



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 28, 2023
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Graham Baba Architects (310 E. Laurel St., Bellingham, WA 98225) for Calamity J LLC
FILE NUMBER: NCF#002-23
LOCATION: 6408 Tieton Dr.
TAX PARCEL NUMBER(S): 181328-22428
DATE OF APPLICATION: June 28, 2023
DATE OF COMPLETENESS: July 25, 2023

PROJECT DESCRIPTION Proposed expansion of a nonconforming golf course in order to construct a combined 13,939 square foot clubhouse and driving range pavilion with 88 parking spaces, in the SCC 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: Golf Courses, Clubhouses, Golf Driving Ranges is not a permitted use in the SCC zoning district.
2. Level of Development: Expansion of nonconforming use shall conform with YMC Ch. 15.19.
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: Golf Courses, Clubhouses, Golf Driving Ranges is not a permitted use in the SCC 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 August 24, 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 (NCF#002-23) and applicant's name (Calamity J 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

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
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: 28 de julio, 2023
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Graham Baba Architects (310 E. Laurel St., Bellingham, WA 98225)
por parte de Calamity J LLC
No. DE ARCHIVO: NCF#002-23
UBICACIÓN: 6408 Tieton Dr.
No. DE PARCELA(S): 181328-22428
FECHA DE APLICACIÓN: 28 de junio, 2023
FECHA DE APLICACIÓN COMPLETA: 25 de julio, 2023

DESCRIPCIÓN DEL PROYECTO: Propuesta de una ampliación de un campo de golf no conforme para construir una casa club y un pabellón de campo de prácticas de 13,939 pies cuadrados con 88 espacios de estacionamiento en la zona SCC.

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: Los campos de golf, las casas club y los campos de práctica de golf no son un uso permitido en la zona SCC.
2. Nivel de desarrollo: La expansión del uso no conforme se ajustará a YMC Ch. 15.19.
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: Los campos de golf, las casas club y los campos de práctica de golf no son un uso permitido en la zona SCC.
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 **24 de agosto, 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 (NCF#002-23) o al nombre del solicitante (Calamity J 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**

AVISO DE LA DECISIÓN/RECOMENDACIÓN 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

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

JUN 28 2023

CITY OF YAKIMA
PLANNING DIV.



Supplemental Application For:
**CHANGE OR EXPANSION OF A
NONCONFORMING USE OR STRUCTURE**
YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.19

PART II - APPLICATION INFORMATION

1. TYPE OF PROPOSED ACTION: (✓check at least one)

Change from one nonconforming use to another nonconforming use

Proposed Use: _____

Expansion of a nonconforming use Existing non-conforming use is a golf clubhouse + driving range pavilion.
This proposal maintains the existing non-conforming use with increased
Nonconforming use being expanded: _____ square footage for the new combined structure.

Expansion of a nonconforming structure

How is the structure nonconforming: _____

2. SIZE OR INCREASE OF EXPANSION: (E) Club House (2 Stories): 1484 sf (E) Driving Range (1 Story): 3383 sf
(N) Club House (2 Stories): 6400 sf (N) Driving Range (2 Stories): 7539 sf

3. EXISTING USE: (Must Be Taken From YMC Ch. 15.04, Table 4-1)

(E) Use: Amusement and Recreation (Golf Courses, Clubhouses, Golf Driving Ranges)

Please Select One: (N) Use: Amusement and Recreation (Golf Courses, Clubhouses, Golf Driving Ranges)

Zoned for R-1. (E) + (N) Use requires public hearing by the hearing examiner (Class 3)

4. WILL THE PROPOSED CHANGE:

- Yes No Increase residential density?
- Yes No Increase the amount of required parking by more than 10% or 20 spaces?
- Yes No Increase/decrease use/structure by more than 50% (includes previous modifications) of the existing use or structure?
- Yes No Change or modify any special condition previously imposed under Class (1), (2), or (3) Review?
- Yes No Increase the height of any structure?
- Yes No Adversely reduce the amount of existing landscaping or the amount or location of required landscaping?
- Yes No Add a drive-thru or include hazardous materials?
- Yes No Expand an existing non-conforming use (except provided for in YMC § 15.19.080) or render a structure non-conforming?
- Yes No Increase the degree of nonconformity of the structure?
- Yes No Comply with all other development standards of the district in which it is located?
- Yes No Create or materially increase any adverse impacts or undesirable effects?

5. IS THE NEW USE OR CHANGE IN USE PROPOSED

- Yes No A nonconforming structure occupied by a Class (1) or Class (2) use or a single-family dwelling or duplex?
- Yes No A Class (1) or (2) use in that particular district?
- Yes No Similar in character and hours to the operation and the use approved or existing?

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PLANNING DIV.

PART III - REQUIRED ATTACHMENTS	
1. SITE PLAN: (Please use the City of Yakima Site Plan Checklist, attached)	
2. DESCRIPTION: A description of the location, size, and type of modification is required.	
<p>The existing use is a clubhouse, driving range pavilion, and supporting parking lot surrounded by a golf course. This application proposes a new combined club house and driving range pavilion, and supporting parking lot (including new shade structures) in approximately the same location as the existing buildings to be removed. The existing clubhouse has a footprint of ~1380 SF, is two stories, with a total floor area of 1408 SF. The existing driving range has a footprint of ~3384 SF, and is one story.</p> <p>The proposed combined new clubhouse in the same location with a footprint of ~2000 SF, a basement, and a second story for a total floor area of ~6300 SF. The proposed driving range pavilion will have a footprint of ~4269 SF and will be two stories creating a total floor area of ~7539 SF. The area of the combined new building is 13,839 SF. The parking lot will be improved and updated to conform to YMC Chapter 15.</p>	
3. WRITTEN NARRATIVE: (Please submit a <i>separate written response</i> to the following questions)	
<p>A. Explain how are the proposal and associated improvements compatible with neighboring land uses.</p> <p>B. Explain how the expansion or change is not contrary to the public health, safety, or welfare.</p> <p>C. Explain how the proposal will not significantly depress the value of nearby properties.</p> <p>D. Explain how the use or structure was lawful at the time of its inception.</p> <p>E. Explain how the significance of the hardship on the applicant is more compelling than, and reasonably overbalances, any benefit the public may derive from denial of the relief requested.</p>	
4. FOR PREVIOUSLY APPROVED USES AND STRUCTURES: A copy of the Final Site Plan previously approved with proposed modification must be submitted.	
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	

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PLANNING DIV.

GRAHAM BABA ARCHITECTS

Non-Conforming Use Written Narrative

A. Explain how are the proposal and associated improvements compatible with neighboring land uses.

This proposal maintains the site's existing use, per YMC Ch 15.04, Table 4-1, Amusement and Recreation (Golf Courses, Clubhouses, Golf Driving Ranges). The proposed project will remove the existing structure (a driving range pavilion/clubhouse) with a significantly improved structure (a joint driving range pavilion/ clubhouse) with the additional amenity of a restaurant and rentable banquet room. The neighboring uses are residential. A golf clubhouse/ driving range pavilion is compatible with residential zoning per YMC Table 4-1, allowing for Golf Courses, Clubhouses, and Golf Driving Ranges to be permitted within residential zones after a required public hearing by the hearing examiner (Class 3.)

B. Explain how the expansion or change is not contrary to the public health, safety, or welfare.

By maintaining the current use and replacing the structures with a new structure under modern/current code standards the proposal increases the public health, safety, and welfare.

C. Explain how the proposal will not significantly depress the value of nearby properties.

Neighboring property values will be maintained or likely improved with upgraded buildings. The site is currently a driving range pavilion and clubhouse and has been in the same use for the past 45 years. The park-like golf facilities have become a defining characteristic of the West Valley neighborhood. The proposal will maintain a decades-long neighborhood characteristic. The proposed new construction of a joint driving range pavilion and clubhouse will replace the existing structure and will quantifiably improve the structure's appearance, site landscaping, and accessibility to the facility. The proposal also includes the added value of a rentable banquet space and restaurant.

D. Explain how the use or structure was lawful at the time of its inception.

The existing structure was permitted and built in 1978, and was lawfully constructed in the previously existing R-1 zoning classification and building code.

E. Explain how the significance of the hardship on the applicant is more compelling than, and reasonably overbalances, any benefit the public may derive from denial of the relief requested.

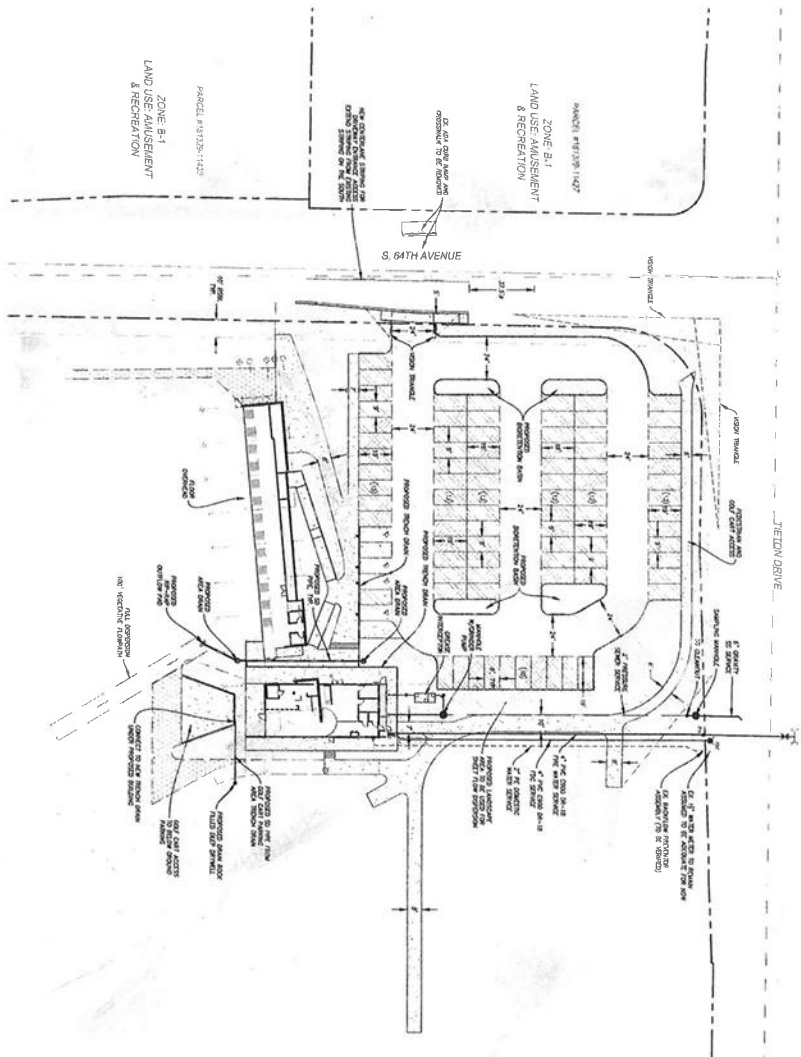
This proposal maintains the site's existing R-1 use, per YMC Ch 15.04, Table 4-1, Amusement and Recreation (Golf Courses, Clubhouses, Golf Driving Ranges.) By granting this request for a non-conforming use in a SCC zone, the financial hardship and extended timeline of requesting a zoning change back to the previous R-1 designation is avoided.

ZONE R-2
LAND USE RESIDENTIAL
PARCEL #18330-1442

ZONE R-2
LAND USE RESIDENTIAL
PARCEL #18330-1580

ZONE R-2
LAND USE RESIDENTIAL
PARCEL #18330-1608

ZONE R-2
LAND USE RESIDENTIAL
PARCEL #18330-1636



LANDSCAPING NOTE
REFER TO LANDSCAPE PLAN BY ARCHITECT FOR LANDSCAPING INFORMATION AND SPECIFICATIONS. SEE ARCHITECT'S LANDSCAPE PLAN FOR SPECIFICATIONS AND MATERIALS. SEE ARCHITECT'S LANDSCAPE PLAN FOR SPECIFICATIONS AND MATERIALS.

VERTICAL DATUM:
VERTICAL DATUM SHALL BE THE MEAN SEA LEVEL DATUM.

HORIZONTAL DATUM:
HORIZONTAL DATUM SHALL BE THE MEAN SEA LEVEL DATUM.

TEMPORARY BENCHMARKS:
TEMPORARY BENCHMARKS SHALL BE SET BY THE SURVEYOR AND SHALL BE IDENTIFIED BY THE ARCHITECT'S LANDSCAPE PLAN.

LOT COVERAGE NOTE:
LOT COVERAGE SHALL BE AS SHOWN ON THE SITE PLAN.

PARKING NOTE:
PARKING SHALL BE PROVIDED AS SHOWN ON THE SITE PLAN.

LEGAL DESCRIPTIONS:
LEGAL DESCRIPTIONS SHALL BE AS SHOWN ON THE SITE PLAN.

CITY OF YAKIMA ZONING CODE:
CITY OF YAKIMA ZONING CODE SHALL BE AS SHOWN ON THE SITE PLAN.

TOPOGRAPHIC AND BOUNDARY NOTE:
TOPOGRAPHIC AND BOUNDARY INFORMATION SHALL BE AS SHOWN ON THE SITE PLAN.

PROJECT SITE INFORMATION:

PROJECT NAME: [REDACTED]

PROJECT ADDRESS: [REDACTED]

PROJECT CITY: [REDACTED]

PROJECT STATE: [REDACTED]

PROJECT ZIP: [REDACTED]

PROJECT CONTACT: [REDACTED]



RECEIVED

JUN 28 2023

CITY OF YAKIMA
PLANNING DIV.
PRELIMINARY SITE PLAN

WESTWOOD GOLF
CIVIL COVER
SHEET & OVERALL
SITE PLAN

GRAHAM BARA ARCHITECTS

Scale: As Shown
Date: [REDACTED]
Author: [REDACTED]
Check: [REDACTED]

Project Name: CALAMITY J LLC

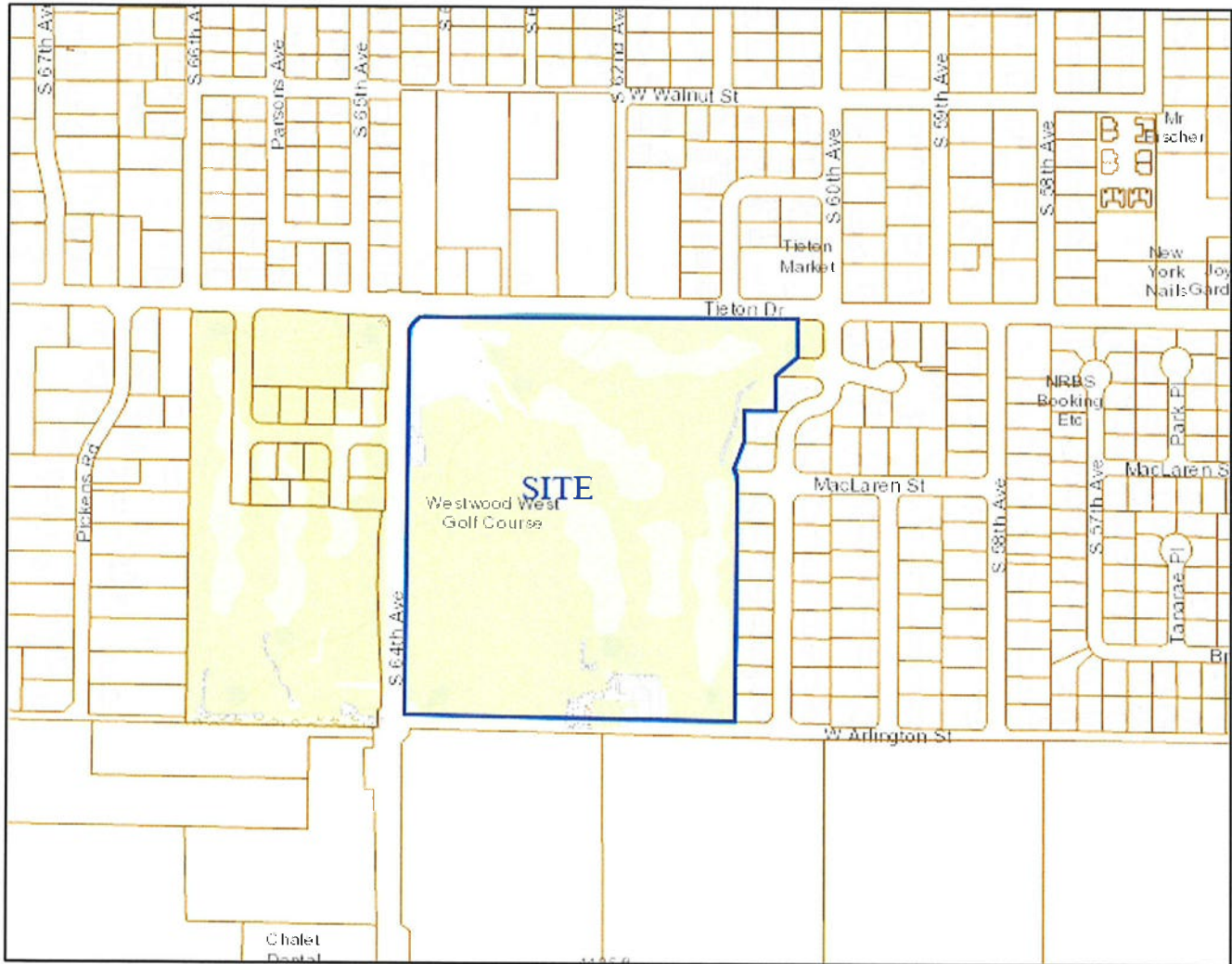
Site Address: 6408 TIETON DR

File Number(s): NCF#002-23

Proposal: Proposed expansion of nonconforming use to build a new combined clubhouse, driving range pavilion and improve the parking lot 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: 6/28/2023

