

**BRUCE SIMPSON
DEV#002-20**

**City Council
Open Record Public Hearing
on Development Agreement
August 4, 2020**

EXHIBIT LIST

Applicant: Bruce Simpson
File Number: DEV#002-20
Site Address: 3111 Tieton Dr
Staff Contact: Trevor Martin, Associate Planner

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DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is entered into this 13th day of DECEMBER, 2001, by and between the **CITY OF YAKIMA, WASHINGTON**, a municipal corporation organized under the laws of the state of Washington ("City") and **BRUCE SIMPSON AND THERESA CAMPBELL-SIMPSON** ("Simpson").

RECITALS

A. To strengthen the public planning process and provide certainty to project development, the legislature of the state of Washington enacted RCW 36.70B.170 -.210 (the "Development Agreement Statutes"), which authorize the City to enter into an agreement with any person having an ownership interest or control of real property located within the City regarding the development of such real property.

B. Simpson owns the 0.68-acre parcel of real property addressed 3111 Tieton Drive, Yakima, Washington 98902 (Assessor's Tax Parcel No. 181323-33003) (referred to as the "Subject Property"). The legal description is attached as Exhibit A. The Subject Property is presently improved with a historic Tudor structure commonly known as the "Raymond House." The Subject Property is located at the intersection of Tieton Drive and South 32nd Avenue (a signalized intersection) and adjoins property owned by Yakima Valley Memorial Hospital.

C. Simpson has proposed that the Subject Property be rezoned from R-1 Single-Family Residential to B-1 Professional Business. The rezone is consistent with the adopted Urban Area Comprehensive Plan for the City of Yakima. The rezone application is coupled with applications for a multi-use building including coffee house, hair salon, professional office space, and facility for private receptions. The purpose of the applications is to preserve the historic structure and grounds while allowing limited and defined usage of the facility.

D. A revised Site Plan has been provided based upon comments and requirements of the Hearing Examiner for the City of Yakima, by letter dated the 28th day of June, 2001. A copy of the revised Site Plan is attached as Exhibit B and incorporated by this reference.

E. The City and Simpson agree that the rezone and approved land uses shall be limited to the specific proposal presented in the application and that no material modification, expansion, or alteration of such uses shall be permitted without compliance with applicable ordinance procedures governing such matters.

F. The City and Simpson enter into this Development Agreement to provide certainty for planning and use of the property and to assure the limitation of permissible uses to those identified and reviewed by the Hearing Examiner and City Council.

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NOW, THEREFORE, in consideration of the mutual promises herein, the City and Simpson **AGREE AS FOLLOWS:**

1. **Rezone of Property.** The rezone of the Subject Property located at 3111 Tieton Drive, Yakima, Washington, shall be expressly conditioned upon the terms and conditions set forth in this Development Agreement, and approved uses shall not be materially modified, expanded, or altered other than by subsequent public process applicable to ordinance amendments (rezones) and land use processes.

2. **Site Plan.** Any and all uses of the subject property shall be consistent with the Site Plan attached hereto as Exhibit B. Any material modification or alteration to the Site Plan shall require public review in accordance with applicable procedures relating to ordinance amendments (rezones) and use review and approvals. The use of the property is expressly conditioned upon reconfiguration of the property (including property and access) in a manner consistent with the referenced Site Plan.

(a) **Exterior of Home.** There shall be no material alteration of the exterior appearance of the home. It is the intent of Simpson to preserve the historic character of the property and any material modification shall be allowed for purposes of complying with applicable codes and regulations or enhancing or preserving the historic character of the property.

(b) **Landscaping.** The property shall be landscaped and maintained in a manner consistent with the current appearance of the property. Additional landscaping and vegetative buffer have been or shall be planted along the north boundary of the property for purposes of view and noise abatement.

(c) **Exit/Caution Signs.** Signs shall be placed on the property at the exit point to 32nd Avenue, encouraging left-hand (southbound) turning movement onto 32nd Avenue and cautioning for pedestrians.

3. **Adjoining Roadways.** Simpson, the City, and neighbors acknowledge and agree that the proposed usage of the property does not require the expansion or widening of 32nd Avenue. Neighbors and Simpson further express and agree that any expansion of 32nd Avenue would have adverse impact upon both the subject property and adjoining residences and neighborhood. All private parties strongly urge the preservation of 32nd Avenue at its current width and configuration.

(a) **Prohibition on Parking.** On-street parking shall be prohibited on the east side of the 400 block of S. 32nd Avenue north of Tieton Drive for a distance to be determined by the City based on the preferences of the owners of properties north of the Subject Property on the east side of the 400 block of S. 32nd Avenue. The parking prohibition was requested by neighbors and agreed to by Simpson and the City.

(b) **Traffic Calming Devices.** Simpson supports the installation of traffic calming devices on 32nd Avenue, including but not limited to four-way stop signs at 32nd Avenue and Chestnut.

(c) **Memorial Parking Area.** Upon agreement with Memorial Hospital, Simpson shall be entitled to utilize the parking area owned by Memorial Hospital and

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located on the corner of 31st Avenue and Tieton Drive. The additional parking area shall be available to provide off-street overflow parking for activities such as gatherings. The use of the parking area, however, shall be further conditioned upon traffic channelization devices or signage allowing right-turn only exits from the parking area. It is the intent of all parties to minimize (if not eliminate) exiting movements which would result in northbound travel on 31st Avenue.

4. **Approved and Permitted Uses/Occupancies.** Simpson shall be authorized and permitted to conduct only the following uses of the subject property:

(a) **Coffee Shop.** A sit-down style coffee house may be located on the main floor of the existing structure. There will be no chef or commercial kitchen facility. Most food items will be prepared off-site, such as muffins, scones and dessert items. The coffee house shall be subject to limitations more particularly set forth in Section 5 hereof.

(b) **Professional Office.** A professional office for a food-ingredient brokerage firm may be maintained on the second floor of the existing structure. No retail business shall be permitted and any conferences/meetings will be by appointment only.

(c) **Hair Salon.** A single-seat, appointment-only hair salon shall be allowed and located in the garage and operated by Theresa Campbell-Simpson. The salon activity may include an esthetician or masseuse, which shall be located on the second floor.

(d) **Tutoring.** A part-time one-on-one tutoring center shall be authorized in a portion of the basement of the existing structure.

(e) **Receptions.** The existing structure may also be utilized for receptions or private gatherings on an appointment basis and subject to limitations set forth in Section 5 hereof.

5. **Limitations on Use.** The coffee house and reception uses shall be limited as follows:

(a) All outdoor receptions and coffee house activities shall terminate at 10 p.m. No public sale of alcohol shall be permitted on the premises.

(b) Outdoor amplified music, live or recorded, is prohibited, except that background music which may be provided in the coffee house may be conveyed to outdoor coffee house patios at a volume no louder than that occurring inside.

(c) Outside gatherings shall be limited to 45 persons. Any outside catering or food service shall be located in the front yard area of the premises (*i.e.*, between the house and Tieton Drive). Any outside lighting shall be directed downward and shielded from glare.

(d) Any modifications to the project which result in intensification of any approved use shall require amendment of this Development Agreement and a public hearing.

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(e) A single wooden sign with ground-based spot lighting shall be allowed at the location shown on the Site Plan.

6. **Nonassignability of Agreement.** The approved uses and this Development Agreement are personal to Bruce Simpson and Theresa Campbell-Simpson, or their family or beneficiaries, and are not transferable or assignable without a public hearing and amendment of this Development Agreement. In the event that Simpson (or their family) cease to utilize the property in accordance with this Agreement, the following shall occur:

(a) **Reversion to Single Family Zoning.** Upon termination of use and occupancy by Simpson (or their family or beneficiaries), the zoning of the property shall revert to Single Family (R-1) zoning.

(b) **Comprehensive Plan.** Simpson and their family or beneficiaries further agree that the land-use designation contained in the Yakima Urban Area Comprehensive Plan may return to Low Density Residential upon compliance with applicable procedures and processes with respect thereto.

7. **Modification/Amendment.** Any material modification, expansion or alteration of uses as outlined in this Development Agreement shall require a new public hearing.

8. **Reservation of Authority.** Pursuant to RCW 36.70B.170(4), the City reserves authority to impose new or different regulations affecting the Subject Property, to the extent required by a serious threat to public health and safety.

9. **Recordation/Binding Effect.** Pursuant to the provisions of RCW 36.70B.190, this Development Agreement shall be recorded with the real property records maintained by the Auditor of Yakima County, Washington. This Agreement is binding on the City, Simpson, and Simpson's family or beneficiaries. Persons or parties other than Simpson, and Simpson's family or beneficiaries shall have no right to any of the approvals related to this Development Agreement or the ordinance by which it is authorized without public hearing and passage of an ordinance providing them with such approvals.

10. **Notices and Demands.** Any notice or demand which either party hereto is required or desires to give to or make upon the other shall be in writing and delivered or mailed by United States registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

In the case of the City of Yakima to:

City of Yakima
c/o City Manager
129 North Second Street
Yakima, WA 98901

In the case of Simpson to:

Bruce Simpson and/or
Theresa Campbell-Simpson
3111 Tieton Drive
Yakima, WA 98902

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11. **Effective Date.** This Development Agreement shall become effective when the ordinance approving the requested rezone and other uses and by which it is authorized becomes effective.

12. **Incorporation of Recitals.** The Recitals contained in this Development Agreement are hereby incorporated into this Agreement as if fully set forth herein.

13. **Other Necessary Acts.** The City and Simpson shall each execute and deliver to the other all other further instruments and documents that are reasonably necessary to carry out and implement the rezone and land use approvals and that are otherwise reasonable or necessary to provide the full and complete enjoyment of rights and privileges under this Agreement.

14. **Covenants Running with the Land.** All of the provisions contained in this Agreement shall be enforceable as equitable servitudes and shall constitute covenants running with the land pursuant to Washington law. Each covenant herein to act or refrain from acting, including the limitation of approvals to Simpson, their family and beneficiaries, is for the benefit of or burden upon the Subject Property as appropriate, runs with the Subject Property, and is binding upon each successive owner or occupant of the property.

15. **Covenant of Good Faith and Fair Dealing.** The City and Simpson shall use their best efforts and take and employ all necessary actions to ensure that the rights secured through this Agreement can be enjoyed, and neither party shall take any action that will deprive the other of enjoyment of the rights secured through this Agreement.

16. **Venue and Applicable Law.** The City and Simpson agree that venue of any action hereon shall be laid in Yakima County, Yakima, Washington, and that this Agreement shall be construed according to the laws of the state of Washington.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

CITY OF YAKIMA
a Washington municipal corporation

OWNERS

By: [Signature]
R. A. Zais, Jr., City Manager

[Signature]
BRUCE SIMPSON

ATTEST:
[Signature]
Karen Roberts, City Clerk

[Signature]
THERESA CAMPBELL-SIMPSON

Contract No. 2001-130
Ordinance No. 2001-65

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LEGAL DESCRIPTION

THE WEST 186.4 FEET OF THE SOUTH 208 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 18 E.W.M.;

EXCEPT THE WEST 20 FEET;

AND EXCEPT THE SOUTH 30 FEET;

AND EXCEPT A TRIANGLE IN THE SOUTHWEST CORNER CONVEYED TO THE CITY OF YAKIMA, UNDER AUDITOR'S FILE NOS. 2001308 AND 2001309;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF YAKIMA, UNDER AUDITOR'S FILE NO. 2957528.

SITUATED IN YAKIMA COUNTY, STATE OF WASHINGTON.

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LEGAL DESCRIPTION - EXHIBIT A



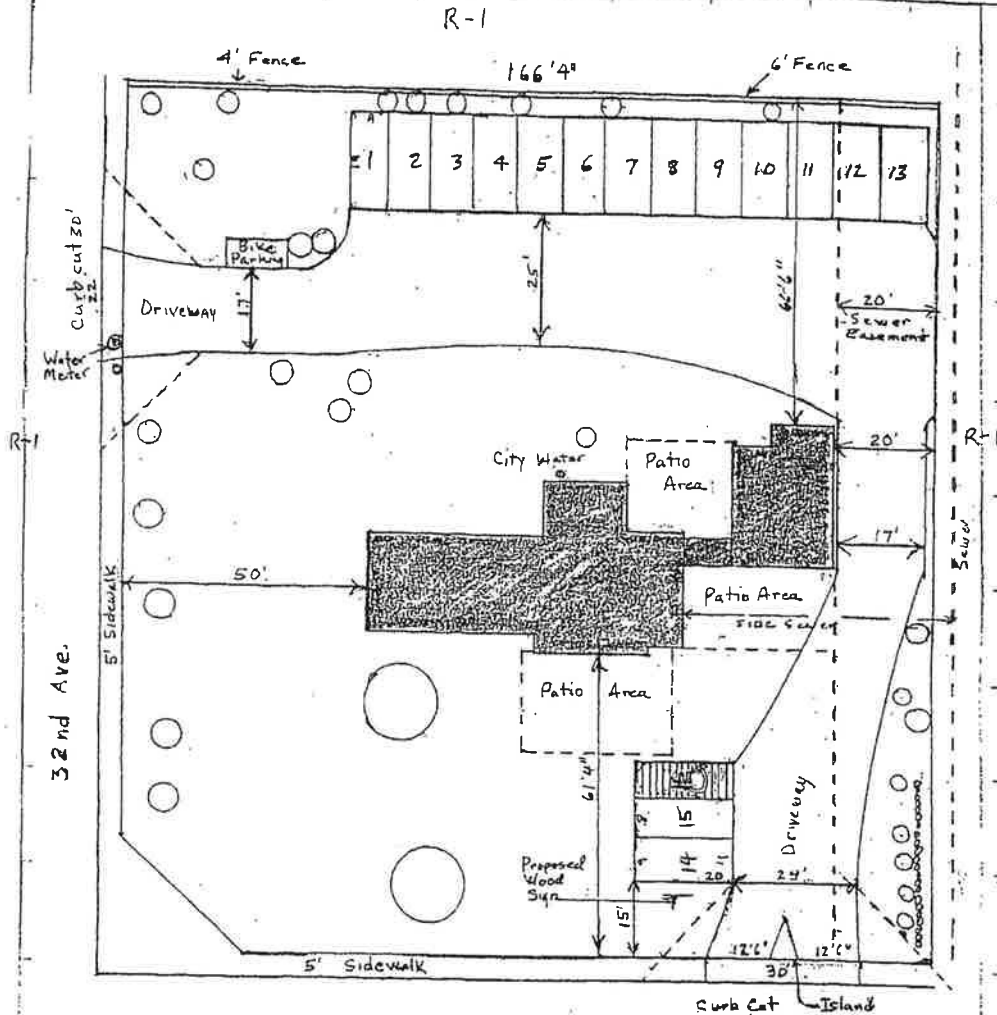
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REQUIRED ATTACHMENT:
SITE PLAN

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



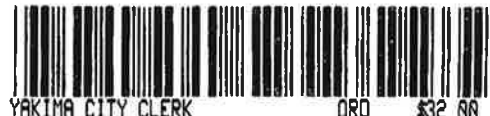
Tieton Drive

RECEIVED
AUG 03 2001
CITY OF YAKIMA
PLANNING DIV.

<p>LOT COVERAGE CALCULATION</p> <p>a) Footprint(s) of Existing Structure(s) — 2318 SQ FT</p> <p>b) Building Addition/New Structure(s) Footprint(s) — SQ FT</p> <p>c) Paved Area(s) (Driveways, walkways, patios, etc.) Total — 2674 SQ FT</p> <p>d) Proposed Paved Area(s) — 1912 SQ FT</p> <p>e) Total Impervious Surface (a+b+c+d = e) — 1798 SQ FT</p> <p>f) Lot Size — 29137 SQ FT</p> <p>g) Lot Coverage (e/f x 100 = g) — 6.17%</p>	<p>PARKING CALCULATION (Reference Table 6-1 of the Urban Area Zoning Ordinance)</p> <p>a) 16 spaces required</p> <p>b) 15 spaces provided * Suggested by hearing examiner</p>
<p>MAP SCALE (Please use the given scale, however, in some circumstances a different scale may work better.)</p> <p>check one</p> <p><input checked="" type="checkbox"/> Preferred Scale: 1 inch on the map = 20 feet on the ground</p> <p><input type="checkbox"/> Custom Scale: 1 inch = _____</p> <p>* Template tic marks are 1 inch apart</p>	
<p>LOT INFORMATION (Print clearly in ink)</p> <p>Parcel # — 181323-33003</p> <p>Site Address — 3111 Tieton Dr. Yakima, WA.</p> <p>Zoning — R-1 Comp Plan R-3</p> <p>Legal Description (brief) W 186.4 Ft of S. 204 Ft of W 1/4 of SW 1/4 of SW 1/4 of SW 1/4 of SW 1/4 of S 23 T 13 N R 18 E W M. EXCEPT W 20 FT AND EXCEPT S 30 FT.</p>	
<p>BACKGROUND INFORMATION</p> <p>Applicant Name — Bruce Simpson & Theresa Campbell Simpson</p> <p>Site Address — 3111 Tieton Dr. Yakima WA 98102</p> <p>Mailing Address — 216 S. 24th Ave Yakima WA 99102</p> <p>Contact Person — Bruce Simpson Contact Phone: (509) 697-5000</p>	
<p>Produced by (print) _____ Date: _____</p> <p style="text-align: center;">(Indicate North)</p>	

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SITE PLAN - EXHIBIT B



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YAKIMA CITY CLERK

ORD \$32.00

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ORDINANCE NO. 2001- 65

AN ORDINANCE concerning land use and zoning, rezoning the parcel (approximately 0.68 acres) addressed 3111 Tieton Drive from Single Family Residential (R-1) to Professional Business (B-1), and amending the Official Yakima Urban Area Zoning Map accordingly.

WHEREAS, by application dated April 23, 2001, Bruce Simpson and Theresa Campbell-Simpson, the Owners, requested rezone from Single Family Residential (R-1) to Professional Business (B-1) and amendment of the Official Yakima Urban Area Zoning Map, together with Class (3) approval for a coffee house and Class (2) approval for a part time, appointment only, hair dressing salon with an esthetician or masseuse, all regarding the parcel (approximately 0.68 acres) addressed 3111 Tieton Drive (Yakima County Assessor's Parcel #181324-33003), referred to as the "Subject Property"; and

WHEREAS, on June 14, 2001, the City of Yakima Hearing Examiner conducted a duly convened, open-record public hearing regarding the requested rezone (UAZO RZ #5-01) and after considering the record issued his Examiner's Recommendation, Examiner No. IU01-2-12, dated August 23, 2001; and

WHEREAS, the Hearing Examiner recommended that the Subject Property should be rezoned from Single Family Residential (R-1) to Professional Business (B-1) and that the proposed Class (2) and (3) uses should be approved; and

WHEREAS, at a closed-record public hearing on October 2 and November 6, 2001, the City Council duly considered the requested rezone and the proposed Class (2) and (3) uses, including the documents and other evidence which comprise the record developed before the Hearing Examiner, the Hearing Examiner's Recommendation, and the statements of interested persons; and

WHEREAS, at a public hearing on November 6, 2001, the City Council duly considered a proposed development agreement, which the Hearing Examiner recommended that the requested rezone be conditioned upon, including the documents and other evidence which comprise the record developed before the Hearing Examiner, the Hearing Examiner's Recommendation, and the statements of interested persons; and

WHEREAS, after considering the Hearing Examiner's Recommendation, the contents of the file, the proposed development agreement, and the statements of interested persons, the City Council finds with respect to the requested rezone and other approvals, and subject to the conditions provided herein and in the Development Agreement attached to, incorporated in and authorized by this ordinance, including the Owners' stipulation that the requested rezone of the Subject Property and other approvals shall apply only to them, their family and beneficiaries, that:

1. The Subject Property is suitable to be classified Professional Business (B-1);
2. There exists a public need for the requested rezone;

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3. Circumstances have changed since the existing Single Family Residential (R-1) zoning was established which now make the requested rezone appropriate; and
4. The requested rezone is consistent with and complies with:
 - a. The requirements and considerations set forth in chapter 15.23 of the Yakima Municipal Code;
 - b. The goals and policies of the Yakima Urban Area Comprehensive Plan;
 - c. The intent of the Yakima Urban Area Zoning Ordinance;
 - d. Other applicable land use controls; and

WHEREAS, it is in the best interests of the City to adopt the Hearing Examiner's findings and conclusions and recommendation to approve the requested rezone and the Development Agreement attached to, incorporated in, and authorized by this ordinance; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF YAKIMA, WASHINGTON:

Section 1. Hearing Examiner's Recommendation Including Conditions Affirmed:

Subject to the specific terms of this ordinance, the Yakima City Council adopts the findings, conclusions and recommendations of the Hearing Examiner's Recommendation, Examiner No. IU01-2-12, dated August 23, 2001, and incorporates that Hearing Examiner's Recommendation by reference as part of this Ordinance. Subject to the specific terms of this ordinance, the conditions stated on pages 13 and 14 of the Hearing Examiner's Recommendation shall govern the rezone and other approvals granted by this ordinance. The Development Agreement attached to this ordinance is incorporated in this ordinance, and is authorized by this ordinance. The specific terms of this ordinance, including the terms of the attached Development Agreement, shall prevail to the extent of any conflict between such terms and the terms of the Hearing Examiner's Recommendation.

Section 2. Subject Property: Regarding the Subject Property, Yakima County Assessor's Parcel #181324-33003, the legal description of which is attached to this ordinance as Exhibit A, which is incorporated by reference in this ordinance, and subject to conditions stated below, or in the Hearing Examiner's Recommendation, or in the attached Development Agreement, the City Council finds formally that, for the uses described by the Applicant:

1. The Subject Property is suitable to be classified Professional Business (B-1);
2. There exists a public need for the requested rezone;
3. Circumstances have changed since the existing Single Family Residential (R-1) zoning was established which now make the requested rezone appropriate; and
4. The requested rezone is consistent with and complies with:
 - a. The requirements and considerations set forth in Chapter 15.23 Yakima Municipal Code;
 - b. The goals and policies of the Yakima Urban Area Comprehensive Plan;

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- c. The intent of the Yakima Urban Area Zoning Ordinance; and
- d. Other applicable land use controls.

Section 3. Amendment of Official Yakima Urban Area Zoning Map: The Official Yakima Urban Area Zoning Map shall be amended, subject to conditions stated below, or in the Hearing Examiner's Recommendation, or in the attached Development Agreement, to rezone the Subject Property from Single Family Residential (R-1) to Professional Business (B-1).

Section 4. Class (2) and Class (3) Approval: Subject to conditions a-e stated on pages 13-14 of the Hearing Examiner's Recommendation, and further subject to the terms of this ordinance and the attached Development Agreement, the requested Class (2) and Class (3) approvals are granted.

Section 5. Limitations on Transfer or Assignment: The rezone and other approvals granted by this ordinance are personal to Bruce Simpson and Theresa Campbell-Simpson, their family and beneficiaries, and shall be of no force or effect except insofar as the Subject Property is occupied and used by Bruce Simpson and Theresa Campbell-Simpson, or their family or beneficiaries, and shall not be otherwise transferable or assignable without a public hearing and amendment by ordinance of the attached Development Agreement.

Section 6. The City Manager is authorized and directed to execute the attached Development Agreement with Bruce Simpson and Theresa Campbell-Simpson.

Section 7. The City Clerk is authorized and directed to file a certified copy of this ordinance with the Yakima County Auditor.

Section 8. This ordinance shall be in full force and effect 30 days after its passage, approval, and publication as provided by law and by the City Charter, and this action shall be final and conclusive unless within 21 days from the date this ordinance is passed by the City Council an aggrieved party commences proceedings for review pursuant to the provisions of Chapter 36.70C RCW.

PASSED BY THE CITY COUNCIL at a regular meeting and signed and approved this 4th day of December, 2001.

S/ MARY PLACE

Mary Place, Mayor

ATTEST:

/s/ KAREN S. ROBERTS, CMC

City Clerk

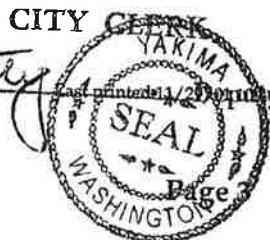
Publication Date: 12-7-2001

Effective Date: 1-6-2002

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Certified to be a true and correct copy of the original filed in my office.

By [Signature] CITY CLERK
Printed: 12/14/2001 11:44 AM



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**BRUCE SIMPSON
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**CHAPTER B
Previous Public Hearing Packet**

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	<p>B-4y: Comment Letter from John & Shirley Alder (06/12/2001)</p> <p>B-4z: Comment Letter from Amy Derzai (06/12/2001)</p> <p>B-4aa: Comment Letter from Mary P. (06/12/2001)</p> <p>B-4bb: Comment Letter from Ruth Massong (06/12/2001)</p> <p>B-4cc: Comment Letter from David Brown (06/08/2001)</p> <p>B-4dd: Comment Letter from Gail Fast (06/08/2001)</p> <p>B-4ee: Comment Letter from Betty Hunziker (06/08/2001)</p> <p>B-4ff: Comment Letter from Kathy Michielsen (06/07/2001)</p> <p>B-4gg: Comment Letter from Larry & Ana Smith (06/07/2001)</p> <p>B-4hh: Comment Letter from Kristina Harris & Gayle Harris (06/07/2001)</p> <p>B-4ii: Comment Letter from Joe & Diane Roberson (06/05/2001)</p> <p>B-4jj: Comment Letter from C.L. & Wilma Hill (06/04/2001)</p> <p>B-4kk: Email Comments from Dean Patterson (06/04/2001)</p> <p>B-4ll: Comment Letter from Ray Blondin (05/30/2001)</p> <p>B-4mm: Comment Letter from Francis & Karen Battese (05/29/2001)</p>	
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B-9	<p>Public Notices</p> <p>B-9a: Notice of Hearing Examiner's Recommendation to City Council</p> <p>B-9b: Hearing Examiner Agenda & Sign-In Sheet</p> <p>B-9c: Posting of Property Certification</p> <p>B-9d: Notice of Application & Public Hearing</p> <p>B-9e: Notice of Determination of Application Completeness</p>	



DEPARTMENT COMMUNITY AND ECONOMIC DEVELOPMENT
Planning Division
129 North Second Street
Yakima, Washington 98901
Phone (509) 575-6183 • Fax (509) 575-6105

May 2, 2001

Bruce Simpson & Theresa Campbell-Simpson
216 South 24th Avenue
Yakima, Washington 98902

Re: Determination of Application Completeness
UAZO RZ#5-01, EC #11-01, CL (2)#16-01 & CL (3)#6-01

Dear Mr. Simpson & Ms. Campbell-Simpson:

Your requests to rezone from R-1 to B-1, for Environmental Review and to establish multiple commercial uses at 3111 Tieton Drive (Assessor's parcel numbers 181323-33003) were received April 16, 2001. Your master application has been determined complete as of May 2, 2001. Continued processing of your land use application will include, but is not limited to, the following actions:

1. Notification of adjoining property owners of the public hearing, legal notice of public hearing published in the Yakima-Herald Republic, and the posting of the property on this land use proposal twenty days prior to the hearing date. A tentative hearing date being considered is **June 14, 2001**. I will notify you about the posting of the property;
2. Preparation of a staff report;
3. Public hearing before the hearing examiner;
4. Issuance of the Hearing Examiner's recommendation; and
5. Resolution by City Council.

If you have any questions regarding this matter, please contact me at (509) 575-6164.

Sincerely,

Kim Szögi
Senior Planner

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LEGAL NOTICE

NOTICE OF PUBLIC HEARING

Notice is hereby given by the undersigned that a public hearing will be held by the Yakima City Hearing Examiner to consider a Master Application submitted by Bruce and Theresa Simpson. The applicants are proposing to rezone a single parcel of property, located at 3111 Tieton Dr., from R-1, (Single-Family Residential) to B-1, (Professional Business). The application also consists of Class (3) review to operate a "coffee house", and a tutoring service, and Class (2) review for a hair salon/esthetician within the B-1 zoning district. This application also involves environmental review, a state requirement for any property being considered for rezoning.

The public hearing has been set for **Thursday, June 14, 2001 beginning at 9:00 a.m.**, or soon thereafter, in the Council Chambers of Yakima City Hall, 129 North Second Street, Yakima, Washington.

PARCEL # 181323-33003

Further information regarding this application may be obtained by contacting Dan Valoff, Associate Planner, 129 North 2nd Street, Yakima, Washington 98901, or by calling 575-6163

Doug Maples
Planning and Code Administration Manager

Please publish once only on: Friday, May 25, 2001

Please mail affidavit of publication to:

Account # 11002
City of Yakima Planning Division
129 N 2nd Street
Yakima, WA 98901

300.
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DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
Planning Division
129 North Second Street
Yakima, Washington 98901
Phone (509) 575-6183 • Fax (509) 575-6105

NOTICE OF APPLICATION AND PUBLIC HEARING

DATE: May 16, 2000

TO: SEPA Reviewing Agencies
Applicant, and Adjoining Property Owners

FROM: Doug Maples, CBO, Code Administration & Planning Manager

SUBJECT: Notice of Completeness & Application Concerning property located at 3111 Tieton Drive. File No. UAZO RZ #5-01; EC # 11-01

NOTICE OF PROPOSAL

On May 16, 2000 the City of Yakima Department of Community & Economic Development received a rezone application from Bruce & Theresa Simpson to rezone a single 0.68-acre parcel located at 3111 Tieton Drive. Assessor's parcel number 181323-33003, from R-1, Single Family Residential to B-1, Professional Business. The applicant has also applied for the Class 3 review to operate a "Coffee House", Class 3 review to operate a tutoring service and the Class 2 review for a hair salon/esthetician. This application is subject to approval with conditions. The application was considered complete for processing on May 16, 2001. The complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington.

ENVIRONMENTAL REVIEW

The City of Yakima Department of Community & Economic Development is lead agency for this proposal under the State Environmental Policy Act (SEPA). The environmental checklist and other information on file with the Planning Division are available to the public upon request. Written comments concerning the environmental impacts for the proposal will be accepted during the 20-day comment period which ends **June 5, 2001**. The threshold environmental determination will be issued under WAC 197-11-355, the Optional review process; there will not be an additional comment period. The City of Yakima is inclined towards the issuance of a Determination of Nonsignificance (DNS) on this project. The threshold determination may be appealed in accordance with the City of Yakima Municipal Code 6.88.170.

NOTICE OF OPEN RECORD HEARING

An open record public hearing will be held before the Hearing Examiner on **Thursday June 14, 2001 at 9:00 a.m.** in the Yakima City Council Chambers, 129 North 2nd Street, Yakima, WA 98901. Mail your comments on this project to City of Yakima, Department of Community & Economic Development, Planning Division, 129 North 2nd Street, Yakima, WA 98901. Be sure to reference "Simpson Rezone" in your correspondence. The Examiner's recommendation will be forwarded to the Yakima City Council for review at a closed record public hearing. If you have any questions on this proposal call Dan Valoff, Associate Planner at (509) 575-6163.

Encl.: Site Plan, Narrative, and Vicinity Maps.

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AFFIDAVIT OF MAILING

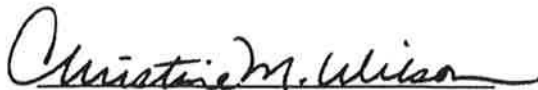
STATE OF WASHINGTON

CITY OF YAKIMA

Re: UAZO RZ. # 5-01
Bruce Simpson
3111 Tieton DR.

I, Christine Wilson as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Public Hearing by the City Hearing Examiner**, a true and correct copy of which is enclosed herewith; that said notice was addressed to all property owners of record within a radius of 500 feet of subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 16 day of May, 2001.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Christine M. Wilson

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Simpson 500' radius

PARCEL BASIC INFORMATION LIST
FOR LIST P. 5-01

Parcel ID

Owner Name

Parcel Address

Parcel ID	Owner Name	Parcel Address
181322	WELLS & PAUL G. ALLER	Washington
181323	LEAH M. ELLEN BIRAN	Washington 97008
181324	CRADOCK & PATRICIA J. SUNDQUIST	Washington 97002
181325	JOE & DIANE L. ROBERSON	Washington 97008
181326	BOY & BLONDI	Washington 97002
181327	PAUL K. BLONDI	Washington 97002
181328	BERNARD K. BLONDI	Washington 97002
181329	BERNARD J. & JULIE A. BERG	Washington 98902
181330	BERNARD & DIANE J. DOLTERSTORF	Washington 97002
181331	SPEYER S. & BRONSEN DATTEN	Washington 97002
181332	MARCO M. HARRIS	Washington 97002-3635
181333	MARCO M. & GEORGINA THOMPSON	Washington 98902
181334	JEANNE K. BLONDI	Washington 97002
181335	OPAL D. & PATRICIA J. SUBROUPEL	Washington 97002
181336	HEATHER L. & GEORGINA THOMPSON	Washington 97002
181337	ALAN P. & ROBIN M. WATSON OLLIPI	Washington 97002
181338	THEBA J. WENJANIN	Washington 97002
181339	JOSEPH & BEAURE ROBERSON	Washington 97002
181340	ROBERT & LUCILLE P. BOUER	Washington 97002
181341	ROBERT A. KROUS	Washington 97002
181342	WILLIAM DE LA CHAFFEE	Washington 97002
181343	WILLIAM P. HARTIS	Washington 97002
181344	WILLIAM C. HERRICK	Washington 97002
181345	WILLIAM C. HERRICK	Washington 97002
181346	WILLIAM C. HERRICK	Washington 97002
181347	WILLIAM C. HERRICK	Washington 97002
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181370	WILLIAM C. HERRICK	Washington 97002
181371	WILLIAM C. HERRICK	Washington 97002
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181395	WILLIAM C. HERRICK	Washington 97002
181396	WILLIAM C. HERRICK	Washington 97002
181397	WILLIAM C. HERRICK	Washington 97002
181398	WILLIAM C. HERRICK	Washington 97002
181399	WILLIAM C. HERRICK	Washington 97002
181400	WILLIAM C. HERRICK	Washington 97002

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RECEIVED

MAY 21 2001

CITY OF YAKIMA
PLANNING DIV.

NOTICE of Application Requested
And mailed.

Linda Salisbury
112 N 32nd Ave

DAVE DOORNICK
108 N 32nd Ave

BOB Hughes
104 N 32nd Ave

Added Person of Record

FRED McDONALD
416 So 56th Ave
YAKIMA WA 98908-3425

called for info: 5/31/01

EX
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98B9d



DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
Planning Division
 129 North Second Street
 Yakima, Washington 98901
 Phone (509) 575-6183 • Fax (509) 575-6105

Don Skone, Manager

POSTING OF PROPERTY

CERTIFICATION

I understand that the Section 16.05.010 of the Yakima Municipal Code and the Urban Area Zoning Ordinance require me to post the property at least 20 days prior to the public hearing.

I certify that on MAY 14, 2001 the Notice of Public Hearing on sign(s) provided by the City of Yakima Department of Community and Economic Development was posted on the property located at 3111 Tieton Dr. so as to be clearly seen from each right-of-way providing primary vehicular access to the property.

Bruno

Signature

5/14/01

Date

(Please return to the City of Yakima Department of Community and Economic Development before your public hearing to confirm the posting requirements of the ordinance above have been met.)

Filed
 Hearing Examiner
 EXH # 7 Date 5/14/01
 File # UA20R2#5-01

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HEARING SIGN-IN SHEET

CITY OF YAKIMA
HEARING EXAMINER
YAKIMA CITY COUNCIL CHAMBERS

HEARING DATE: July 14, 2001

CASE #: APPLICANT: SITE ADDRESS:
(A) UAZO RZ#4-01, CL(3)#5-01, ADM ADJ#8-01 & EC#9-01 Lawrence Cacchiotti 1201 Ackerman Avenue

(B) UAZO RZ#5-01, CL(3)#6-01, CL(2)#16-01 & EC#11-01 Bruce Simpson & Theresa Campbell-Simpson 3111 Tieton D

INDICATE CASE NO. NAME: ADDRESS: ZIP:
(A,B,C): **PLEASE PRINT**

A	BILL HORDAN	410 N. 2 nd ST	98901
W	Walter Rando	5 S. 32 nd Ave	98902
G	Roger Wilson	112 No 30 th Ave	98902
B	C.J. Hill	409 So 32 nd Ave	98902
B	David Brown	613 Voltaire Ave	98901
B	Jac Roberson	3303- 3305 Tieton Dr	98902
B	B.G. Jones	3301 Tieton Dr	98902
B	Kay Blondin	412 So. 32 nd Ave	98902
B	Wilma Hill	409 So 32 nd Ave	98902
F	Zuranna C. Talle	219 So 32 nd Ave	98902
B	Dolly Carey	616 S. 21st Ave.	98902
B	MARY R. WEAR	3307 HOME DRIVE	98902
B	Larry A Smith	417 So 32 nd Ave	98902

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HEARING SIGN-IN SHEET

CITY OF YAKIMA
HEARING EXAMINER
YAKIMA CITY COUNCIL CHAMBERS

HEARING DATE: July 14, 2001

CASE #: APPLICANT: SITE ADDRESS:
(A) UAZO RZ#4-01, CL(3)#5-01, ADM ADJ#8-01 & EC#9-01 Lawrence Cacchiotti 1201 Ackerman Avenue

(B) UAZO RZ#5-01, CL(3)#6-01, CL(2)#16-01 & EC#11-01 Bruce Simpson & Theresa Campbell-Simpson 3111 Tieton Dr

INDICATE CASE NO. NAME: ADDRESS: ZIP:
(A,B,C): **PLEASE PRINT**

B	FRED McDONALD	416 S. 56 TH AVE	98908-3425
B	Bruce Simpson	216 S. 24 TH AVE	98902
B	Theresa Campbell-Simpson	216 S. 24 TH AVE	98902
B	Jean M. Loring	3201 Dange	98902
B	Marcy Mallick	3102 W. Chestnut	98902
B	Carolyn S. Elder	3902 W. Tule Hill	Home 813 So 36 Ave
B	Jim Boyer	3111 W. Yakima Ave	98902
B	Mary Leger	305 N. 35 TH AVE	Yakima 98902
B	JAMES CARMODY	405 E. LINCOLN	YAKIMA 98901
B	Robert B Rogers	217 S. 24 TH AVE	Yakima 98902
B	Lynne Kittelson	305 N. 9 TH ST.	Yakima 98901
B	Carol-Florie de la Chapelle	3206 Home Dr.	" 98902
B	Darcy W. LeCoris	7 S. 32 ND AVE	98902

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DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
Planning Division
129 North Second Street
Yakima, Washington 98901
Phone (509) 575-6183 • Fax (509) 575-6105

**CITY OF YAKIMA
HEARING EXAMINER
AGENDA**

**Thursday, June 14, 2001
9:00 am**

**Yakima City Hall
Council Chambers**

- I. CALL TO ORDER**
- II. INTRODUCTION**
- III. PUBLIC HEARING**

A. LAWRENCE CACCHIOTTI

Planner Assigned: Bruce Benson
File Number: UAZO RZ#4-01, UAZO CL(3)#5-01,
UAZO ADM ADJ#8-01 & UAZO EC#9-01
Location: 1201 Ackerman Avenue
Request: Rezone .70 acres from R-2 to R-3

**B. BRUCE SIMPSON
and THERESA CAMPBELL-SIMPSON**

Planner Assigned: Dan Valoff
File Number: UAZO RZ#5-01 & UAZO CL(3)#6-01,
UAZO CL(2)#16-01 & UAZO EC#11-01
Location: 3111 Tieton Drive
Request: Rezone a single parcel from R-1 to B-1

IV. ADJOURNMENT

If you are unable to attend the hearing, you may submit your comments in writing prior to the hearing. You may also submit written testimony at the hearing.

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DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
Planning Division
129 North Second Street
Yakima, Washington 98901
Phone (509) 575-6183 • Fax (509) 575-6105

**NOTIFICATION OF HEARING EXAMINER
RECOMMENDATION TO THE
YAKIMA CITY COUNCIL**

On August 23, 2001 the Yakima Hearing Examiner rendered his recommendation on a Master Application submitted by Bruce and Theresa Campbell-Simpson. The applicants are proposing to rezone a single parcel of property from R-1 (Single-Family Residential) to B-1 (Professional Business). A Class (3) review for multiple uses in the B-1 zoning district was also reviewed. The subject property is located at 3111 Tieton Drive, Yakima, Washington. The application was reviewed at a public hearing held by the Hearing Examiner on June 14, 2001.

A copy of the Hearing Examiner's Findings and Recommendation is enclosed.

The Hearing Examiner's Recommendation will be considered by the Yakima City Council in a public meeting to be scheduled. The City Clerk will notify you of the date, time and place of the public meeting. (Tentatively scheduled for October 2, 2001)

For further information or assistance you may contact Dan Valoff, Senior Planner, at the City of Yakima Planning Division located on the 2nd floor of Yakima City Hall, (129 North Second Street), or by calling 575-6163.

Doug Maples
Planning and Code Administration Manager

Date of mailing: 8/24/01

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AFFIDAVIT OF MAILING


STATE OF WASHINGTON

CITY OF YAKIMA

Re: UAZO RZ#5-01 & UAZO CL(3)#6-01
Bruce & Theresa Campbell-Simpson
3111 Tieton Drive

I, Christine Wilson as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of the Hearing Examiners recommendation to the Yakima City Council**. A true and correct copy of which is enclosed herewith; that said notice was addressed to all parties of record which are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 24 day of August, 2001.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Christine M. Wilson

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Parties of Record

Walt Ranta
5 S. 32nd Ave
Yakima, WA 98902

Roger & Virginia Wilson
112 N. 30th Ave.
Yakima, WA 98902

C.L. & Wilma Hill
409 S. 32nd Ave.
Yakima, WA 98902

David L. Brown
613 Voltaire Ave.
Yakima, WA 98902

Joe & Diane Roberson
3305 Tieton Dr.
Yakima, WA 98902

B.G. Jones
3301 Tieton Dr.
Yakima, WA 98902

Ray Blondin
412 S. 32nd Ave.
Yakima, WA 98902

Virginia C. Gable
219 S. 32nd Ave.
Yakima, WA 98902

Doug Carey
616 S. 21st Ave.
Yakima, WA 98902

Mary R. Wear
3307 Home Dr.
Yakima, WA 98902

Larry & Anna Smith
417 S. 32nd Ave.
Yakima, WA 98902

Fred McDonald
416 S. 56th Ave.
Yakima, WA 98908-3425

Bruce & Theresa Simpson
216 S. 24th Ave.
Yakima, WA 98902

Jean M. Lodge
3201 Barge
Yakima, WA 98902

Nancy Mallahan
3102 W. Chestnut
Yakima, WA 98902

Carolyn S. Elder
3902 W. Nob Hill
Yakima, WA 98902

Resident
3111 W. Yakima Ave.
Yakima, WA 98902

Mary Yeger
305 N. 35th Ave.
Yakima, WA 98902

James Carmody
405 E. Lincoln
Yakima, WA 98901

Robert B. Rogers
217 S. 24th Ave.
Yakima, WA 98902

Lynne Kittelson
305 N. 9th St.
Yakima, WA 98901

Carol Anne de La Chapelle
3206 Home Dr.
Yakima, WA 98902

Derry W. Jefferis
7 S. 32nd Ave.
Yakima, WA 98902

Matt Fairbank & Michele Besso
3304 Barge St.
Yakima, WA 98902

Mike & Lyla Aldrich
801 S. 58th Ave.
Yakima, WA 98908

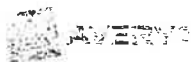
John Dickman
8501 W. Barge St.
Yakima, WA 98908

Paul W. Rogers
914 S. 31st Ave.
Yakima, WA 98902

Laura Headley
3810 Kern Rd.
Yakima, WA 98902

Ted Semon
4701 Avalanche Ave.
Yakima, WA 98908

Scott Smith
411 S. 32nd Ave.
Yakima, WA 98902



Address Labels

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Richard & Jacqueline Bush
3209 Home Dr.
Yakima, WA 98902

John & Vicki Balmer
223 Westover Dr.
Yakima, WA 98908

Christie Zamora
3110 W. Yakima. Ave.
Yakima, WA 98902

Kristi Hunziker
903 S. 34th Ave.
Yakima, WA 98902

Mary Portteus
314½ N. 41st Ave.
Yakima, WA 98908

Nancy Probst
708 Viewcrest Court
Selah. WA 98942

Darlene Darnell
207 S 19th Ave.
Yakima, WA 98902

Mary Pleger
305 N. 35th Ave.
Yakima, WA 98902

Carren Summerfield
220 N. 24th Ave.
Yakima, WA 98902

Celeste E. Provence
4904 W. Washington Ave.
Yakima, WA 98903

Linda Galloway
3201 Carol Ave.
Yakima. WA 98902

Cheryl Nixon
3305 Home Drive
Yakima, WA 98902

Ruth Massong
8 S. 32nd Ave.
Yakima, WA 98902

Amy Derzai
7 N. 32nd Ave.
Yakima, WA 98902

Bruce Bacon
P.O. Box 2646
Yakima, WA 98907

Linda Salsbury
112 N. 32nd Ave.
Yakima, WA 98902

Dave Doornick
108 N. 32nd Ave.
Yakima, WA 98902

Bob Hughes
104 N. 32nd Ave.
Yakima, WA 98902

Gail Fast
607 Voltaire
Yakima, WA 98902

Betty J. Hunziker
101 N. 58th Ave. Apt. 25
Yakima, WA 98908-3191

Kathy Michielsen
105 N. 30th Ave.
Yakima, WA 98902

Kristina & Gayle Harris
220 S. 32nd Ave.
Yakima, WA 98902

Dean Patterson
614 S. 30th Ave.
Yakima, WA 98902

Francis & Karen Battese
403 S. 32nd Ave. #1
Yakima, WA 98908

Rick Linneweh Jr.
Memorial Hospital
2811 Tieton Drive
Yakima WA 98902

John & Shirley Alder
105 North 32nd Avenue
Yakima WA 98902

Paul Shaeffer
2606 Tieton Drive
Yakima WA 98902



City of Yakima, Washington
TRANSPORTATION CAPACITY ANALYSIS

The Washington State Growth Management Act (RCW 36.70A.070) requires all new development to be consistent with the existing or planned street system capacities. The City of Yakima adopted Yakima Municipal Code Section 12.03 to implement this local requirement. The information you provide with this application will be used to estimate the impact of your development upon the PM Peak Hour traffic on the City of Yakima arterial streets.

APPLICATION INFORMATION

FEE: \$250 (Receipt # _____)

Applicant Name: Bruce Simpson and Theresa Campbell-Simpson
Contact Person: Bruce Simpson
Mailing Address: 216 South 24th Avenue
Yakima, WA 98942
Project Address: 3111 Tieton Drive, Yakima, WA 98902
Parcel Number: 181323-33003

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

Number of Units _____ Describe Mixed Commercial Describe _____

Housing Type: _____ Gross Floor Area: See Gross Floor Area: _____
(single family, Apartment, condo, MHP) Attached

Special Population: _____ Parking Spaces: 16 Parking Spaces: 18 Plus
(Assisted Living, Nursing Home, etc) (Required/Provided) (Required/Provided)

Other: _____ Number of Employees _____ Number of Employees _____
(Day Care, Church, etc)

Project Description: Convert single family residence to a mixed commercial use.
Specific uses are attached.

*****PLEASE ATTACH A SITE PLAN*****

Submit this form, attachments and fee to the City Permit Center, Yakima City Hall, 129 North Second Street, Yakima, Washington, 98901. You will receive a Notice of Decision explaining the Findings of this analysis. Please review the Decision when it is sent to you, as there is a limited time period for Request for Reconsideration or Appeal.

Questions? Contact the City of Yakima Public Works Traffic Division:
2301 Fruitvale Boulevard, Yakima, WA 98902
Phone: 509/575-6005

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GROSS FLOOR AREA BY USE AND NUMBER OF EMPLOYEES

Professional Office Space—second floor (Employees 2.5, no walk-ins)	1362 sq. ft.
Coffee Shop—main floor (Employees 2-3)	1,455 sq. ft.
Hair Salon (1 chair) (Employees 1 part-time, no walk-ins)	497 sq. ft.
Massage/Esthetician—area above salon (Employees 1 part-time, no walk-ins)	253 sq. ft.
Tutoring—basement (Employees 1 part-time)	450 sq. ft.
Receptions---basement (Employees 1 part-time)	600 sq. ft.



CITY OF YAKIMA:

LAND USE APPLICATION RECEIVED

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT APR 23 2001

129 NORTH SECOND STREET, 2ND FLOOR
YAKIMA, WASHINGTON 98901
VOICE: (509) 575-6183 FAX: (509) 575-6105

CITY OF YAKIMA
PLANNING DIV.

INSTRUCTIONS: PLEASE READ FIRST! Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process call, come in person or refer to the accompanying instructions.

This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV - CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.

PART I: GENERAL INFORMATION

1. APPLICANT	NAME	Bruce Simpson & Theresa Campbell-Simpson			
2. APPLICANT ADDRESS AND PHONE NUMBER	STREET	216 S. 24th Ave.		CITY	Yakima
	STATE	WA	ZIP	98102	PHONE (509) 248 9443
3. APPLICANT'S INTEREST IN PROPERTY	CHECK ONE	<input checked="" type="checkbox"/> OWNER	<input type="checkbox"/> OWNER REPRESENTATIVE		
		<input type="checkbox"/> CONTRACT PURCHASER	<input type="checkbox"/> OTHER		
4. PROPERTY OWNER (IF OTHER THAN APPLICANT)	NAME				
5. PROPERTY OWNER'S ADDRESS AND PHONE (IF OTHER THAN APPLICANT)	STREET			CITY	
	STATE	ZIP	PHONE ()	MESSAGE	
6. ASSESSOR'S PARCEL NUMBER (S) FOR SUBJECT PROPERTY: 181323-33003					
7. EXISTING ZONING OF SUBJECT PROPERTY: R-1 Single Family Residence					
8. ADDRESS OF SUBJECT PROPERTY: 3111 Tieton Dr. Yakima WA. 98902					
9. TYPE OF APPLICATION: (CHECK ALL THAT APPLY)					
<input checked="" type="checkbox"/> Class (2) Use	<input type="checkbox"/> Environmental Checklist (SEPA)	<input type="checkbox"/> Right-of-Way Vacation			
<input checked="" type="checkbox"/> Class (3) Use	<input type="checkbox"/> Modification to Approved Class (2) & (3) Uses	<input type="checkbox"/> Short Plat Exemption			
<input type="checkbox"/> Rezone	<input type="checkbox"/> Appeal	<input type="checkbox"/> Shoreline			
<input type="checkbox"/> Variance	<input type="checkbox"/> Nonconforming Structure/Use	<input type="checkbox"/> Utility Easement Release			
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Preliminary Subdivision	<input type="checkbox"/> Interpretation by Hearing Examiner			
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Short Plat	<input type="checkbox"/> Other			

PART II: SUPPLEMENTAL APPLICATION AND PART III: REQUIRED ATTACHMENTS

10. SEE ATTACHED SHEETS

PART IV: CERTIFICATION

11. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge

Bruce Simpson Theresa Campbell-Simpson
SIGNATURE

4/23/01
DATE

Revised 9-98

FOR ADMINISTRATIVE USE ONLY

FILE NO.

DATE FEE PAID	RECEIVED BY	AMOUNT	RECEIPT NO.	HEARING ROOM INDEX
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CLASS (2) REVIEW

CLASS (3) REVIEW
CITY OF YAKIMA
PLANNING DIV.

CHAPTER 15.14 AND 15.15, YAKIMA URBAN AREA ZONING ORDINANCE (UAZO)

1. PROPOSED LAND USE TYPE (Important: Must be taken From Table 4-1, of the Urban Area Zoning Ordinance)

ATTACHED

2. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY: (Attach if lengthy)

ATTACHED

5. SITE PLAN REQUIRED: (Please use the City of Yakima Site Plan Checklist)

A WRITTEN NARRATIVE: (Please answer the following questions in the narrative)

A. Fully describe the proposed development, including number of housing units and parking spaces. If the proposal is for a business describe hours of operation, days per week and all other pertinent information related to business operations.

B. How is the proposal compatible to neighboring properties? What mitigation measures are proposed to promote compatibility?

C. Is your proposal consistent with current zoning of your property; and, Is your proposal consistent with uses and zoning of neighboring properties?

D. Is your proposal in the best interest of the community?

7. AN ENVIRONMENTAL CHECKLIST: (If required by the Washington State Environmental Policy Act (SEPA))

Note: If you have any questions about this process please come in person to the Planning Division, 129 North 2nd St. Yakima, WA or call the Planning Division at (509) 575-6183, Monday through Friday 8 a.m. to 5 p.m.

FOR ADMINISTRATIVE USE ONLY

For Class (2) Applications, the proposed development requires Class (2) Review for the following reasons:

- Listed as a Class (2) use in Table 4-1; or,
- Structural or other physical site improvements are proposed or required by this title, and the use has frontage on a designated collector or arterial road (single-family dwellings, duplexes, and their accessory structures are exempt from this provision); or
- All or part of the parcel proposed for development is in the Flood Plain, Airport, or Greenway Overlay Districts; or,
- The proposed use includes hazardous materials; or,
- A mobile or manufactured home listed as a Class (2) use in Section 15.04.120.

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CITY OF YAKIMA
PLANNING DIV

LEGAL DESCRIPTION

THE WEST 186.4 FEET OF THE SOUTH 208 FEET OF THE WEST 1/2
OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE
SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 13 NORTH, RANGE 18
E.W.M.;

EXCEPT THE WEST 20 FEET;

AND EXCEPT THE SOUTH 30 FEET;

AND EXCEPT A TRIANGLE IN THE SOUTHWEST CORNER CONVEYED
TO THE CITY OF YAKIMA, UNDER AUDITOR'S FILE NOS. 2001308
AND 2001309;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF YAKIMA,
UNDER AUDITOR'S FILE NO. 2957528.

SITUATED IN YAKIMA COUNTY, STATE OF WASHINGTON.

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CLASS 2 AND CLASS 3 REVIEW

CITY OF YAKIMA
PLANNING DIV.

1. Proposed Land Use Type (Important: Must be taken from Table 4.1, of the Urban Area Zoning Ordinance)

Table 4.1 has a list of uses, however it does not list every possibility and does not specifically address some of the types of uses that we are proposing for the subject property. In some cases the categories listed in table 4.1 are much broader than what is being proposed. The proposed land use type is B-1 with multiple use.

Because the uses we intend do not fit exactly into the table 4.1 definitions and because we are trying to mitigate the affect on the residential portion of the surrounding neighborhood we are amenable to put some limitations on what the current and future uses are. This can be done through a development agreement or other such vehicle worked out with the city planners.

The proposed change is for a multiple use facility. The uses are: a Coffee House, which under table (4.1) is a restaurant and a type 3 use. The difference is that we are not doing a full-fledged restaurant. We will have a sit down style Coffee House like a Starbucks or Seattle Best with a different more relaxed atmosphere. There will be no chef or cook and the food items will be muffins, scones and dessert items which will be catered in.

The next use is a Food Brokerage. This is a class 1 use. This will be either under professional offices, or as an agency or brokerage which is a class 1 use.

Another use will be a hair salon. This is a type 2 use.

An Esthetician or Masseuse use is not listed specifically in table 4.1, but may be classified as a hair salon type service. If these are classified as such they are a type 2 use.

Tutoring may be categorized as a school and therefore will be a class 3 use.

Receptions may be considered a meeting hall type activity and therefore a type 2 use.

The nature of the proposal needs to be looked at as a whole. Although there are several uses they will never all be operating at the same time. When more than one is operating it may be at a time when one is at its peak and the other is at its low use period of time.

See 6.A below for specifics on the uses.

2. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY:

See attachment A .

5. Site Plan Required: See attachment E

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6. WRITTEN NARRATIVE

- A. Fully describe the proposed development, including number of housing units and parking spaces. If the proposal is for a business describe hours of operation, days per week and all other pertinent information related to the business.**

Phase One

The use will be for a low volume telephone and fax type Food Ingredient Brokerage located on the second floor operated by Mr. Simpson. This can be considered a professional office. The other phase one use will be for receptions. This will be done at limited times mainly when the other uses are not in operation.

Phase Two

The usage will be the primary use of the property of a sit down style Coffee House on the main floor. This will be one where the food will be muffins, and other prepared food brought in. There will be no cook or chef. This is an area where a development agreement may be usable to limit some of the normal things associated with a full-fledged restaurant.

A second phase two use will be a part time (appointment only) hair salon operated by Mrs. Campbell-Simpson.

Phase Three

The usage will be for a part time (by appointment) Esthetician or Masseuse. This will be located above the hair salon. Another part time use will be for a one on one tutoring center in part of the basement operated by Mrs. Campbell-Simpson.

The hours of operation will be:

Coffee House	6 AM – 9 PM Monday through Saturday. 6 AM – 6 PM on Sunday. Initially there may be no use on Sunday.
Food Brokerage	8 AM – 5 PM Monday through Friday
Hair Salon	10 AM – 6 PM Mon – Sat part time by Appointment
Esthetician	10 AM – 5 PM Mon – Sat part time by Appointment
Tutoring	3 PM – 6 PM Mon through Friday
Receptions	3 PM – 12 AM Friday, Saturday, (Sunday 12 PM 6 PM)

The usable floor space of for this project is approximately 4600 square feet. The number of on site parking spaces is 18. This is two more than the minimum. This is based on the parking standard of 1 space for each 300 feet of gross floor area in the building. The adjacent Hospital parking has been made available to use after 5 PM, on weekends and during holidays. It contains 60 plus parking spaces. See attachment B, F.

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The peak hours for the Coffee House will be from 7 AM-8 AM. The ~~Tuesday~~ Receptions will be at hours when the Coffee House and other uses are not operating or will be at low use times or near the closing times of these businesses. The reception hours will correspond to the hours when the 60 + additional car parking is available.

CITY OF YAKIMA
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B. How is the proposal compatible to neighboring properties? What mitigating measures are proposed to promote compatibility?

The intended use of the property is very compatible with the adjacent hospital uses to the East. The uses we intend for the property should enhance the hospital. The primary use of the property being a sit-down type Coffee House will allow hospital employees, hospital visitors and patients a place within walking distance to take a break, enjoy a great cup of coffee and have a comfortable environment that is not part of the institution.

The broader neighborhood will be enhanced by the fact that this is a neighborhood gathering place where people can come enjoy each other and the relaxing, beautiful environment.

This will be a place to which the neighbors can walk. The intent is to have a place that will be a facility of neighborhood pride and be thought of as a real asset to the neighborhood and the community. Investing in and preserving this property will enhance the neighborhood rather than have this property deteriorate and bring down the neighborhood.

In other cities there are many neighborhood districts and neighborhoods that have mixed uses that are very compatible like we are proposing. See Attachment C. These create character and vitality to a neighborhood. They help make the neighborhoods more desirable places to live and make them more fun with unique personalities.

By uses such as we are proposing neighborhoods such as this become more than a place to reside. As it is now, most Yakima neighborhoods are places where to "have an out of home experience" a person has to go somewhere else. This usually involves driving. What we are proposing is to improve the quality of life subtly within the neighborhood.

This is a change and will take some adjustment in thinking to understand the benefits to the community. Yakima does not have many neighborhoods that have multiple uses that cater to the neighborhood other than strip mall type situations. The whole intent is to make this property feel and be relaxing by having great ambiance and beauty for the patrons. We are trying to promote a feeling of well being and help alleviate people's stress, not add to it.

The broader community will be strengthened by the preservation and opening of this property. Uses such as this add to the vitality and become a community asset for the residents as well as for people from outside the area. Preservation and use such as this make the city more complex in a positive way and improve the quality of life for it's citizens.

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In terms of areas of concern the first is traffic flow. We will work with the city through a development agreement and other meetings to design the traffic flow in a way that gets the flow of traffic in and out of the property moving in the best manner possible considering the streets and neighborhood.

The second area of potential concern is parking. We will have the number of spaces required for the type of use being requested. In addition the adjacent 60-space hospital parking has been offered as an overflow use for hours such as after 5:00 PM on weekdays, weekend and holiday usage. The property already has many large evergreen trees and other types of screening vegetation. We are planting and will continue planting screening plants and trees.

The primary parking area will be North of the building, which will screen it from most of the Tieton traffic. Fences are located on the North and East side of the property.

Approximately 50 % of the lot coverage will be landscaped. The property is the size of three average city lots. This means that the amount of landscaping on the property will be more than the square-footage of an average city lot. Some type of screening will be on all sides of the property.

An area of potential concern is that this proposed change in use and zone will cause 32nd Ave. to be widened. Please see attachment D.

Another area of concern is that allowing this property to change the zone and use will lead to more commercial development North and South on 32nd Ave. If you look at the zoning map at the B-1 zones on East-West Arterials there has been very little North / South development on the perpendicular streets.

The primary mitigating areas are as follows. The existing trees and proposed landscaping and the existence of the adjacent streets act as a buffer between the more intense use of the hospital and the residential areas west 31st Ave. See attachment G.

We plan on moving the ingress and egress somewhat further from the intersection.

We will do a development agreement or other type of agreement to limit the hours of operation and types of usage and signage. For example we will agree not to have the facility operate 24 hours a day. We will agree not to have big neon signs. We will agree not to have a Convenience Store or a Fast Food Restaurant. The intent is to make the area neighborhood friendly.

- C. Is your proposal consistent with current zoning of your property;
and,
Is your proposal consistent with the uses and zoning of neighboring
properties?**

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The current zoning of the property is R-1 Single Family Residence. The Future land use designation on this is R-3. The request is to change the zoning and usage from R-1 to B-1, which is permitted in Figure III-3: Yakima Urban Area Zoning and Comprehensive Plan Compliance chart. The Future Land Use Map to Zoning Map Consistency matrix shows that an R-3 designation may be compatible and be changed to B-1 as far as land use designation based on site-specific considerations. This is what we are proposing to do. We are willing to work with the city to limit the overall usage of the property by doing a development agreement or some other form of limitation on general use within the B-1 zone.

See 6 B above

D. Is your proposal in the best interest of the community?

We believe there is a felt need for the type of atmosphere and use we are proposing. One may ask if there is a need for more places in Yakima to relax, to enjoy recreation, to relieve stress and tension, to enjoy beauty and be able to gather with friends in a nice environment? We believe there is a definite need for all of these and this is a wonderful architectural treasure and an historic/cultural resource to use for all of these.

The alternative is to keep it an R-1 use, which is a functionally and economically obsolete usage for the property. This may lead to deterioration of the property. There are somewhat less intense uses such as a bed and breakfast or a home occupation. Because of the expense of the property it will not economically support these types of uses

Our intent is to open this property to the use and enjoyment of the neighborhood and the community. We want to create a balance for the property that will sustain it economically and allow it to be improved while keeping the basic character the same. We are trying to use this in an unobtrusive way and create an asset to both the neighborhood and community.

We believe the changes we propose for the property will serve the best interests of the community.

7. An Environmental Checklist: (If required by the Washington State Environmental Policy Act (SEPA) See accompany checklist

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5 A. Is the requested zoning change suitable with the property in question (subject property)? How so?

The property is a large Tudor style house built around 1930 located at the signalized intersection of Tieton Drive and 32nd Avenue, adjacent to the Memorial Hospital campus. The house was built to be one of the finest in Yakima from a design and construction standard in 1930. It is an architectural masterpiece and landmark.

This property is functionally obsolete as a single-family residence because it is not built to the comfort and use level of custom homes now being built in that price range. People want them designed to the exacting standards of today and to place them in low traffic areas.

The challenge for this property and other such properties in Yakima is to retain these architecturally significant properties while allowing them to be economically viable. See Attachment B.

By changing the zone to B-1 will allow the property to be **preserved** and let it become a **natural buffer** between the neighborhood on west and the intense use of the Hospital (900+ parking spaces, hundreds of employees, a three story office/medical building, a five story hospital, 15 plus acres of property). See Attachments F, G, H, I, J, K, L

By allowing the proposed change in zone and use it will allow this classically designed home to remain substantially the same as it is and be **enjoyed and opened to the neighborhood and community**. The house and property are designed and situated in a location that lends itself to the proposed type of use.

We are willing to do a development agreement, or other type of agreement limiting the uses and future uses. This will make the property economically viable, but will not make the property a straight B-1 type zone.

The zoning request is suitable for the property because the proposed change can be accomplished through the existing rules and regulations of the zoning ordinance. The project meets all development standards and does not propose any variances or administrative adjustments. The property is located at the corner of a major intersection and has adequate points of ingress and egress, which can accommodate the proposed traffic pattern. The project is adjacent to the Memorial Hospital Campus and one of its 60-plus car parking lots. All required parking for the proposal can be accommodated on-site.

5. B. How is the rezone request in compliance with and/or how does the request deviate from the 1997 Yakima Urban Area Comprehensive Plan as amended?

The Yakima Urban Area Comprehensive Zoning Map currently has this property designated High Density Residential.

The Future Land Use map designates it as R-3, High Density Residential.

The Yakima Urban Area Comprehensive Plan sets out certain Goals, Objectives and Policies. We believe these goals were thought out and developed to help direct growth and change. We believe our proposal is in compliance with the following Goals, Objectives, and Policies.

GENERAL DEVELOPMENT GOALS

Goal G1 **Strengthen the Yakima urban area's role as the focal point for activities in Central Washington State.**

Objective G1.1 **To encourage the physical development of the Yakima Urban area in a manner that enhances its image as the cultural and business center.**

We believe the intended used for this property will add to the basic positive fiber of Yakima. This can be one of the areas of neighborhood pride for Yakima.

Policy G1.3 **To participate, where necessary, in the preservation of those commercial uses that are important to the fiscal integrity of the community through the exercise of zoning and other appropriate municipal powers.**

- **Identify commercial uses important to the fiscal integrity of the community**
- **Develop the appropriate regulatory tools necessary for preservation of the identified commercial uses**

The unique property in question has been for sale for ten years as an R-1 usage and has not sold for that use. To continue in this designation very well may lead to deterioration of the property and to the surrounding neighborhood. This property is a landmark type property for Yakima and should be preserved and used for the community. By being creative in the use and zoning, this property can lend itself to and add to the integrity of the city in all ways.

Policy G1.4 **Ensure that new development in the urban area enhances the "quality of life" within the urban area.**

The use of the property as proposed will greatly enhance the surrounding neighborhood and community as a whole. This is a different idea for Yakima. It is one of having a neighborhood that is a mixed use where people can stay in the neighborhood and enjoy it. The project will be a neighborhood gathering place.

Policy G2.2 Protect existing neighborhoods from excessive commercial and industrial encroachments through the establishment of definite neighborhood boundaries and implementation of zoning standards which minimize the impact on adjacent properties.

The building, existing landscaping, and road right-of-ways can act as a buffer between the existing residential neighborhood and the much more intense use of the Hospital next to it.

Objective G4 Manage the location and design of new development to minimize initial and future public and private costs.

Since this is within the city and is served by city services it will be far less costly for this business to open and operate than constructing a new development where these services would have to be extended.

Policy G4.1 New urban development should be encouraged to locate first, within the City limits and second, within those portions of the Urban Growth Area where municipal services and public facilities are already present.

Policy G4.2 New urban development should be encouraged to be contiguous to existing development to avoid the inefficient "leap-frog" pattern of growth.

This property is within the urban area and is already served by city sewer, water, and buses. This is a form of infilling.

Objective G7 Encourage economic growth which minimizes the public's share of infrastructure costs.

Policy G7.1 Direct development in planned areas where infrastructure is either present or can easily be extended.

This property is situated in a location, which should minimize additional public costs. All infrastructure is present for this property and usage as proposed.

LAND USE GOALS

Goal L1 Respect the land

Objective L2 Establish a pattern of development that supports a sense of community

Policy L2.2 Foster the preventive maintenance and appropriate reinvestment in the older residential areas of the community.

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Policy L2.3 Promote the preservation, restoration and enhancement of our historic cultural and archeological resources, tangible and intangible, to provide a living link with our past. It is commitment to this policy that will assist our citizens toward a greater understanding of our present and provide the means to evaluate our future.

The use of a Coffee House such as we are proposing is a fundamental neighborhood and community use that promotes the neighborhood and a sense of community. The goal is to preserve the inside and outside of the house in it's original form as much as possible.

Hopefully this use will come to be seen as a neighborhood treasure and add to the basic fiber of the neighborhood and community.

Policy L3.6 Landscape surface parking lots so they become a visual amenity for the CBD rather than a visual distraction.

This property is not located in the CBD; however, the parking will be landscaped in such a manner as to be a visual amenity to the area.

TRANSPORTATION GOALS

Policy T3.3 Major new developments may be approved when their impact on the surrounding road system is evaluated and it is shown that design capacities will not be exceeded.

This is not a major development, and it should not have much of an impact on the two adjacent streets. Both the streets are able to handle the amount of traffic and more, than is currently generated. This proposed usage should not generate a significant increase in traffic, but is more likely to divert some existing traffic from the current roadways onto the site.

Policy T3.8 Adequate off-street parking should be provided

Implementing Actions:

- Encourage efficient parking arrangements (e.g. shared parking) via modification of parking regulations.

Parking according to the parking requirements for the usage will be met on the site. The adjacent hospital lot (60 plus parking spaces) has been offered as a secondary or overflow lot when it is not being used at the peak hospital times.

Policy T4.1 Coordinate land use planning to insure that industrial and commercial uses are placed where transportation accessibility is or is planned to be greatest.

This property is on the corner of two intersecting streets, which has a traffic signal. Because this is on the corner of two intersecting streets it will provide easy accessibility. The site is served by the city bus service.

BYCYCLE AND PEDESTRIAN PLAN POLICIES

Policy 1.1 Promote and facilitate the effective use of non-motorized transportation.

Policy 1.2 Consider pedestrians and bicycles as part of the transportation mix when developing the transportation system.

This property is located within 50 feet of a city bus stop. It is within three blocks of Chestnut Avenue on which people walk and bike (a designated bike route). One of our objectives is to encourage clients to take the city buses, to walk and bike to our facility. The plan is to provide bike parking. We are also planning on this being a neighborhood center, which will be a destination for pedestrians.

The property is located within easy walking distance of Memorial Hospital. We will encourage employees and visitors to walk to this property. This will help benefit in commute trip reduction for the general area.

COMMERCIAL GOALS

Objective C2 Encourage the development of the majority of commercial establishments within the urban area.

Policy C2.3 Allow and encourage small scale mixed-use retail / residential / professional development within neighborhoods

This property is located within the urban area. Our plan is to have a mixed use in this property and cater to the greater neighborhood. This project meets this goal.

Policy C3.4 Neighborhood shopping centers marketing goods and services primarily to local residents should be allowed, provided the following criteria are met:

- 1. Location at the intersection of two major streets, at least one of which is an arterial.**
- 2. Adequate buffering between commercial and residential uses.**

This property is located on Tieton which is an arterial. Both Tieton Drive and 32nd Avenue provide natural buffers to the residential neighborhood. The house itself and the landscaping will provide a natural buffer between the Hospital and the neighborhood.

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If a person looks at the Urban Area Zoning Ordinance Zoning Map at the existing locations of B1 and B2, a significant fact becomes apparent. The fact is that all the B-1 and B-2 zoned property is adjacent to or is surrounded by residential zones.

We are not asking to change the entire neighborhood. In fact, we very much want the surrounding neighborhood to remain as it is.

We are asking to change one parcel of property that is located in a place that seems natural for the mixed use we are proposing. This property is a buffer type property between the existing R-1 and more intense Hospital uses. It needs to be preserved in a use to be enjoyed by many.

- 5. C. Are there adequate public facilities, such as traffic capacity, sewer service, potable water, storm water and other public services and infrastructure existing on and around the subject property? Are the existing public facilities capable of supporting the most intensive use of the new (requested) zone? If not, what mitigating measures are going to be implemented to address any short falls in public services that may exist?**

Please see the accompanying site plan. The property is fully improved and is already connected to city water, sewer and irrigation water. It is hooked up to power. It sits at the intersection of two streets with a traffic signal. We believe all the existing public facilities are capable of supporting the levels of activities generated by the change of zone and use of this property.

- 5. D. Is the proposed zone change and associated land uses changes compatible with the existing neighboring uses? What mitigating measures are planned to address incompatibility, such as site screening, buffering building design, open space traffic flow alternation, etc.?**

The intended use of the property is very compatible with the hospital uses to the East. The uses we intend for the property should enhance the hospital. The primary use of the property being a sit-down type Coffee House will allow hospital employees, hospital visitors and patients a place within walking distance to take a break, enjoy a great cup of coffee and have a comfortable environment that is not part of the institution.

The broader neighborhood will be enhanced by the fact that this is a neighborhood gathering place where people can come enjoy each other and the relaxing, beautiful environment.

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In other cities there are many neighborhood districts and neighborhoods that have mixed uses that are very compatible like we are proposing. See Attachment CD. These create character and vitality to a neighborhood. They help make the neighborhoods more desirable places to live and make them more fun with unique personalities.

By uses such as we are proposing, neighborhoods such as this become more than a place to reside. As it is now, most Yakima neighborhoods are places where to "have an out of home experience" a person has to go somewhere else. This usually involves driving. What we are proposing is to improve the quality of life subtly within the neighborhood.

This is a change and will take some adjustment in thinking to understand the benefits to the community. Yakima does not have many neighborhoods that have multiple uses that cater to the neighborhood other than strip mall type situations. The whole intent is to make this property feel and be relaxing by having great ambiance and beauty for the patrons. We are trying to promote a feeling of well being and help alleviate people's stress, not add to it.

The broader community will be strengthened by the preservation and opening of this property. Uses such as this add to the vitality and become a community asset for the residents as well as for people from outside the area. Preservation and use such as this make the city more complex in a positive way and improve the quality of life for its citizens.

In terms of areas of concern the first is traffic flow. We will work with the city through the development agreement and other meetings to design the traffic flow in a way that gets the flow of traffic in and out of the property moving in the best manner possible considering the streets and neighborhood.

The second area of potential concern is parking. We will have the number of spaces required for the type of use being requested. In addition the adjacent 60-space hospital parking has been offered as an overflow use for hours such as after 5:00 PM on weekdays, weekend and holiday usage. The property already has many large evergreen trees and other types of screening vegetation. We are planting and will continue planting screening plants and trees.

The primary parking area will be North of the building, which will screen it from most of the Tieton traffic. Fences are located on the North and East side of the property.

Approximately 50 % of the lot coverage will be landscaped. The property is the size of three average city lots. This means that the amount of landscaping on the property will be more than the square-footage of an average city lot. Some type of screening will be on all sides of the property.

An area of potential concern is that this proposed change in use and zone will cause 32nd Ave. to be widened. Please see attachment N.

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Another area of concern is that allowing this property to change the zone and use will lead to more commercial development North and South on 32nd Ave. If you look at the zoning map at the B-1 zones on East West Arterials there has been very little North / South development on the perpendicular streets.

5. E. Is there a public need for the proposed change?

We believe there is a felt need for the type of atmosphere and use we are proposing. One may ask if there is a need for more places in Yakima to relax, to enjoy recreation, to relieve stress and tension, to enjoy beauty and be able to gather with friends in a nice environment? We believe there is a definite need for all of these and this is a wonderful architectural treasure and an historic/cultural resource to use for all of these.

The alternative is to keep it an R-1 use, which is a functionally and economically obsolete usage for the property. This may lead to deterioration of the property. There are somewhat less intense uses such as a bed and breakfast or a home occupation. Because of the expense of the property it will not economically support these types of uses

Our intent is to open this property to the use and enjoyment of the neighborhood and the community. We want to create a balance for the property that will sustain it economically and allow it to be improved while keeping the basic character the same. We are trying to use this in an unobtrusive way and create an asset to both the neighborhood and community.

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6. SPECIFIC PROJECT If this request is for a specific project please include the following:

- A. Written project description including number of housing units and parking spaces. If the proposal is for a business describe hours of operation, days per week and all other pertinent information related to business operations.**

The request is to change the zoning and usage from R-1 to B-1, which is permitted in Figure III-3: Yakima Urban Area Zoning and Comprehensive Plan Compliance chart. The Future Land Use Map to Zoning Map Consistency matrix shows that an R-3 designation may be compatible and be changed to B-1 as far as land use designation based on site-specific considerations. This is what we are proposing to do. We are willing to work with the city to limit the overall usage of the property by doing a development agreement or some other form of limitation on general use within the B-1 zone.

The change of the property is intended to create a neighborhood and community gathering place that is a natural buffer between the more intense use of the adjacent hospital and the neighborhood to the west. The subject property sits at the corner of Tieton Drive and 32nd Ave.

One of our goals is to preserve the house inside and out as much as possible while opening it up for the enjoyment of the neighborhood and community.

Phase One

The use will be for a low volume telephone and fax type Food Ingredient Brokerage located on the second floor operated by Mr. Simpson. The other phase one use will be for receptions.

Phase Two

The usage will be the primary use of the property of a sit down style Coffee House on the main floor. This will be one where the food will be muffins, and other prepared food brought in. There will be no cook or chef. A second phase two use will be a part time (appointment only) hair salon operated by Mrs. Campbell-Simpson.

Phase Three

The usage will be for a part time (by appointment) Esthetician or Masseuse. This will be located above the hair salon. Another part time use will be for a one on one tutoring center in part of the basement operated by Mrs. Campbell-Simpson.

The hours of operation will be:

Coffee House	6 AM – 9 PM Monday through Saturday. 6 AM – 6 PM on Sunday. Initially there may be no use on Sunday.
Food Brokerage	8 AM – 5 PM Monday through Friday

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Hair Salon	10 AM – 6 PM Mon – Sat part time by Appointment
Esthetician	10 AM – 5 PM Mon – Sat part time by Appointment
Tutoring	3 PM – 6 PM Mon through Friday
Receptions	3 PM – 12 AM Friday, Saturday, (Sunday 12 PM 6 PM)

The usable floor space of for this project is approximately 4600 square feet. The number of on site parking spaces is 18. This is two more than the minimum. This is based on the parking standard of 1 space for each 300 feet of gross floor area in the building. The adjacent Hospital parking has been made available to use after 5 PM, on weekends and during holidays. It contains 60 plus parking spaces.

The peak hours for the Coffee House will be from 7 AM-8 AM. The Tutoring and Receptions will be at hours when the Coffee House and other uses are not operating or will be at low use times or near the closing times of these businesses. The reception hours will correspond to the hours when the 60 + additional car parking is available.

B. Site Plan See accompanying site plan

Site Plan Notes

12) Location and type of existing and proposed landscaping including landscaping located within the public right-of-way.

Over time we plan on planting more Cedar Trees along the North property line to shield this property and the one to the North. We also plan on planting Cedar trees in the Northwest corner of the property. Over time we will add flowers and shrubs to the area to help beautify it.

15) Location and size of all parking spaces with the parking calculations shown on the map.

In addition to the 18 parking spaces and one bike parking area shown on the site plan, the hospital has given us permission to use the adjacent 60 plus car parking lot to use in the hours when they are not using it. This is after 5:00 PM during the week and on weekends and holidays. See attachment A, N.

19) Location and size of proposed or existing signs.

The long-term intent is to put one sign. The location is shown on the site plan. This will be a wooden sign with spot lighting shining from the ground on it.

20) Location, type and description of required site screening.

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See the accompanying pictures for existing perimeter sight screening. We plan on planting additional cedar trees on the North side of the property. We may add some type additional screening on the East Side as well.

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SITE PLAN CHECKLIST

Please complete this checklist and include with your final site plan. The site plan must contain all pertinent information. Items not applicable to the proposed project shall be so noted. If you have any questions please call or come in person to the Planning Division 129 N. Second Street, 2nd Floor, or phone (509) 575-6183.

Check all boxes as: Included Not Applicable

- 1) The site plan shall be legibly drawn in ink on paper of sufficient size to contain the required information, but not less than 8-1/2" x 11" for Class (1) projects or 11" x 17" for Class (2) projects.
- 2) All site plans shall be drawn to standard engineering scale. The scale shall best fit the paper. The scale used shall be indicated on the plan. (Suggested scale provided on site plan template).
- 3) Site address and parcel number.
- 4) Zoning district of subject site and adjoining properties. —
- 5) Property boundaries and dimensions.
- 6) Names and demensions of all existing streets bounding or touching the site. —
[Dimensions, location and use of proposed and existing construction.
- 7) Structure Setbacks.
- 9) North Arrow.
- 10) Lot coverage with calculations shown on the plan.
- 11) Location and size of any easements.
- 12) Location and type of existing and proposed landscaping including landscaping located within the public right-of-way.
- 13) Location and size of existing and proposed side sewer and water service lines. — See Attachment E
- 14) Adjacent land uses.
- 15) Location and size of all parking spaces with the parking calculations shown on the map.
- 16) Location and dimensions of proposed or existing driveway approaches.
- 17) Vision clearance triangles at street intersections and where driveways and curb cuts intersect with streets.
- 18) Location and size of new or existing loading spaces and docks.
- 19) Location and size of proposed or existing signs. —
- 20) Location, type and description of required site screening. See Attachment FGH
- 21) Location and size of required site drainage facilities including on-site retention —
- 22) Location and size of existing or proposed public sidewalks, that are within 200 feet and on the same side of the street.
- 23) Proposed improvements located within the public right-of-way.
- Name, address, phone number and signature of the owner or person responsible for the proposed project.
- Calculation of land use density.

Note: The Planning Division or reviewing official may require the site plan to include any other information to clarify the proposal, assess its impacts, or determine compliance with the Yakima Municipal Code and other laws and regulations.

Site Plan Notes

12) Location and type of existing and proposed landscaping including landscaping located within the public right-of-way.

Over time we plan on planting more Cedar Trees along the North property line to shield this property and the one to the North. We also plan on planting Cedar trees in the Northwest corner of the property. Over time we will add flowers and shrubs to the area to help beautify it.

15) Location and size of all parking spaces with the parking calculations shown on the map.

In addition to the 18 parking spaces and one bike parking area shown on the site plan, the hospital has given us permission to use the adjacent 60 plus car parking lot to use in the hours when they are not using it. This is after 5:00 PM during the week and on weekends and holidays.

16) Location and dimensions of proposed or existing driveway approaches

The west driveway from 32nd Ave will be 24 feet plus at 32nd Ave and will continue to be 24 feet through the 90 degree parking. The South driveway on to Tieton will be at least 24 feet where it enters Tieton and will narrow to 18 feet east of the current garage area. Since this is a private drive it will help keep the speed slow around the building and on the site. Arrows can be painted on the driveway at the access points to the streets, for example, showing a right turn onto Tieton.

19) Location and size of proposed or existing signs.

The long-term intent is to put two signs. The location of each is shown on the site plan. These will be wooden signs with spot lighting shining from the ground on to them.

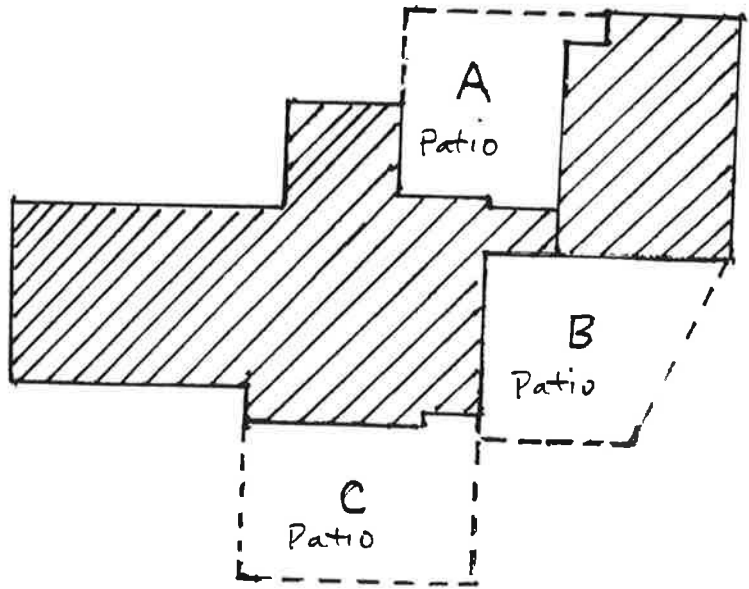
20) Location, type and description of required site screening.

See the accompanying pictures for existing perimeter sight screening. We plan on planting additional cedar trees on the North side of the property. We may add some type additional screening on the East Side as well.

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Gross lot coverage: Footprint of building, patios, walks, driveway and parking.

House	1,667
Breezeway	58
Garage	593
Patio A 20 X 20	400
Patio B 20 x 20	400
Patio C 30 x 20	600
Walk 3 x 100	<u>300</u>
	4,018



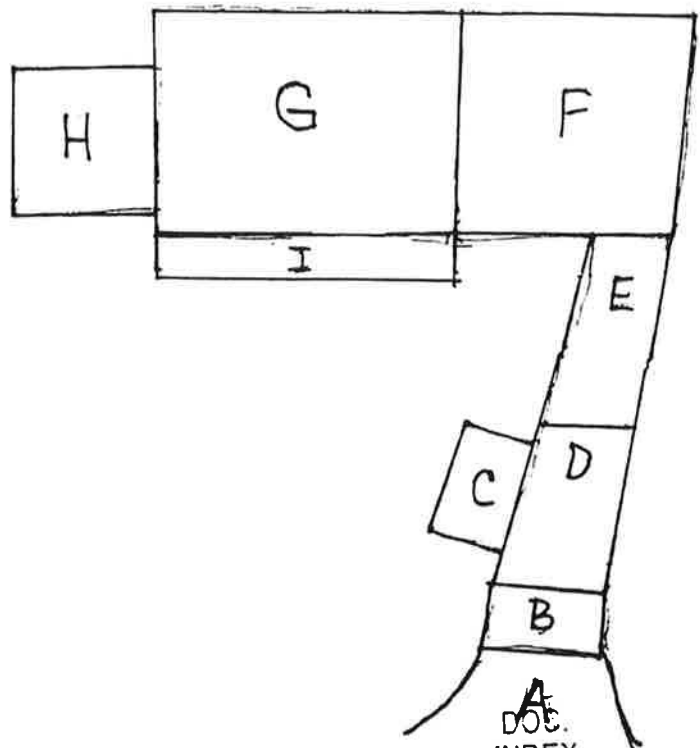
Asphalt Coverage

A	30 x 10	300
B	25 x 10	250
C	16 x 23	368
D	20 x 58	1,160
E	30 x 18	540
E	66 x 45	2,970
F	85 x 43	3,655
G	27 x 24	648
H	8 x 69	<u>552</u>
		10,443

Total 14,461

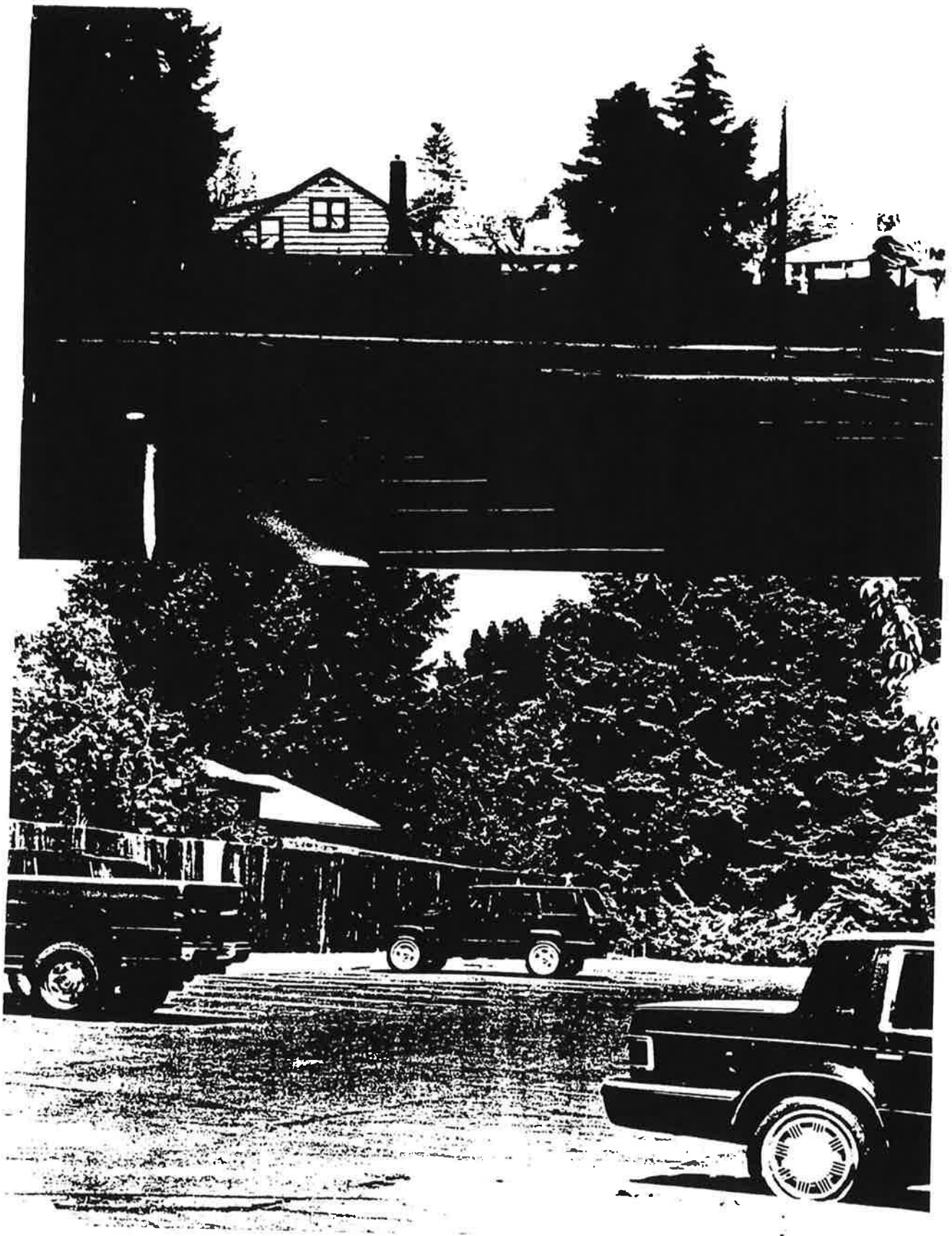
Total lot Coverage 49.6%

Asphalt Coverage



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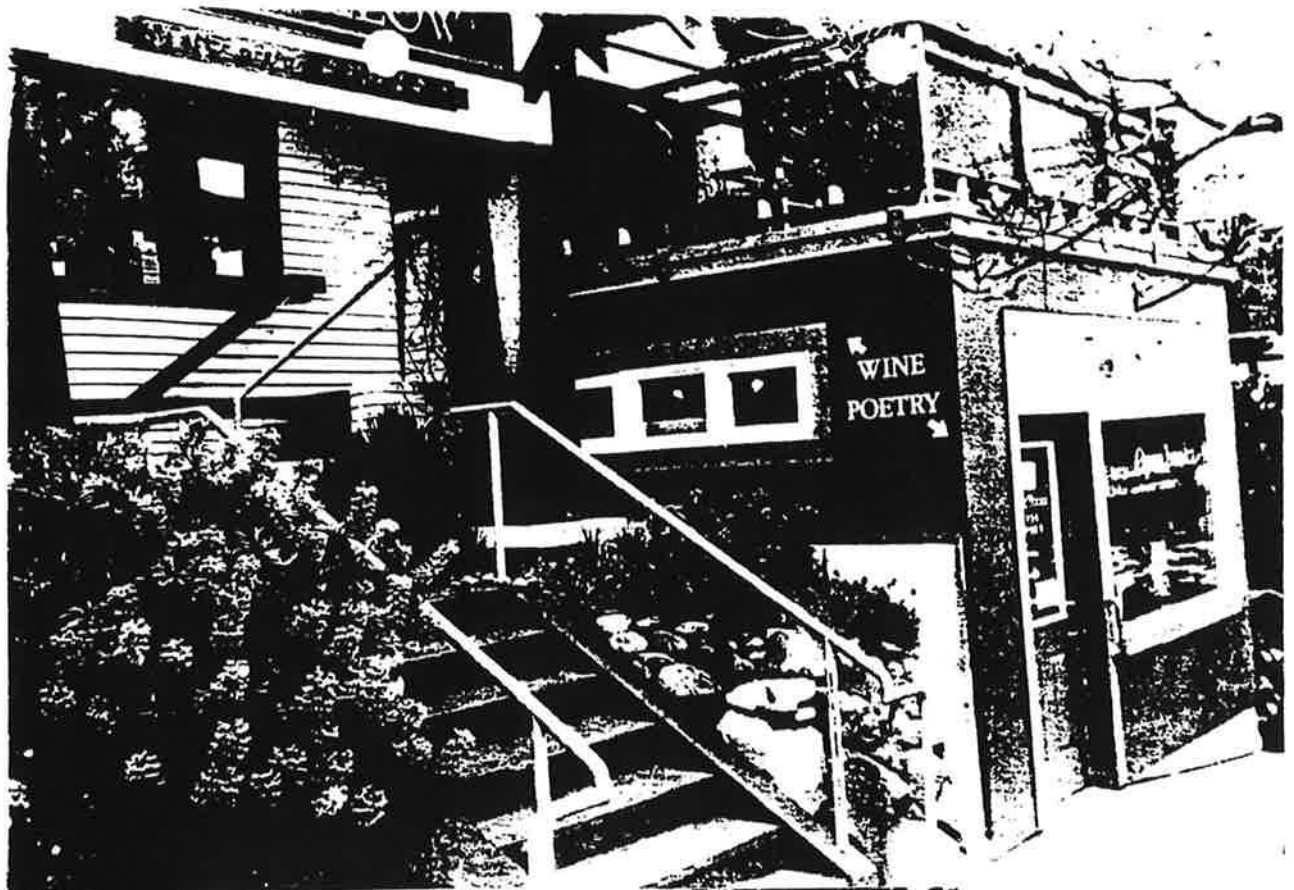
Attachment A

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Preserved Landmark type Properties

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Multiple Use in Neighborhood

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**Home converted to business use
Coffee House in Residential Neighborhood**

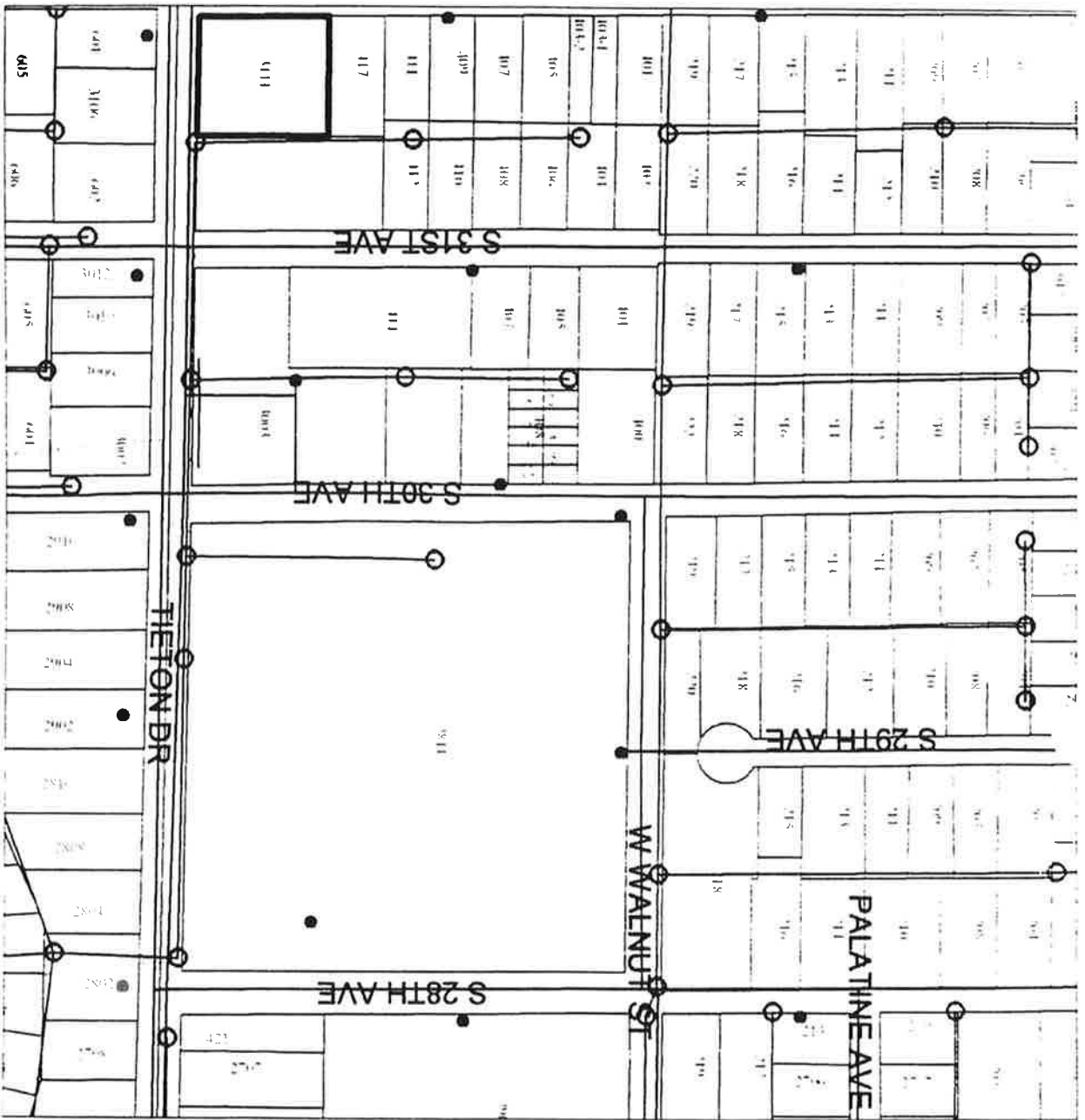
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Utility

181323-33003

DOC. INDEX # HB-86^E₃₆



Subject Property

Drainage

Manholes

Hydrants.shp

Sewer Pipes

5 - 15

16 - 26

27 - 37

38 - 48

Irrigation Pipes

Water Pipes

0 - 12

12 - 24

24 - 36

36 - 48

City Limits

Parcels

Rivers



All attempts are made to ensure the accuracy of this map, based on available information at the date this map was created.



Date: Wed Apr 11 17:24:53 2001

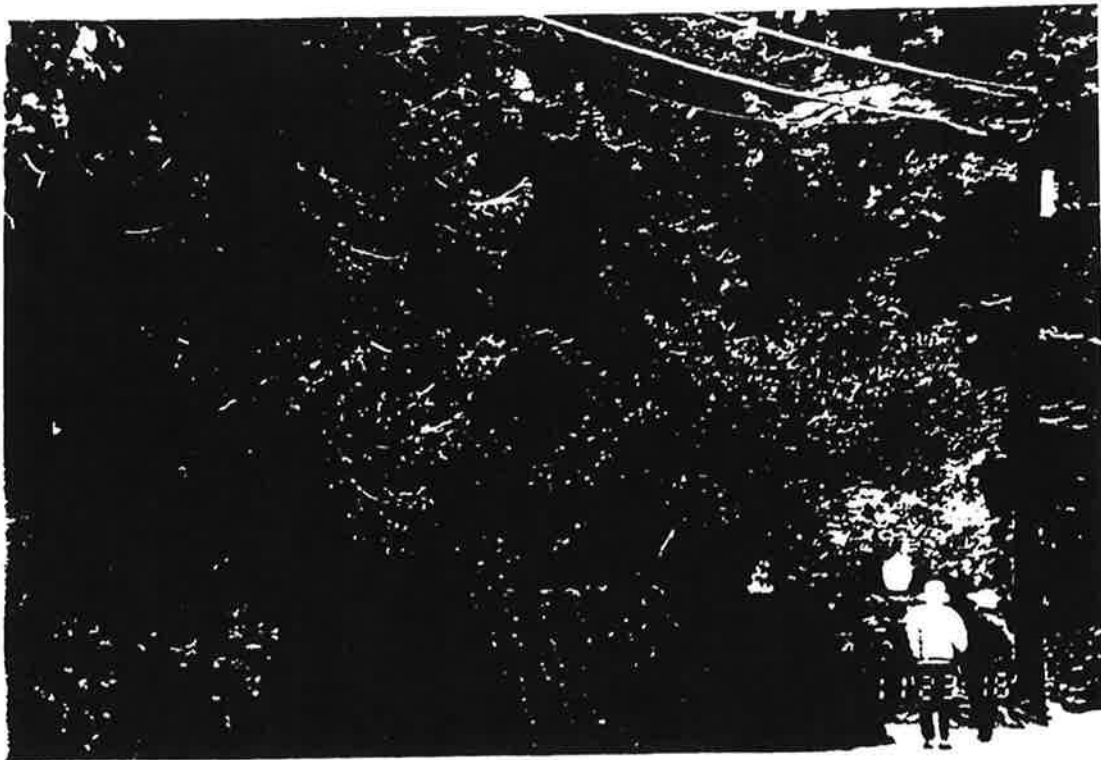


City of Yakima, Washington
Department of Community Development
PH(509)575-6113 Fax(509)575-6105

Yakima GIS



LOOKING NORTH FROM TIETON ON 32ND AVENUE



BUFERING TREES ON WEST SIDE OF PROPERTY

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LOOKING WEST ACROSS 31ST AVENUE AND ADJACENT PARKING LOT.

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G



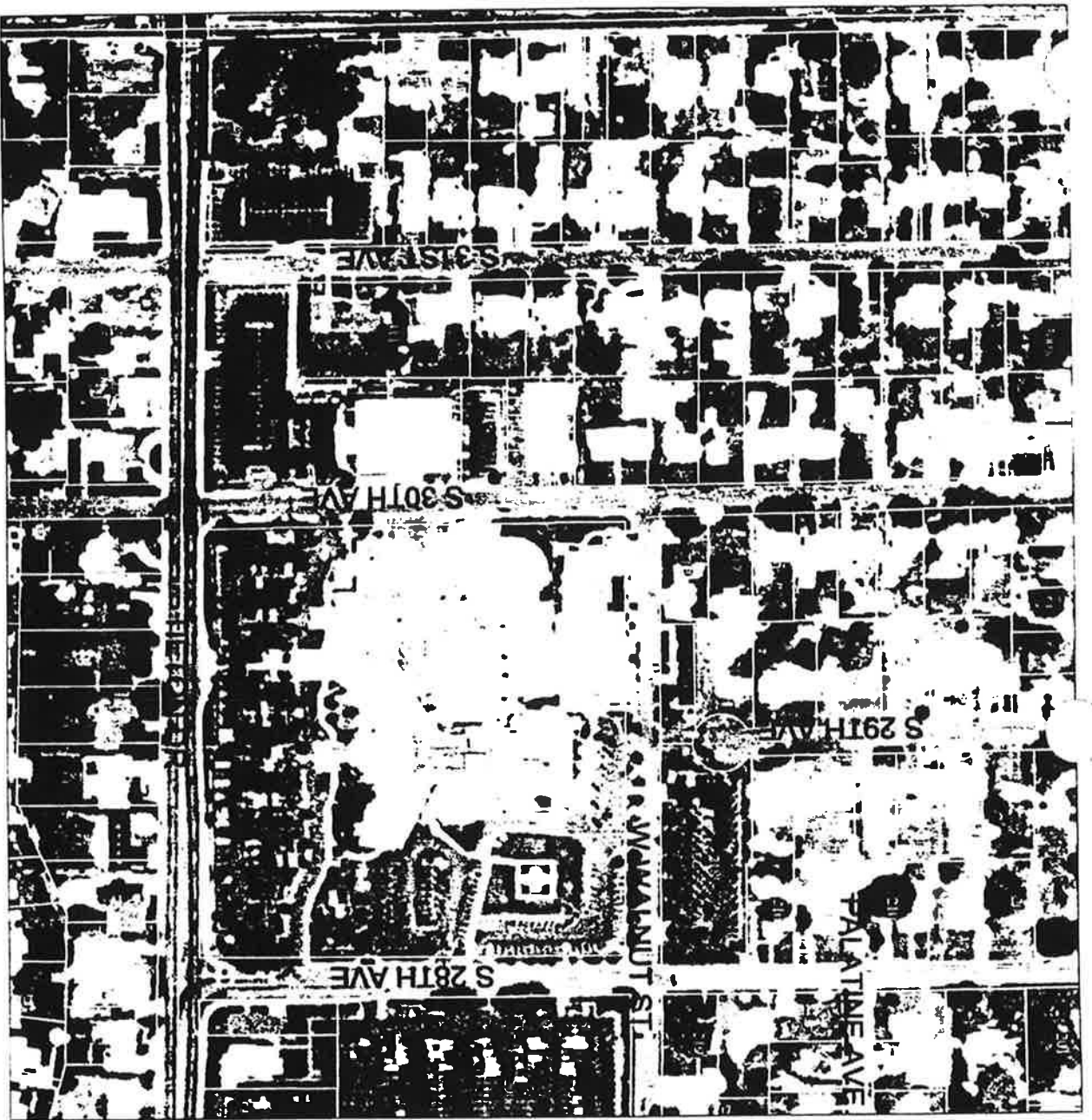
VIEW FROM NORTH SIDE OF PROPERTY

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Aerial
181323-33003

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- Subject Property
- City Limits
- Parcels



All attempts are made to ensure the accuracy of this map based on available information at the date this map was created

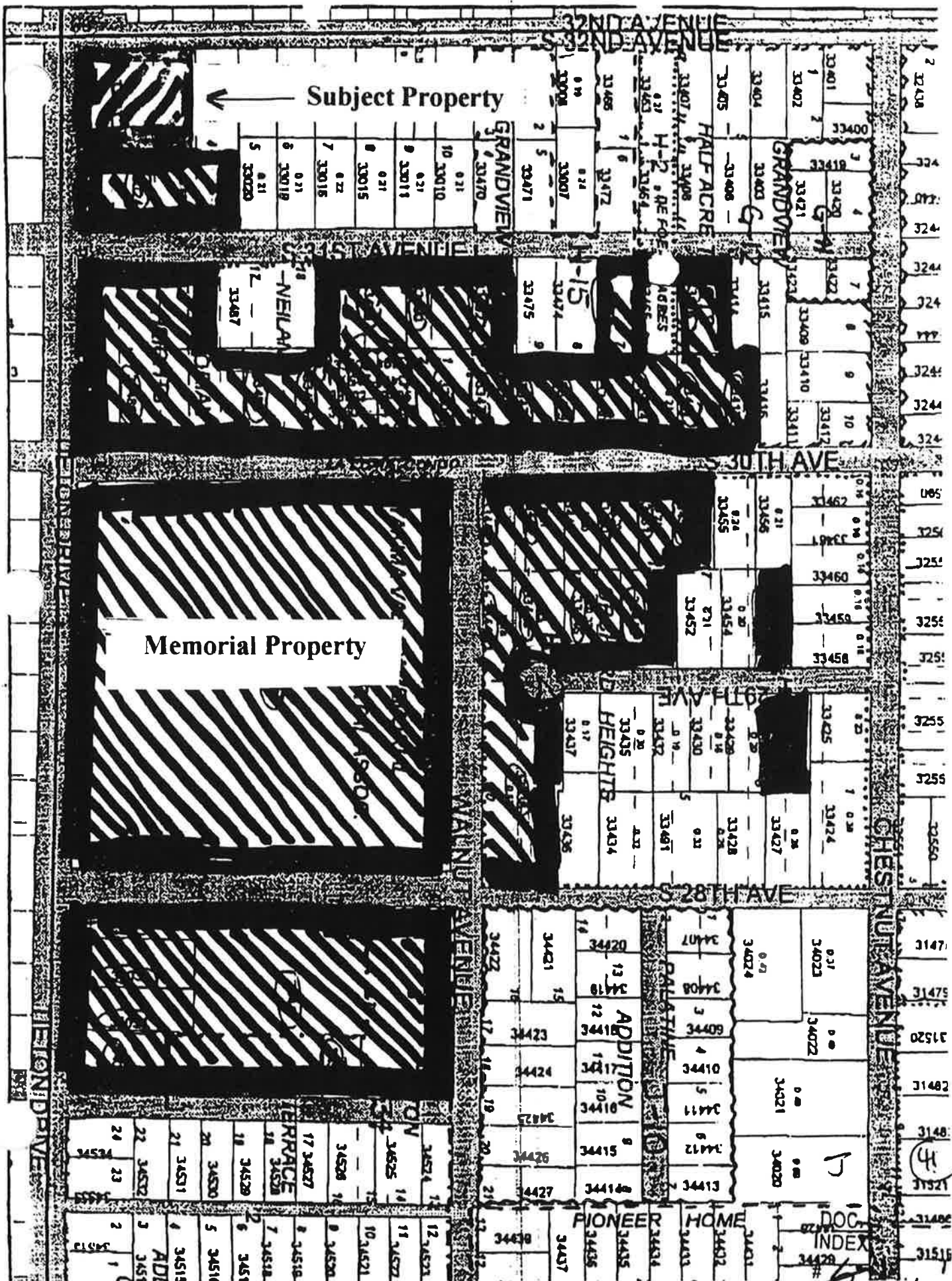
0 100 200 Feet

Date: Wed Apr 11 17:23:44 2001



Yakima GIS

City of Yakima, Washington
Department of Community Development
Ph(509)575-6113 Fax(509)575-6105



Subject Property

Memorial Property

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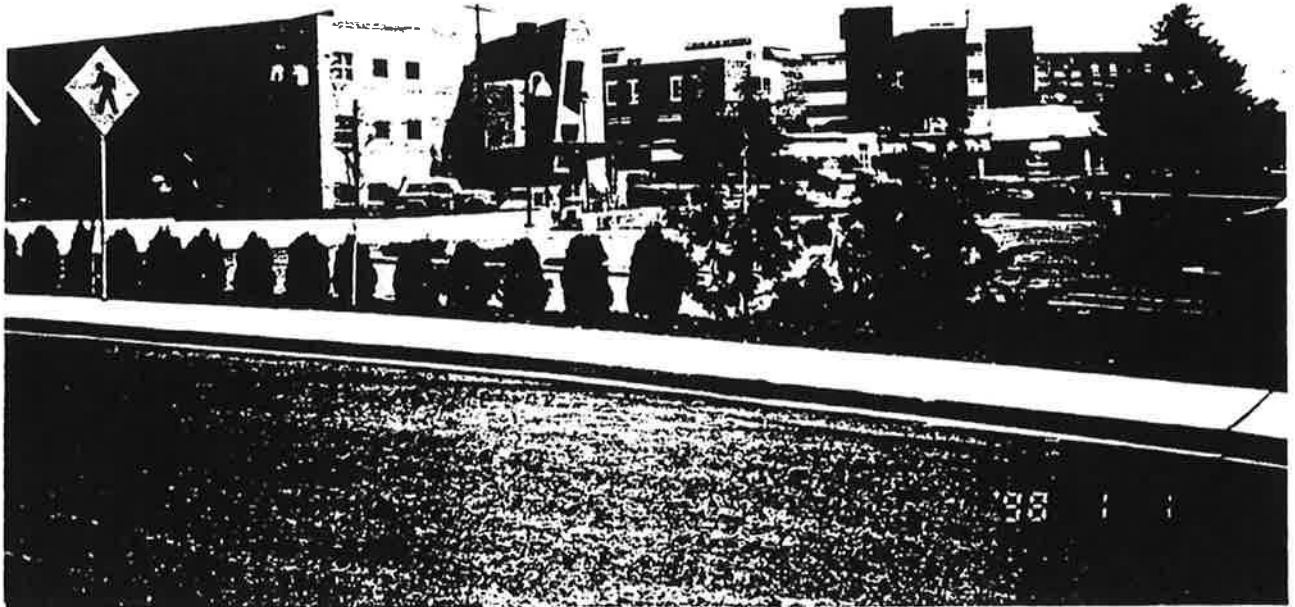
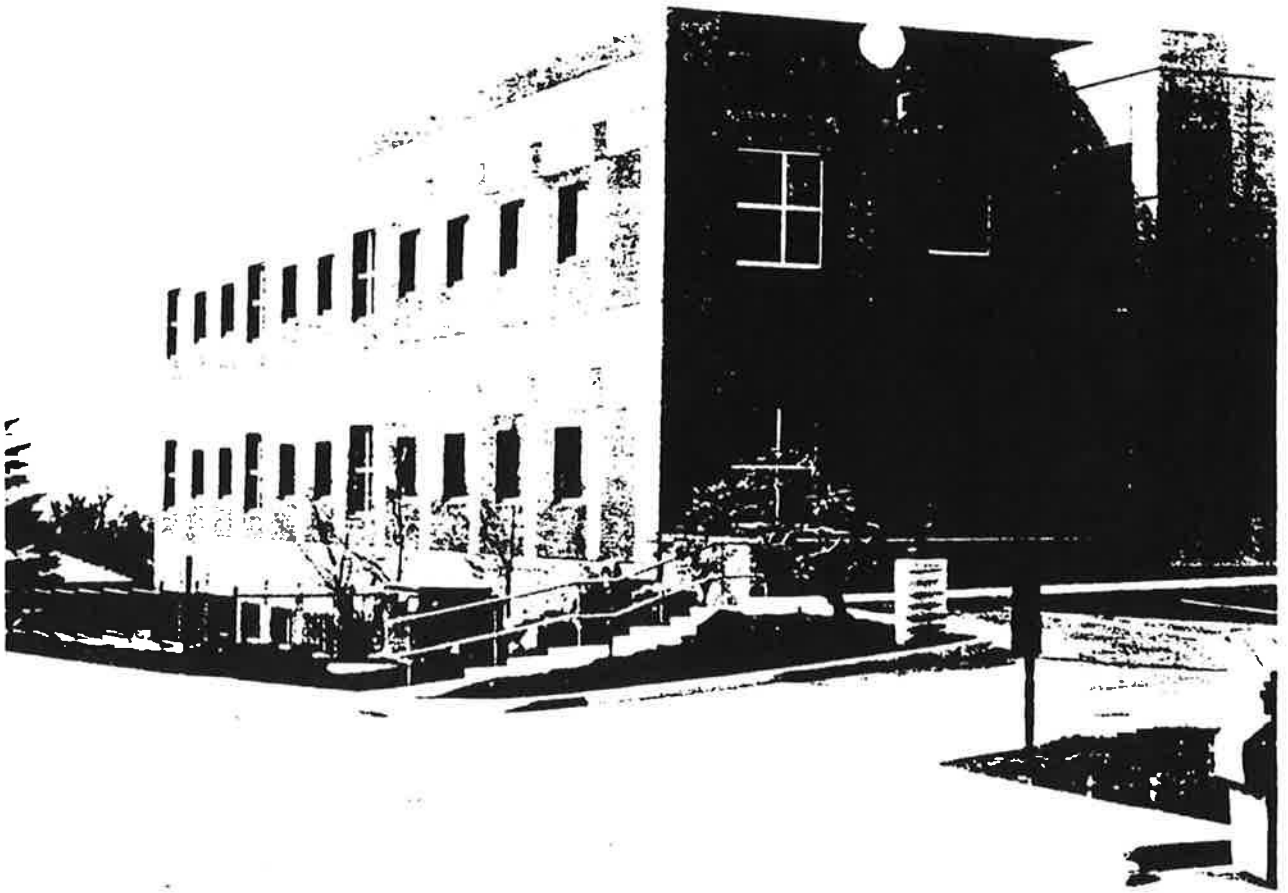


Adjacent property to East

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Adjacent property to East

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MEMORIAL HOSPITAL
YAKIMA VALLEY MEMORIAL HOSPITAL

May 2, 2000

Richard W. Linneweh, Jr., FACHE

President, Chief Executive Officer

Mr. Bruce Simpson
216 South 24th Avenue
Yakima, WA 98902

Dear Bruce:

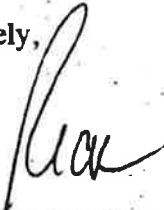
This is a follow up to the discussions we have had concerning the property you have purchased at 3111 Tieton Drive.

The hospital supports your plans to change the use and zoning from residential to business. We believe it has outlived its usefulness as a single family residence.

We are agreeable to allow the use of the adjacent hospital parking lot as a secondary or spill over use for this property. Your usage of this parking lot will be available at times when the hospital and/or occupants of the West Pavilion will not need it (typically after 5:00 p.m. on weekdays and all day on weekends and holidays).

Please let us know how your change of use for the property progresses.

Sincerely,



R. W. Linneweh, Jr.

RWL/m

m

2811 Tieton Drive
Yakima, WA 98902

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Tel (509) 575 8001

3-B-86

4A



DEPARTMENT COMMUNITY AND ECONOMIC DEVELOPMENT
Engineering Division
129 North Second Street
Yakima, Washington 98901
(509) 575-6111 • Fax 576-6305

K. Wendell Adams, City Engineer

September 1, 2000

Bruce and Theresa Simpson
Tieton / 32nd Avenue
Yakima, WA 98902

Subject: Information on Title 12 Requirements for Development on corner of Tieton
Drive/32nd Avenue

Dear Mr. Simpson:

As per our recent conversation, I have reviewed your proposed development and have verified the requirements of Title 12 as it relates to this development. It is required that the additional right-of-way be dedicated to attain 30 feet from the centerline of the existing street. Since sidewalk, curb, and gutter are already constructed at that location, no additional widening or improvements to the street will be required, at that location.

I hope this information is sufficient for your use. Please contact me if additional information is needed.

Sincerely,

K. Wendell Adams, P.E.
Yakima City Engineer

Cc: City Manager
City Attorney

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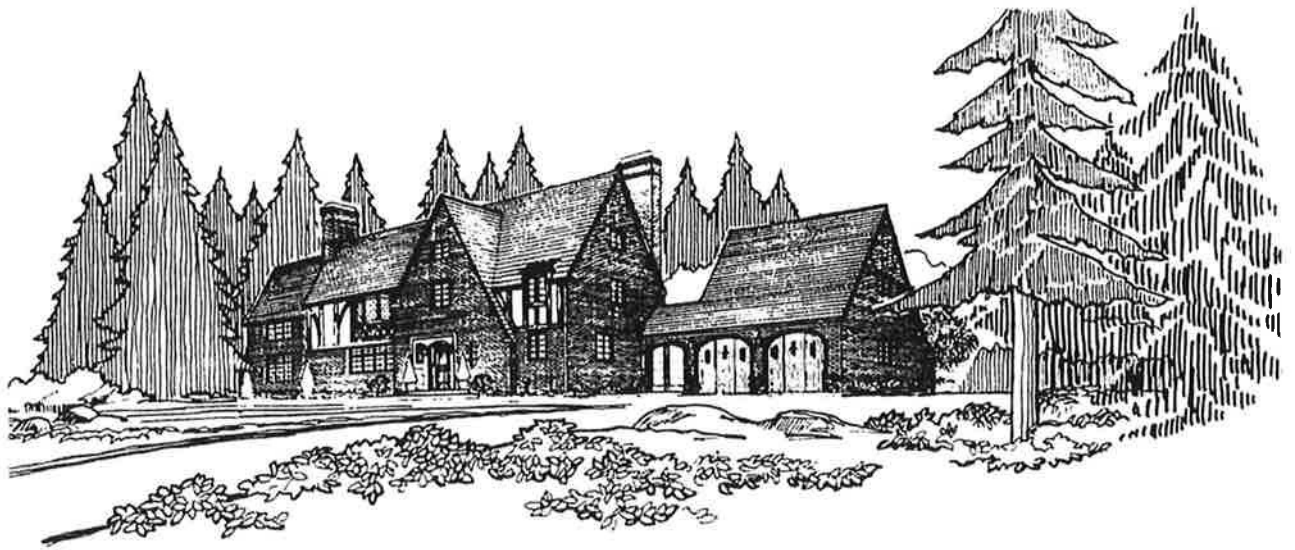
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APR 16 2001

CITY OF YAKIMA
PLANNING DIV.



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KB-86



SUPPLEMENTAL APPLICATION FOR:

REZONE

CHAPTER 15.23, YAKIMA URBAN AREA ZONING ORDINANCE (UAZO)

PART I APPLICATION INFORMATION

1. REQUEST:

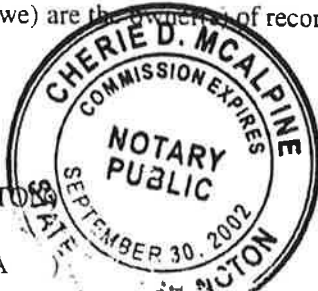
(I, we) the property owner(s) request that the following described property be rezoned:

From R-1 To B-1

2. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY: (Attach if lengthy)

3. OWNER'S SIGNATURE:

(I, we) certify that (I, we) are the owner(s) of record of all of the above described property:



[Signature]
(OWNER(S) SIGNATURE)

STATE OF WASHINGTON

COUNTY OF YAKIMA

On this day personally appeared before me [Signature] known to me to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that they are the owner(s) of the property requested to be rezoned, have read the application and know the contents thereof, and believe the same to be true.

GIVEN under my hand and official seal this 11 day of April, 19 2001

CHERIE D. McALPINE

PART II REQUIRED ATTACHMENTS

- 4. ENVIRONMENTAL CHECKLIST A properly completed Environmental Checklist is mandated by the Washington State Environmental Policy Act (SEPA) for a rezone request. Checklists should be obtained from the Planning Division.
- 5. WRITTEN NARRATIVE thoroughly answers the following questions in as much detail as possible:
 - A. Is the requested zoning change suitable with the property in question (subject property)? How so?
 - B. How is the rezone request in compliance with and/or how does the request deviate from the 1997 Yakima Urban Area Comprehensive Plan as amended?
 - C. Are there adequate public facilities, such as traffic capacity, sewer service, potable water, storm water and other public services and infrastructure existing on and around the subject property? Are the existing public facilities capable of supporting the most intensive use of the new (requested) zone? If not, what mitigating measures are going to be implemented to address any short falls in public services that may exist?
 - D. Is the proposed zone change and associated land uses changes compatible with the existing neighboring uses? What mitigating measures are planned to address incompatibility, such as site screening, buffering building design, open space traffic flow alternation, etc.?
 - E. Is there a public need for the proposed change?
- 6. SPECIFIC PROJECT If this request is for a specific project please include the following:
 - Written project description including number of housing units and parking spaces. If the proposal is for a business describe hours of operation, days per week and all other pertinent information related to business operations.
 - B. Site Plan (Please use the City of Yakima Site Plan Checklist)

Note: All submitted information will be forwarded to the Hearing Examiner along with your application and will become part of the public hearing record. Clear, comprehensive and accurate detail of the information is in the best interest of the applicant.

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NOTICE OF APPLICATION AND PUBLIC HEARING

DATE: May 16, 2000

TO: SEPA Reviewing Agencies
Applicant, and Adjoining Property Owners

FROM: Doug Maples, CBO, Code Administration & Planning Manager

SUBJECT: Notice of Completeness & Application Concerning property located at 3111 Tieton Drive. File No. UAZO RZ #5-01; EC # 11-01

NOTICE OF PROPOSAL

On May 16, 2000 the City of Yakima Department of Community & Economic Development received a rezone application from Bruce & Theresa Simpson to rezone a single 0.68-acre parcel located at 3111 Tieton Drive, Assessor's parcel number 181323-33003, from R-1, Single Family Residential to B-1, Professional Business. The applicant has also applied for the Class 3 review to operate a "Coffee House", Class 3 review to operate a tutoring service and the Class 2 review for a hair salon/esthetician. This application is subject to approval with conditions. The application was considered complete for processing on May 16, 2001. The complete application is available for public review at the City of Yakima Planning Division, 2nd floor City Hall, 129 North 2nd Street, Yakima, Washington.

ENVIRONMENTAL REVIEW

The City of Yakima Department of Community & Economic Development is lead agency for this proposal under the State Environmental Policy Act (SEPA). The environmental checklist and other information on file with the Planning Division are available to the public upon request. Written comments concerning the environmental impacts for the proposal will be accepted during the 20-day comment period which ends **June 5, 2001**. The threshold environmental determination will be issued under WAC 197-11-355, the Optional review process; there will not be an additional comment period. The City of Yakima is inclined towards the issuance of a Determination of Nonsignificance (DNS) on this project. The threshold determination may be appealed in accordance with the City of Yakima Municipal Code 6.88.170.

NOTICE OF OPEN RECORD HEARING

An open record public hearing will be held before the Hearing Examiner on **Thursday June 14, 2001 at 9:00 a.m.** in the Yakima City Council Chambers, 129 North 2nd Street, Yakima, WA 98901. Mail your comments on this project to City of Yakima, Department of Community & Economic Development, Planning Division, 129 North 2nd Street, Yakima, WA 98901. Be sure to reference "Simpson Rezone" in your correspondence. The Examiner's recommendation will be forwarded to the Yakima City Council for review at a closed record public hearing. If you have any questions on this proposal call Dan Valoff, Associate Planner at (509) 575-6163.

Encl.: SEPA Checklist, Site Plan, Narrative, and Vicinity Maps.

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Army Corps
P.O. Box C-3755
Yakima, WA 98124

Sheila Ross
Cascade Natural Gas
401 N 1st St.
Yakima, WA 98901

Chamber of Commerce
10 N 9th St.
Yakima, WA 98901

Mr. Paul Burlingame
City of Union Gap
PO Box 3008
Union Gap, WA 98903

Les Ornelas
Clean Air Authority
6 S. 2nd St., Room 1016
Yakima, WA 98901

Mr. John Daly
Dept. of Agriculture
406 Gen. Adm Bldg.
Mail Stop AX-41
Olympia, WA 98504

Debbie Smith
Dept of Ecology
15 W. Yakima Ave. St. 200
Yakima, WA 98902

Department of Ecology,
Environ Review Section
PO Box 47703
Olympia, WA 98504-7703

Dept of Emergency Services
4220 E Martin Way
Olympia, WA 98504

Ted Clusing
Dept. of Fish & Wildlife
1101 So. 24th Ave.
Yakima, WA 98902

Dept of Natural Resources
713 Bowers Rd
Ellensburg, WA 98926

Mr. Paul Donahue
Dept of Soc/Health Service
Capital Programs Ofc. Bldg#2,
MS OB-23B
Olympia, WA 98504

Dept. of Health
Michelle Vazquez
1500 W. 4th Ave. St. 305
Spokane, WA 99204

Dept of Transportation
2809 Rudkin Road
Union Gap, WA 98903

Environmental Protection Agency
1200 6th Ave, MS 623
Seattle, WA 98101

FAA
2200 W Washington
Yakima, WA 98903

Interagency Committee
Outdoor Recreation
P.O. Box 40917
Olympia, WA 98504-0917

Nob Hill Water Co
6111 Tieton Dr
Yakima, WA 98908

Pacific Power
Ricky L. Walker
1101 N. 16th Ave.
Yakima, WA 98902

Planning & Com Affairs Agency
9th & Columbia Bldg.
MS GH-551
Olympia, WA 98504

Mr. Greg Griffith
Div of Archeol & Hist Pres
PO Box 48343
Olympia, WA 98504

WA State Attorney Gen. Office
120 S 3rd St #100
Yakima, WA 98101

Mr. Richard Smith
Terrace Heights Sewer Dist
314 N 2nd St
Yakima, WA 98901

Ms. Millie Will
U.S. West
8 So. 2nd Ave. Rm 304
Yakima, WA 98902

Yakima Co. Commissioners
Room 416 Courthouse
Yakima, WA 98901

Yakima Co Health Dist
Art McKuen
104 North 1st St
Yakima, WA 98901

Mr. Richard Anderwald
Yakima Co Planning
128 N 2nd St.
Yakima, WA 98901

Mr. Vern Redifer
Yakima Co Pub. Works
128 N 2nd St
Yakima, WA 98901

Yakima Greenway Foundation
111 So. 18th St.
Yakima, WA 98901

Mr. Caroll Palmer
Yakama Indian Nation
PO Box 151
Toppenish, WA 98948

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YMATS Planner
YVCOG
6 S 2nd St. Suite 605
Yakima, WA 98901

Mr. Doug Mayo
Wastewater Treatment Plant

Bureau of Indian Affairs
PO Box 632
Toppenish, WA 98948

Mr. Wolferd Yallup, Chrm
Yakama Tribal Council
PO Box 151
Toppenish, WA 98948

Bureau of Reclamation
PO Box 1749
Yakima, WA 98907

Soil Conservation Dist
Attn: Ray Wondercheck
1606 Perry St Suite F
Yakima, WA 98902

Perry Harvester
Dept. of Fisheries
1701 So. 24th Ave.
Yakima, Wa 98902

Mr. Scott Nicolai
Yakama Indian Nation-Fisheries
P.O. Box 151
Toppenish, WA 98948

Yakima School District
Attn: Ben Soria
104 N. 4th Avenue
Yakima, WA 98902

WV School District
Attn: Peter Ansignh
8902 Zier Road
Yakima, WA 98908

Mr. Hiram Olney
Yakama Indian Nation
P.O. Box 151
Toppenish, WA 98948

Mr. Bill Beckley
Yakama Indian Nation
Environmental Protection Prog.
P.O. Box 151
Toppenish, WA 98948

Federal Aviation Administration
Cayla Morgan, Airport Planner
Seattle Airports District Office
1601 Lind Ave. S.W.
Renton, WA 98055-4056

Mr. Marty Miller
Office of Farmworker Housing
1400 Summitview #203
Yakima, WA 98902

Watershed Information Center
Brenda McMurray
402 E. Yakima Ave. Suite 534
Yakima, WA 98901

Martin Humphries
Yakima Valley Museum
2105 Tieton Dr.
Yakima, WA 98902

**ALWAYS SEND TO
APPLICANT**

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AFFIDAVIT OF MAILING

SEPA NOTICE

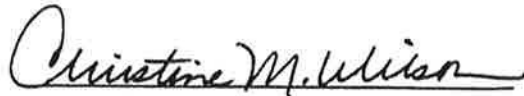
STATE OF WASHINGTON

CITY OF YAKIMA

Re: UAW EC # 11-01
Bruce Simpson
311 Tieton Dr.

I, Christine Wilson as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Proposal and Request for Comments**. A true and correct copy of which is enclosed herewith; that said notice was mailed to public and private agencies and adjoining property owners which are individually listed on the mailing lists retained by the Planning Division, and that said notices were mailed by me on the 16 day of May, 2001.

That I mailed said notices in the manner herein set forth and that all of the statements made herein are just and true.



Christine Wilson

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CITY OF YAKIMA:

LAND USE APPLICATION

RECEIVED

DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT
129 NORTH SECOND STREET, 2ND FLOOR
YAKIMA, WASHINGTON 98901
VOICE: (509) 575-6183 FAX: (509) 575 -6105

APR 1 1998
CITY OF YAKIMA
PLANNING DIV.

INSTRUCTIONS: PLEASE READ FIRST. Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the application process call, come in person or refer to the accompanying instructions.

This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV - CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.

PART I - GENERAL INFORMATION

1. APPLICANT	NAME	Bruce Simpson and Theresa Campbell-Simpson			
2. APPLICANT ADDRESS AND PHONE NUMBER	STREET	216 South 24th Avenue		CITY	Yakima
	STATE	WA	ZIP	98942	PHONE (509) 248-9443
3. APPLICANT'S INTEREST IN PROPERTY	CHECK ONE	<input checked="" type="checkbox"/> OWNER	<input type="checkbox"/> OWNER REPRESENTATIVE	MESSAGE (509) 697-5050	
		<input type="checkbox"/> CONTRACT PURCHASER	<input type="checkbox"/> OTHER		
4. PROPERTY OWNER (IF OTHER THAN APPLICANT)	NAME				
5. PROPERTY OWNER'S ADDRESS AND PHONE (IF OTHER THAN APPLICANT)	STREET				
	STATE	ZIP	PHONE ()	MESSAGE ()	
6. ASSESSOR'S PARCEL NUMBER (S) FOR SUBJECT PROPERTY: 181323-33003					
7. EXISTING ZONING OF SUBJECT PROPERTY: R-1 Single Family Residence					
8. ADDRESS OF SUBJECT PROPERTY: 3111 Tieton Drive Yakima, WA 98942					
9. TYPE OF APPLICATION: (CHECK ALL THAT APPLY)					
<input type="checkbox"/> Class (2) Use	<input checked="" type="checkbox"/> Environmental Checklist (SEPA)	<input type="checkbox"/> Right-of-Way Vacation			
<input type="checkbox"/> Class (3) Use	<input type="checkbox"/> Modification to Approved Class (2) & (3) Uses	<input type="checkbox"/> Short Plat Exemption			
<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Appeal	<input type="checkbox"/> Shoreline			
<input type="checkbox"/> Variance	<input type="checkbox"/> Nonconforming Structure/Use	<input type="checkbox"/> Utility Easement Release			
<input type="checkbox"/> Home Occupation	<input type="checkbox"/> Preliminary Subdivision	<input type="checkbox"/> Interpretation by Hearing Examiner			
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Short Plat	<input checked="" type="checkbox"/> Other Transportation Capacity Analysis			

PART II - SUPPLEMENTAL APPLICATION AND PART III - REQUIRED ATTACHMENTS

10. SEE ATTACHED SHEETS

PART IV - CERTIFICATION

11. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

Bruce Simpson Theresa Campbell-Simpson
SIGNATURE

4/16/01
DATE

Revised 9-98

FOR ADMINISTRATIVE USE ONLY

DATE FEE PAID	RECEIVED BY	AMOUNT	RECEIPT NO.	DOC. HEARING DATE
		255.00	114386	
		138.00	114357	
				INDEX # 773-761



REZONE

CHAPTER 15.23, YAKIMA URBAN AREA ZONING ORDINANCE (UAZO)

PART I APPLICATION INFORMATION

1. REQUEST:

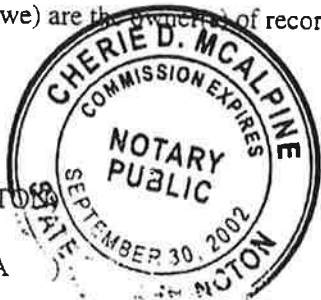
(I, we) the property owner(s) request that the following described property be rezoned:

From R-1 To B-1

2. LEGAL DESCRIPTION OF THE SUBJECT PROPERTY: (Attach if lengthy)

3. OWNER'S SIGNATURE:

(I, we) certify that (I, we) are the owner(s) of record of all of the above described property:



[Signature]
[Signature]
(OWNER(S) SIGNATURE)

STATE OF WASHINGTON

COUNTY OF YAKIMA

On this day personally appeared before me [Signature] known to me to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that they are the owner(s) of the property requested to be rezoned, have read the application and know the contents thereof, and believe the same to be true.

[Signature]
CHERIE D. McALPINE
9.30.2002

GIVEN under my hand and official seal this 16 day of April, 19 2001

PART II REQUIRED ATTACHMENTS

- 4. ENVIRONMENTAL CHECKLIST A properly completed Environmental Checklist is mandated by the Washington State Environmental Policy Act (SEPA) for a rezone request. Checklists should be obtained from the Planning Division.
- 5. WRITTEN NARRATIVE thoroughly answers the following questions in as much detail as possible:
 - A. Is the requested zoning change suitable with the property in question (subject property)? How so?
 - B. How is the rezone request in compliance with and/or how does the request deviate from the 1997 Yakima Urban Area Comprehensive Plan as amended?
 - C. Are there adequate public facilities, such as traffic capacity, sewer service, potable water, storm water and other public services and infrastructure existing on and around the subject property? Are the existing public facilities capable of supporting the most intensive use of the new (requested) zone? If not, what mitigating measures are going to be implemented to address any short falls in public services that may exist?
 - D. Is the proposed zone change and associated land uses changes compatible with the existing neighboring uses? What mitigating measures are planned to address incompatibility, such as site screening, buffering building design, open space traffic flow alternation, etc.?
 - E. Is there a public need for the proposed change?
- 6. SPECIFIC PROJECT If this request is for a specific project please include the following:
 - A. Written project description including number of housing units and parking spaces. If the proposal is for a business describe hours of operation, days per week and all other pertinent information related to business operations.
 - B. Site Plan (Please use the City of Yakima Site Plan Checklist)

Note: All submitted information will be forwarded to the Hearing Examiner along with your application and will become part of the public hearing record. Clear, comprehensive and accurate detail of the information is in the best interest of the applicant.



SITE PLAN CHECKLIST

Please complete this checklist and include with your final site plan. The site plan must contain all pertinent information. Items not applicable to the proposed project shall be so noted. If you have any questions please call or come in person to the Planning Division 129 N. Second Street, 2nd Floor, or phone (509) 575-6183.

Check all boxes as: Included Not Applicable

- 1) The site plan shall be legibly drawn in ink on paper of sufficient size to contain the required information, but not less than 8-1/2" x 11" for Class (1) projects or 11" x 17" for Class (2) projects.
- 2) All site plans shall be drawn to standard engineering scale. The scale shall best fit the paper. The scale used shall be indicated on the plan. (Suggested scale provided on site plan template).
- 3) Site address and parcel number.
- 4) Zoning district of subject site and adjoining properties. —
- 5) Property boundaries and dimensions.
- 6) Names and demensions of all existing streets bounding or touching the site. —
- 7) Dimensions, location and use of proposed and existing construction.
- 8) Structure Setbacks.
- 9) North Arrow.
- 10) Lot coverage with calculations shown on the plan.
- 11) Location and size of any easements.
- 12) Location and type of existing and proposed landscaping including landscaping located within the public right-of-way.
- 13) Location and size of existing and proposed side sewer and water service lines. — See Attachment E
- 14) Adjacent land uses.
- 15) Location and size of all parking spaces with the parking calculations shown on the map.
- 16) Location and dimensions of proposed or existing driveway approaches.
- 17) Vision clearance triangles at street intersections and where driveways and curb cuts intersect with streets.
- 18) Location and size of new or existing loading spaces and docks.
- 19) Location and size of proposed or existing signs. —
- 20) Location, type and description of required site screening. See Attachment FGH
- 21) Location and size of required site drainage facilities including on-site retention —
- 22) Location and size of existing or proposed public sidewalks, that are within 200 feet and on the same side of the street.
- 23) Proposed improvements located within the public right-of-way.
- 24) Name, address, phone number and signature of the owner or person responsible for the proposed project.
- 25) Calculation of land use density.

Note: The Planning Division or reviewing official may require the site plan to include any other information to clarify the proposal, assess its impacts, or determine compliance with the Yakima Municipal Code and other laws and regulations.

4. **ENVIRONMENTAL CHECKLIST** A properly completed Environmental Checklist is mandated by Washington State Environmental Policy Act (SEPA) for a rezone request.

BACKGROUND QUESTIONS

1. Do you have any plans for future additions, expansion, or future activity related to or connected with this proposal? If yes, explain.

The plan is to rezone the property and use it for low impact multiple business use.

2. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None

3. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None

4. List any government approvals or permits that will be needed for our proposal, if known.

If interior remodeling is done, a building permit will be needed.

5. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.

See Number 6 on Specific Project on the Supplemental Application for Rezone

6. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description. Site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

See site plan

1. Earth

- a. General description of the site by marking one:

Flat rolling hilly steep slopes mountainous

- b. What is the steepest slope on the site (approximate percent slope)?

3 percent

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

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Sandy loam

- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

No

- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

There will be no fill or change of grades.

- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

The type of remodeling we are planning on doing should not cause any erosion.

- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Approximately 50 %

- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

This is an existing building with perimeter landscaping. Erosion and other impacts to the earth should be minimal.

2. Air

- a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

The emission, dust, and odors emulating from this site should be less than what comes from the adjacent street. The emission from this project should be negligible.

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

None known

- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:**

No wood burning in fireplaces.

3. Water

- a. **Surface:**

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- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

No

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No

b. Ground:

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

No water will be withdrawn. The landscaping; will be watered.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemical . . .; agricultural; etc.). Describe the general size of the system =, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

The site is hooked up to city sewer. The number of humans served will vary. Twenty-thirty people may be on the site at one time.

c. Water Runoff (including storm water):

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- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The rainwater or run off water caused by rain will flow into the ground on site. Since this is an existing facility, it will be similar to what happens now.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

The improvements are hooked up to the city water and sewer. Waste materials should not enter ground or surface waters.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Drains will be installed in asphalt as needed.

4. Plants

- a. Mark the types of vegetation found on the site:

deciduous tree: ___ alder ___ maple ___ aspen ___ other—birch, walnut
evergreen tree: xxx fir xxx cedar xxx pine ___ other—arbor vida

xx shrubs

xx grass

___ pasture crop or grain

wet soil plants: ___ cattail ___ buttercup ___ bulrush ___ skunk cabbage
___ other

___ water plants: ___ water lily ___ eelgrass ___ milfoil ___ other _____

___ other types of vegetation _____

- b. What kind and amount of vegetation will be removed or altered?

Some shrubs and lawn will be removed. Other shrubs and trees will be planted.

- c. List threatened or endangered species known to be on or near the site.

None

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

A variety of vegetation will be added. Cedar trees and others will be planted.

5. Animals

- a. Mark any birds and animals which have been observed on or near the site or are known to be on or near the site:

1) birds: ___ hawk ___ heron ___ eagle ___ songbirds
other: crows

2) mammals: ___ deer ___ bear ___ elk ___ beaver

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other: none

3) fish: ___bass ___salmon ___trout ___herring ___shellfish

other: none

b. List any threatened or endangered species known to be on or near the site.

None

c. Is the site part of a migration route? If so, explain.

Not specifically

d. Proposed measures to preserve or enhance wildlife, if any: It is an existing area major changes should not be needed.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Natural Gas and electricity will provide heating and lights.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

This is an existing structure and system, there will be no major changes.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

1) Describe special emergency services that might be required.

None

2) Proposed measures to reduce or control environmental health hazards, if any:

This should provide no environmental; health hazards.

b. Noise

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- 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Existing Traffic

- 2) **What types of levels of noise would be created by or associated with the project on a short-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

There will be some noise from cars coming and going. The tentative operation hours will be 6 a.m. to 9 p.m.

8. Land and Shoreline Use

- a. **What is the current use of the site and adjacent properties?**

The property is vacant at this time. An R-1 zone and a parking lot to the East. This property is adjacent to the Hospital property to the East.

- b. **Has the site been used for agriculture? If so describe.**

No

- c. **Describe any structures on the site.**

A brick Tudor style house and garage.

- d. **Will any structures be demolished? If so, what?**

No

- e. **What is the current zoning classification of the site?**

R-1

- f. **What is the current comprehensive plan designation of the site?**

R-3

- g. **If applicable, what is the current shoreline master program designation of the site?**

N/A

- h. **Has any part of the site been classified as an "environmentally sensitive" area? If so specify.**

No

- i. **Approximately how many people would reside or work in the completed project?**

Four to seven people would be working at one time.

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j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Development Agreement

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income house. N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Possibly one or two units will be eliminated. It has been used as a single family residence and a bed and breakfast.

c. Proposed measures to reduce or control housing impacts, if any:

Housing seems to be balanced in Yakima.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Approximate height of highest building is 36 feet to the top of the chimney. The exterior is primarily brick.

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any:

Property should be aesthetically enhanced by the addition of perimeter landscaping and landscaping on the site.

11. Light and Glare

a. What type of light or glare will the proposal product? What time of day would it mainly occur?

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Light and glare from the site should be shielded by the perimeter landscaping.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

c. What existing off-site sources of light or glare may affect your proposal?

Hospital parking has lights on at night.

d. Proposed measures to reduce or control light and glare impacts, if any:

It should be negligible.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Franklin Park, Nob Hill School grounds, Chestnut Avenue, Eisenhower School grounds

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

This should be a destination for walkers and bikers.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

Not at this time.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural important known to be on or next to the site.

The existing house is architecturally significant. We plan on keeping it the same as it is inside and out as much as possible.

c. Proposed measures to reduce or control impacts, if any:

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

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See site plan.

- b. Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop?**

Public transit stops within 50 feet of this site.

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

18 spaces for cars and one bike parking area with no spaces eliminated. In addition there will be 60 plus other spaces available on a part time basis. See Attachment AM.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

No

- e. Will the project us (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Peak hour 7 – 8 A.M. The traffic on both adjacent streets is now significant. The objective is to get a small percentage of the traffic that is already going by to stop, not to increase the overall traffic on the two streets. The traffic map in the City Planning Office shows the peak traffic on 32nd Ave in this area to be 4,700 and on Tieton Drive 15,800.

We are encouraging a sit down style Coffee House with people enjoying the ambiance, not a drive through espresso stand.

If you say at the peak time the parking turns over four times (which we think is much higher than will happen) this is 18 spaces times 4 = 72 trips during peak hour.

If you say all of this is new traffic to these streets not a diversion than it will mean: 72 divided by 4,700 = 1.6 %. 72 divided by 15,800 = less than ½ % new traffic on these streets.

We have estimated the number of trips higher than what we think will happen to illustrate that as a percentage of total traffic on these streets it is very low.

- g. Proposed measures to reduce or control transportation impacts, if any:**

We will encourage people to walk, ride their bikes, and take the bus when visiting this site. This project will allow people in the greater neighborhood to patronize the Coffee House without having to drive. This is an objective we are trying to achieve.

15. Public Services

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- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, school, other)? If so, generally describe:**

No

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

The utilities are already in place because this is an existing facility.

16. Utilities

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone sanitary sewer, septic system, other.**

All of the above are in and hooked up. Additionally internet service will be hooked up.

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

See 16.a above

C. SIGNATURE (To be completed by the applicant.)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature *Robert L. Smith, President, Campbell Engineering* Date Submitted 4/16/01

**D. SUPPLEMENT SHEET FOR NONPROJECTACTIONS (To be completed by the applicant.)
(Do not use the following for project actions)**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.

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1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

Not much different than what occurred when it was a bed and breakfast.

Proposed measures to avoid or reduce such increases are:

Site screening, additional landscaping

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

There would not be a material change.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

We plan on planting more trees and vegetation than already exists on the property.

3. **How would the proposal be likely to deplete energy or natural resources?**

N/A

Proposed measures to protect or conserve energy and natural resources are:

To encourage people to walk and bike to facility.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

N/A

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

Hopefully more people will walk and bike here and consequently not drive somewhere else to fill the need they can fill here. People from the Hospital will be able to walk here rather than drive to a lotte

stand to get a lotte. Hopefully this project will be a neat trade off on transportation—more walkers and bikers fewer drivers.

Proposed measures to reduce or respond to such demand(s) are:

N/A

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. No known conflicts**

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**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
JUNE 6, 2001**

PROJECT DESCRIPTION: Rezone of a single 0.68-acre parcel from R-1, Single-Family Residential to B-1, Professional Business.

PROPONENT: Bruce & Theresa Campbell-Simpson

LOCATION: 3111 Tieton Drive, Yakima, WA.

LEAD AGENCY: City of Yakima.

DETERMINATION: The lead agency for this proposal, after reviewing the Environmental Checklist and related information, has determined that the project does not have a probable significant adverse impact on the environment and an environmental impact statement (EIS) will not be required as provided under RCW 43.21C.030(2c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

[X] This DNS is issued under WAC 197-11-355, Optional DNS process. There will be no additional comment period on this DNS.

APPEALS: This determination may be appealed pursuant to YMC §6.88.170 to the Yakima city council, 129 North 2nd Street, Yakima WA 98901 in writing no later than five working days after the end of the comment period. Be prepared to make factual objections. Contact Dan Valoff, Associate Planner (509) 575-6163 for more information.

RESPONSIBLE OFFICIAL: William Cook

POSITION / TITLE: Director Community & Economic Development

TELEPHONE: 509 / 575-6113

ADDRESS: 129 North 2nd Street, Yakima, WA 98901

DATE: June 6, 2001 **SIGNATURE:**



Filed	
Hearing Examiner	
EXH # <u>5</u>	Date <u>6/6/01</u>
File # <u>WA20 R2# 5-01</u>	

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DEPARTMENT OF PUBLIC WORKS
2301 Fruitvale Blvd., Yakima, Washington 98902
Phone (509) 575-6005

RECEIVED

MAY 04 2001

CITY OF YAKIMA
PLANNING DIV.

May 3, 2001

Mr. Bruce Simpson
216 South 24th Ave
Yakima, WA 98902

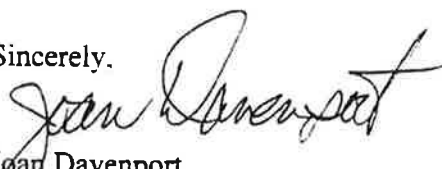
Subject: Notice of Decision for Transportation Concurrency Analysis
Mixed Use Commercial Development

Dear Applicant,

Enclosed is the Decision for the Transportation Capacity Analysis of the proposed mixed use commercial development at 3111 Tieton Drive. This development has been APPROVED for Concurrency Analysis. Concurrency review determined that reserve capacity is available on all impacted arterial streets. Concurrency review does not evaluate impact to local access streets or street intersections. This review does not include safety or site design issues which will be addressed at the project review level of zoning and SEPA. This review concluded that the proposed development will not exceed the capacity of the arterial street system and reserve capacity exists on all impacted arterial streets.

Please review the enclosed report. You may appeal the Findings of this report or request Administrative Reconsideration within fifteen (15) days from the date of mailing of this Notice. Appeal forms and procedures are available at the Department of Community and Economic Development, but if you have any questions, please give me a call at (509)576-6417.

Sincerely,


Joan Davenport
Supervising Traffic Engineer

enclosure

copy: Kim Szogi, City Planning
Sandy Cox, City Code Department

City of Yakima, Washington
Traffic Division of Public Works Department
Transportation Concurrency Analysis

Date of Review: May 3, 2001
Review Prepared by: Joan Davenport, Supervising Traffic Engineer (576-6417)
Proposed Development: Simpson Development (Receipt # NA)
Subject Address: 3111 Tieton Drive
ITE Land Use Category: LU #814, Retail Center
Calculation: 2.59 PM Peak Hour Trips per 1000 s.f. development
[2.59 * 4.62 = 11.9 PM Peak Hour Trips]
Expected Net PM Peak Hour Trip Generation: 12 PM Peak Hour trips

Summary of Impact:

The applicants, Bruce and Theresa Simpson propose to re-use an existing structure for a mixed retail center consisting of professional office, coffee shop, hair salon massage, tutoring and reception area within a total area of approximately 4,620 square feet of floor area and 18 parking spaces. The site is located at 3111 Tieton Drive, at the signalized intersection of Tieton and 32nd Avenue.

All traffic from this new development will enter the Arterial Street system on S 32nd Avenue and Tieton Drive. City of Yakima Administrative procedures for Concurrency Analysis use the PM Peak hour trip of the adjacent street for the selected land use category. The site generated traffic is distributed to the Arterial street sections noted below, based upon the City policy to assess impacts for two Arterial street segments.

Estimated distribution of the site generated trips is shown on the table below. Based upon actual data, City of Yakima Traffic Volumes for PM Peak Hour are assessed as 8.7% of total Average Daily Traffic (ADT). Peak hour reserve capacity includes any vehicle trips previously assigned under the Concurrency Ordinance. City of Yakima Transportation Concurrency assesses arterial street segment capacity only and does not address intersection capacity.

Seg #	Street Segment	Total ADT	PM Pk Hr ADT	Peak Hr Reserve Cap.	New Dev. PM Pk Hr Impact	Resultin g PM Pk Hr Capacity	V/C Ratio	Segment LOS (V/C Ratio)
65	32nd Ave: Tieton to Summitview	4,500	392	1,209	3	1,206	0.25	A
66	32nd Ave: Tieton to Nob Hill	4,300	374	1,226	2	1,224	0.24	A
163	Tieton: 32nd to 40th Ave	17,400	1,514	1,686	4	1,682	0.47	A
164	Tieton: 24th to 32nd Ave	16,500	1,436	1,713	9	1,704	0.45	A
165	Tieton: 24th to 16th Ave	17,600	1,531	1,617	5	1,612	0.48	A

Summary of Impact to City of Yakima Arterial Streets:

This application has been reviewed and approved for consistency with YMC 12.08 Transportation Capacity Management Ordinance. This development will not exceed the PM peak hour capacity of the City Arterial street system and reserve capacity exists on all impacted streets. This review does not include any site development or safety issues which may be discussed at the project level or SEPA review.

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DST PACKETS

Applicant: ERIC SIMPSON & HELENA CAMPBELL - SIMPSON

UAZO# R2 *S-01 EC# 11-01

Date of Meeting: 2 MAY 01

City of Yakima Divisions:

- ✓ 1. Codes – Doug Maples
 - ✓ 2. Codes – Sandy Cox
 - ✓ 3. Codes – Carolyn Belles
 - ✓ 4. Codes – Nancy Danko
 - ✓ 5. Engineering Tech – Kevin Callow
 - ✓ 6. Water / Irrigation - Dave Brown
 - ✓ 7. Utilities – Bert Tabayoyon
 - ✓ 8. Wastewater – Pete Hobbs
 - ✓ 9. Fire Dept. – Mitch Cole
 - 10. Fire Dept. – Jeff Pfaff
 - 11. Traffic Engineering – Joan Davenport
 - ✓ 12. Streets – John Rutter
 - 13. Parks & Rec. – Denise Nichols
 - 14. O.N.D.S. – Bill Cobabe
 - 15. Transit – John Haddix
 - 16. Police – Mike Vowell
 - 17. Refuse – Nancy Fortier
 - 18. County Public Works – Vern Redifer
 - 19. County Planning – Steve Erickson
- (Always send notice to applicant)*

Others:

- 20. Yakima Tieton Irrigation Dist. - Rick Dieker 470 Camp 4 Rd. 98908
- 21. Nob Hill Water - Preston Shepherd 6111 Tieton Dr. 98908
- 22. Yakima County Health Dist - Art McKuen 104 N 1st St. 98901
- 23. WA State Dept of Ecology - Debbie Smith, 15 W. Yakima Ave. Suite 200 98902
- 24. No. Yakima Conserv. Dist. - Ray Wondercheck 1606 Perry St. Suite F 98902
- ✓ 25. Pacific Power & Light Co. – Jim Moore 1101 N. 16th Ave. 98902
- ✓ 26. Q West – Millie Will 8 S. 2nd Ave. Rm 304 98902
- ✓ 27. Cascade Natural Gas Co. – Sheila Ross 401 N. 1st St. 98901
- 28. Yakima School Dist. #7 – Ben Soria 104 N. 4th Ave. 98902
- 29. West Valley School Dist. #208 Peter Ansingh 8902 Zier Rd. 98908
- ✓ 30. Charter Communications - Kevin Chilcote 1005 N 16th Ave. 98902
- ✓ 31. County Clean Air Authority, Les Ornelas 6 S. 2nd St.. Rm 1016
- 32. Yakima Waste Systems-Scott Robertson 2812 Terrace Heights Dr. 98901
- 33. Yakima Greenway Foundation – Al Brown, Interim Ex. Dir. 111 So. 18th St. 98901
- 34. US Post Office - Coleen Ellingsworth 205 W Washington , 98903
- 35. Yakima County 911 - Wayne Wantland YPD
- 36. Soil Conservation Dist.-Ray Wondercheck 1606 Perry St. Suite F Yakima, 98902
- 37. Dept. of Wildlife - Mr. Ted Clusing 1701 So. 24th Ave. 98902
- 38. Dept. of Natural Resources - 713 Bowers Rd.. Ellensburg, WA 98926
- 39. Dept. of Transportation - 2809 Rudkin Road, Union Gap, WA 98903
- 40. Dept. of Fisheries - Perry Harvester P.O. Box 9155 Yakima, WA 98909
- 41. Yakama Indian Nation, Bill Beckley P.O. Box 151, Toppenish, WA 98948
- 42. Bob Clem, Airport Manager, 2400 W. Washington Ave. 98903
- 43. Jerry Henderson, contact (Trolleys) 309 No. 35th Ave. Yakima, WA 98902

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**CITY OF YAKIMA
REQUEST FOR COMMENTS
DEVELOPMENT SERVICES TEAM (DST)
MEETING OF:
May 2, 2001**

TO: City of Yakima Development Services Team
FROM: Kim Szögi, Senior Planner *Kszogi*
DATE: April 18, 2001
SUBJECT: Master Application for rezone & development of a multi-use community center.

LOCATION: 3111 Tieton Drive, Yakima

PARCEL NUMBER: 181323-33003

Master Application submitted by Bruce Simpson and Theresa Campbell-Simpson for rezone of one parcel from R-1 to B-1 together with Environmental Review and Class (2) & (3) reviews for multiple uses, including a coffee house, food brokerage, hair salon, esthetician and massage therapy, tutoring, and receptions.

Please review the enclosed information and prepare written comments regarding the proposal for this property. A DST meeting will be held on **May 2, 2001 at 9:00 a.m. for general discussion.** If you cannot attend this meeting, please submit your comments prior to the DST meeting. **You can e-mail your comments to me at kszogi@ci.yakima.wa.us.** Should you have any questions, or require additional information, call me at 575-6164.

COMMENTS: _____

Contact

Department / Agency

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Szogi, Kim

From: Davenport, Joan
Sent: Monday, May 07, 2001 1:49 PM
To: Szogi, Kim
Subject: Simpson Rezone DST

Transportation Concurrency was approved for this development on May 3, 2001. All impacted streets have adequate reserve capacity to accommodate the proposed development at acceptable levels of service. Total estimated PM Peak hour traffic generation from this development is estimated at 12 weekday PM Peak hour trips.

The development proposes to use driveways placed at adequate distance from the signalized intersection of Tieton and 32nd Avenue. A five foot wide sidewalk exists on the frontage of this development. Tieton Drive is a four-lane Minor Arterial Street which carries approximately 16,600 Average Daily Trips. 32nd Avenue is a two lane street classified as a Minor Arterial which carries approximately 4200 Average Daily Trips. No other traffic engineering issues at this time.

Joan Davenport
Supervising Traffic Engineer
City of Yakima Public Works
2301 Fruitvale Boulevard
Yakima, WA 98902
(509) 576-6417
jdavenpo@ci.yakima.wa.us

Szogi, Kim

From: Belles, Carolyn
Sent: Friday, April 27, 2001 8:08 PM
To: Szogi, Kim
Subject: re: 3111 Tieton Dr Addressing

If there are to be tenant(s) in the basement area, I would recommend the tenants in the basement area use 100 series suite numbers, ie 100, 102, 104, etc. and the main floor tenants use 200 series suite numbers, ie 200, 202, 204 etc. The logic for this, is that it directs YPD/YFD staff responding to less numbers, lower levels.

Questions or concerns, please see me. thanks, carolyn

*Carolyn Belles
Code Inspection Office Asst
576-6656
576-6576 (fax)
email: cbelles@ci.yakima.wa.us*

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APR 30 2001

**CITY OF YAKIMA
PLANNING DIV.**

May 2, 2001

RECEIVED

MAY 02 2001

To: Kim Szogi

CITY OF YAKIMA
PLANNING DIV

From: Sandy Cox

Re: 3111 Tieton Dr.

The following will be required upon approval of uses:

1. Scaled floor plans of each floor depicting the use of each area.
2. 2 staircases properly placed apart from each other both from the 2nd floor and the basement.
3. One accessible entrance (level with adjacent grade and interior floor; or by ramp).
4. A minimum of one men's bathroom and one women's bathroom shall be provided in a common area (other than in tenant spaces). New bathrooms installed will be required to meet the WA State Barrier Free law (available to a disabled person).
5. Leasing to 5 or more tenants for retail purposes will require an elevator.
6. One parking space shall be designed to meet accessibility standards; 16' wide and 19' deep with one-half of the space striped. This space shall be the one closest to the entrance.
7. Review and permits will be required for any remodeling. Provide 2 complete sets of plans for this review.
8. Storm drainage will be required to be maintained on site with catch basins or similar.

Additional information may be forthcoming depending upon the review of the above. If you have any questions, please let me know.

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Doug Maples
Code Division Manager

**CITY OF YAKIMA
REQUEST FOR COMMENTS
DEVELOPMENT SERVICES TEAM (DST)
MEETING OF:
May 2, 2001**

RECEIVED

TO: City of Yakima Development Services Team
FROM: Kim Szögi, Senior Planner *K.Szögi*
DATE: April 18, 2001
SUBJECT: Master Application for rezone & development of a multi-use community center.

APR 27 2001

CITY OF YAKIMA
PLANNING DIV.

LOCATION: 3111 Tieton Drive, Yakima

PARCEL NUMBER: 181323-33003

Master Application submitted by Bruce Simpson and Theresa Campbell-Simpson for rezoning of one parcel from R-1 to B-1 together with Environmental Review and Class (2) & (3) reviews for multiple uses, including a coffee house, food brokerage, hair salon, esthetician and massage therapy, tutoring, and receptions.

Please review the enclosed information and prepare written comments regarding the proposal for this property. A DST meeting will be held on **May 2, 2001 at 9:00 a.m. for general discussion**. If you cannot attend this meeting, please submit your comments prior to the DST meeting. **You can e-mail your comments to me at kszogi@ci.yakima.wa.us**. Should you have any questions, or require additional information, call me at 575-6164.

COMMENTS: *Applicant should be aware of ADA requirements and a change of responsibility for the bldg will require bldg plans to be revised to receive a bldg permit*

[Signature]
Contact

[Signature]
Department / Agency

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DEPARTMENT COMMUNITY AND ECONOMIC DEVELOPMENT
Engineering Division
129 North Second Street
Yakima, Washington 98901
(509) 575-6111 • Fax 576-6305

K. Wendell Adams, City Engineer

September 1, 2000

Bruce and Theresa Simpson
Tieton / 32nd Avenue
Yakima, WA 98902

Subject: Information on Title 12 Requirements for Development on corner of Tieton Drive/32nd Avenue

Dear Mr. Simpson:

As per our recent conversation, I have reviewed your proposed development and have verified the requirements of Title 12 as it relates to this development. It is required that the additional right-of-way be dedicated to attain 30 feet from the centerline of the existing street. Since sidewalk, curb, and gutter are already constructed at that location, no additional widening or improvements to the street will be required, at that location.

I hope this information is sufficient for your use. Please contact me if additional information is needed.

Sincerely,

K. Wendell Adams, P.E.
Yakima City Engineer

Cc: City Manager
City Attorney

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Water Irrigation DST Comments

Applicant: Bruce Simpson

Location: 3111 Tielon Dr.

Parcel #: 181323-33003

Date: 5/2/01

1 = primary review

2 = secondary review

Comments Submitted By:

Dave Brown Water/Irrigation Engineer 575-6204

Division:

Water/Irrigation Division

	Engineering	Codes	Traffic	Water & Irrigation	Sewer	Billing	Fire	Planning		
1				2						existing location, size, etc.
1				2						extension necessary, size
1				2			2			fire hydrant
2				1						new public easements
1					2					LID/connection charges
				2		1				service installation charges
1				1						public/private system
1				2						Fireflow calculations
				2						Irrigation System

WATER & IRRIGATION

existing location, size, etc.

extension necessary, size

fire hydrant

new public easements

LID/connection charges

service installation charges

public/private system

Fireflow calculations

Irrigation System

12" & 8" in Tielon and 12" in 32nd

No

32nd and Tielon

No

Depends on meter size and irrigation water source

Depends on meter size

Public

3500 gpm

City system

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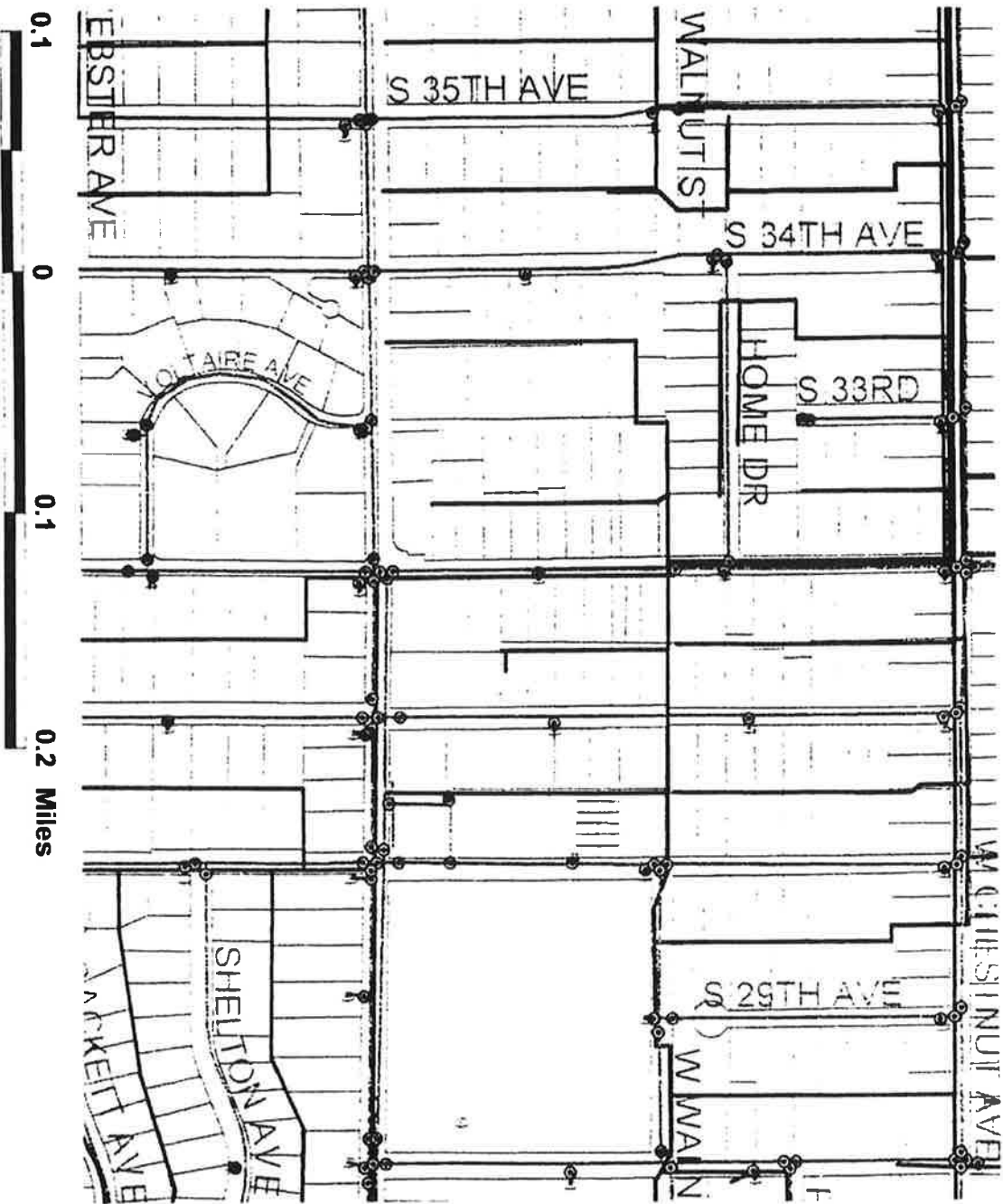
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3111 Tieton Dr.



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Hydrants



Valves



Waterpipe



Irrigation



Text Names



Parcels

