

**KH PROPERTIES LLC – “VISTA RIDGE PHASE 2”  
PLP#001-19 & SEPA#004-19**

**City Council  
Closed Record Public Hearing  
July 16, 2019**

**EXHIBIT LIST**

Applicant: KH Properties LLC  
File Numbers: PLP#001-19 & SEPA#004-19  
Site Address: S 72<sup>nd</sup> Ave & Coolidge Rd  
Staff Contact: Trevor Martin, Associate Planner

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## YAKIMA PLANNING COMMISSION

### RECOMMENDATION TO THE YAKIMA CITY COUNCIL FOR PRELIMINARY LONG PLAT PLP#001-19 & SEPA#004-19

June 4, 2019

**WHEREAS**, On February 7, 2019 applications for Preliminary Long Plat were submitted by Tom Durant, On behalf of Khushdip Singh and Ramadeep Hans, to subdivide an 8.7 acre Single Family (R-1) zoned parcel (Parcel# 181332-34002) in to 32 single family lots; and

**WHEREAS**, The applications were considered complete for processing on March 11, 2019 and public notice was provided, in accordance with the provisions of YMC Ch. 16.10, on April 8, 2019; and

**WHEREAS**, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on April 25, 2019, which was not appealed (City File SEPA#004-19); and

**WHEREAS**, WHEREAS, the proposed Application conforms with the City of Yakima Zoning Ordinance, Subdivision Ordinance, and other applicable land use regulations; and

**WHEREAS**, Under the provisions of YMC Ch. 14.20 the Yakima Planning Commission (YPC) is responsible for the review of a preliminary long plat application and for recommending the approval, modification or denial of each request; and

**WHEREAS**, on May 22, 2019, the Yakima Planning Commission held an open record public hearing to consider the application for a 32 lot single-family subdivision known as Vista Ridge Phase 2, submitted by Khushdip Singh & Ramandeep Hans. (PLP #001-19), and provide a recommendation to the Yakima City Council; and

**WHEREAS**, the staff report presented by Associate Planner Trevor Martin recommended approval of the proposed 32-lot preliminary plat, subject to conditions; and

**WHEREAS**, The Yakima Planning Commission held an open record public hearing on May 22, 2019, to hear testimony from the public, consider the Preliminary Long Plat, and provide a recommendation to the Yakima City Council; and

**WHEREAS**, Based on testimony received at the May 22, 2019 public hearing, the Yakima Planning Commission has recommended approval of the plat, subject to conditions.

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Now therefore, the Yakima City Planning Commission presents the following findings of fact, conclusions, and recommendation to the Yakima City Council:

**APPLICATION #** PLP#001-19  
**APPLICANT:** KH Properties LLC.  
**APPLICANT ADDRESS:** 1601 W Washington Ave.  
**PROJECT LOCATION:** Vicinity of S. 72<sup>nd</sup> Ave. and Coolidge Ave.  
**PARCEL(S):** 181332-34002

**I. FINDINGS OF FACT**

**1. Subsection 14.20.100(1) -- Consistency with the provisions of the City's Urban Area Zoning Ordinance:**

The proposed preliminary plat would be consistent with the intent and character of the Single Family Residential (R-1) zoning district set forth in Subsection 15.03.020(BC), the single family residential district is intended to:

- 1) Establish new residential neighborhoods for detached single-family dwellings free from other uses except those which are compatible with, and serve the residents of, this district, which may include duplexes and zero lot lines if established during the subdivision process;
- 2) reserve existing residential neighborhoods for detached single-family dwellings free from other uses to ensure the preservation of the existing residential character, and serve the residents of this district; and
- 3) Locate moderate-density residential development, up to seven dwelling units per net residential acre, in areas served by public water and sewer system.

Detached single-family dwellings are the primary use in this district. The district is characterized by up to sixty percent lot coverage; access to individual lots by local access streets; required front, rear and side yard setbacks; and one- and two-story structures. The density in the district is generally seven dwelling units per net residential acre or less.

This zone is intended to afford single-family neighborhoods the highest level of protection from encroachment by potentially incompatible nonresidential land uses or impacts. Nonresidential uses within these zones are not allowed; except for public or quasi-public uses, which will be required to undergo extensive public review and will have all necessary performance or design standards assigned to them as necessary to mitigate potential impacts to adjacent residences.

**2. Subsection 14.20.100(2) -- Consistency with the provisions of the Comprehensive Plan:**

The Goals and Policies that apply to this designation and proposed land use are as follows:

Goal 2.3. Residential uses. Preserve and enhance the quality, character and Function of Yakima's residential neighborhoods.

Policy 2.3.1.B. Standard single family. Continue to allow for detached single family dwellings in residential districts.

Policy 2.3.3 Create walkable residential neighborhoods with safe streets and good connections to schools, parks, transit, and commercial services.

Policy 2.3.3.A Construct sidewalks along all new residential streets.

Policy 2.3.3.B Promote small block sizes to ensure good connectivity and reduced walking distances between residences and schools, parks, and services. Specifically:

- Low density residential: Blocks between 400- 800 feet long are appropriate.

Goal 5.2. Preserve and improve existing residential neighborhoods.

Policy 5.2.1. Invest in and improve quality of life in existing neighborhoods.

Goal 5.4. Encourage design, construction, and maintenance of high quality housing.

Policy 5.4.3. Encourage development of well-designed new housing in coordination with population growth employment growth, and transportation goals.

3. **Subsection 14.20.100(3) -- Consistency with the provisions of this title, Title 14 entitled "Subdivision Ordinance":**

All lots in this preliminary plat will have access upon a public street; will be provided with all necessary public utilities; will exceed the minimum lot size for the R-1 zoning district of 6,000 square feet for single-family residences, and will meet or exceed the minimum lot width of 50 feet as measured at the rear of the required front-yard setback.

4. **Subsection 14.20.100(4)(a) -- Appropriate provisions for public health, safety and general welfare:**

The construction of new single-family dwellings will complement adjacent uses and will promote the public health, safety and general welfare as there is a need in the community for additional housing and the proposed preliminary plat would be required to comply with all applicable City development standards, and all conditions of approval specified by the City of Yakima Planning Commission.

5. **Subsection 14.20.100(4)(b) -- Appropriate provisions for open spaces:**

The proposed lots are larger than the minimum lot size required in the R-1 zoning district. Lot coverage of 60% or less in the R-1 zoning district will provide adequate light and air for future residents in accordance with the standards in the zoning ordinance without additional open spaces.

6. **Subsection 14.20.100(4)(c) -- Appropriate provisions for drainage ways:**

Drainage system facilities will be provided in accordance with state and local regulations including the City of Yakima Municipal Code and the Eastern Washington Storm Water Manual.

7. **Subsection 14.20.100(4)(d) -- Appropriate provisions for streets or roads, alleys and other public ways:**

The subject property has frontage upon Coolidge Ave. and S. 72<sup>nd</sup> Ave., and proposes new public streets to provide adequate access to all internal lots.

8. **Subsection 14.20.100(4)(e) -- Appropriate provisions for transit stops:**

Transit Routes Number 3 and 5 have stops along Washington Ave., Approximately 1,500 feet to the north of the site.

9. **Subsection 14.20.100(4)(f) -- Appropriate provisions for potable water supplies, irrigation and other water suppliers:**  
Public water is required to be used for domestic and fire flow purposes. An adequate water supply for this development is available from Nob Hill Water Company.
10. **Subsection 14.20.100(4)(g) -- Appropriate provisions for sanitary waste disposal:**  
Public sewer is required to service all lots. A City of Yakima sewer main lies within Vista Ridge Ave., east of the proposed development, and is capable of being extended to handle the demands of this development.
11. **Subsection 14.20.100(4)(h)(i) -- Appropriate provisions for parks and recreation and playgrounds:**  
The nearest park is located 1.45 miles to the northwest of the proposed preliminary plat. The proposed preliminary plat is not located in a planned parks and recreation area. Additional provisions for parks and recreation areas are not necessary within the proposed preliminary plat due to the size, number and location of the proposed lots and provisions for playgrounds exist at the schools which children within the proposed preliminary plat would be attending, and could also be individually provided on the lots themselves which are of a size which would allow for playground areas as needed or desired.
12. **Subsection 14.20.100(4)(j) -- Appropriate provisions for schools and school grounds:**  
West Valley Middle and Jr. High Schools are located approximately within one mile to the north of the proposed preliminary plat. No comments were received from the School District suggesting the need for an additional school at this location.
13. **Subsection 14.20.100(4)(k) -- Appropriate provisions for sidewalks:**  
Sidewalks are required and will be provided along this developments frontage.
14. **Subsection 14.20.100(4)(l) -- Appropriate provisions for other planning features that assure safe walking conditions for students who walk to and from school:**  
Sidewalks will be installed along the frontages of Coolidge Rd., tying into existing neighboring subdivisions. As part of the subject project, S 72nd Ave. will be partially built out. This street will eventually serve as a north to south street for residential traffic in the area, alleviating traffic from Coolidge Rd.
15. **Subsection 14.20.100(5) -- Public use and interest:**  
The evidence indicated that this proposed preliminary plat, as conditioned, would be consistent with neighboring land uses and would help serve the residential needs of this area. With the recommended conditions, it will comply with the City's zoning ordinance, subdivision ordinance and comprehensive plan. It will also make appropriate and adequate provisions for the public health, safety and general welfare, open spaces, drainage ways, streets, transit stops, potable water, sanitary waste disposal, parks and recreation, playgrounds and sidewalks, and is in a location where additional provisions for schools or for additional planning features for students who walk to and from school have not been recommended or deemed necessary.

II. Consistency Analysis YMC § 16.06.020(B).

The following analysis involves the consistency of the preliminary plat with applicable development regulations, or in the absence of applicable regulations, the adopted Comprehensive Plan as mandated by the State Growth Management Act and the Yakima Municipal Code. During project review, neither the City nor any subsequent reviewing body may re-examine alternatives to, or hear appeals on, the following items identified in these conclusions except for issues of code interpretation:

**(1) The type of land use contemplated by the proposal** (a residential development in an R-1 zoning district) is permitted on this site so long as it complies with the conditions imposed by the Yakima City Council, as well as the regulations of the zoning ordinance, subdivision ordinance, building codes and other applicable regulations.

**(2) The level of development** (lot size, contemplated density) would not exceed the allowable level of development in the Single Family Residential (R-1) zoning district since the proposed lot sizes satisfy the zoning ordinance requirements.

**(3) The availability and adequacy of infrastructure and public facilities** is not an issue because the additional infrastructure that would be provided at the applicant's expense would ensure that adequate infrastructure and public facilities are available for the proposed preliminary plat.

**(4) The character of the proposal, such as the proposal's consistency with applicable development standards of the City's Urban Area Zoning Ordinance**, primarily involves consideration of specific development standards relating to lot size, access, potable water, sewage disposal and other features of the proposed preliminary plat which have been discussed in detail above. With the recommended conditions, the proposed preliminary plat would be consistent with the development standards of applicable City ordinances.

III. CONCLUSIONS

Based on the foregoing Findings, the YPC reaches the following Conclusions:

1. The YPC has jurisdiction to recommend to the Yakima City Council the approval of a proposed preliminary plat pursuant to Section 14.20.100 of the subdivision ordinance.
2. Notice of the public hearing Sent on April 1, 2019, was given in accordance with applicable requirements.
3. The SEPA Determination of Nonsignificance (DNS) for this proposed preliminary plat was issued on April 25, 2019, and became final without any appeal.
4. The proposed preliminary plat was reviewed and approved for traffic concurrency under the Transportation Capacity Management Ordinance on March 27, 2019.
5. This preliminary subdivision complies with the goals and objectives of the 2040 Comprehensive Plan, the intent and purpose of the R-1 zoning district, the provisions of the Urban Area Zoning Ordinance, Subdivision Ordinance, Title 12's Development Standards and Chapter 12.08 the Traffic Concurrency Ordinance.
6. This preliminary plat is in compliance with the consistency requirements of Subsection

16.06.020(B) of the Yakima Municipal Code.

7. With the recommended conditions, the proposed preliminary plat as described in the application narrative and preliminary plat received February 7, 2019, is in compliance with the City's Urban Area Comprehensive Plan, subdivision ordinance and zoning ordinance; makes appropriate and adequate provisions for the public health, safety and general welfare and for open spaces, drainage ways, streets, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds and sidewalks; and, according to the weight of the evidence presented at the hearing, does not require that specific provisions be made for the other requisite plat considerations such as additional schools, additional schoolgrounds or additional planning features that assure safe walking conditions for students who walk to and from school; and serves the public use and interest.

#### IV. PUBLIC HEARING TESTIMONY

Tom Durant, Planning Manager for PLSA Engineering and Surveying and representative of the property owner, requested condition number 12 of the staff report be removed. The reason for this request being that the condition was covered by already covered within the subdivision chapter of the YMC, and the existing condition was a redundancy within the report.

#### V. RECOMMENDATION TO CITY COUNCIL

Based on the testimony and evidence presented during the public hearing, it was moved and seconded that the City of Yakima Planning Commission draft findings of fact and forward a recommendation of approval of the Preliminary Long Plat, with the removal of condition number 12, to the Yakima City Council. The motion carried unanimously.

Based upon the findings outlined above, it was moved and seconded that the City of Yakima Planning Commission recommends **APPROVAL** of this proposed 32-lot preliminary plat in accordance with the application and related documents submitted for file numbers PLP#001-19 and SEPA#004-19, and subject to the following conditions:

1. The applicant shall submit and gain approval of civil engineered plans which provide for design of all Title 12 development standards, including but not limited to curb, gutter, sidewalk, street lighting, stormwater, and street design.
2. South 72<sup>nd</sup> Ave. is designated as a Minor Arterial street, and shall require a half street improvement, for the entire length of the western portion of the subject property, with 30-foot of right-of-way complete with curb, gutter, and sidewalk. Construction shall be in accordance with YMC Title 8 and 12 development standards.
3. Prior to approval of the final plat, all approved improvements shall be constructed or financially secured according to the standards and requirements of the City Engineer and YMC Title 12.
4. All lots shall be served with public water from the Nob Hill Water Company. No individual domestic or irrigation wells shall be permitted for any of the lots. Prior to final plat approval, written verification from Nob Hill Water must be submitted to the Planning Division indicating that all construction required to provide each lot with domestic water has been completed and the fees paid.

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5. All lots shall be provided with public sewer service according to YMC Title 12 standards. Prior to final plat approval, written verification from the City of Yakima Engineering Department must be provided to the Planning Division indicating that all sewer extensions have been completed and inspected or financially secured.
6. A minimum 8-foot wide public utility easement must be provided adjacent to all public road rights-of-way.
7. Easements for new and/or future utilities shall be a minimum of 16-feet in width, provided that the width of easements for buried utilities will be twice the depth of the planned excavation.
8. All public and private utilities shall be located underground, with the exception of telephone boxes and such similar structures.
9. All public and private utilities to be located within public road rights-of-way must be constructed prior to the start of road construction.
10. Fire hydrants shall be placed at the locations specified by the Building Codes and Planning Division and the Yakima Fire Department. All lots must be provided with adequate fire flow.
11. All permits required by the Yakima Regional Clean Air Authority shall be obtained and a copy provided to the City of Yakima Code Administration prior to commencement of site preparation. The developer shall designate during working hours a responsible party to serve as contact for suspected air quality violations.
12. A NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required. The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. Permit coverage and erosion control measures must be made at least 30 days prior to construction. These Plans and control measures must be reviewed and approved by the City of Yakima's engineering Division prior to construction.
13. A final binding stormwater and drainage control plan for the entire property shall be submitted and approved by the City's Engineering Division prior to construction of improvements for any area of the development.
14. All addresses shall be as specified in Exhibit "A" of the staff report. All addresses must be clearly shown on the face of the final plat as required by RCW 58.17.280.
15. This plat shall be subject to the following notes, which must be placed on the face of the plat:
  - a. The addresses shown on this plat are accurate as of the date of recording, but may be subject to change. The City of Yakima Building Codes Division is responsible for the confirmation or reassignment of addresses at the time of building permit issuance.
  - b. The owners shown hereon, their grantees and assignees in interest hereby covenant and agree to retain all surface water generated within the plat on-site.

16. Irrigation approval, if any is required, shall be shown on the face of the final plat.
17. Lighting shall be provided to illuminate any off street parking or loading spaces used at night. When provided, lighting shall be directed to reflect away from adjacent properties.
18. During project construction, all contractors shall adhere to the City of Yakima noise regulations regarding hours of construction.
19. All other requirements of the zoning and subdivision ordinance, although not specifically set forth herein, shall be complied with in their entirety.
20. Upon preliminary plat approval, the applicant has five years to submit the final plat. Thereafter, 30 days prior to the expiration of said approval the applicant must submit to the City Council a written request asking to extend the approval period for a maximum period of one year.

RECOMMENDED this 4<sup>th</sup> day of June, 2019.

By:   
\_\_\_\_\_  
**Patricia Byers, Chair**  
**Yakima Planning Commission**





DEPARTMENT OF COMMUNITY DEVELOPMENT  
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**CITY OF YAKIMA PLANNING DIVISION'S  
 FINDINGS OF FACT, CONCLUSIONS & RECOMMENDATION  
 TO THE CITY OF YAKIMA PLANNING COMMISSION**

for

**REQUEST FOR PRELIMINARY LONG PLAT**

File Number(s): PLP#001-19 & SEPA#004-19

**APPLICANT:** KH Properties LLC.  
**APPLICANT ADDRESS:** 1601 W Washington Ave., Yakima, WA 98903  
**PROJECT LOCATION:** Vicinity of S. 72<sup>nd</sup> Ave. & Coollidge Rd.  
**NAME OF PLAT:** Vista Ridge Phase 2  
**TAX PARCEL NUMBERS:** 181332-34002  
**DATE OF REQUEST:** February 7, 2019  
**DATE OF RECOMMENDATION:** May 22, 2019  
**STAFF CONTACT:** Trevor Martin, Associate Planner

**I. DESCRIPTION OF REQUEST:**

On February 7, 2019, the City of Yakima Department of Community Development received an application to subdivide 8.7 acres of Single-Family (R-1) zoned property into 32-single-family lots.

**II. SUMMARY OF RECOMMENDATION:**

The Administrative Official recommends **approval** of the Preliminary Plat, subject to conditions.

**III. FACTS:**

**A. Statement of Cause:**

Pursuant to YMC Ch. 14.20, the applicant's statement in the Preliminary Long Plat application dated February 7, 2019 – This proposed plat will subdivide approximately 8.7 acres into 32 Single-Family lots. Lot sizes will range from approximately 8,300 s.f. to 10,200 s.f. The lots will have a frontage on a public roadway which will be improved as part of this project.

**B. Comprehensive Plan.**

The 2040 Comprehensive Plan and Future Land Use Map designate the subject property as suitable for Low Density Residential development. Single-family detached dwellings are the predominant dwelling type. Other dwelling types may be allowed under certain circumstances, such as accessory dwellings and cottage housing. The permitted density is up to seven net dwelling units per acre for infill development. On larger sites (over two

acres), more flexibility in lot sizes and layout are envisioned, provided overall density standards are met. Permitted maximum densities on large sites is up to seven gross dwelling units per acre. Density bonuses allowing up to six gross dwelling units may be allowed subject to conformance with traditional neighborhood design concepts.

Generally, the proposed preliminary plat is consistent with the Comprehensive Plan's other provisions which encourage infill, recognize the need for public water and sewer, encourage disposal of surface drainage on-site, and encourage development consistent with the general land use pattern in the area.

The Goals and Policies that apply to this designation and proposed land use are as follows:

Goal 2.3. Residential uses. Preserve and enhance the quality, character and Function of Yakima's residential neighborhoods.

Policy 2.3.1.B. Standard single family. Continue to allow for detached single family dwellings in residential districts.

Policy 2.3.3 Create walkable residential neighborhoods with safe streets and good connections to schools, parks, transit, and commercial services.

Policy 2.3.3.A Construct sidewalks along all new residential streets.

Policy 2.3.3.B Promote small block sizes to ensure good connectivity and reduced walking distances between residences and schools, parks, and services. Specifically:

- Low density residential: Blocks between 400- 800 feet long are appropriate.
- Mixed residential: Blocks between 300-660 feet long are appropriate.
- Provide for through public through block connections for large residential blocks.
- Commercial and mixed-use designations: Configure development to provide pedestrian connections at 300 to 660 feet intervals. Configure development to provide vehicular connections at 600 to 1,320 feet intervals. Allow flexibility for private internal streets to meet connectivity objectives.

Goal 5.2. Preserve and improve existing residential neighborhoods.

Policy 5.2.1. Invest in and improve quality of life in existing neighborhoods.

Goal 5.4. Encourage design, construction, and maintenance of high quality housing.

Policy 5.4.3. Encourage development of well-designed new housing in coordination with population growth employment growth, and transportation goals.

**C. Urban Area Zoning Ordinance.**

The main purpose of the Yakima Urban Area Zoning Ordinance Yakima Municipal Code (YMC) Title 15 (UAZO) is to implement the Yakima Urban Area Comprehensive Plan and promote the general health, safety and welfare of the present and future inhabitants of the Yakima Urban Area. YMC § 15.01.030 describes the purpose and intent to

promote the purpose of the UAZO. Subsection 15.03.020(B) of the UAZO indicates that the intent of the Single-Family Residential (R-1) zoning district is to:

1. Establish new residential neighborhoods for detached single-family dwellings free from other uses except those which are compatible with, and serve the residents of this district, which may include duplexes and zero lot lines if established during the subdivision process;
2. Preserve existing residential neighborhoods for detached single-family dwellings free from other uses to ensure the preservation of the existing residential character, and serve the residents of this district; and
3. Locate moderate-density residential development, up to seven dwelling units per net residential acre, in areas served by public water and sewer system.

Detached single-family dwellings are the primary use in this district. The district is characterized by up to sixty percent lot coverage; access to individual lots by local access streets; required front, rear and side yard setbacks; and one and two-story structures. The density in the district is generally seven dwelling units per net residential acre or less.

This zone is intended to afford single-family neighborhoods the highest level of protection from encroachment by potentially incompatible nonresidential land uses or impacts. Nonresidential uses within these zones are not allowed; except for public or quasi-public uses, which will be required to undergo extensive public review and will have all necessary performance or design standards assigned to them as necessary to mitigate potential impacts to adjacent residences.

Development exceeding seven dwelling units per net residential acre may be allowed in accordance with Table 4-1.

**D. Environmental Review.**

This project (SEPA#004-19) underwent a State Environmental Policy Act review and a Determination of Nonsignificance (DNS) was issued on April 25, 2019. No appeals have been filed with the City of Yakima.

**E. Processing.**

1. The application for a Preliminary Long Plat was received on February 7, 2019.
2. A SEPA DNS was issued for this plat on April 25, 2019, no appeals have been filed.
3. The proposed plat is larger than nine lots, and is therefore being processed under the provisions of YMC Ch. 14.20 & 6.88.
4. The applications were deemed complete for processing on March 11, 2019.

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5. Pursuant to RCW Ch. 58.17, YMC § 1.42.030 and YMC § 14.20.100, the City of Yakima Planning Commission (Planning Commission) is authorized to make a recommendation for approval or disapproval, with written findings of fact and conclusions to support the recommendation to the City Council on preliminary plats. Within ten working days of the conclusion of a hearing, unless a longer period is agreed to in writing by the applicant, the Planning Commission shall render a written recommendation which shall include findings and conclusions based on the record.
  
6. **Public Notice:** Public notice for this application and hearing was provided in accordance with: YMC Title 14, Subdivision Ordinance; YMC Title 15, Urban Area Zoning Ordinance and YMC Title 16, Development Permit Regulations and include the following actions and dates:
  - a. Date of Application: February 7, 2019
  - b. Date of Developer's Notice of Complete Application: March 8, 2019
  - c. Date of Notice of Application: April 1, 2019
  - d. Date of Posting of Land Use Action Sign on the Property: March 27, 2019
  - e. Date of Mailing of Notice of DNS: April 25, 2019
  - f. Notice of Public Hearing: April 1, 2019

7. **Public Comment:**

Three written public comments were received during the 20-day public comment period. The first comment was received from Deborah Johnson at the Washington State Department of Health. The comment states "The application materials do not identify any critical areas (Q. 5.C, prelim. plat supplemental application; Q. B.8.h, SEPA checklist). The entire property lies within a wellhead protection area associated with a Group A public water supply (see below). As such, it is classified as a critical aquifer recharge area, specifically Wellhead Protection Zone 3 (YMC 15.27.820.1.c) & is subject to review under Ch. 15.27 YCC (generally)."

*Staff Response – The City of Yakima's GIS mapping system does not illustrate this area as a protected zone. However, the applicant has not proposed any of the prohibited uses outline in YMC 15.27.820.B, and the proposed single family subdivision will not exceed the performance standards of 15.27.820.C.*

*The City issued a DNS on April 25, 2019 for the subject site, the notification that this area is within a wellhead protection area would not change the outcome of the City issuing a DNS. The applicant will still have to comply will of the development and permitting criteria set forth by the City, and as mentioned above, the application does not exceed the thresholds of YMC § 15.27.820.*

The second comment was from the Yakima-Tieton Irrigation District and states "Parcel 181332-34002 is within the Yakima-Tieton Irrigation District Boundary and has 12.10 shares of Yakima-Tieton water, so the developer will need to show "Irrigation Approval" on the face of the Plat. The developer will need to follow the Districts Resolution 97-5 regarding property segregation.

*Staff Response – The City of Yakima requires Irrigation District approval prior to the approval of the final plat.*

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The final comment was received from Andrew Zuber – concerns in the letter received by the City primarily addressed the high amount of traffic at the intersection of 72<sup>nd</sup> and Washington Avenues.

*Staff Response – A TCO for the proposed subdivision was submitted to City staff for review. Staff has determined the new subdivision will not generate enough traffic to require the developer to install traffic intersection improvements at 72<sup>nd</sup> and Washington. The intersection of 72<sup>nd</sup> and Washington is currently on the six year Transportation Improvement Program.*

**7. Development Services Team (DST) Review:** The proposal was reviewed by the DST team on February 19, 2019. Final comments of the DST members are summarized below.

- a. Codes:
  - i. Preliminary addressing for the Plat can be found in Exhibit "A".
- b. Engineering:
  - i. This development is subject to Title 12 development standards which include, but is not limited to the following sections of the Yakima Municipal Code (YMC), (see the applicable code portion of this staff report for specific code language or City of Yakima Website for the complete code): YMC § 8.64, 12.01, 12.02, 12.03, 12.04, 12.05, and 12.06.
  - ii. Crestfields Rd., S. 74<sup>th</sup> Ave, and Vista Ridge Ave. are classified as Residential Access streets, requiring a total of 50 feet of right-of-way to be dedicated.
  - iii. Curb, gutter, and sidewalk shall be installed in accordance with YMC § 8.67, 12.05, and 12.06.070.
  - iv. Sidewalk on Coolidge to be 7 ft wide per standard detail R5. Access to lot 32 to be expanded to allow two lanes (24 ft min per traffic engineer).
  - v. All driveways will be required to be constructed in accordance with YMC Ch. 8.64.
  - vi. Per YMC Ch. 8.72 An excavation and street break permit shall be obtained for all work within the public right of way.
  - vii. Per § 12.06.080 Street lighting - A street light shall be installed at each street intersection and at mid-block if the block exceeds five hundred feet in length. Street lights shall meet the design and placement standards of the City Engineer. Lighting improvements shall become the property of the City of Yakima upon installation and will thereafter be maintained by the City.
- c. Planning
  - i. Per Map 5A of the West Valley Neighborhood Plan, South 72<sup>nd</sup> Ave is classified as a Minor Arterial Street.
  - ii. Per table 5-1 of the Yakima Urban Area Transportation Plan – South 72<sup>nd</sup> Ave. will require a 30 foot half street improvement complete with curb, gutter, and sidewalk.
  - iii. Per YMC § 15.06.100 – Lighting: Lighting shall be provided to illuminate any off-street parking or loading space used at night. When provided, lighting shall be directed to reflect away from adjacent and abutting properties. Parking lots adjacent to residential districts or uses shall be designed with down-shielding and luminaries creating no lighting pollution upon those properties...
- d. Nob Hill Water
  - i. Nob hill water can serve this potential development. Design is in progress. Nob hill water will be supplying domestic and irrigation water for development. Developer will need to discuss project with nob hill water when engineering plans are complete and sent over.

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- e. Surface Water
  - i. Any new curb, gutter, sidewalk, and/or streets will require drainage facilities be constructed to handle the stormwater runoff.
- f. Streets and Traffic
  - i. 72nd Ave to north of Vista Ridge must be paved to 24 feet minimum to allow two way traffic. Sidewalk/curb on Coolidge to align with sidewalk curb of subdivision to the west to allow for future turn lane on Coolidge.
- g. Wastewater
  - i. Sewer is available. Wastewater will review proposed sewer extensions with ENG permit.

**IV. APPLICABLE LAW:**

**A. YMC § 15.05.020 (H): Site design requirements and standards: Access Required:**  
 All new development shall have a minimum of twenty-feet of lot frontage upon a public road or be served by an access easement at least twenty feet in width. The purpose of this standards is to provide for vehicular access to all new development; provided, the construction of single-family on existing legally established lots is exempt from the requirements of this section.

**B. YMC § 15.05.030 (A): Creation of new lots – Subdivision Requirements: Table of Subdivision Requirements:**

- Establishes basic development criteria for lot size and width that must be met when reviewing an application for a new subdivision. For single family dwelling construction in the R-1 zoning district, the required minimum lot size is 6000 square feet.

**C. YMC § 15.05.055(1) New Development Improvement Standards**  
 Fire apparatus access roads for multiple-family residential developments and one- or two-family residential developments shall be subject to the provisions of Sections D106 and D107, respectively, of Appendix D of the International Fire Code (2009 Edition). Additionally, such residential developments shall be subject to the requirements of Section D105 of Appendix D, International Fire Code (2009 Edition), pertaining to aerial fire apparatus roads, as applicable. All provisions of the International Fire Code referenced above are hereby adopted and incorporated herein by this reference, as now existing or as hereafter amended and adopted by the city. Minimum requirements for the primary and secondary access will be at least twenty feet wide, unobstructed, paved lanes.

**D. YMC § 12.02.010 Establishment of Easements:**  
 Public utility easements shall be established for the location of new and proposed public utility lines serving new land divisions and land development. Public utility easements shall also be established across the front of new lots and redeveloped lots to provide for future utility access as determined necessary by the city engineer. Public utility easements shall be dedicated (granted) at the time that subdivision and/or land use approval is granted.

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- E. YMC § 12.02.020 Easement location and width:**  
Eight-foot-wide utility easements shall be dedicated along the front of each lot in subdivisions and short subdivisions. Easements for new and/or future utility lines shall be a minimum of eight feet in width, or twice the buried depth of the utility, whichever is greater.
- F. YMC § 12.03.010 Sewer service required:**  
All new lots and development shall be served by a sanitary sewer line located adjacent to the lot or development site.
- G. YMC § 12.03.040 Minimum sewer line size:**  
The minimum size for public sewer lines is eight inches in diameter.
- H. YMC § 12.03.070 Side sewer service:**  
Each building containing sanitary facilities shall be served by a separate private side sewer line from a public main. Branched side sewers serving multiple buildings and properties shall not be permitted. Single side sewers serving multi-unit buildings are permitted.
- I. YMC § 12.04.010 Water service required:**  
All new lots and development shall be served by a public water supply line maintained by the city of Yakima, Nob Hill Water Company, or other water purveyor, and located adjacent to the lot or development site. The water line shall be capable of providing sufficient flow and pressure to satisfy the fire flow and domestic service requirements of the proposed lots and development as approved by the city Engineer in cooperation with the code administration manager and water irrigation division manager.
- J. YMC § 12.04.020 Water line extension required:**  
Water lines shall be extended to the point where the adjoining property owner's responsibility for further extension begins. This typically requires extension across the street or easement frontage of the developing property. In some cases it will require dedication of an easement and a line extension across the property or extension along two or more sides of the developing property. Extensions will be consistent with and implement the City's adopted water comprehensive plan.
- K. YMC § 12.04.040 Minimum size and material standards:**  
New water lines in the city of Yakima water system shall be constructed of Class 52 ductile iron and shall be a minimum of eight inches in diameter. Improvements and additions to the Nob Hill Water Company system shall conform to the requirements of Nob Hill Water Company.
- L. YMC § 12.05.010 Sidewalk installation required:**  
"Sidewalks shall be installed along both sides of all new, improved, and reconstructed streets..."

**M. YMC § 12.06.020 Right-of-way and pavement width standards:**

Right-of-way shall be dedicated and street surfacing provided in accordance with West Valley Neighborhood plan and Table 5-1 of the Yakima urban Area Transportation Plan.

**N. RCW 58.17.280 and YMC Ch 14.15.090 – Naming and numbering of short subdivisions, subdivisions, streets, lots and blocks:**

Any city, town or county shall, by ordinance, regulate the procedure whereby short subdivisions, subdivisions, streets, lots and blocks are named and numbered. A lot numbering system and a house address system, however, shall be provided by the municipality for short subdivisions and subdivisions and must be clearly shown on the short plat or final plat at the time of approval.

**O. RCW 58.17.110 and YMC 14.20.120:**

The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine: (a) If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) whether the public interest will be served by the subdivision and dedication.

**V. FINDINGS:**

1. The subject property is currently vacant.
2. This proposed preliminary plat is approximately 4.96 acres in size and designed for primarily single family residences
3. The Preliminary Long Plat is occurring as a single action and thus the density calculation is based upon a single action of dividing 4.96 acres in to 18 residential lots.
4. The density calculations are listed below:

Density for the proposed development as a whole:

$$X = 32 \text{ dwelling units} / 8.75 \text{ acres}$$

$$\rightarrow X = 3.65 \text{ dwelling units per net residential acre}$$

Density with streets factored out calculation

Square footage for total lots = ~381,150 square feet

$$\rightarrow \sim 290,661 \text{ square feet} / 43,560 \text{ square feet per acre}$$

$$\rightarrow = 6.67 \text{ acres}$$

$$\rightarrow = 32 \text{ dwelling units} / 6.67 \text{ acres}$$

$$\rightarrow = 4.8 \text{ Dwelling Units Per Net Residential Acre}$$

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5. The preliminarily platted right-of-way of Crestfields Rd., S. 74<sup>th</sup> Ave, and Vista Ridge Ave. are classified as residential access streets, requiring a total of 50 feet of right-of-way.
6. Full street improvements will be required for the proposed extensions of Crestfields Rd., S. 74<sup>th</sup> Ave, and Vista Ridge Ave. A complete 30-foot half street improvement will be required for South 72<sup>nd</sup> Ave.
7. Environmental Review was completed for this development, and a DNS was issued on April 25, 2019.
8. **URBAN AREA ZONING ORDINANCE (UAZO)**  
**Zoning:** The subject property is zoned R-1.

A) **Lot Coverage:** The maximum lot coverage permitted in the R-1 zoning district is 60% and all lots will comply with that limitation.

B) **Lot Size:** The preliminary plat indicates lot sizes that range from 8,300 to 10,200 square feet. Table 5-2 of Chapter 15.05 of the UAZO provides that the minimum lot size for single family construction is 6,000 square feet.

C) **Lot Width:** Table 5-2 of Chapter 15.05 of the UAZO prescribes a minimum lot width of 50 feet for detached single family dwelling units. All proposed lots meet or exceed the minimum requirement.

D) **Density:** With a density of about 3.65 dwelling units per net residential acre (4.8 dw/nra with streets calculated out), the proposed preliminary plat complies with YMC § 15.05.030(B) and Table 4-1 of Chapter 15.04 of the UAZO which prescribe a maximum of seven (7) dwelling units per net residential acre in the R-1 zone.

9. **SUBDIVISION ORDINANCE:**

As proposed, and with the recommended conditions, this preliminary plat meets all the design requirements of YMC Ch. 14.30 of the City's subdivision ordinance and the development standards of YMC Title 12. The recommended conditions are intended to ensure consistency with the provisions of the City's subdivision ordinance and that appropriate provisions are provided for the following:

1. The proposed subdivision must be consistent with the provisions of the urban area zoning ordinance;
2. The proposed subdivision must be consistent with the city of Yakima's comprehensive plan;
3. The proposed subdivision must be consistent with the provisions of this title;
4. As required by RCW Chapter 58.17, the proposed subdivision must make appropriate provisions for:

A) **Public health, safety, welfare:** The construction of new single-family dwellings will complement adjacent uses will promote the public health, safety and general welfare insofar as there is a need in this community for additional housing and insofar as this proposed preliminary plat would be required to comply with all applicable City

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development standards, and all conditions of approval specified by the City of Yakima Planning Commission.

**B) Open spaces:** The proposed lots are larger than minimum sizes required in the R-1 zoning district. Lot coverage of 60% or less in the R-1 zoning district will provide adequate light and air for future residents in accordance with the standards in the zoning ordinance without additional open spaces.

**C) Drainage systems:** Drainage system facilities will be provided in accordance with state and local regulations including the City of Yakima Municipal Code and the eastern Washington Storm Water Manual.

**D) Streets, alleys, and other public ways:** The subject property has frontage upon South 72<sup>nd</sup> Ave., designated as a Minor Arterial street which requires 60-feet of right-of-way. In accordance with YMC Title 12 development standards, the developer is to dedicate and construct the 30-foot right-of-way portion of South 72<sup>nd</sup> Ave. abutting the subject property in accordance with the City's development standards. The subject property also has frontage upon Crestfields Rd., S. 74<sup>th</sup> Ave, and Vista Ridge Ave., which are designated as a Residential Access streets, requiring a total of 50 feet of right-of-way.

**E) Transit Stops:** Transit Routes Number 3 and 5 have stops along Washington Ave., Approximately 1,500 feet to the north of the site.

**F) Water supplies:** Public water is required to be used for domestic and fire flow purposes. An adequate water supply for this development is available from Nob Hill Water Company.

**G) Sanitary waste disposal:** Public sewer is required to service all lots. A City of Yakima sewer main lies within Vista Ridge Ave., east of the proposed development, and is capable of being extended to handle the demands of this development.

**H, I) Parks and playgrounds:** The nearest park is located 1.45 miles to the northwest of the proposed preliminary plat. The proposed preliminary plat is not located in a planned parks and recreation area. Provisions for parks and recreation areas are not necessary within the proposed preliminary plat due to the size, number and location of the proposed lots and provisions for playgrounds exist at the schools which children within the proposed preliminary plat would be attending, and could also be individually provided on the lots themselves which are of a size which would allow for playground areas as needed or desired.

**J) Sites for schools:** West Valley Middle and Jr. High Schools are located approximately within one mile to the north of the proposed preliminary plat. No comments were received from the School District suggesting the need for an additional school at this location.

**K) Sidewalks:** Sidewalks are required and will be provided along this developments frontage.

**L) Other planning Features that Assure Safe Walking Conditions for Students Who**

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**Walk to and From School:** Sidewalks will be installed along the frontages of Coolidge Rd., tying into existing neighboring subdivisions. As part of the subject project, S 72<sup>nd</sup> Ave. will be partially built out. This street will eventually serve as a north to south street for residential traffic in the area, alleviating traffic from Coolidge Rd.

5. Based upon standards in subsections (A)(1) through (A)(4) of this section, a finding that the public use and interest will be served by the approval of this subdivision: This proposed 32-lot residential subdivision is consistent with neighboring land uses and better serves the needs of the City of Yakima than the undeveloped status of the property.

**10. TRANSPORTATION CONCURRENCY:**

This application was reviewed and approved for consistency with YMC 12.08 Transportation Capacity Management Ordinance on March 27, 2019. The proposed 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. The review does not address intersection level of service.

**11. TIME LIMITATION:**

Upon preliminary plat approval the applicant has five years from the date of preliminary approval to submit the final plat. Thereafter, 30 days prior to the expiration of preliminary approval the applicant must submit to the City Council a written request asking to extend the approval period for a maximum period of one year (YMC § 14.20.160 YMC). Before the final plat can be recorded all required infrastructure must be engineered, completed and inspected or engineered and financially secured and receive final plat approval from the City Council.

**VI. CONCLUSIONS:**

1. This Preliminary Plat complies with the general requirements for subdivision approval as specified by YMC Ch. 14.20 and Ch. 15.05.
2. The proposed subdivision meets the density standards of the R-1 zoning district having 3.65 dwelling units per net residential acre (4.8 du/nra with streets calculated out).
3. The proposed Preliminary Long Plat has primary access through Vista Ridge Ave. and Coolidge Ave.
4. Affected streets have sufficient capacity for this proposal.
5. This proposed plat serves the public use and interest and provides for the possibility of creating new additional housing within the City of Yakima.
6. The Planning Commission has jurisdiction to review a recommendation to City Council. (RCW Ch. 58.17, YMC § 1.42.030, and YMC § 14.20.100)
7. This recommendation is based upon a project narrative and site plan received February 7, 2019, and additional materials that have been secured from the applicant, their consultants, and other agencies.

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8. A Determination of Nonsignificance (DNS) was issued on April 25, 2019.
9. This preliminary subdivision complies with the goals and objectives of the 2040 Comprehensive Plan, the intent and purpose of the R-1 zoning district, the provisions of the Urban Area Zoning Ordinance, Subdivision Ordinance, Title 12's Development Standards and Chapter 12.08 the Traffic Concurrency Ordinance.
10. During project review it has been found that this request is in compliance with YMC §16.06.020 (B) for making a Determination of Consistency as follows:
  - a. The proposed use is permitted within the R-1 zoning district.
  - b. The proposed development is consistent with densities deem appropriate for the R-1 zoning district by the Yakima Municipal Code, and is similar to densities of surrounding subdivisions.
  - c. This proposal is consistent with existing development regulations for this location.
11. The proposed plat complies with the provisions of RCW 58.17.110 and YMC 14.20.100, providing appropriately for: the public health, safety, and general welfare, open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, sidewalks and other planning features that assure safe walking conditions for citizen of the neighborhood.

## VII. RECOMMENDATION

The Planning Division recommends that the 32-lot subdivision known as "Vista Ridge Phase 2" be approved subject to the following conditions:

1. The applicant shall submit and gain approval of civil engineered plans which provide for design of all Title 12 development standards, including but not limited to curb, gutter, sidewalk, street lighting, stormwater, and street design.
2. South 72<sup>nd</sup> Ave. is designated as a Minor Arterial street, and shall require a half street improvement, for the entire length of the western portion of the subject property, with 30-foot of right-of-way complete with curb, gutter, and sidewalk. Construction shall be in accordance with YMC Title 8 and 12 development standards.
3. Prior to approval of the final plat, all approved improvements shall be constructed or financially secured according to the standards and requirements of the City Engineer and YMC Title 12.
4. All lots shall be served with public water from the Nob Hill Water Company. No individual domestic or irrigation wells shall be permitted for any of the lots. Prior to final plat approval, written verification from Nob Hill Water must be submitted to the Planning Division indicating that all construction required to provide each lot with domestic water has been completed and the fees paid.
5. All lots shall be provided with public sewer service according to YMC Title 12 standards. Prior to final plat approval, written verification from the City of Yakima Engineering

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Department must be provided to the Planning Division indicating that all sewer extensions have been completed and inspected or financially secured.

6. A minimum 8-foot wide public utility easement must be provided adjacent to all public road rights-of-way.
7. Easements for new and/or future utilities shall be a minimum of 16-feet in width, provided that the width of easements for buried utilities will be twice the depth of the planned excavation.
8. All public and private utilities shall be located underground, with the exception of telephone boxes and such similar structures.
9. All public and private utilities to be located within public road rights-of-way must be constructed prior to the start of road construction.
10. Fire hydrants shall be placed at the locations specified by the Building Codes and Planning Division and the Yakima Fire Department. All lots must be provided with adequate fire flow.
11. All permits required by the Yakima Regional Clean Air Authority shall be obtained and a copy provided to the City of Yakima Code Administration prior to commencement of site preparation. The developer shall designate during working hours a responsible party to serve as contact for suspected air quality violations.
12. The developer shall contact the Washington State Department of Ecology, Water Resources Program to ensure legal right to water, and obtain a water rights permit if necessary. (RCW §§ 90.03.380 & 90.44.10) A copy of any permit or approval shall be provided to the City of Yakima prior to the commencement of site preparation.
13. A NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required. The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. Permit coverage and erosion control measures must be made at least 30 days prior to construction. These Plans and control measures must be reviewed and approved by the City of Yakima's engineering Division prior to construction.
14. A final binding stormwater and drainage control plan for the entire property shall be submitted and approved by the City's Engineering Division prior to construction of improvements for any area of the development.
15. All addresses shall be as specified in Exhibit "A" of this report. All addresses must be clearly shown on the face of the final plat as required by RCW 58.17.280.
16. This plat shall be subject to the following notes, which must be placed on the face of the plat:
  - a. The addresses shown on this plat are accurate as of the date of recording, but may be subject to change. The City of Yakima Building Codes Division is responsible for the confirmation or reassignment of addresses at the time of building permit issuance.

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b. The owners shown hereon, their grantees and assignees in interest hereby covenant and agree to retain all surface water generated within the plat on-site.

17. Irrigation approval, if any is required, shall be shown on the face of the final plat.
18. Lighting shall be provided to illuminate any off street parking or loading spaces used at night. When provided, lighting shall be directed to reflect away from adjacent properties.
19. During project construction, all contractors shall adhere to the City of Yakima noise regulations regarding hours of construction.
20. All other requirements of the zoning and subdivision ordinance, although not specifically set forth herein, shall be complied with in their entirety.
21. Upon preliminary plat approval, the applicant has five years to submit the final plat. Thereafter, 30 days prior to the expiration of said approval the applicant must submit to the City Council a written request asking to extend the approval period for a maximum period of one year.

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Exhibit "A"

Addressing is suggested as the following, but is subject to change:

- LOT 1 2110 S 72nd Ave
- LOT 2 7200 Vista Ridge Ave
- LOT 3 7202 Vista Ridge Ave
- LOT 4 7204 Vista Ridge Ave
- LOT 5 7300 Vista Ridge Ave
- LOT 6 7302 Vista Ridge Ave
- LOT 7 7304 Vista Ridge Ave
- LOT 8 7306 Vista Ridge Ave
- LOT 9 7400 Vista Ridge Ave
- LOT 10 2110 S 74th Ave
- LOT 11 2108 S 74th Ave
- LOT 12 2106 S 74th Ave
- LOT 13 2104 S 74th Ave
- LOT 14 2102 S 74th Ave
- LOT 15 2100 S 74th Ave
- LOT 16 2103 S 74th Ave / 7304 Crestfields Rd
- LOT 17 2105 S 74th Ave
- LOT 18 2107 S 74th Ave
- LOT 19 2109 S 74th Ave / 7303 Vista Ridge Ave
- LOT 20 2110 S 73rd Ave / 7301 Vista Ridge Ave
- LOT 21 2108 S 73rd Ave
- LOT 22 2106 S 73rd Ave
- LOT 23 2104 S 73rd Ave / 7302 Crestfields Rd
- LOT 24 2101 S 74th Ave / 7305 Crestfields Rd
- LOT 25 7303 Crestfields Rd
- LOT 26 7301 Crestfields Rd
- LOT 27 2101 S 73rd Ave
- LOT 28 2103 S 73rd Ave
- LOT 29 2105 S 73rd Ave
- LOT 30 2107 S 73rd Ave / 7203 Vista Ridge Ave
- LOT 31 7201 Vista Ridge Ave
- LOT 32 2104 S 72nd Ave

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# VICINITY MAP



**File Number:** PLP#001-19 & SEPA#004-19

**Project Name:** KH PROPERTIES LLC – “VISTA RIDGE PHASE 2”

**Site Address:** VIC. OF S 72<sup>ND</sup> AVE & COOLIDGE RD



**Proposal:** Proposal to subdivide an approximately 8.7-acre parcel into 32 single-family residential lots in the R-1 zoning district.

Contact the City of Yakima Planning Division at (509) 575-6183

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Date Created: 2/8/2019

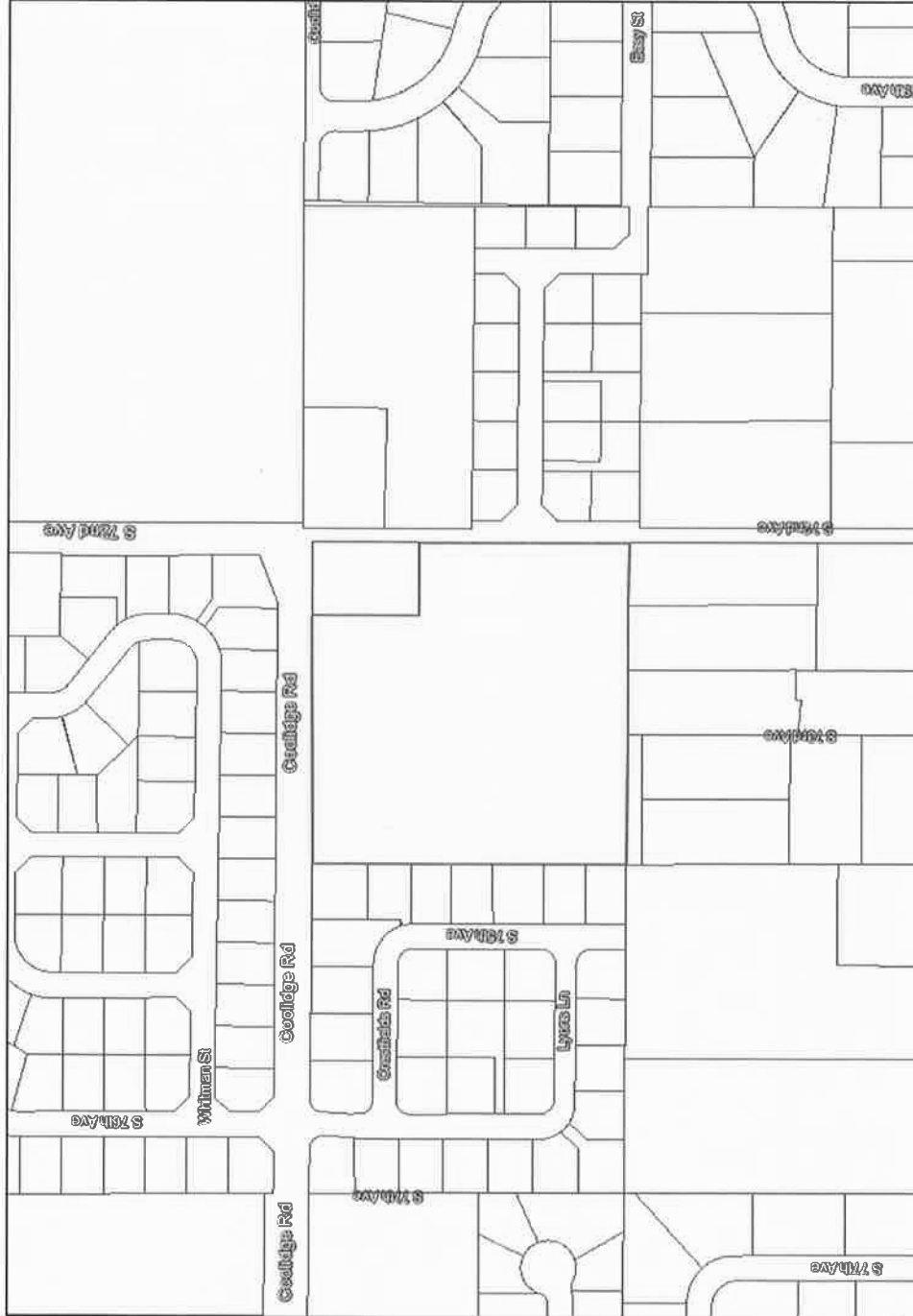


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# ZONING MAP

**File Number:** PLP#001-19 & SEPA#004-19  
**Project Name:** KH PROPERTIES LLC – “VISTA RIDGE PHASE 2”  
**Site Address:** VIC. OF S 72<sup>ND</sup> AVE & COOLIDGE RD



- Yakima Urban Area Zoning**
- SR Suburban Residential
  - R-1 Single Family
  - R-2 Two Family
  - R-3 Multi-Family
  - B-1 Professional Business
  - B-2 Local Business
  - HB Historical Business
  - SCC Small Convenience Center
  - LCC Large Convenience Center
  - CBD Central Business District
  - GC General Commercial
  - M-1 Light Industrial
  - M-2 Heavy Industrial
  - RD Regional Development
  - AS Airport Support

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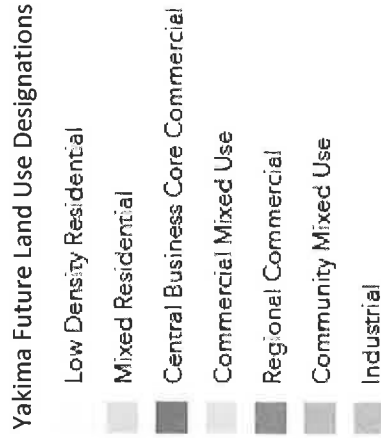
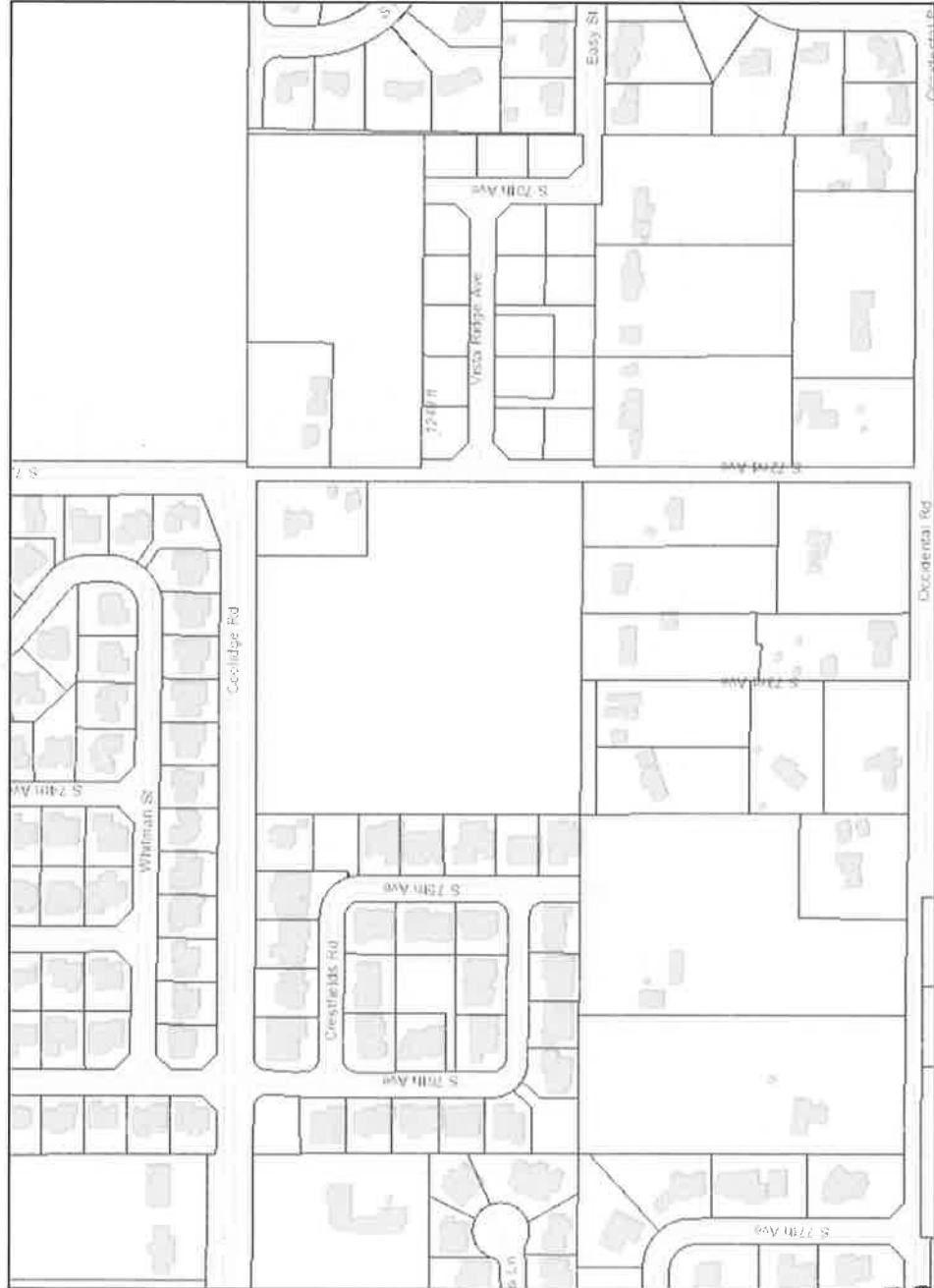


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# FUTURE LAND USE MAP



**File Number:** PLP#001-19 & SEPA#004-19  
**Project Name:** KH PROPERTIES LLC – “VISTA RIDGE PHASE 2”  
**Site Address:** VIC. OF S 72<sup>ND</sup> AVE & COOLIDGE RD



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Date Created: 4/1/2019

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# AERIAL MAP

**File Number:** PLP#001-19 & SEPA#004-19  
**Project Name:** KH PROPERTIES LLC - "VISTA RIDGE PHASE 2"  
**Site Address:** VIC. OF S 72<sup>ND</sup> AVE & COOLIDGE RD



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Date Created: 4/1/2019



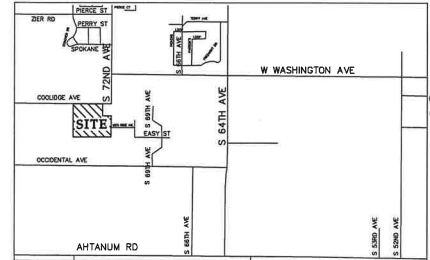
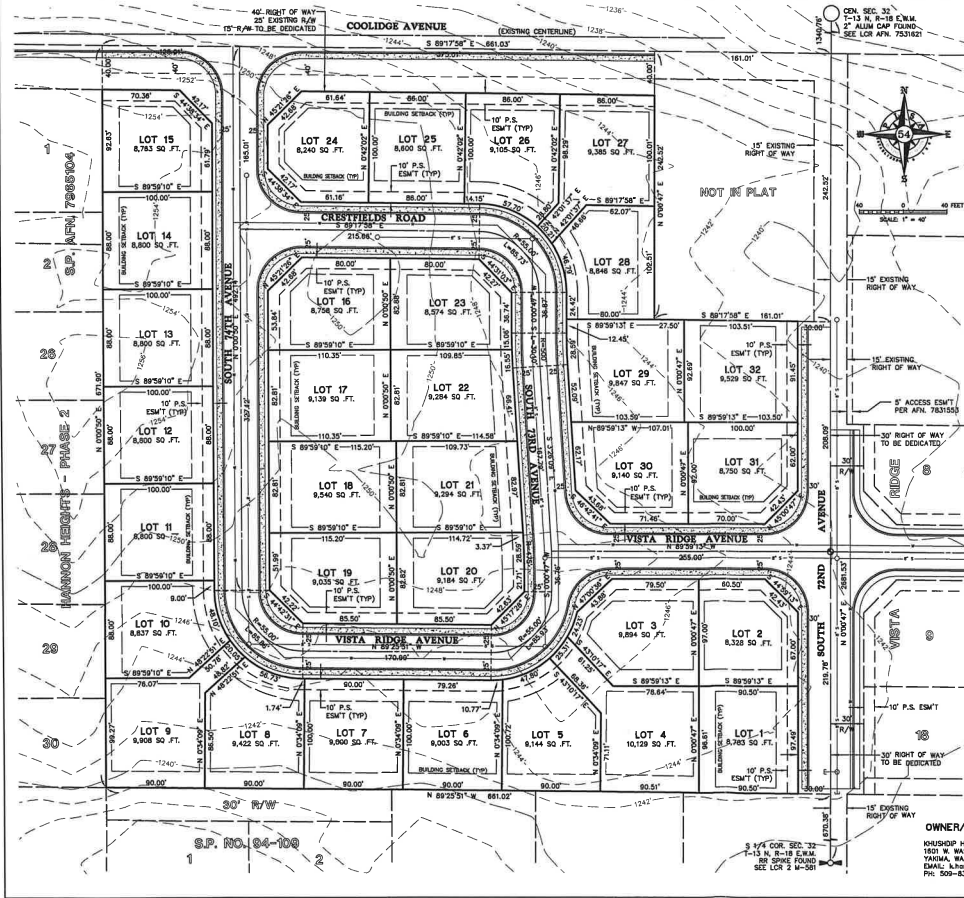




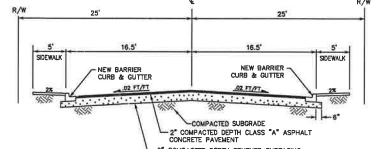
**LEGAL DESCRIPTION**

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 18, EAST, W.M., EXCEPT THE EAST 181 FEET OF THE NORTH 242.5 FEET THEREOF, AND EXCEPT THE NORTH 25 FEET FOR ROAD.

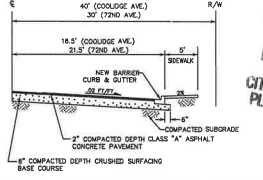
**PRELIMINARY PLAT OF  
VISTA RIDGE - PHASE 2  
IN THE SW 1/4, SE 1/4, SEC. 32, T-13 N, R-18 E, WM**



**VICINITY MAP (NO SCALE)**



**INTERIOR STREETS OF PLAT ROADWAY SECTION**



**70, 72ND AVE. & COOLIDGE AVE. ROADWAY SECTION**

- NOTES**
- SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED R-1, SINGLE FAMILY RESIDENTIAL.
  - THE TOTAL AREA OF THE PROPOSED PLAT IS 8.00 ACRES WITH 2.34 ACRES WILL BE DEDICATED FOR STREET RIGHT OF WAY.
  - ALL STORM WATER GENERATED BY NEW IMPERVIOUS SURFACES WILL BE MANAGED ON SITE.
  - DOMESTIC WATER WILL BE PROVIDED BY NOB HILL WATER COMPANY.
  - SANITARY SEWER IS PROPOSED TO BE PROVIDED BY THE CITY OF YAKIMA.
  - POWER, TV CABLES AND TELEPHONE CABLES ARE TO BE LOCATED FROM THE BACK OF CURB TO THE BACK OF THE PUBLIC SERVICE DASHBOARD. THE INDIVIDUAL UTILITY COMPANIES TO DETERMINE THE EXACT LOCATION.
  - TYPICAL BUILDING SETBACKS - 45' FRONT SETBACK FROM CENTERLINE OF STREETS, 5' SIDE SETBACK AND 15' REAR SETBACK FROM PROPERTY LINES.
  - STREET IMPROVEMENTS SHALL CONFORM TO CITY OF YAKIMA STANDARDS.
  - LOTS 2 AND 31 WILL ONLY ACCESS ONTO VISTA RIDGE AVENUE AND NOT SOUTH 72ND AVENUE.

**OWNER/DEVELOPERS**  
 KINSHIP HANS  
 1501 W WASHINGTON AVENUE  
 YAKIMA, WASHINGTON 98903  
 EMAIL: h.hans@kin.com  
 PH: 509-834-1424

**SURVEYOR/ENGINEER**  
 RICHARD L. MOH, PLS  
 PLSA ENGINEERING & SURVEYING  
 501 N. 20TH AVENUE, SUITE 3  
 YAKIMA, WASHINGTON 98902

**PLSA** ENGINEERING-SURVEYING-PLANNING  
 501 NORTH 20th AVENUE, SUITE 3  
 YAKIMA, WASHINGTON 98902  
 (509) 575-6990

**PRELIMINARY PLAT**  
 OF PARCEL NO. 181332 - 30022  
 PREPARED FOR  
 KH PROPERTIES, L.L.C.

DATE: 1/18/2019  
 SHEET NO. 19010  
 SHEET NO. 1 OF 1

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RECEIVED  
 FEB 07 2019  
 CITY OF YAKIMA  
 PLANNING DIV.



# YAKIMA-TIETON IRRIGATION DISTRICT

TELEPHONE  
COWICHE  
(509)678-4101

OFFICE, TIETON HEADQUARTERS  
470 CAMP 4 ROAD  
YAKIMA, WA 98908

FAX  
COWICHE  
(509)678-5730

RECEIVED

APR 09 2019

CITY OF YAKIMA  
COMMUNITY DEVELOPMENT

April 5, 2019

JOAN DAVENPORT, AICP  
COMMUNITY DEVELOPMENT DIRECTOR  
CITY OF YAKIMA  
129 N SECOND STREET  
YAKIMA, WA 98901

RE: PLP#001-19 and SEPA#004-19, KH Properties (owner)

Dear Joan Davenport,

Parcel 181332-34002 is within the Yakima-Tieton Irrigation District boundary and has 12.10 shares of Yakima-Tieton water so the developer will need to show "Irrigation Approval" on the face of the Plat. The developer will need to follow the Districts Resolution 97-5 regarding property segregations.

Thank You

Sandra Hull,

Assistant Treasurer

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**Maxey, Lisa**

---

**From:** Martin, Trevor  
**Sent:** Wednesday, April 03, 2019 11:18 AM  
**To:** Maxey, Lisa  
**Cc:** Calhoun, Joseph  
**Subject:** FW: Comments- PLP#001-19 SEPA#004-19, Vista Ridge Ph. 2 (SEPA #201901766)

For the file

**From:** Johnson, Deborah L (DOH) [mailto:deborah.johnson@doh.wa.gov]  
**Sent:** Wednesday, April 03, 2019 11:10 AM  
**To:** Martin, Trevor <Trevor.Martin@YAKIMAWA.GOV>  
**Cc:** dave@nobhillwater.org; Cervantes, Andres (DOH) <Andres.Cervantes@DOH.WA.GOV>; Gardipe, Jamie C (DOH) <jamie.gardipe@doh.wa.gov>  
**Subject:** Comments- PLP#001-19 SEPA#004-19, Vista Ridge Ph. 2 (SEPA #201901766)

Hello,

Thank you for the opportunity to review & comment on the NOA/ODNS for the proposed Vista Ridge Ph. 2 subdivision project. We have the following comments:

**Critical Areas.** The application materials do not identify any critical areas (Q. 5.C, prelim. plat supplemental application; Q. B.8.h, SEPA checklist). The entire property lies within a wellhead protection area associated with a Group A public water supply (see below). As such, it is classified as a critical aquifer recharge area, specifically Wellhead Protection Zone 3 (YMC 15.27.820.1.c) & is subject to review under Ch. 15.27 YCC (generally).

Nob Hill Water Association, 5-year time of travel, Source #7. Well #7 APT155

5 Year CFR TOT ▶ □ ✕


Use arrow buttons to page through results.  
(1 of 2)

---

**Name:** NOB HILL WATER ASSOCIATION  
**ID:** 59700  
**Group:** A  
**Type:** Comm  
**Status:** Active  
**Contact Name:** DAVE ENGLAND  
**Contact Day Phone:** (509) 966-0272  
**Total Connections:** 11874  
**FT Res Pop:** 29685

---

**Source**  
**Number:** 07  
**Name:** Well #7 - APT155  
**Type:** Ground Water - Well  
**Use:** Permanent  
**Status:** Active  
**Well Depth:** 700  
**Well Tag:** 155  
**Protection Area Type:** CFR  
**SAS TOT 6mo:** 570  
**SAS TOT 1yr:** 800  
**SAS TOT 5yr:** 1800  
**SAS TOT 10yr:** 2540  
**SAS Design Capacity:** 1300  
**Susceptibility:** Low



Map source: <https://fortress.wa.gov/doh/swap/index.html>  
###

This concludes our comments. Please let me know if you have any questions or need additional information.

For distribution of future SEPA notices, please note that our new email is [SEPA.reviewteam@doh.wa.gov](mailto:SEPA.reviewteam@doh.wa.gov).

**Deborah Johnson**

Wellhead Protection Specialist  
Office of Drinking Water  
Environmental Public Health Division  
Washington State Department of Health  
[deborah.johnson@doh.wa.gov](mailto:deborah.johnson@doh.wa.gov)  
360-236-3133 | [www.doh.wa.gov](http://www.doh.wa.gov)



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**CITY OF YAKIMA PLANNING DIVISION**  
**DST COMMENTS**

**Project Name: KH Properties LLC – “Vista Ridge Phase 2”**

**File Number: PLP#001-19 & SEPA#004-19**

<b>Note Type</b>	<b>Note Code</b>	<b>Text</b>	<b>Created By</b>	<b>Begin Date</b>
DST COMMENTS		Any new curb, gutter, sidewalk, and/or streets will require drainage facilities be constructed to handle the stormwater runoff.	randy.meloy@yak imawa.gov	03/07/19

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# CITY OF YAKIMA PLANNING DIVISION

## DST COMMENTS

**Project Name: KH Properties LLC – “Vista Ridge Phase 2”**

**File Number: PLP#001-19 & SEPA#004-19**

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		72nd Ave to north of Vista Ridge must be paved to 24 feet minimum to allow two way traffic. Sidewalk/curb on Coolidge to align with sidewalk curb of subdivision to the west to allow for future turn lane on Coolidge.	joe.rosenlund@yakimawa.gov	02/25/19

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# CITY OF YAKIMA PLANNING DIVISION

## DST COMMENTS

**Project Name: KH Properties LLC – “Vista Ridge Phase 2”**

**File Number: PLP#001-19 & SEPA#004-19**

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		Sewer is available. Wastewater will review proposed sewer extensions with ENG permit.	dana.kallevig@ya kimawa.gov	02/20/19

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# CITY OF YAKIMA PLANNING DIVISION

## DST COMMENTS

**Project Name: KH Properties LLC – “Vista Ridge Phase 2”**

**File Number: PLP#001-19 & SEPA#004-19**

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		NOB HILL WATER CAN SERVE THIS POTENTIAL DEVELOPMENT. DESIGN IS IN PROGRESS. NOB HILL WATER WILL BE SUPPLYING DOMESTIC AND IRRIGATION WATER FOR DEVELOPMENT. DEVELOPER WILL NEED TO DISCUSS PROJECT WITH NOB HILL WATER WHEN ENG PLANS ARE COMPLETE AND SENT OVER.	KIRSTEN.FORD @YAKIMAWA.G OV	02/20/19

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# CITY OF YAKIMA PLANNING DIVISION

## DST COMMENTS

**Project Name: KH Properties LLC – “Vista Ridge Phase 2”**

**File Number: PLP#001-19 & SEPA#004-19**

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		Sidewalk on Coolidge to be 7 ft wide per standard detail R5. Access to lot 32 to be expanded to allow two lanes (24 ft min per traffic engineer).	TYLER.WITTHU HN@YAKIMAWA .GOV	02/19/19

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# D-3



**City of Yakima Development Services Team  
Request For Comments  
February 15, 2019**

<b>To:</b>	City of Yakima Development Services Team
<b>From:</b>	Trevor Martin, Associate Planner
<b>Subject:</b>	Request for Comments
<b>Applicant:</b>	Kushdip Singh
<b>File Number:</b>	PLP#001-19 & SEPA#004-19
<b>Location:</b>	S 72nd Ave & Coolidge Rd.
<b>Parcel Number(s):</b>	181332-34002
<b>DST MEETING DATE:</b>	2/15/2019

9

Proposal to subdivide an approximately 8.7 acre parcel into 32 single family residential lots in the R-1 zoning district

Please review the attached application and site plan and prepare any written comments you might have regarding this proposal. This project will come up for discussion at the weekly DST meeting to be held **February 19, 2019 at 2:00 p.m.** As always, should you have comments, but find you are unable to attend, please submit your comments prior to the meeting. My email address is [trevor.martin@yakimawa.gov](mailto:trevor.martin@yakimawa.gov) and the Planning Department's fax number is (509) 575-6105. Should you have any questions, or require additional information, please call me at (509) 575-6162.

<b>Comments:</b>

Contact Person

Department/Agency

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# CITY OF YAKIMA PLANNING DIVISION

## DST COMMENTS

**Project Name: KH Properties LLC – “Vista Ridge Phase 2”**

**File Number: PLP#001-19 & SEPA#004-19**

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		Vista Ridge Phase 2 - preliminary addressing	Carolyn.Belles@y akimawa.gov	02/11/19

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COMMUNITY DEVELOPMENT DEPARTMENT  
Office of Code Administration  
129 North Second Street, 2<sup>nd</sup> Floor Yakima, Washington 98901  
(509) 575-6126 Fax (509) 576-6576  
codes@yakimawa.gov www.buildingyakima.com

February 11, 2019

To: Trevor Martin, Associate Planner

From: Carolyn Belles, Permit Project Coordinator

181332-34002 (Parent Parcel No.)

- LOT 1 2110 S 72nd Ave
- LOT 2 7200 Vista Ridge Ave
- LOT 3 7202 Vista Ridge Ave
- LOT 4 7204 Vista Ridge Ave
- LOT 5 7300 Vista Ridge Ave
- LOT 6 7302 Vista Ridge Ave
- LOT 7 7304 Vista Ridge Ave
- LOT 8 7306 Vista Ridge Ave
- LOT 9 7400 Vista Ridge Ave
- LOT 10 2110 S 74th Ave
- LOT 11 2108 S 74th Ave
- LOT 12 2106 S 74th Ave
- LOT 13 2104 S 74th Ave
- LOT 14 2102 S 74th Ave
- LOT 15 2100 S 74th Ave
- LOT 16 2103 S 74th Ave / 7304 Crestfields Rd
- LOT 17 2105 S 74th Ave
- LOT 18 2107 S 74th Ave
- LOT 19 2109 S 74th Ave / 7303 Vista Ridge Ave
- LOT 20 2110 S 73rd Ave / 7301 Vista Ridge Ave
- LOT 21 2108 S 73rd Ave
- LOT 22 2106 S 73rd Ave
- LOT 23 2104 S 73rd Ave / 7302 Crestfields Rd
- LOT 24 2101 S 74th Ave / 7305 Crestfields Rd
- LOT 25 7303 Crestfields Rd
- LOT 26 7301 Crestfields Rd
- LOT 27 2101 S 73rd Ave
- LOT 28 2103 S 73rd Ave
- LOT 29 2105 S 73rd Ave
- LOT 30 2107 S 73rd Ave / 7203 Vista Ridge Ave
- LOT 31 7201 Vista Ridge Ave
- LOT 32 2104 S 72nd Ave

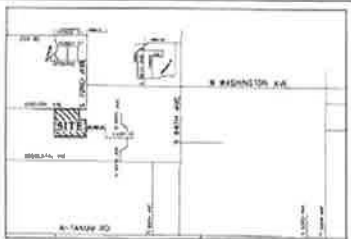
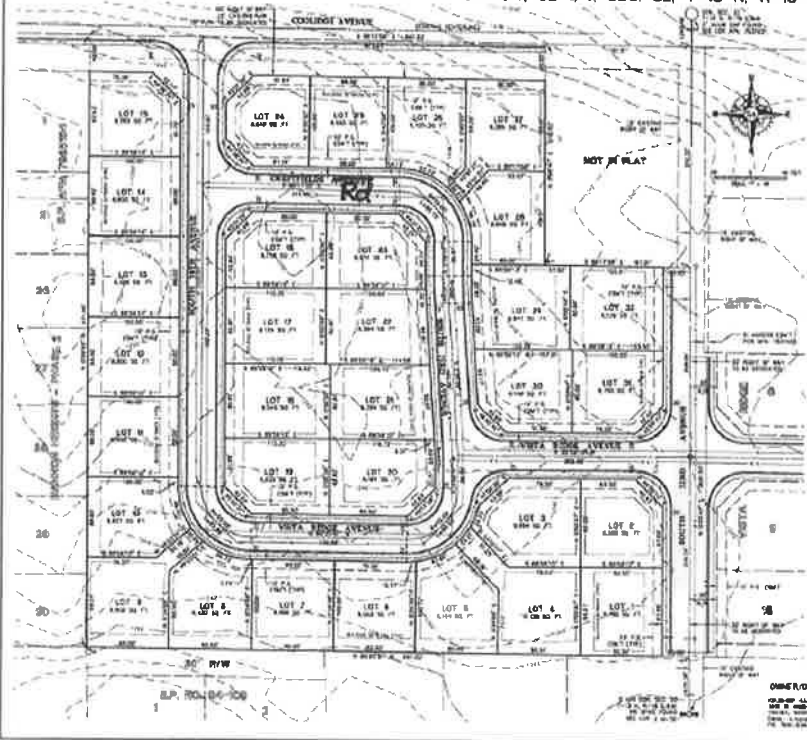
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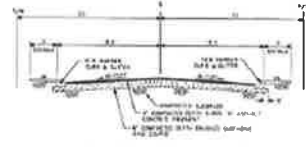
**LEGAL DESCRIPTION**

THE SW 1/4, SE 1/4, T-13 N, R-18 E, W-11  
SECTION 32, T-13 N, R-18 E, W-11  
COUNTY OF SHERIDAN, WYOMING  
SECTION 32, T-13 N, R-18 E, W-11  
COUNTY OF SHERIDAN, WYOMING

**PRELIMINARY PLAT OF  
VISTA RIDGE - PHASE 2  
IN THE SW 1/4, SE 1/4, SEC. 32, T-13 N, R-18 E, W-11**



**VICINITY MAP (NO SCALE)**



**INTERIOR STREETS OF PLAT ROADWAY SECTION**



**SO T13D AVE & COLLEGE AVE ROADWAY SECTION**

- NOTES**
1. EXISTING UTILITIES AND STRUCTURES ARE SHOWN AS PER RECORD PLATS AND FIELD SURVEY.
  2. THE TOTAL AREA OF THE PRELIMINARY PLAT IS 2.50 ACRES AND 6.74 ACRES WILL BE SET ASIDE FOR STREET RIGHT OF WAY.
  3. ALL UTILITIES SHOWN AND NOT SHOWN ARE TO BE LOCATED AS SHOWN ON THIS PLAT.
  4. DIMENSIONS SHOWN WILL BE PROVIDED BY THE CITY ENGINEER.
  5. DIMENSIONS SHOWN OF ROADWAYS TO BE PROVIDED BY THE CITY OF TOWN.
  6. POINTS TO CLEAR AND BUILDING CORNER ARE TO BE SET FROM THE CORNER OF LOT TO THE BACK OF THE PLAT BY SURVEY TECHNIQUE. THE SURVEYOR IS NOT RESPONSIBLE FOR SETTING THE STREET CORNER.
  7. FINISH GRADES IN SHOWN - IF THEY EXIST THEY WILL BE SHOWN BY THE SURVEYOR AND NOT BY THE ENGINEER.
  8. IF THE APPROVED SHALL, CORRECT TO THE CITY ENGINEER.

<b>OWNER/DEVELOPER</b>	<b>PLSA</b>	<b>ENGINEERING/ARCHITECT PLANNING</b>
<b>SURVEYOR/ENGINEER</b>	<b>PLSA</b>	<b>FOR SURVEY DATA, SEE STATE OF WYOMING, WASHINGTON, 1990</b>
<b>DATE</b>	<b>DATE</b>	<b>DATE</b>
<b>SCALE</b>	<b>SCALE</b>	<b>SCALE</b>
<b>BY</b>	<b>BY</b>	<b>BY</b>
<b>DATE</b>	<b>DATE</b>	<b>DATE</b>

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# ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)  
(AS TAKEN FROM WAC 197-11-960)  
YAKIMA MUNICIPAL CODE CHAPTER 6.88

## PURPOSE OF CHECKLIST

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help you describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project", "applicant", and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B – Environmental Elements – that do not contribute meaningfully to the analysis of the proposal.

## A. BACKGROUND INFORMATION (To be completed by the applicant.)

**1. Name Of Proposed Project (If Applicable):**

Vista Ridge, Phase 2

**2. Applicant's Name & Phone:**

PLSA Engineering & Surveying as agent for KH Properties, LLC

**3. Applicant's Address:**

521 North 20th Avenue, Suite 3, Yakima, WA 98902

**4. Contact Person & Phone:**

Thomas R Durant (509) 575-6990

**5. Agency Requesting Checklist:** City of Yakima

**6. Proposed Timing Or Schedule (Including Phasing, If Applicable):**

Project completion by EOY 2019

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

No.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:**

Not aware of any.

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**A. BACKGROUND INFORMATION (To be completed by the applicant.)**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:  
No.

10. List any government approvals or permits that will be needed for your proposal, if known:

Preliminary and final plat approval  
Utility extension and connections  
NPDES Construction Stormwater Permit may be required

11. Give a brief, but 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.):

Subdivide a nine acre parcel into 32 residential lots ranging in size from 8,240 to 10,129 square feet, served by new public residential streets. Extension of and connection to sanitary sewer, domestic water and other utilities.

12. 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:

South side of Coolidge Avenue and west side of S. 72nd Avenue in the City of Yakima. The site is in the SW quarter of Section 32, T. 13 N., R. 18 E.W.M. Yakima County Parcel number is 181332-34002. Legal description is shown on the preliminary plat.

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**CITY OF YAKIMA  
PLANNING DIV.**

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<b>1. Earth</b>	
a. <b>General description of the site (✓ one):</b>	
<input type="checkbox"/> flat <input type="checkbox"/> rolling <input checked="" type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other	
b. <b>What is the steepest slope on the site (approximate percent slope)?</b> Up to 12% slopes for short distances on parts of the site. Most of the site slopes are 5% or less.	
c. <b>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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.</b>  NRCS soil classification is Harwood loam, considered to be prime farmland. The site is not designated agricultural land of long-term commercial significance due to its location in the City limits and urban growth area. No substantial removal of soil is expected.	
d. <b>Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.</b>  No.	
e. <b>Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.</b>  Grading and excavation as necessary to construct streets and building sites.	
f. <b>Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</b>  Some erosion potential during construction that can be addressed through commonly used construction practices.	
g. <b>About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</b>  Streets cover less than 25% of the total site. City standard for maximum lot coverage is 60% of individual lots in the R-1 zone.	
h. <b>Proposed measures to reduce or control erosion, or other impacts to the earth, if any:</b>  Best management practices used during site development to control erosion. Landscaping and drainage control of impervious surfaces for completed project.	
<b>2. Air</b>	
a. <b>What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.</b>  Some dust emissions during construction. Minimal vehicle exhaust emissions from the completed development.	
b. <b>Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.</b>  No.	
c. <b>Proposed measures to reduce or control emissions or other impacts to air, if any:</b>  Dust control measures as specified by dust control plan such as application of water and controlling vehicle track-out. Vehicle emissions controlled at the source by the State.	<p><b>RECEIVED</b></p>
<b>3. Water</b>	<p>FEB 07 2019</p>
a. <b>Surface Water</b>	<p>CITY OF YAKIMA PLANNING DIV.</p>

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>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.</p> <p>No.</p>	
<p>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.</p> <p>N/A.</p>	
<p>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.</p> <p>N/A.</p>	
<p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.</p> <p>No. Irrigation water may be available from Yakima-Tieton Irrigation District and if not from Nob Hill Water.</p>	
<p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No.</p>	
<p>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.</p> <p>No.</p>	
<p><b>b. Ground Water</b></p>	
<p>1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.</p> <p>No. Domestic and water is available to the site from Nob Hill Water Association.</p>	
<p>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 chemicals...; 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.</p> <p>None. City sewer service is available.</p>	
<p><b>c. Water Runoff (including stormwater)</b></p>	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments																																			
<p>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.</p> <p>Impervious surfaces including hard-surfaced streets, parking and roofs are sources of run-off. Retention of storm water generated by new impervious surfaces on-site.</p>																																				
<p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>No.</p>																																				
<p>3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.</p> <p>No.</p>																																				
<p>d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:</p> <p>Measures taken to retain stormwater on-site.</p>																																				
<b>4. Plants</b>																																				
<p>a. Check (✓) types of vegetation found on the site:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Deciduous Tree:</td> <td style="width: 15%;"><input type="checkbox"/> Alder</td> <td style="width: 15%;"><input type="checkbox"/> Maple</td> <td style="width: 15%;"><input type="checkbox"/> Aspen</td> <td style="width: 15%;"></td> <td style="width: 15%;"><input type="checkbox"/> Other</td> </tr> <tr> <td>Evergreen Green:</td> <td><input type="checkbox"/> Fir</td> <td><input type="checkbox"/> Cedar</td> <td><input type="checkbox"/> Pine</td> <td></td> <td><input type="checkbox"/> Other</td> </tr> <tr> <td></td> <td><input type="checkbox"/> Shrubs</td> <td><input checked="" type="checkbox"/> Grass</td> <td><input type="checkbox"/> Pasture</td> <td><input type="checkbox"/> Crop Or Grain</td> <td><input checked="" type="checkbox"/> Orchards, vineyards, or other permanent crops</td> </tr> <tr> <td>Wet Soil Plants:</td> <td><input type="checkbox"/> Cattail</td> <td><input type="checkbox"/> Buttercup</td> <td><input type="checkbox"/> Bullrush</td> <td><input type="checkbox"/> Skunk Cabbage</td> <td><input type="checkbox"/> Other</td> </tr> <tr> <td>Water Plants:</td> <td><input type="checkbox"/> Milfoil</td> <td><input type="checkbox"/> Eelgrass</td> <td><input type="checkbox"/> Water Lily</td> <td></td> <td><input type="checkbox"/> Other</td> </tr> <tr> <td colspan="6" style="text-align: center;"><input type="checkbox"/> Other types of vegetation</td> </tr> </table>	Deciduous Tree:	<input type="checkbox"/> Alder	<input type="checkbox"/> Maple	<input type="checkbox"/> Aspen		<input type="checkbox"/> Other	Evergreen Green:	<input type="checkbox"/> Fir	<input type="checkbox"/> Cedar	<input type="checkbox"/> Pine		<input type="checkbox"/> Other		<input type="checkbox"/> Shrubs	<input checked="" type="checkbox"/> Grass	<input type="checkbox"/> Pasture	<input type="checkbox"/> Crop Or Grain	<input checked="" type="checkbox"/> Orchards, vineyards, or other permanent crops	Wet Soil Plants:	<input type="checkbox"/> Cattail	<input type="checkbox"/> Buttercup	<input type="checkbox"/> Bullrush	<input type="checkbox"/> Skunk Cabbage	<input type="checkbox"/> Other	Water Plants:	<input type="checkbox"/> Milfoil	<input type="checkbox"/> Eelgrass	<input type="checkbox"/> Water Lily		<input type="checkbox"/> Other	<input type="checkbox"/> Other types of vegetation					
Deciduous Tree:	<input type="checkbox"/> Alder	<input type="checkbox"/> Maple	<input type="checkbox"/> Aspen		<input type="checkbox"/> Other																															
Evergreen Green:	<input type="checkbox"/> Fir	<input type="checkbox"/> Cedar	<input type="checkbox"/> Pine		<input type="checkbox"/> Other																															
	<input type="checkbox"/> Shrubs	<input checked="" type="checkbox"/> Grass	<input type="checkbox"/> Pasture	<input type="checkbox"/> Crop Or Grain	<input checked="" type="checkbox"/> Orchards, vineyards, or other permanent crops																															
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Water Plants:	<input type="checkbox"/> Milfoil	<input type="checkbox"/> Eelgrass	<input type="checkbox"/> Water Lily		<input type="checkbox"/> Other																															
<input type="checkbox"/> Other types of vegetation																																				
<p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Site to be cleared of vegetation for development</p>																																				
<p>c. List threatened or endangered species known to be on or near the site.</p> <p>None.</p>																																				
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>Typical residential landscaping installed as the subdivision is built out.</p>																																				
<p>e. List all noxious weeds and invasive species known to be on or near the site.</p> <p>Not aware of any.</p>																																				
<b>5. Animals</b>																																				
<p>a. List any birds or other animals which have been observed on or near the site or are known to be on or near the site.</p> <p><i>Examples include:</i></p> <p><i>birds: hawk, heron, eagle, songbirds, other:</i></p> <p><i>mammals: deer, bear, elk, beaver, other:</i></p> <p><i>fish: bass, salmon, trout, herring, shellfish, other _____</i></p> <p>Song birds, small mammals.</p>																																				
<p>b. List any threatened or endangered species known to be on or near the site.</p> <p>None.</p>																																				

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
c. Is the site part of a migration route? If so, explain. No.		
d. Proposed measures to preserve or enhance wildlife, if any: None.		
e. List any invasive animal species known to be on or near the site. None.		
<b>6. Energy and Natural Resources</b>		
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. Electricity for residential lighting and heating and for street 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: None.		
<b>7. Environmental Health</b>		
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 any known or possible contamination at the site from present or past uses. None known.		
2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. None.		
3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. Chemicals used for cleaning, maintenance and landscaping but nothing out of the ordinary for a typical residential land use.		
4. Describe special emergency services that might be required. None.		
5. Proposed measures to reduce or control environmental health hazards, if any: None.		
<b>b. Noise</b>		
1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? None		

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<p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>Short term equipment noise during construction and traffic noise from development. Construction is typically during day time hours.</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>None proposed.</p>	
<b>8. Land and Shoreline Use</b>	
<p>a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.</p> <p>Site is vacant. Surrounding land uses include orchards, vacant land, large-lot single-family residential and residential subdivisions similar to that proposed by this action.</p>	
<p>b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?</p> <p>The site was in orchard until recently. It is not designated agricultural land of long-term commercial significance due to its location in the City limits and urban growth area so none would be converted by this proposal. It is not in current use tax status.</p> <p>1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:</p> <p>Residential development of the area may encourage the conversion of nearby agriculture, but in a manner that is consistent with planning policy and the land use designation of the site.</p>	
<p>c. Describe any structures on the site.</p> <p>None.</p>	
<p>d. Will any structures be demolished? If so, what?</p> <p>N/A.</p>	
<p>e. What is the current zoning classification of the site?</p> <p>R-1, Single-Family Residential</p>	
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Low Density Residential</p>	
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>N/A.</p>	
<p>h. Has any part of the site been classified as a critical area by the city or county? If so, specify.</p> <p>No.</p>	
<p>i. Approximately how many people would reside or work in the completed project?</p> <p>Approximately 80 residents</p>	
<p>j. Approximately how many people would the completed project displace?</p> <p>None.</p>	<p>RECEIVED FEB 07 2019 CITY OF YAKIMA PLANNING DIV.</p>

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
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: The proposal is consistent with the land use designation and addresses a need for more housing	
m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: No agricultural or forest lands of long-term commercial significance in the immediate vicinity.	
<b>9. Housing</b>	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 32 middle income	
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None.	
c. Proposed measures to reduce or control housing impacts, if any: None.	
<b>10. Aesthetics</b>	
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Wood frame homes. The maximum building height standard in the R-1 zone is 35 feet.	
b. What views in the immediate vicinity would be altered or obstructed? No significant view obstruction. The view of the site from surrounding areas will change from that of open land to developed residential similar to neighboring subdivisions to the north and west.	
c. Proposed measures to reduce or control aesthetic impacts, if any: No specific measures proposed. The development will be consistent in type and style with surrounding areas.	
<b>11. Light and Glare</b>	
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Street lights, residential security lighting. During hours of darkness.	
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? None.	
d. Proposed measures to reduce or control light and glare impacts, if any: None proposed.	
<b>12. Recreation</b>	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments	
<p>a. <b>What designated and informal recreational opportunities are in the immediate vicinity?</b> West Valley Community Park. Apple Tree Golf Course.</p>		
<p>b. <b>Would the proposed project displace any existing recreational uses? If so, describe.</b> No.</p>		
<p>c. <b>Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</b> None.</p>		
<b>13. Historic and Cultural Preservation</b>		
<p>a. <b>Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.</b> A residence that as identified, "might" be eligible for listing, is located about 650 feet north of the site. It is outside of the subdivision and not affected by it.</p>		
<p>b. <b>Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.</b> Not aware of any.</p>		
<p>c. <b>Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.</b> None.</p>		
<b>14. Transportation</b>		
<p>a. <b>Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.</b> Access is from Coolidge Avenue on the north boundary and the extension of Vista Ridge Ave. into the site to connect with Occidental and S. 64th Ave. S. 72nd Ave also serves the site.</p>		
<p>b. <b>Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?</b> Yes. The nearest transit stop at 72nd &amp; Washington Avenue is about 1,450 feet north of the site.</p>		
<p>c. <b>How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?</b> Off-street parking for 2 or more vehicles as typical for each dwelling. None eliminated.</p>		
<p>d. <b>Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).</b> Construction of interior streets with sidewalks in the subdivision and frontage improvements of Coolidge and S. 72nd Avenues where they front on the site. All are, or will be public City streets.</p>		
<p>e. <b>Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.</b> No.</p>		

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?</p> <p>320 trips per day based on commonly used estimate of 10 vehicle trips per day per unit for single family residential. Peak volumes are assumed to coincide with morning and late afternoon peak hours typical of the City. The percentage of trucks, commercial and non-passenger vehicles not determined but expected to be as typical in single-family residential areas.</p>	
<p>g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:</p> <p>No.</p>	
<p>h. Proposed measures to reduce or control transportation impacts, if any:</p> <p>The street improvements described in B.14.d. above provide for circulation, connectivity and pedestrian use. Access to corner lots at 72nd &amp; Vista Ridge Avenues limited to Vista Ridge.</p>	
<b>15. Public Services</b>	
<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe:</p> <p>An incremental increase in the need for these public services.</p>	
<p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>No direct measures proposed. Proposal is consistent with single family residential and population growth planned for this area and the City. It will provide housing for population growth reducing impacts on public services that result from lack of or substandard housing.</p>	
<b>16. Utilities</b>	
<p>a. Circle utilities currently available at the site:</p> <p>electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other irrigation</p>	
<p>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.</p> <p>City of Yakima provides sewer service. Nob Hill Water provides water service for domestic use. Electric power from Pacific Power. Irrigation by Yakima-Tieton Irrigation District. Construction activities would primarily be the installation of utility lines during street construction.</p>	<p style="text-align: right;"><b>RECEIVED</b> FEB 07 2019 CITY OF YAKIMA PLANNING DIV.</p>
<b>C. SIGNATURE (To be completed by the applicant.)</b>	
<p>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.</p>	
	<p>Feb 6, 2019</p>
<p>Property Owner or Agent Signature</p>	<p>Date Submitted</p>
<p>Thomas R. Durant</p>	<p>Planning Manager, PLSA Engineering &amp; Surveying</p>
<p>Name of Signee</p>	<p>Position and Agency/Organization</p>
<p><b>PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE</b></p> <p><b>IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW</b></p>	



TLO #002-19

Transmitted to Bob Desgrose/ Tyler Witthuhn on  
City of Yakima, Washington  
3/22/19

### 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 # CR-19-003526)

Applicant Name: KH Properties LLC  
Contact Person: Kush Hans  
Mailing Address: 1601 W Washington Ave  
Yakima WA 98903  
Project Address: Vicinity of S. Coolidge Rd + 72nd Ave  
Parcel Number: 181332 - 34002

#### RESIDENTIAL

#### COMMERCIAL

#### INDUSTRIAL

Number of Units 32 Describe \_\_\_\_\_ Describe \_\_\_\_\_

Housing Type: Single Family Gross Floor Area: \_\_\_\_\_ Gross Floor Area: \_\_\_\_\_  
(single family, Apartment, condo, MHP)

Special Population: \_\_\_\_\_ Parking Spaces: \_\_\_\_\_ Parking Spaces: \_\_\_\_\_  
(Assisted Living, Nursing Home, etc) (Required/Provided) (Required/Provided)

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

Project Description: New development for single family housing

\*\*\*\*\*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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**LAND USE APPLICATION**

**CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901**  
**PHONE: (509) 575-6183 EMAIL: ask.planning@yakimawa.gov**

**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, please ask a Planner. 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.

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.

**PART I – GENERAL INFORMATION**

1. Applicant's Information:	Name:	KH Properties, LLC					
	Mailing Address:	1601 W. Washington Ave					
	City:	Yakima	St:	WA	Zip:	98903	Phone: ( ) 834-1424
	E-Mail:						

2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input checked="" type="checkbox"/> Other <u>Developer</u>
--------------------------------------	------------	--------------------------------	--------------------------------	------------------------------------	--

3. Property Owner's Information (If other than Applicant):	Name:	Khushdip Singh					
	Mailing Address:	same as above					
	City:		St:		Zip:		Phone: ( )
	E-Mail:						

4. Subject Property's Assessor's Parcel Number(s): **181332-34002**

5. Legal Description of Property. (if lengthy, please attach it on a separate document)  
**See Preliminary Plat**

6. Property Address: **Coolidge Avenue**

7. Property's Existing Zoning:

SR  R-1  R-2  R-3  B-1  B-2  HB  SCC  LCC  CBD  GC  AS  RD  M-1  M-2

8. Type Of Application: (Check All That Apply)

Preliminary Long Plat  Environmental Checklist (SEPA Review)  Planned Development  
 Transportation Concurrency  Other: \_\_\_\_\_  Other: \_\_\_\_\_

**PART II – SUPPLEMENTAL APPLICATION & PART III – REQUIRED ATTACHMENTS**

9. SEE ATTACHED SHEETS

**PART IV – CERTIFICATION**

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

Khushdip Singh 2/6/19  
 Property Owner's Signature Date

\_\_\_\_\_  
 Applicant's Signature Date

FILE/APPLICATION(S)# PLP#001-19 SEPA#004-19

DATE FEE PAID: <u>2/7/19</u>	RECEIVED BY: <u>[Signature]</u>	AMOUNT PAID: <u>1985<sup>00</sup></u>	RECEIPT NO: <u>CR-19-002436</u>
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Supplemental Application For:  
**PRELIMINARY LONG PLAT**  
 CITY OF YAKIMA, SUBDIVISION ORDINANCE, TITLE 14

**PART II - APPLICATION INFORMATION**

1. PROPERTY OWNERS (attach if long): List all parties and financial institutions having an interest in the property.  
 Khushdip Singh & Ramandeep Hans

2. SURVEYOR AND/OR CONTACT PERSON WITH THEIR CONTACT INFORMATION:  
 PLSA Engineering & Surveying Contact: Thomas R. Durant 575-6990  
 521 N. 20th Ave, Suite 3, Yakima, 98902 Surveyor: Rick Wehr

3. NAME OF SUBDIVISION: Vista Ridge, Phase 2

4. NUMBER OF LOTS AND THE RANGE OF LOT SIZES: 32 lots from 8,240 to 10,129 square feet

5. SITE FEATURES:

A. General Description:  Flat  Gentle Slopes  Steepened Slopes

B. Describe any indication of hazards associated with unstable soils in the area, i.e. slides or slipping? None

C. Is the property in a 100-Year Floodplain or other critical area as mapped by any local, state, or national maps or as defined by the Washington State Growth Management Act or the Yakima Municipal Code? No.

6. UTILITY AND SERVICES: (Check all that are available)

Electricity  Telephone  Natural Gas  Sewer  Cable TV  Water Nob Hill  Irrigation Yakima-Tieton

7. OTHER INFORMATION:

A. Distance to Closest Fire Hydrant: 580'

B. Distance to Nearest School (and name of school): West Valley Jr High -- approx. 3/4 mile

C. Distance to Nearest Park (and name of park): West Valley Community Park -- approx. 1 mile

D. Method of Handling Stormwater Drainage: All storm water generated by new impervious surfaces managed on-site.

E. Type of Potential Uses: (check all that apply)

Single-Family Dwellings  Two-Family Dwellings  Multi-Family Dwellings  Commercial  Industrial

**PART III - REQUIRED ATTACHMENTS**

8. PRELIMINARY PLAT REQUIRED: (Please use the attached City of Yakima Preliminary Plat Checklist)

9. TRAFFIC CONCURRENCY: (if required, see YMC Ch. 12.08, Traffic Capacity Test)

10. ENVIRONMENTAL CHECKLIST (required):

I hereby authorize the submittal of the preliminary plat application to the City of Yakima for review. I understand that conditions of approval such as dedication of right-of-way, easements, restrictions on the type of buildings that may be constructed, and access restrictions from public roads may be imposed as a part of preliminary plat approval and that failure to meet these conditions may result in denial of the final plat.

*Khushdip Singh*

Property Owner Signature (required)

2/6/19

Date

Note: if you have any questions about this process, please contact us at **RECEIVED** Planning Division, 129 N. 2nd St., Yakima, WA or 509-575-6183

# PLAT PLAN CHECKLIST & INSTRUCTIONS

In Order For Application To Be Determined Complete, A Plat Plan Must Be Completed And Returned.

**A Detailed Plat Plan Is Required:** On August 8, 1996, the City Council passed a resolution (No. R-96-91) adopting a requirement that all site plans submitted in conjunction with any building permit application, land use application, and environmental application shall contain certain information and be approved by the appropriate Division Manager. All information that is applicable to your proposal shall be checked off and clearly displayed on the plat plan. It is in the applicant's best interest to provide a carefully drawn and scaled plat plan with all required information. The decision on whether or not to grant approval of your development proposal is largely based on the information you provide. An application cannot be processed until an adequate plat plan is submitted.

Please complete this checklist and include it with your plat plan. The plat plan must contain all pertinent information. Items not applicable to the proposed project shall be noted.

- 1) **Use Ink:** Use blue or black permanent ink. It may be helpful to draft the plat plan in pencil then trace over in ink. Ink is necessary for adequate duplication.
- 2) **Use A Straight Edge:** All lines must be straight and done with the aid of a ruler or other straight edge. Use a compass when delineating circular drawings such as cul-de-sacs. Computer drafted plat plans are acceptable and preferred.
- 3) **Draw To Scale:** Plat plans shall be drawn to scale. The plat plan template has a suggested map scale of one inch equaling twenty feet (1"=20'). Distances on the map must be as representative of reality as possible. For example, if the distance from a structure to a property line is 20 feet, the distance on the plat plan will be 1 inch.
- 4) **Use Plat Plan Checklist:** Use the plat plan checklist and provide all applicable information on the plat plan.
- 5) **Fill In The Following Information On A Plat Plan:**

**Note: You may benefit from the aid of a professional in the preparation of a plat plan.**

Check all boxes as:  Included or  - Not Applicable

<input checked="" type="checkbox"/>	The plat plan shall be legibly drawn in ink on paper of sufficient size to contain the required information, but not less than 8.5" X 11" for Class (1) projects and 11" X 17" for Class (2) and Class (3) projects.
<input checked="" type="checkbox"/>	All plat plans shall be drawn to a standard engineering scale and indicated on the plat plan. The scale selected shall best fit the paper. Planning staff recommends 1"=20'.
<input checked="" type="checkbox"/>	Site address, parcel number(s) and zoning designation of subject property.
<input checked="" type="checkbox"/>	Property and lot boundaries and dimensions.
<input checked="" type="checkbox"/>	Names and dimensions of all existing streets bounding the site.
<input checked="" type="checkbox"/>	Structure setbacks.
<input checked="" type="checkbox"/>	North Arrow.
<input type="checkbox"/>	Location and size of required site drainage facilities including on-site retention.
<input type="checkbox"/>	Location and size of existing or proposed public sidewalks that are within 200-feet of the subject property.
<input type="checkbox"/>	Location and size of existing and proposed side sewer and water service lines.
<input checked="" type="checkbox"/>	Location and size of any easements.
<input type="checkbox"/>	Name, address, phone number, and signature of the owner or person responsible for the property.
<input type="checkbox"/>	Location and size of proposed or existing signs.
<input type="checkbox"/>	Location and size of all parking spaces shown on the plat plan.
<input type="checkbox"/>	Location and dimensions of proposed or existing driveway approaches.
<input type="checkbox"/>	Vision clearance triangles at street intersections and where driveways and curb cuts intersect with streets.
<input type="checkbox"/>	Proposed improvements located within the public right-of-way.
<input type="checkbox"/>	Location and type of existing and proposed landscaping including landscaping within the public right-of-way.
<input type="checkbox"/>	Adjacent land uses and zoning designations.
<input type="checkbox"/>	Location, type, and description of required sitescreening.
<input type="checkbox"/>	Dimensions, location and use of proposed and existing structures including loading docks.
<input type="checkbox"/>	Lot coverage with calculations shown on plat plan.

**Note:** Planning Division or reviewing official may require additional information to clarify the proposal, assess its impacts, or determine compliance with the YMC and other laws and regulations.

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Joan Davenport, AICP, Director of Community Development  
City of Yakima, Dept. of Community Development  
129 N 2<sup>nd</sup> St  
Yakima, WA 98901

April 7<sup>th</sup>, 2019

RE: PLP#001-19 & SEPA #004-19, KH Properties, Vista Ridge Development

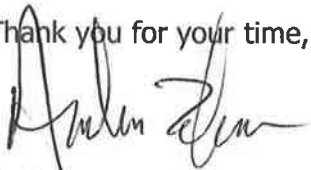
I am writing to express concern regarding the above development. My concern is not with the development itself necessarily, but with the increased traffic as a result of the development at the intersection of S 72<sup>nd</sup> Ave and W Washington Ave. This new development, along with the continued developments further out Coolidge are increasing the traffic flow through this already poorly managed intersection. Concerns have previously been raised with the city engineers, the traffic division, public works, and city council. Everyone has a different excuse as to why nothing has been or is being done.

The intersection of 72<sup>nd</sup>/Washington is already a busy dangerous intersection with poor traffic control. I realize this is not a large development that is proposed, but at this point any increase in traffic will make an already bad intersection even worse. Safety should be a priority of everyone involved. There are school bus stops within a couple hundred feet of this intersection on multiple sides. School kids and others are walking the sidewalks of this intersection trying to cross busy streets with confused drivers. There is heavy traffic flow through this intersection before and after school, and during the typical commute hours, creating long queues and impatient drivers – especially in the turn lanes and for eastbound traffic.

With no stoplight, only stop signs for east/west traffic, there is a lot of risk for motoring and pedestrian traffic. Visibility is very poor for westbound traffic, causing most drivers to pull out past the crosswalk to see oncoming traffic. Countless near misses and multiple collisions have occurred here over the last several years. There has not been a traffic count or study conducted since the addition of multiple developments in the area and the extension of Coolidge Rd off of 80<sup>th</sup> Avenue several years ago. The increase in traffic is quite significant since the last study was completed.

With the addition of this development, and what I am sure will be several more along Coolidge, the time is now for the developers and city to install a stop light at this intersection. For these reasons I am strongly opposed to this development unless the city and developer agree to the installation of a stop light at the intersection of 72<sup>nd</sup> and Washington.

Thank you for your time,



Andrew Zuber  
2009 S 73<sup>rd</sup> Ave

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