



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Planning Division  
129 North Second Street, 2<sup>nd</sup> Floor, Yakima, WA 98901  
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

### NOTICE OF APPLICATION & PUBLIC HEARING

**DATE:** April 23, 2024  
**TO:** Applicant and Adjoining Property Owners  
**FROM:** Bill Preston, Acting Community Development Director  
**APPLICANT:** Joseph Calhoun – HLA Engineering & Land Surveying  
**FILE NUMBER:** CL3#002-24  
**LOCATION:** 7500 W. Nob Hill Blvd  
**TAX PARCEL NUMBER(S):** 181329-31401  
**DATE OF APPLICATION:** March 28, 2024  
**DATE OF COMPLETENESS:** April 15, 2024

**PROJECT DESCRIPTION** Proposal to build a new residential mini-storage on a split-zoned lot (B-2, LCC), the development will occur in the B-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: Residential Mini-Storage is a Class (3) use in the B-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: Residential Mini-Storage is a Class (3) use in the B-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 23, 2024 at 9:00 a.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2<sup>nd</sup> 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#002-24) and the applicant's name (HLA Engineering & Land Surveying) in any correspondence you submit. You can mail your comments to:

**Bill Preston, Acting 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 Connor Kennedy, Assistant Planner, at (509) 575-6162, or e-mail to [connor.kennedy@yakimawa.gov](mailto:connor.kennedy@yakimawa.gov).

**Enclosed:** Narratives, Project Descriptions, Site Plan, and Vicinity Map



### 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:** 23 de abril, 2024  
**PARA:** Solicitante y Propietarios Adyacentes  
**DE:** Bill Preston, Director Interino de Desarrollo Comunitario  
**SOLICITANTE:** Joseph Calhoun – HLA Engineering & Land Surveying  
**No. DE ARCHIVO:** CL3#002-24  
**UBICACIÓN:** 7500 W. Nob Hill Blvd  
**No. DE PARCELA(S):** 181329-31401  
**FECHA DE APLICACIÓN:** 28 de marzo, 2024  
**FECHA DE APLICACIÓN COMPLETA:** 15 de abril, 2024

**DESCRIPCIÓN DEL PROYECTO:** Propuesta para construir un nuevo mini-almacén residencial en un lote de zonificación dividida (B-2, LCC), el desarrollo se producirá en el distrito de zonificación B-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 minialmacenaje residencial es un uso de clase (3) en el distrito de zonificación B-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: El minialmacenaje residencial es un uso de clase (3) en el distrito de zonificación B-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 llevará a cabo el **23 de mayo, 2024** 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#002-24) o al nombre del solicitante (HLA Engineering & Land Surveying) en cualquier correspondencia que envíe. Por favor de enviar sus comentarios sobre esta propuesta a:

**Bill Preston, Acting 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](mailto: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)  
Residential Mini-Storage (\*)

**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.  
See Attached
- 2. How is the proposal compatible to neighboring properties?  
See Attached
- 3. What mitigation measures are proposed to promote compatibility?  
See Attached
- 4. How is your proposal consistent with current zoning of your property?  
See Attached
- 5. How is your proposal consistent with uses and zoning of neighboring properties?  
See Attached
- 6. How is your proposal in the best interest of the community?  
See Attached

**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.

WRITTEN NARRATIVE  
TYPE (3) REVIEW

**A. 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 to the business.**

The proposal is to construct a new Residential Mini-Storage use at 7500 W Nob Hill Blvd. The property is currently vacant and is split-zoned Local Business (B-2) and Large Convenience Center (LCC). The proposed development will occur only on the B-2 portion of the lot.

This project consists of 5 storage buildings totaling approximately 29,887 square feet. The size and layout of the storage areas varies between the 5 buildings to accommodate for a wide range of storage unit sizes. Paved drive aisles with underground stormwater infiltration provide access to the proposed buildings.

Normal business hours will generally be Monday through Friday 8:00 a.m. to 5:00 p.m.

The property is adjacent to W. Nob Hill Blvd, a Minor Arterial, to the north and S. 75<sup>th</sup> Ave, a Local Access Street, to the east. Proposed access is from W. Nob Hill Blvd which is currently built out with full frontage improvements. No access is proposed to S. 75<sup>th</sup> Ave. West of the property is S. 76<sup>th</sup> Ave. which is an ingress/egress road for the adjacent Meadowbrook Estates manufactured home court.

**B. How is the proposal compatible to neighboring properties?**

The proposal is compatible to adjacent residential properties to the south and west due primarily to the nature of its operation. Storage facilities are generally considered to be good neighbors to adjacent residential uses. While residential mini-storage is a Class 3 use in the B-2 zone, the impact on adjacent properties is expected to be significantly less than other Class 1 and 2 uses permitted in the zone. For example, the trip generation of a restaurant or office/clinic use, both Class 1 permitted uses in the B-2 zone, is significantly higher than the proposed use. The proposed storage units are anticipated to generate less than 2 PM peak hour trips. Access to the proposal is from W. Nob Hill Blvd and will not adversely affect nearby residential uses by routing traffic through established neighborhoods.

The proposal is also compatible with adjacent commercial uses to the east, across S. 75<sup>th</sup> Ave. Directly across from the project is the rear of Meadowbrook Fun Center, an outdoor recreational facility.

**C. What mitigation measures are proposed to promote compatibility?**

The project is designed to ensure compatibility by proposing generous setbacks from adjacent residential uses. The minimum setback for the B-2 zone when adjacent to residential zoning is 20-feet. The proposed structures are set back approximately 46-feet from the south property line and approximately 52-feet from the west property line, both of which contain existing R-3 zoning and residential uses.

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The project also proposes sitescreening standard C on the south and west property lines where required. A minimum of sitescreening standard A is proposed on the east property line where required. In between the drive aisle/buildings and the property lines, landscaping will be provided to create an additional buffer between adjacent residential properties.

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

This proposal is consistent with the current zoning of the property because it meets all development standards of the district, specifically building height, parking, lot coverage, sitescreening and setbacks. The B-2 zone is intended to provide areas for commercial activities that meet the small retail shopping and service needs of the community; and accommodate small-scale commercial uses that need a higher level of visibility and easy access to major arterials (YMC § 15.03.020(F)). This proposal meets those purpose statements by providing a needed service to the community with access to an arterial street. Furthermore, this proposal is consistent with the locational criteria and principal uses & density requirements for the Community Mixed-Use comprehensive plan designation; specifically, Policies 2.2.3(B): "Locational criteria – Existing and planned future neighborhood center areas, sites along key arterials and collector streets, and transitional areas between residential uses and downtown or other mixed-use centers;" and 2.2.3(C): "Principal uses and density – A mixture of retail, commercial service, office, and high density residential uses depending on the area's context..."

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

This proposal is consistent with uses and zoning of neighboring properties because of the mixed use aspect of the neighborhood that is in the transitional area between commercial and residential zoning districts. The uses in the neighborhood consist of residential, commercial, schools and recreation. All these uses occur within the immediate area of the subject property. The immediate areas also consists of a mixture of zoning districts. This property abuts Multifamily Residential (R-3) Zoning to the south and west – land uses include multifamily and a manufactured home court. There is a Single-family Residential (R-1) zoning to the north, across W. Nob Hill Blvd – uses include a single family dwelling and the SW portion of the Wide Hollow Elementary School property. There is Large Convenience Center (LCC) zoning to the east, across S. 75<sup>th</sup> Ave. which contains an outdoor recreation facility. This is a classic mixed-use neighborhood and the proposed project is consistent with surrounding uses and zoning.

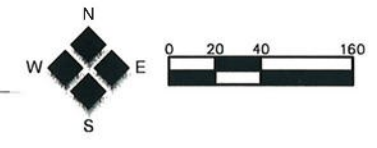
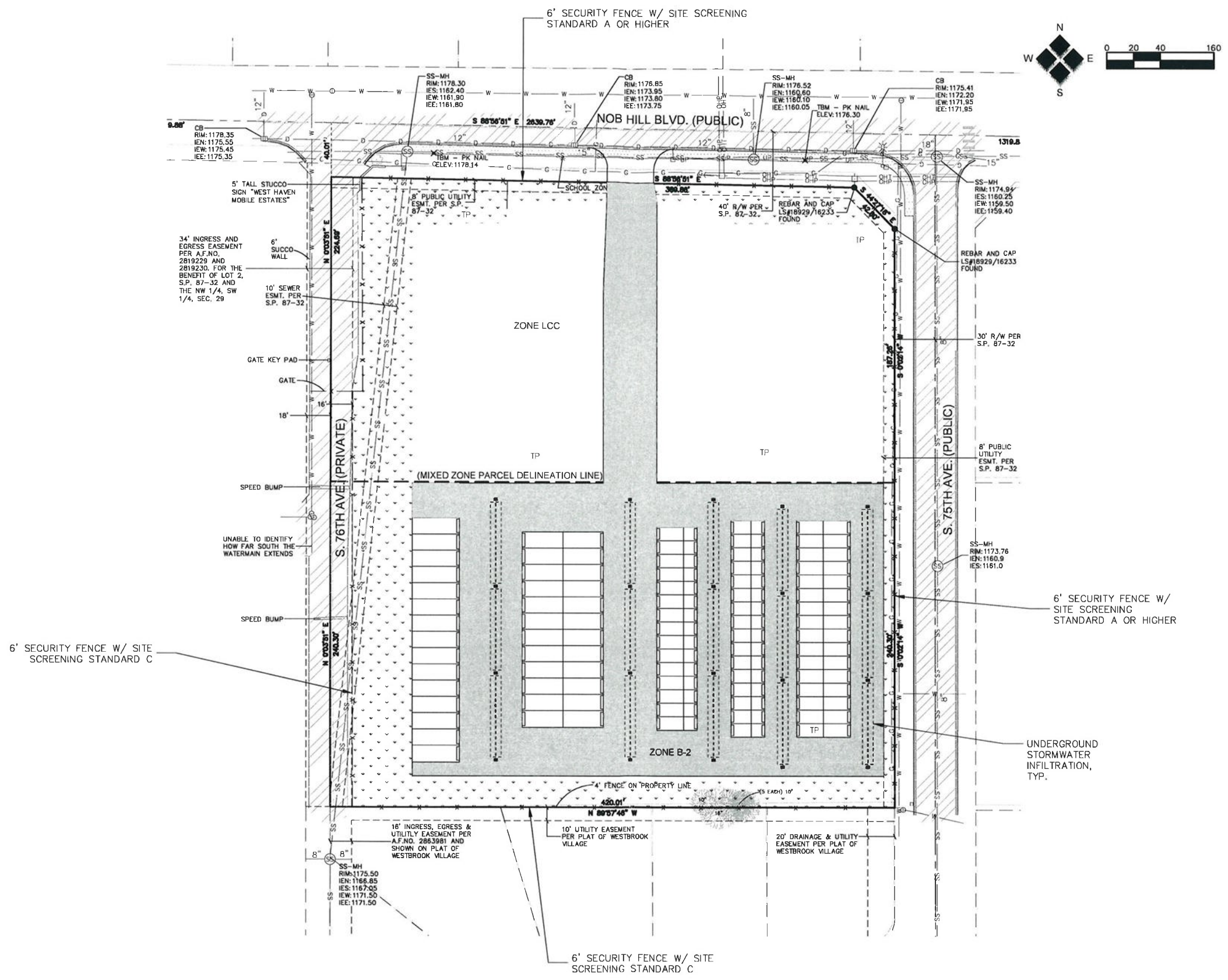
**F. How is your proposal in the best interest of the community?**

This proposal is in the best interest of the community because it provides a much-needed storage facility in the west valley neighborhood. Residential infill development has increased significantly in recent years, necessitating an increase in storage options for property owners and renters alike. The establishment of smaller residential lots, higher densities in residential zones, ADU's and a substantial number of nearby multifamily units has created a growing need for additional storage facilities.

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REVISION	DATE

JOB NUMBER: 24059  
DATE: 3-22-24  
FILE NAMES: 24059.dwg  
DRAWING:  
DESIGNED BY: MRH  
ENTERED BY: MDH

**STEEL STRUCTURE AMERICA INC.**  
PARCEL 181329-31401  
7500 W. NOB HILL BLVD. YAKIMA, WA 98908  
TYPE 3 OVERALL SITE PLAN

SHEET  
2  
OF  
3

**Project Name:** PAC INVESTMENTS LLC

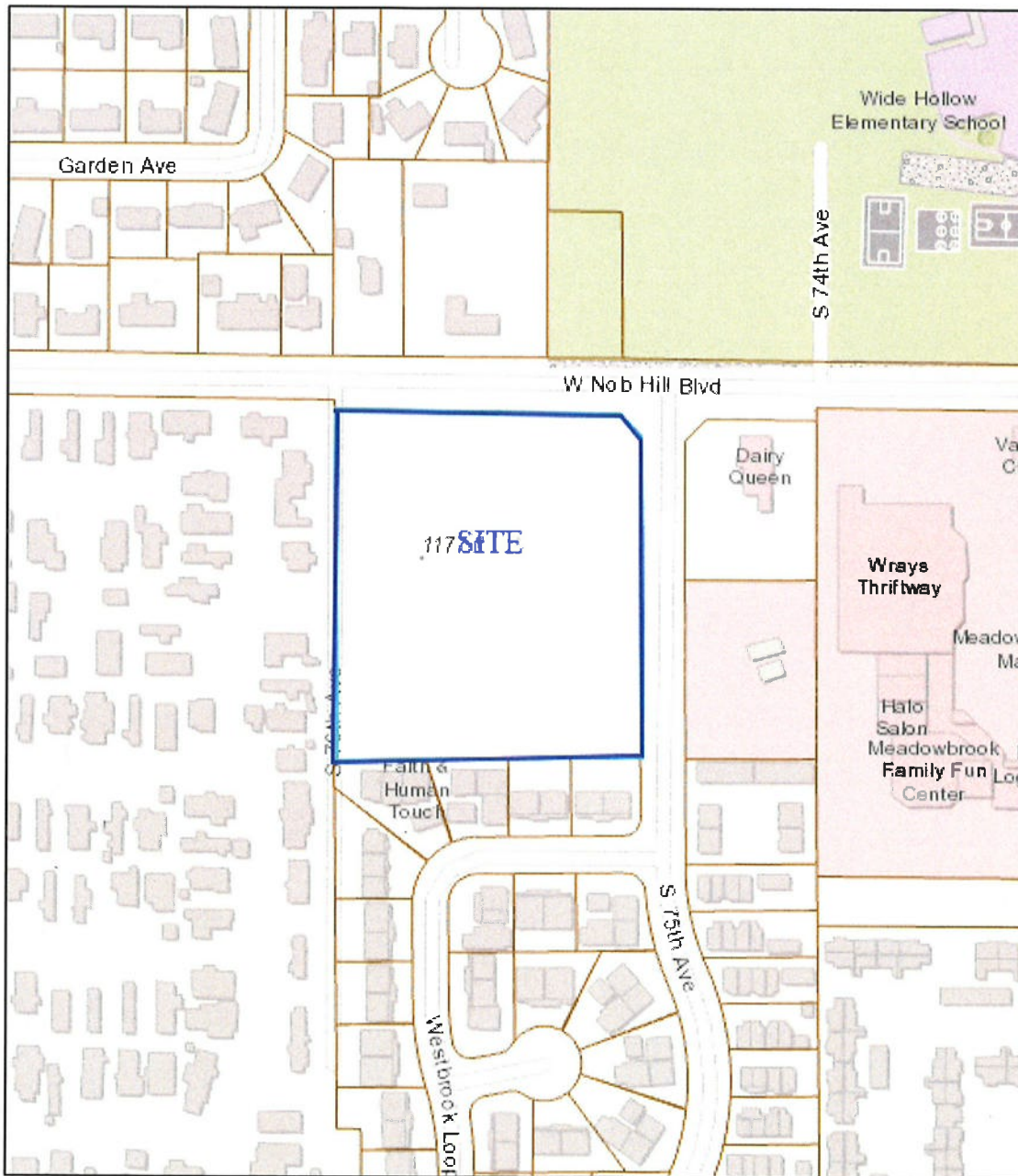
**Site Address:** 7500 W NOB HILL BLVD

**File Number(s):** CL3#002-24

**Proposal:** Proposal to build a new residential mini-storage on a split-zoned lot (B-2, LCC), the development will occur in the B-2 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: 3/28/2024

