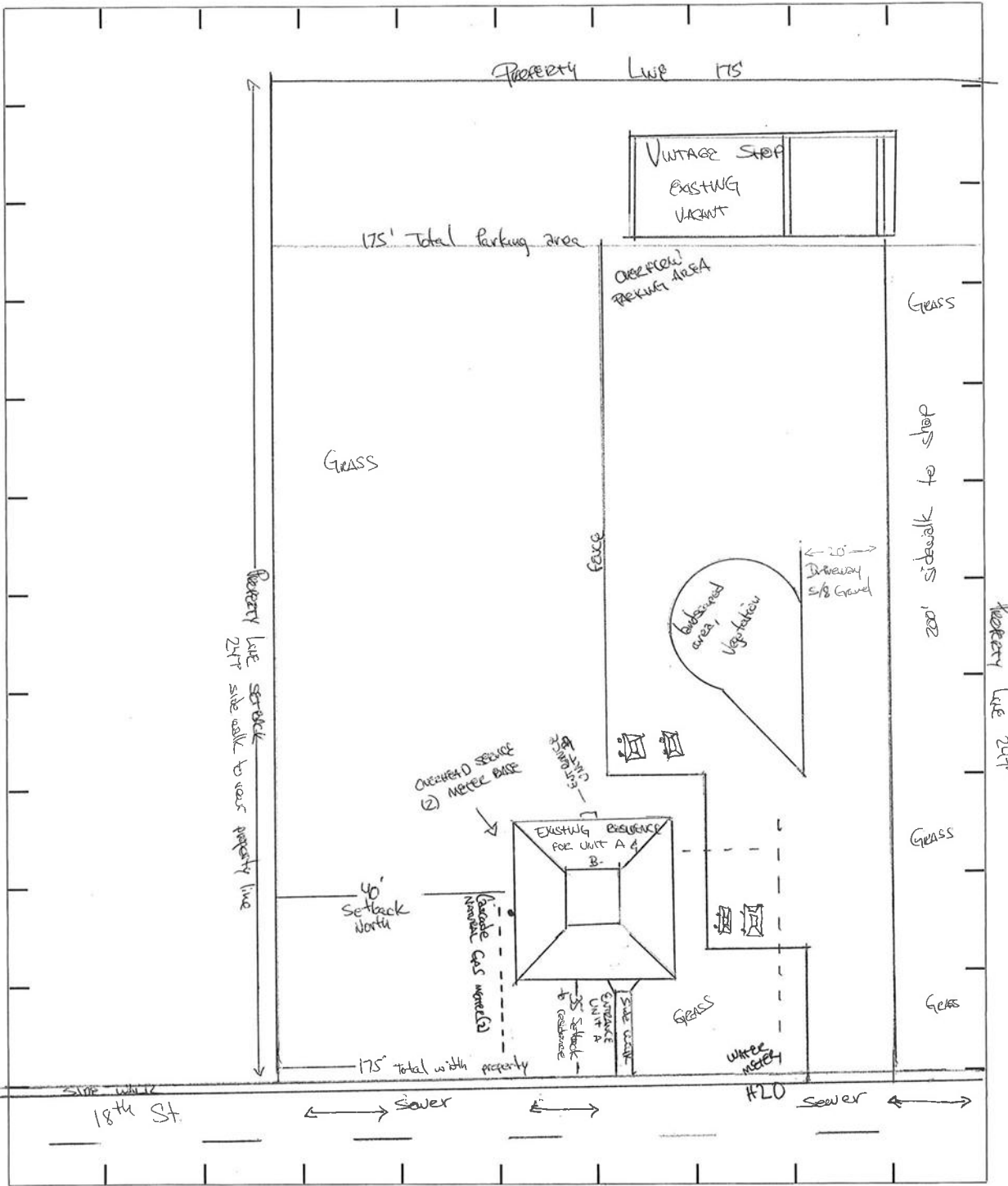
REQUIRED ATTACHMENT:

SITE PLAN

MAR 30 2023

CITY OF YAKIMA
PLANNING DIV.

Note: Producing the site plan from this template is preferred, however, the template can be substituted for your own medium (computer aided is acceptable).



LOT COVERAGE CALCULATION

| | |
|---------------------------------------------------------------------|---------------------|
| a) Footprint(s) of existing structure(s) | <u>4000</u> SQ FT |
| b) Building addition/new structure(s) footprint(s) | _____ SQ FT |
| c) Existing paved area(s) (driveways, walkways, patios, etc.) TOTAL | _____ SQ FT |
| d) Proposed paved area(s) | _____ SQ FT |
| e) Total Impervious Surface (a+b+c+d = e) | _____ SQ FT |
| f) Lot Size | <u>1 acre</u> SQ FT |
| g) Lot coverage (e/f x 100 = g) | _____ % |

PARKING CALCULATION (Reference Table 6-1 in YMC 15.06.040)

| | |
|------------------|---------------------|
| Spaces required: | <u>24</u> <u>10</u> |
| Spaces provided: | <u>44</u> |

LOT INFORMATION

Parcel #(s): R132942401
 Site Address: 1423 S 18th St. Yakima, WA 98901
 Zoning: R-2 or R-3?
 Legal Description (brief): 6600x S Area TRS: S 177 ft of W 246 ft of TR 29.

MAP SCALE (check one)

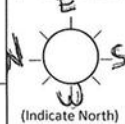
Preferred Scale: 1 inch on the map = 20 ft on the ground

Custom Scale: 1 inch = 25'

*Template tie marks are 1 inch apart

Created by: Elva Gomez Date: 3/30/23

NORTH ARROW



BACKGROUND INFORMATION

Applicant Name: Elva Gomez L
 Mailing Address: R2 View Point Dr.
 Contact Person: Elva Gomez
 Contact Phone: 509 445-5011
 Applicant Signature: _____ Date: _____

