



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: September 6, 2023
TO: Applicant and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: YWCA Yakima (818 W. Yakima Ave., Yakima, WA 98902)
FILE NUMBER: CL3#007-23
LOCATION: 110 S. 9th Ave.
TAX PARCEL NUMBER(S): 181324-31452
DATE OF APPLICATION: August 3, 2023
DATE OF COMPLETENESS: August 30, 2023

PROJECT DESCRIPTION Proposed congregant living facility for a domestic violence shelter with 112 beds in 41 rooms, in the B-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: Congregant Living Facility (11+) is a Class (3) use in the B-1 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 B-1 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 **September 28, 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#007-23) and applicant's name (YWCA Yakima) 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: 6 de septiembre, 2023
PARA: Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: YWCA Yakima (818 W. Yakima Ave., Yakima, WA 98902)
No. DE ARCHIVO: CL3#007-23
UBICACIÓN: 110 S. 9th Ave.
No. DE PARCELA(S): 181324-31452
FECHA DE APLICACIÓN: 3 de agosto, 2023
FECHA DE APLICACIÓN COMPLETA: 30 de agosto, 2023

DESCRIPCIÓN DEL PROYECTO: Instalación de vivienda congregada propuesta para un refugio para víctimas de violencia doméstica con 112 camas en 41 habitaciones, en el distrito de zonificación B-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: La instalación de Vivienda Congregada (11+) es un uso de Clase (3) en el distrito de zonificación B-1.
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 Congregada (11+) es un uso de Clase (3) en el distrito de zonificación B-1.
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 **28 de septiembre, 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#007-23) o al nombre del solicitante (YWCA Yakima) 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



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)

Please Select One:

Congregate Living Facility

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 proposed domestic violence shelter is an adaptive re-use that will help address the ongoing critical shortage of crisis shelter beds for victims of domestic violence in Yakima County. This facility will provide up to 112 beds in 41 rooms and case management services. Office hours are M-F from 8 am to 5 pm. The project will apply for a ROW encroachment to provide an ADA accessible entrance along Chestnut. Please also see attached shared parking agreement.

2. How is the proposal compatible to neighboring properties?

The property is an existing beautiful red brick building and part of the neighborhood old town aesthetic of the City of Yakima. To the east, there are multifamily housing buildings, an assisted living senior housing complex, a church, and single-family residences. To the south, there's are various medical buildings and medical plazas beyond. To the north, there is a parking lot and the current YWCA facility building. To the west, there are multifamily buildings and commercial buildings and a church beyond.

3. What mitigation measures are proposed to promote compatibility?

Compatibility mitigation will not be required. YWCA Yakima's current facility is about half block away from proposed site. Proposed use of building is compatible with surrounding area/neighborhood multi-family housing buildings, single family homes, and senior housing facilities.

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

It is consistent, as a Congregant Living Facility is a Class (3) use in the B-1 zoning district.

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

The proposed development is consistent with uses and zoning of neighboring properties being surrounded by YWCA's current facilities, senior housing, multifamily housing, single family homes, commercial and medical businesses, and churches.

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

The proposed development will help address the ongoing critical shortage of crisis shelter beds for victims of domestic violence in Yakima County, WA. YWCA Yakima plans to serve up to 400 additional domestic violence victims per year that otherwise do not have anywhere else to go and potentially save their lives.

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

Project Name: HOGBACK HEALTHCARE PARTNERS LLC

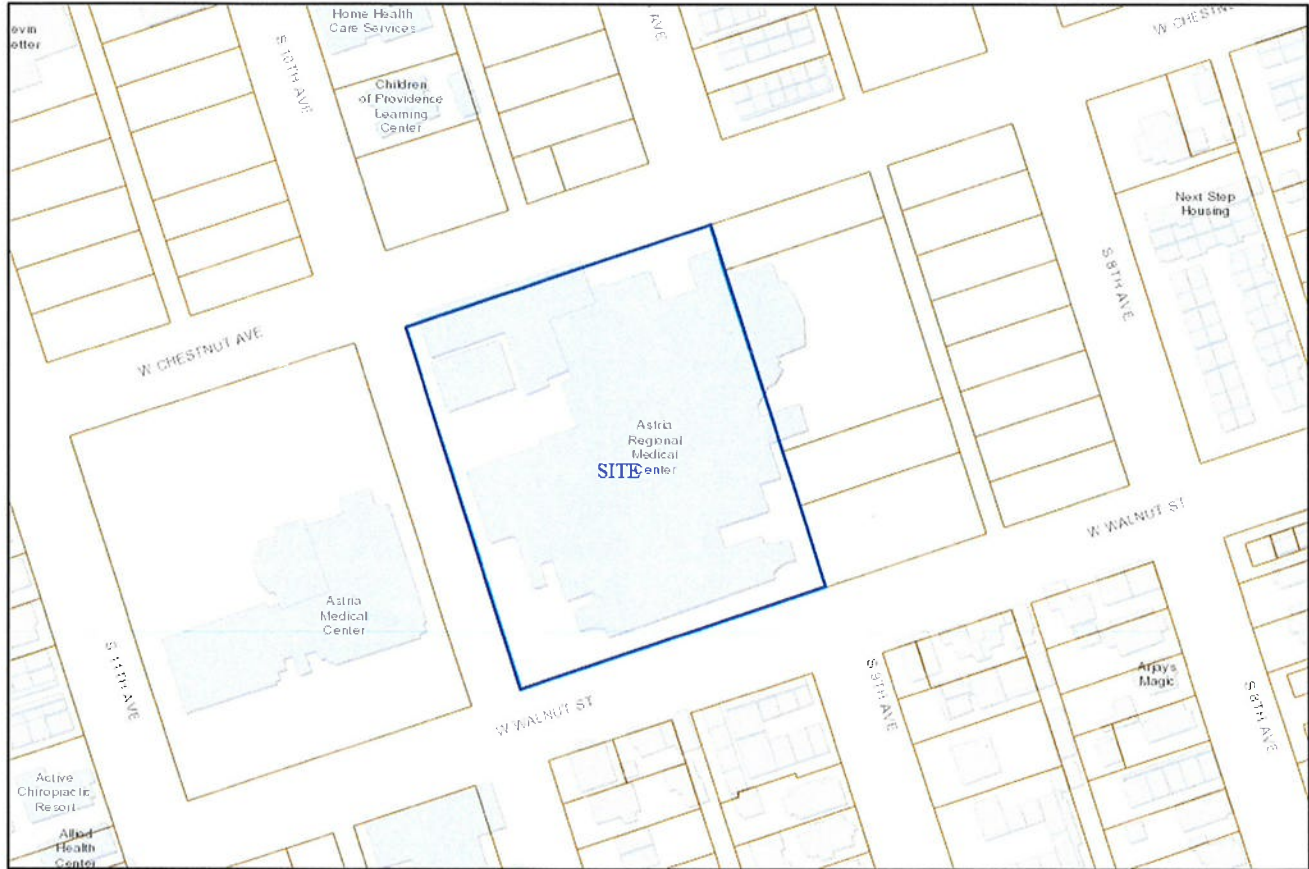
Site Address: 110 S 9TH AVE

File Number(s): CL3#007-23

Proposal: Proposed domestic violence shelter with 112 beds in 41 rooms in the B-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: 8/8/2023

