



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 22, 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#008-23, ADJ#016-23
LOCATION: 1423 S. 18th St.
TAX PARCEL NUMBER(S): 191329-42401
DATE OF APPLICATION: August 22, 2023
DATE OF COMPLETENESS: September 18, 2023

PROJECT DESCRIPTION Proposal to convert an existing residence into a congregant living facility for temporary worker housing with a total of 150 beds, and administrative adjustment to reduce the required number of parking spaces from 75 spaces to 22 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 **October 12, 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#008-23, ADJ#016-23) 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: 22 de septiembre, 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#008-23, ADJ#016-23
UBICACIÓN: 1423 S. 18th St.
No. DE PARCELA(S): 191329-41401
FECHA DE APLICACIÓN: 22 de agosto, 2023
FECHA DE APLICACIÓN COMPLETA: 18 de septiembre, 2023

DESCRIPCIÓN DEL PROYECTO: Propuesta para convertir una residencia existente en una instalación de vivienda congregada para viviendas de trabajadores temporales con un total de 150 camas, y ajuste administrativo para reducir el número requerido de espacios de estacionamiento de 75 espacios a 22 espacios, en el distrito de zonificación 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: El Centro de Vivienda Congregada (11+) es un uso de Clase (3) en el distrito de zonificación 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 de uso terrenal: El Centro de Vivienda Congregada (11+) es un uso de Clase (3) en el distrito de zonificación 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 **12 de octubre, 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#008-23, ADJ#016-23) 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 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



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 future construction on the three vacant parcels, is to be classified as "Congregate Living Facilities" and will be used for farm workers who will be residing in the USA for periods of 3 to 6 months a year. An average of 150 beds.

2. How is the proposal compatible to neighboring properties?

It is comparable! There are other similar structures such as single residence, duplex, triplex, fourplex, and Residential, light industrial and commercial properties around the area.

3. What mitigation measures are proposed to promote compatibility?

These workers are seasonal; they normally work long hours and weekends as well. They are under strict supervision. They're humble, obedient, and serious people whose only interest is to work as much as possible to provide for their families in their home country.

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

I believe it is consistent, there are other similar structures in the area, such as... duplex, triplex, fourplex and a mix of residential, commercial and light industrial properties.

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

It is consistent... there are others similar structures and uses in the area.

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

The existing high demand for agricultural workers that are needed seasonally, especially here in Yakima, where it has a major agricultural industry, will help immensely with the economy in this area and will provide more food and set up

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

for next year's agricultural future.

AUG 22 2023



Supplemental Application For:
ADMINISTRATIVE ADJUSTMENT
YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.10

CITY OF YAKIMA
PLANNING DIV.

PART II - APPLICATION INFORMATION

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

- SETBACKS: Front Side Rear
SIGNS: Height Size
FENCES LOT COVERAGE SITESCREENING
PARKING OTHER

2. AMOUNT OF ADJUSTMENT

Handwritten calculation: 2 beds = 1 Parking Space ± 7 Beds p/each = 5) Beds Park space

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: CONGREGATE LONG 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 occupants don't own vehicles, they'll be transported in vans provided by the farmers. The assignment of four parking spaces per parcel will be sufficient.

2. How is the proposal compatible with neighboring properties? Have other adjustments been granted nearby?

This proposal should be eliminating, minimizing traffic, that means that shouldn't affect the surrounding properties. I ignore of any other similar adjustments been made or granted in the surrounding areas, except for the already approved in my own property 1423 S. 18th St. Yakima WA 98901.

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

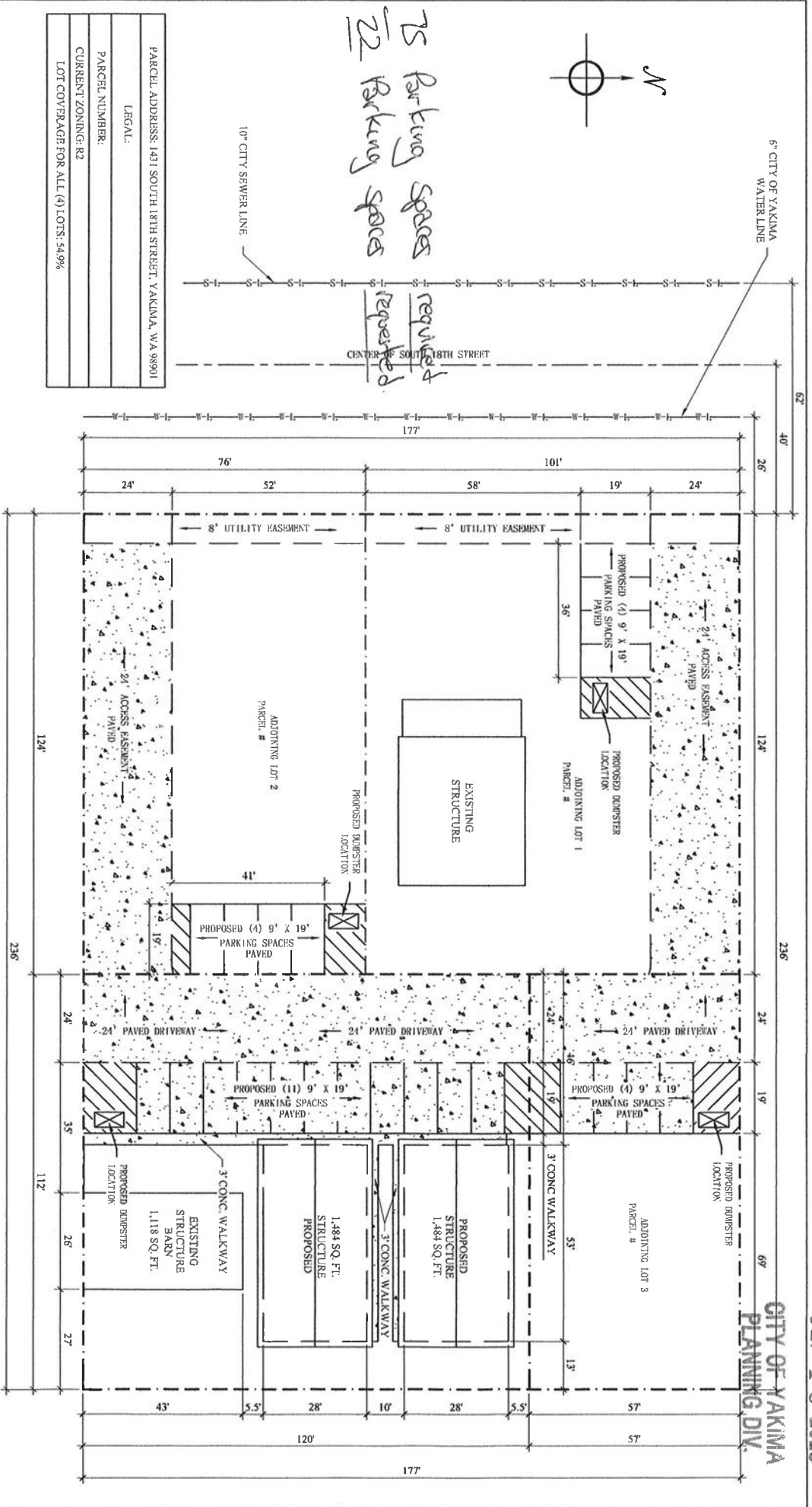
will not affect the neighborhood due to be I believe it is consistent, and minimized the traffic.

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

It will be alleviating, reducing the traffic going in and out. It won't affect the zoning. Besides the neighborhood is a mixture of single residential, commercial & light industrial.

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

Will reduced the traffic, it won't be affected, instead will be less traffic coming in & out of the property. By allowing this proposal it will help alleviate the existing high demand for the need of agricultural workers come seasonally especially there in the Yakima area where it has a major agricultural industry. Will help the economy in the area, providing affordable food & set up for next years agricultural future.



SITE PLAN

SCALE: 1" = 25'

NOTES
1. CONTRACTOR TO CALL FOR UTILITY LOCATE BEFORE START OF CONSTRUCTION.

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DMCAD023303PARTK.NIT GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CHECK DRAWINGS FOR ANY DISCREPANCY IN PLANS TO BE BROUGHT TO DM DRAFTING SERVICES ATTENTION PRIOR TO PROCEEDING WITH CONSTRUCTION.
YAKIMA, WA 98902 509-989-1857

PROPERTY ADDRESS: 1431 SOUTH 18TH STREET, YAKIMA, WA, 98901 OWNER: ELVIA GOMEZ LOPEZ DATE: 6-21-23 PARCEL NUMBER SCALE: AS NOTED SHEET 5 OF 5



