

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

EXHIBIT LIST

**CHAPTER H
Public Notices**

DOC INDEX #	DOCUMENT	DATE
H-1	Determination of Application Completeness	03/08/2019
H-2	Request for Additional Information	03/11/2019
H-3	Land Use Action Installation Certificate	03/27/2019
H-4	Notice of Decision for Transportation Concurrency Analysis	03/28/2019
H-5	Notice of Application, SEPA & Public Hearing H-5a: Legal Ad H-5b: Press Release and Distribution Email H-5c: Parties and Agencies Notified H-5d: Affidavit of Mailing	04/01/2019
H-6	Notice of Determination of Non-Significance (DNS) H-6a: Parties and Agencies Notified H-6b: Affidavit of Mailing	04/25/2019
H-7	YPC Agenda and Packet Distribution List	05/15/2019
H-8	YPC Agenda & Sign-In Sheet	05/22/2019
H-9	Notice of Yakima Planning Commission’s Recommendation (See DOC INDEX#AA-1 for YPC Recommendation) H-9a: Parties and Agencies Notified H-9b: Affidavit of Mailing	06/05/2019
H-10	Letter of Transmittal to City Clerk: City Council Hearing (mailing labels, site plan, and vicinity map)	06/19/2019

CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

I, Lisa Maxey, as an employee of the City of Yakima, Planning Division, have transmitted to: Sonya Claar-Tee, City Clerk, by hand delivery, the following documents:

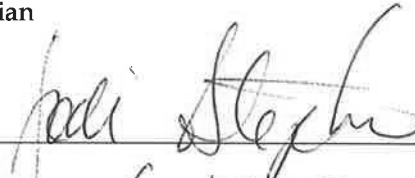
1. Mailing labels for VISTA RIDGE PHASE 2 (PLP#001-19 & SEPA#004-19); including all labels for parties of record, property owners within a radius of 300 feet of the subject properties, and SEPA agencies
2. Site Plan
3. Vicinity Map

Signed this 19th day of June, 2019.



Lisa Maxey
Planning Technician

Received By:

 for Sonya Claar-Tee

Date:

6-19-19

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18133242001 BALL RE LLC 8304 WIDE HOLLOW RD YAKIMA, WA 98908	18133243447 DH CONSTRUCTION & ASSOCIATES LLC 1611 PERRY ST YAKIMA, WA 98902	18133243456 DH CONSTRUCTION & ASSOCIATES LLC 1611 PERRY ST YAKIMA, WA 98902
18133243449 DRT CONSTRUCTION LLC 11601 ZIER RD YAKIMA, WA 98908	18133243450 JRC INC 209 S 93RD AVE YAKIMA, WA 98908	18133243451 JRC INC 209 S 93RD AVE YAKIMA, WA 98908
18133234022 JWA INVESTMENTS LLC PO BOX 8085 YAKIMA, WA 98908	18133243446 KH PROPERTIES LLC 7602 WHITMAN ST YAKIMA, WA 98903	18133243448 KH PROPERTIES LLC 7602 WHITMAN ST YAKIMA, WA 98903
18133243457 KH PROPERTIES LLC 7602 WHITMAN ST YAKIMA, WA 98903	18133231481 NEWPORT EQUITY CAPITAL CORPORATION 216 AVENIDA FABRICANTE UNIT 111 SAN CLEMENTE, CA 92672	18133243458 SUMMIT CREST CONSTRUCTION LLC 2115 S 72ND AVE YAKIMA, WA 98903
18133231477 AARON & GRETCHEN EICKMEYER 7308 WHITMAN AVE YAKIMA, WA 98903	18133231483 ANDREW ZUBER 2009 S 73RD AVE YAKIMA, WA 98903	18133231482 ANGELA WENTZ 2011 S 73RD AVE YAKIMA, WA 98903
18133234439 BRADLEY D & BRITTANY D TEW 2201 S 75TH AVE YAKIMA, WA 98908	18133234436 BRIAN DAVID & KATHLEEN MARIE BRUNING 2107 S 75TH AVE YAKIMA, WA 98903	18133231474 CHRIS T & ARLA R DUNLOP 7404 WHITMAN AVE YAKIMA, WA 98903
18133234426 CLARK & MARY ANN MYERS 7502 LYONS LN YAKIMA, WA 98903	18133231480 DAVID RAGLIN 7302 W WHITMAN AVE YAKIMA, WA 98903	18133234440 ERIC R & JULIEANNE L SIWECK 2203 S 75TH AVE YAKIMA, WA 98903
18133231478 EVELYN J PAULSEN 7306 WHITMAN AVE YAKIMA, WA 98903	18133234401 GREG L & GLENDA L WHITEHEAD 2205 S 73RD AVE YAKIMA, WA 98903	18133243003 HOWARD W & JANE HARTINGER 2205 S 72ND AVE YAKIMA, WA 98903
18133234425 JAMES L & JENIFER M MULVANEY 7504 LYONS LN YAKIMA, WA 98903	18133234429 JAMI L CAMPBELL 2114 S 75TH AVE YAKIMA, WA 98903	18133231509 JEFFREY A & JERRI K ABPLANALP 7401 W WHITMAN AVE YAKIMA, WA 98903
18133234431 KA CHAN 7601 SPOKANE ST YAKIMA, WA 98908	18133231476 KATRINA M & TORREY HILL 7310 W WHITMAN AVE YAKIMA, WA 98903	18133234437 KELLY & KELSEY E STMARY 2109 S 75TH AVE YAKIMA, WA 98903

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18133234001 KENNETH J & VALERIE SVEINSSON 7202 COOLIDGE RD YAKIMA, WA 98903	18133234002 KHUSHDIP SINGH & RAMANDEEP HANS 7602 W WHITMAN ST YAKMA, WA 98903	18133231475 KRISTINA SOFIA BALLASIOTES 7402 W WHITMAN AVE YAKIMA, WA 98903
18133243004 LERAY E & MARY K STREAM 6914 EASY ST YAKIMA, WA 98903	18133234428 LESTER R & SHERRI L WILLIAMS 728 S FAIR AVE YAKIMA, WA 98901	18133234008 LONNIE N & LORIE A BENNETT 2201 S 73RD AVE YAKIMA, WA 98903
18133231519 LUCAS & NICOLE MALSAM 7307 WHITMAN AVE YAKIMA, WA 98903	18133234438 MARK R & PATRICIA M POWERS 2111 S 75TH AVE YAKIMA, WA 98908	18133231479 MARY ANN PARKINSON 7304 W WHITMAN AVE YAKIMA, WA 98903
18133234435 MEERA SINGH 7502 CRESTFIELDS RD YAKIMA, WA 98903	18133231517 MICHAEL S D & STACY L MCKAY 7303 WHITMAN AVE YAKIMA, WA 98903	18133234020 MICHAEL T & KATHY A HOVENKOTTER 7509 OCCIDENTAL RD YAKIMA, WA 98903
18133234441 PHILLIP C SCOTT 1275 RED RANCH RD DRIPPING SPRINGS, TX 78620	18133234402 RAYMOND L OSLIN III 2203 S 73RD AVE YAKIMA, WA 98903	18133231472 ROBERT A & KATHIE F THOMPSON 7500 W WHITMAN AVE YAKIMA, WA 98903
18133231473 ROBERT J & BEVERLY J KOCH 7406 WHITMAN AVE YAKIMA, WA 98903	18133231502 ROY E LEWIS 2007 S 75TH AVE YAKIMA, WA 98903	18133234442 RYAN DAVIS 2014 S 59TH AVE YAKIMA, WA 98903
18133234430 SCOTT C & KIMBERLEE A DRAY 2112 S 75TH AVE YAKIMA, WA 98903	18133234412 SCOTT E & SHIRLEY A PRYSE 7501 CRESTFIELDS RD YAKIMA, WA 98908	18133243001 SHARON E HANNON 2103 S 72ND AVE YAKIMA, WA 98903
18133243009 SHARON E HANNON 2103 S 72ND AVE YAKIMA, WA 98903	18133234413 SON HOANG 7503 CRESTFIELDS RD YAKIMA, WA 98903	18133231518 STEPHEN J PEARSON 7305 WHITMAN AVE YAKIMA, WA 98903
18133231484 STEVEN & REESA ZUBER 2007 S 73RD AVE YAKIMA, WA 98903	18133231516 TERESA L MAYR 7301 WHITMAN AVE YAKIMA, WA 98903	18133234434 WARREN D & SUE E TERRELL 7504 CRESTFIELDS RD YAKIMA, WA 98903
18133234021 WILLIAM L & ROSLI A SCROGGINS 2204 S 72ND AVE YAKIMA, WA 98903	58 Total Parcels - KH Properties LLC - "Vista Ridge Phase 2" - PLP#001-19 & SEPA#004-19	Khushdip Singh 1601 W Washington Ave Yakima, WA 98903

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PLSA Engineering & Surveying
Attn: Tom Durant
521 N 20th Ave #3
Yakima, WA 98902

Ntc of City Council Hearing
PLP # 001-19 / SEPA # 004-19
Date of Hearing: 7/16/19

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<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net</p>	<p>Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336</p>	<p>Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902</p>
<p>Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902</p>	<p>City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903 Dennis.henne@uniongapwa.gov</p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org</p>
<p>Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov</p>	<p>Dept of Archaeology & Historic Preservation 1063 S Capitol Way, Ste 106 Olympia, WA 98504-8343 Sepa@dahp.wa.gov</p>	<p>Department of Commerce Review Team 1011 Plum St SE Olympia, WA 98504-3172 reviewteam@commerce.wa.gov</p>
<p>Department of Ecology Annie Szvetecz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov sepaunit@ecy.wa.gov lori.white@ecy.wa.gov</p>	<p>Department of Ecology Gwen Clear, Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov</p>	<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov</p>
<p>Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov</p>	<p>Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov</p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov</p>
<p>Department of Social & Health Services Robert Hubenthal Office of Capital Programs P.O. Box 45848 Olympia, WA 98504 Robert.Hubenthal@dshs.wa.gov</p>	<p>Environmental Protection Agency NEPA Review Unit 1200 6th Ave #900 ISS Seattle, WA 98101</p>	<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov</p>
<p>Engineering Division Bob Desgrossellier 129 N 2nd Street Yakima, WA 98901 bob.desgrossellier@yakimawa.gov</p>	<p>Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903</p>	<p>Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Environmental Specialist 2200 S 216th St Des Moines, WA 98198</p>
<p>Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504</p>	<p>Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 bob@nobhillwater.org</p>	<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org</p>
<p>Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901</p>	<p>Parks & Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 Jessica.logan@parks.wa.gov</p>	<p>Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902</p>
<p>Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901</p>	<p>United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903</p>	<p>US Army Corps of Engineers Seattle District, Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 david.j.moore@usace.army.mil</p>

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<p>WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902</p>	<p>WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216 SEPA.reviewteam@doh.wa.gov</p> <p><i>Jamie Gardipe w@doh.wa.gov</i></p>	<p>Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov</p>
<p>West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 watts@wvsd208.org</p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov</p>	<p>WSDOT South Central Regional Planning Office SCplanning@wsdot.wa.gov</p>
<p>WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov</p>	<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov</p>	<p>Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchez@yakama.com</p>
<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com</p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov</p>	<p>Yakima County Building Department Harold Maclean 128 North 2nd Street, 4th Floor Yakima, WA 98901 Harold.Maclean@co.yakima.wa.us</p>
<p>Yakima County Commissioners Commissioners.web@co.yakima.wa.us</p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us</p>	<p>Yakima County Flood Control District Terry Keenhan & Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 Terry.Keenhan@co.yakima.wa.us Dianna.Woods@co.yakima.wa.us</p>
<p>Yakima County Planning Lynn Deitrick & Jason Earles 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn.Deitrick@co.yakima.wa.us Jason.Earles@co.yakima.wa.us</p>	<p>Yakima County Public Services Lisa Freund, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 lisa.freund@co.yakima.wa.us</p>	<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org</p>
<p>Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948 Yakama Indian</p>	<p>Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948</p>	<p>Yakima Regional Clean Air Agency Hasan Tahat, Compliance, Engineering & Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 hasan@yrcaa.org</p>
<p>Yakima School District Dr. Jack Irion, Superintendent 104 North 4th Ave Yakima, WA 98902</p>	<p>Yakima School District Scott Izutsu, Associate Superintendent 104 N 4th Ave Yakima, WA 98902 izutsu.scott@yakimaschools.org</p>	<p>Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908</p>
<p>Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908</p>	<p>Yakima Valley Conference of Governments Mike Shuttleworth, Planning Manager 311 North 4th Street, Ste# 202 Yakima, WA 98901 Mike.shuttleworth@yvcog.org</p>	<p>Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 peter@yakimavalleymuseum.org</p>
<p>Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 keithk@wasteconnections.com</p>		<p>DOC, INDEX # H-10</p>

Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903	Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504
Environmental Protection Agency NEPA Review Unit 1200 6th Ave #900 ISS Seattle, WA 98101	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Airport Planner 1601 Lind Ave SW Renton, WA 98055-4056
Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504	Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902
Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901	United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755
WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216	Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948
Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948	Yakima School District Dr. Jack Irion, Superintendent 104 North 4th Ave Yakima, WA 98902
Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908	

\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES_updated 04-25-10 Form List.docx 6.12.19

Type of Notice: Ntc of City Council Hearing

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

Date of Mailing: 7/16/19
Hearing

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Parties of Record – KH Properties LLC – Vista Ridge Phase 2 – PLP# 001-19 & SEPA#004-19

KH Properties LLC 1601 W Washington Ave Yakima, WA 98903	Khushdip Singh 1601 W Washington Ave Yakima, WA 98903	PLSA Engineering & Surveying Attn: Tom Durant 521 N 20 th Ave #3 Yakima, WA 98902 tdurant@plsaoifyakima.com	Eileen Nehl 115 E Shamrock Dr Yakima, WA 98908
Khushdip Sing & Ramandeep Hans 7602 Whitman St Yakima, WA 98903	Heidi Anderson 7602 Coolidge Rd Yakima, WA 98903	Ryan Davis 2014 S 59 th Ave Yakima, WA 98903 rybo1973@gmail.com	Andrew Zuber 2009 S 73 rd Ave Yakima, WA 98903
M Parkinson 7304 W Whitman Ave Yakima, WA 98903			

In-House Distribution E-mail List			Revised 04/2019
Name	Division	E-mail Address	
Carolyn Belles	Code Administration	Carolyn.Belles@yakimawa.gov	
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov	
Joe Caruso	Code Administration	Joe.Caruso@yakimawa.gov	
John Zabell	Code Administration	John.Zabell@yakimawa.gov	
Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov	
Linda Rossignol	Code Administration	Linda.Rossignol@yakimawa.gov	
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov	
Suzanne DeBusschere	Code Administration	Suzanne.DeBusschere@yakimawa.gov	
Vick DeOchoa	Code Administration	Vick.DeOchoa@yakimawa.gov	
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov	
Rosalinda Ibarra	Community Development	Rosalinda.Ibarra@yakimawa.gov	
Bob Desgrosellier	Engineering	Bob.Desgrosellier@yakimawa.gov	
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov	
Tyler Witthuhn	Engineering	Tyler.Witthuhn@yakimawa.gov	
Pat Reid	Fire	Pat.Reid@yakimawa.gov	
Jeff Cutter	Legal	Jeff.Cutter@yakimawa.gov	
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov	
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov	
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov	
Lisa Maxey	Planning	Lisa.Maxey@yakimawa.gov	
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov	
Loretta Zammarchi	Refuse	Loretta.Zammarchi@yakimawa.gov	
Randy Layman	Refuse	Randy.Layman@yakimawa.gov	
Gregory Story	Transit	Gregory.Story@yakimawa.gov	
James Dean	Utilities	James.Dean@yakimawa.gov	
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov	
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov	
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov	
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov	

Outside Distribution			Revised 02/2019
Name	Address	Included In Mailing?	
Pacific Power Attn: Estimating Department (Subdivision notices ONLY)	500 N Keys Rd, Yakima, WA 98901	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Type of Notice: Notic of City Council Hearing
 File Number: PLP #001-19 & SEPA #004-19
 Date of Mailing: 7/16/19
 Hearing

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 # H-10

Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, June 19, 2019 9:01 AM
To: Claar Tee, Sonya
Subject: Public Hearing Notice for Vista Ridge Plat
Attachments: In-House Distribution E-mail List_updated 04.02.2019; Local Media List _03.08.2019; SEPA Agencies E-mail Distribution List_updated 06.12.19; YPC Members Only_updated 06.14.2019

Hi Sonya,

When you send the public hearing notice, please email it to these distribution lists: In-House Distribution E-mail List_updated 04.02.2019, Local Media List _03.08.2019, SEPA Agencies E-mail Distribution List_updated 06.12.19, and YPC Members Only_updated 06.14.2019.

Please also email it to these parties of record:

tdurant@plsaofyakima.com
kaththom@comcast.net

I'll bring the mailing labels to you shortly.

Thanks!

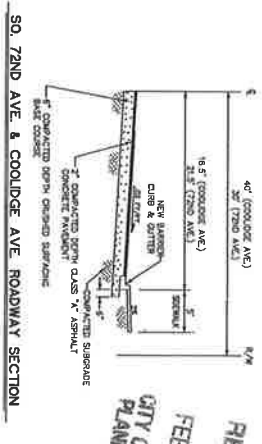
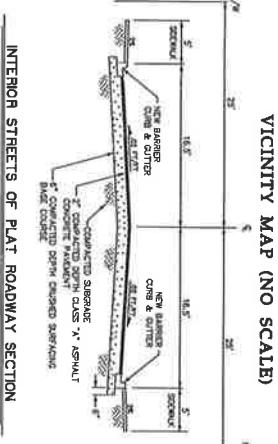
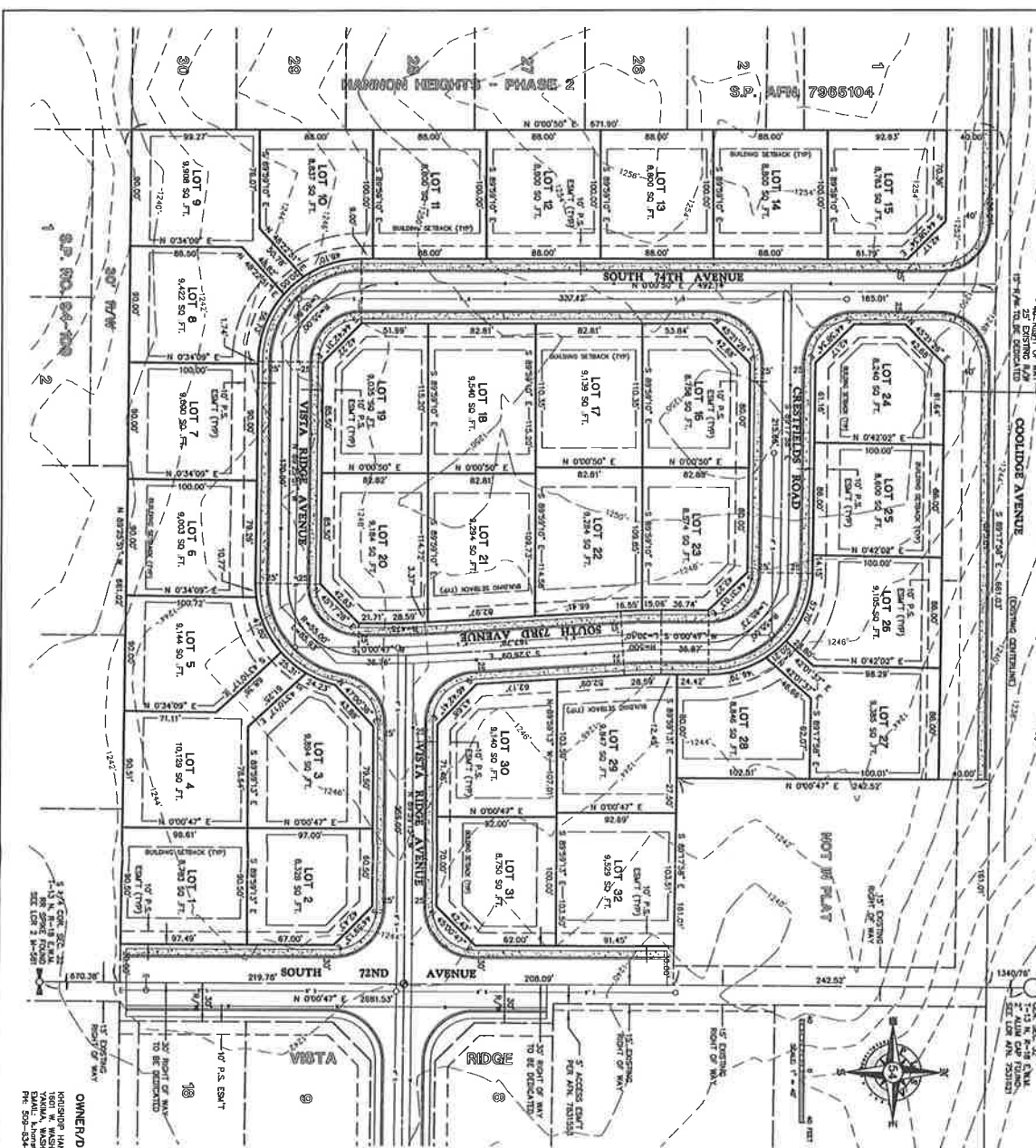


Lisa Maxey
Planning Technician
City of Yakima Planning Division
p: 509.576.6669
129 North 2nd Street, Yakima, Washington, 98901

LEGAL DESCRIPTION

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M., EXCEPT THE EAST 100 FEET OF THE NORTH 242.5 FEET THICKNESS, AND EXCEPT THE NORTH 25 FEET FROM ROAD.

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



NOTES

1. SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED R-1, SINGLE FAMILY RESIDENTIAL.
2. THE TOTAL AREA OF THE PROPOSED PLAT IS 8.00 ACRES WITH 2.54 ACRES WILL BE DEDICATED FOR STREET RIGHT OF WAY.
3. ALL STORM WATER GENERATED BY NEW IMPROVED SURFACES WILL BE MANAGED ON SITE.
4. DOMESTIC WATER WILL BE PROVIDED BY NOK HILL WATER COMPANY.
5. SANITARY SEWER IS PROPOSED TO BE PROVIDED BY THE CITY OF YAKIMA.
6. POWER TV CABLES AND TELEPHONE CABLES ARE TO BE LOCATED FROM THE BACK OF CURB TO THE BACK OF THE PUBLIC STREET CURBLINE. THE SANITARY VENTILATION COMPANES TO EXTERIOR THE SOUTH LOCATION.
7. TYPICAL BUILDING SETBACKS - 40' FRONT SETBACK FROM CENTERLINE OF STREET, 5' SIDE SETBACK AND 15' REAR SETBACK FROM FRONT SETBACK.
8. STREET IMPROVEMENTS SHALL CONFORM TO CITY OF YAKIMA STANDARDS.
9. LOTS 2 AND 31 WILL ONLY ACCESS OVER VISTA RIDGE AVENUE AND NOT SOUTH 72ND AVENUE.

OWNER/DEVELOPERS

KORNGUPE HANS
1611 N. WASHINGTON AVENUE
YAKIMA, WASHINGTON 98903
PH: 509-324-1624

SURVEYOR/ENGINEER

FRANK L. WIS, PLS
P.L.S.A. ENGINEERING & SURVEYING
221 N. 20TH AVENUE, SUITE 3
YAKIMA, WASHINGTON 98902

PLSA
ENGINEERING-SURVEYING-PLANNING
221 NORTH 20TH AVENUE, SUITE 3
YAKIMA, WASHINGTON 98902
PH: 509-324-1624
FAX: 509-324-1624
WWW.PLSA.COM

PRELIMINARY PLAT
APPROVED FOR
CITY OF YAKIMA
DATE: 1/18/2019
BY: [Signature]
KH PROPERTIES, LLC
1 of 1

RECEIVED
FEB 07 2019
CITY OF YAKIMA
PLANNING DIV.

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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 72ND 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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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: PLP#001-19 & SEPA#004-19

KH Properties LLC - "Vista Ridge Phase 2"

Vic. of S 72nd Ave & Coolidge Rd

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Yakima Planning Commission's Recommendation to City Council**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, all parties of record, and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 5th day of June, 2019.

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



Lisa Maxey

Planning Technician

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PLSA Engineering & Surveying
Attn: Tom Durant
521 N 20th Ave #3
Yakima, WA 98902

Ntc of YPC Recommendation
PLP #001-19 & SEPA #009-19
Sent 6/5/19

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Parties of Record – KH Properties LLC – Vista Ridge Phase 2 – PLP#001-19 & SEPA#004-19

KH Properties LLC 1601 W Washington Ave Yakima, WA 98903	Khushdip Singh 1601 W Washington Ave Yakima, WA 98903	PLSA Engineering & Surveying Attn: Tom Durant 521 N 20 th Ave #3 Yakima, WA 98902 tdurant@plsaofyakima.com	Eileen Nehl 115 E Shamrock Dr Yakima, WA 98908
Khushdip Sing & Ramandeep Hans 7602 Whitman St Yakima, WA 98903	Heidi Anderson 7602 Coolidge Rd Yakima, WA 98903	Ryan Davis 2014 S 59 th Ave Yakima, WA 98903 rybol973@gmail.com	Andrew Zuber 2009 S 73 rd Ave Yakima, WA 98903
M Parkinson 7304 W Whitman Ave Yakima, WA 98903			

In-House Distribution E-mail List			Revised 04/2019
Name	Division	E-mail Address	
Carolyn Belles	Code Administration	Carolyn.Belles@yakimawa.gov	
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov	
Joe Caruso	Code Administration	Joe.Caruso@yakimawa.gov	
John Zabell	Code Administration	John.Zabell@yakimawa.gov	
Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov	
Linda Rossignol	Code Administration	Linda.Rossignol@yakimawa.gov	
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov	
Suzanne DeBusschere	Code Administration	Suzanne.DeBusschere@yakimawa.gov	
Vick DeOchoa	Code Administration	Vick.DeOchoa@yakimawa.gov	
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov	
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Tyler Witthuhn	Engineering	Tyler.Witthuhn@yakimawa.gov	
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Sara Watkins	Legal	Sara.Watkins@yakimawa.gov	
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov	
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Lisa Maxey	Planning	Lisa.Maxey@yakimawa.gov	
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Loretta Zammarchi	Refuse	Loretta.Zammarchi@yakimawa.gov	
Randy Layman	Refuse	Randy.Layman@yakimawa.gov	
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Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov	
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov	
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov	

Outside Distribution			Revised 02/2019
Name	Address	Included In Mailing?	
Pacific Power Attn: Estimating Department <i>(Subdivision notices ONLY)</i>	500 N Keys Rd, Yakima, WA 98901	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Type of Notice: Ntc of YPC Recommendation
 File Number: PLP #001-19 & SEPA #004-19
 Date of Mailing: 6/5/19

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#** H-9a

Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, June 05, 2019 9:32 AM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Contreras, Pedro; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Witthuhn, Tyler; Zabell, John; Zammarchi, Loretta
Cc: Martin, Trevor; 'Al Rose'; 'Alfred A. Rose (silvrfx40@bmi.net)'; 'Jacob Liddicoat'; 'Leanne Hughes-Mickel'; 'Patricia Byers'; 'Philip Ostriem'; 'Rob McCormick'; 'William Cook (cook.w@charter.net)'
Subject: Notice of YPC Recommendation - KH Properties "Vista Ridge Phase 2" - PLP#001-19 & SEPA#004-19
Attachments: NOTICE OF YPC RECOMMENDATION_Vista Ridge Phase 2 - PLP#001-19 & SEPA#004....pdf

Attached is a Notice of the Yakima Planning Commission's Recommendation to City Council regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at (509) 575-6162 or email to: trevor.martin@yakimawa.gov. Thank you!



Lisa Maxey
Planning Technician
City of Yakima Planning Division
p: 509.576.6669
129 North 2nd Street, Yakima, Washington, 98901



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

**NOTIFICATION OF PLANNING COMMISSION'S
RECOMMENDATION TO THE YAKIMA CITY COUNCIL**

DATE: June 5, 2019
TO: Applicant, Adjoining Property Owners and Parties of Record
SUBJECT: Notice of Yakima Planning Commission's Recommendation to
The Yakima City Council
FILE #(S): PLP#001-19 & SEPA#004-19
APPLICANT: KH Properties LLC
PROJECT LOCATION: Vic. of S 72nd Ave & Coolidge Rd

On June 4, 2019, the City of Yakima Planning Commission rendered their recommendation on **PLP#001-19**, a proposal to subdivide an approximately 8.7-acre parcel into 32 single-family residential lots in the R-1 zoning district. The application was reviewed at an open record public hearing on May 22, 2019.

A copy of the Planning Commission's Findings and Recommendation is enclosed.

The Planning Commission's Recommendation will be considered by the Yakima City Council in a public hearing to be scheduled. The City Clerk will notify you of the date, time and place of the public hearing.

For further information or assistance you may contact Associate Planner Trevor Martin at (509) 575-6162 or email to: trevor.martin@yakimawa.gov.

Trevor Martin
Associate Planner

Date of Mailing: **June 5, 2019**
Enclosures: Planning Commission's Recommendation

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SIGN-IN SHEET

City of Yakima Planning Commission
City Hall Council Chambers
Wednesday May 22, 2019
Beginning at 3:00 p.m.
Public Hearing

PLEASE WRITE LEGIBLY

Indicate agenda item of interest	NAME	MAILING ADDRESS or E-MAIL	ZIP CODE
# VI	Parkerson, M.	7304 W. Whitman	98903
	Tom Durant	521 N. 20 th Ave S. 103	98902
			DOC. INDEX
			# H-8



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

**City of Yakima Planning Commission
PUBLIC HEARING
City Hall Council Chambers
Wednesday May 22, 2019
3:00 p.m. – 5:00 p.m.**

YPC Members:

**Chairwoman Patricia Byers, Vice-Chair Jacob Liddicoat, Al Rose, Bill Cook, Robert McCormick,
Leanne Hughes-Mickel, and Philip Ostriem**

Council Liaison: Kathy Coffey (District 5)

City Planning Staff:

**Joan Davenport (Community Development Director), Rosalinda Ibarra (Community Development
Administrative Assistant), Joseph Calhoun (Planning Manager), Eric Crowell (Associate Planner),
Trevor Martin (Associate Planner), Colleda Monick (Community Development Specialist),
and Lisa Maxey (Planning Technician)**

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Staff Announcements**
- IV. Audience Participation**
- V. Approval of Meeting Minutes of May 8, 2019**
- VI. Public Hearing - Preliminary Plat of "Vista Ridge Phase 2"**
 - Applicant: KH Properties LLC
 - File Numbers: PLP#001-19 & SEPA#004-19
 - Site Address: Vicinity of S 72nd Ave & Coolidge Rd
 - Request: Proposal to subdivide an approximately 8.7-acre parcel into 32 single-family residential lots in the R-1 zoning district.
- VII. Discussion on Potential Text Amendments**
 - **Affordable Housing**
- VIII. Other Business**
- IX. Adjourn**

Next Meeting: June 12, 2019

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1994

**YPC Staff Report & Packet Distribution List
KH Properties LLC – “Vista Ridge Phase 2”
PLP#001-19 & SEPA#004-19**

YPC PACKET:

Patricia Byers
Patbyers907@msn.com

Al Rose
Silvrfx40@bmi.net
aar7040@gmail.com

Bill Cook
Cook.w@charter.net

Rob McCormick
rob@mccormickaircenter.com

Jake Liddicoat
jake@3dyakima.com

Leanne Hughes-Mickel
leanne.mickel@me.com

Philip Ostriem
Philipostriem@gmail.com

PLSA Engineering & Surveying
Attn: Tom Durant
521 N 20th Ave #3
Yakima, WA 98902
tdurant@plsaofyakima.com

AGENDA & STAFF REPORT ONLY:

KH Properties LLC
1601 W Washington Ave
Yakima, WA 98903

Khushdip Singh & Ramandeep Hans
7602 Whitman St
Yakima, WA 98903

Date Distributed: 5/15/19

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

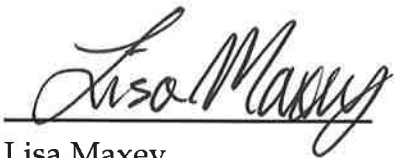
RE: PLP#001-19 & SEPA#004-19

KH Properties - "Vista Ridge Phase 2"

Vic. of S 72nd Ave & Coolidge Rd

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Determination of Non-Significance (DNS)**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, parties of record, listed SEPA agencies and all property owners of record within a radius of 300 feet of subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on this 25th day of April, 2019.

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



Lisa Maxey

Planning Technician

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PLSA Engineering & Surveying
Attn: Tom Durant
521 N 20th Ave #3
Yakima, WA 98902

NAC of DNS
KH Prop. - "Vista Ridge Ph 2"
PLP#001-19/SEPA #004-19
Sent 4/25/19

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H-6a

<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net</p>	<p>Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336</p>	<p>Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902</p>
<p>Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902</p>	<p>City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903 Dennis.henne@uniongapwa.gov</p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org</p>
<p>Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov</p>	<p>Dept of Archaeology & Historic Preservation 1063 S Capitol Way, Ste 106 Olympia, WA 98504-8343 Sepa@dahp.wa.gov</p>	<p>Department of Commerce Review Team 1011 Plum St SE Olympia, WA 98504-3172 reviewteam@commerce.wa.gov</p>
<p>Department of Ecology Annie Szvetecz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov sepaunit@ecy.wa.gov lori.white@ecy.wa.gov</p>	<p>Department of Ecology Gwen Clear, Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov</p>	<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov</p>
<p>Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov</p>	<p>Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov</p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov</p>
<p>Department of Social & Health Services Robert Hubenthal Office of Capital Programs P.O. Box 45848 Olympia, WA 98504 Robert.Hubenthal@dshs.wa.gov</p>	<p>Environmental Protection Agency NEPA Review Unit 1200 6th Ave #900 Seattle, WA 98101</p>	<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov</p>
<p>Engineering Division Bob Desgrossellier 129 N 2nd Street Yakima, WA 98901 bob.desgrossellier@yakimawa.gov</p>	<p>Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903</p>	<p>Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Environmental Specialist 2200 S 216th St Des Moines, WA 98198</p>
<p>Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504</p>	<p>Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 bob@nobhillwater.org</p>	<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org</p>
<p>Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901</p>	<p>Parks & Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 Jessica.logan@parks.wa.gov</p>	<p>Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902</p>
<p>Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901</p>	<p>United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903</p>	<p>US Army Corps of Engineers Seattle District, Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 david.j.moore@usace.army.mil</p>

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<p>WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902</p>	<p>WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216 SEPA.reviewteam@doh.wa.gov</p>	<p>Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov</p>
<p>West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 wattsa@wvsd208.org</p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov</p>	<p>WSDOT South Central Regional Planning Office SCplanning@wsdot.wa.gov</p>
<p>WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov</p>	<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov</p>	<p>Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchez@yakama.com</p>
<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com</p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov</p>	<p>Yakima County Building Department Harold Maclean 128 North 2nd Street, 4th Floor Yakima, WA 98901 Harold.Maclean@co.yakima.wa.us</p>
<p>Yakima County Commissioners Commissioners.web@co.yakima.wa.us</p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us</p>	<p>Yakima County Flood Control District Terry Keenhan & Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 Terry.Keenhan@co.yakima.wa.us Dianna.Woods@co.yakima.wa.us</p>
<p>Yakima County Planning Lynn Deitrick & Jason Earles 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn.Deitrick@co.yakima.wa.us Jason.Earles@co.yakima.wa.us</p>	<p>Yakima County Public Services Lisa Freund, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 lisa.freund@co.yakima.wa.us</p>	<p>Yakima County Water Resources Division Brian Morgenroth 128 North 2nd Street, 4th Floor Yakima, WA 98901 Brian.morgenroth@co.yakima.wa.us</p>
<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org</p>	<p>Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948 Yakama Indian</p>	<p>Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948</p>
<p>Yakima Regional Clean Air Agency Hasan Tahat, Compliance, Engineering & Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 hasan@yrcaa.org</p>	<p>Yakima School District Dr. Jack Irion, Superintendent 104 North 4th Ave Yakima, WA 98902</p>	<p>Yakima School District Scott Izutsu, Associate Superintendent 104 N 4th Ave Yakima, WA 98902 izutsu.scott@yakimaschools.org</p>
<p>Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908</p>	<p>Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908</p>	<p>Yakima Valley Conference of Governments Mike Shuttleworth, Planning Manager 311 North 4th Street, Ste# 202 Yakima, WA 98901 Mike.shuttleworth@yvcog.org</p>
<p>Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 peter@yakimavalleymuseum.org</p>	<p>Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 keithk@wasteconnections.com</p>	<p>DOC. INDEX # <u>H-6a</u></p>

Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903	Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504
Environmental Protection Agency NEPA Review Unit 1200 6th Ave #900 Seattle, WA 98101	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Airport Planner 1601 Lind Ave SW Renton, WA 98055-4056
Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504	Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902
Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901	United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755
WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216	Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948
Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948	Yakima School District Dr. Jack Irion, Superintendent 104 North 4th Ave Yakima, WA 98902
Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908	

Type of Notice: Ntc of DNS

File Number: PLP #00149 / SEPA #004-19

Date of Mailing: 4 / 25 / 19

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Parties of Record – KH Properties LLC – Vista Ridge Phase 2 – PLP#001-19 & SEPA#004-19

KH Properties LLC 1601 W Washington Ave Yakima, WA 98903	Khushdip Singh 1601 W Washington Ave Yakima, WA 98903	PLSA Engineering & Surveying Attn: Tom Durant 521 N 20 th Ave #3 Yakima, WA 98902 tdurant@plsaofyakima.com
Eileen Nehl 115 E Shamrock Dr Yakima, WA 98908	Khushdip Sing & Ramandeep Hans 7602 Whitman St Yakima, WA 98903	Heidi Anderson 7602 Coolidge Rd Yakima, WA 98903
Ryan Davis 2014 S 59 th Ave Yakima, WA 98903 rybo1973@gmail.com	Amber Zuber 2009 S 73 rd Ave Yakima, WA 98903	Yakima Tieton-Irrigation District Attn: Sandra Hull, Assistant Treasurer 470 Camp 4 Rd Yakima, WA 98908

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Randy Layman	Refuse	Randy.Layman@yakimawa.gov
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Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov

Outside Distribution		
Name	Address	Included In Mailing?
Pacific Power Attn: Estimating Department <i>(Preliminary Plat (PSP/PLP) notices ONLY)</i>	500 N Keys Rd, Yakima, WA 98901	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Type of Notice: NHC of DNS
 File Number: PLP #001-19 / SEPA #004-19
 Date of Mailing: 4/25/19

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Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, April 25, 2019 3:33 PM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Contreras, Pedro; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Witthuhn, Tyler; Zabell, John; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Dept of Social & Health Svcs - Robert Hubenthal; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Henne, Dennis; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Scott Izutsu - Yakima School District; US Army Corps of Engineers - David Moore; WA State Dept of Health, Office of Drinking Water; WA State Parks & Recreation Commission; West Valley School District - Angela Watts; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Patrick Wright; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchez; Yakama-Klickitat Fisheries - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Terry Keenhan; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Svcs Director, Lisa Freund; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - Peter Arnold; Yakima Waste Systems - Keith Kovalenko; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); Coffey, Kathy; Jacob Liddicoat; Leanne Hughes-Mickel; Patricia Byers; Philip Ostriem; Rob McCormick; William Cook (cook.w@charter.net)
Cc: Martin, Trevor
Subject: Notice of DNS - Vista Ridge Phase 2 - PLP#001-19 & SEPA#004-19
Attachments: NOTICE OF DNS_Vista Ridge Ph2 - PLP#001-19 & SEPA#004-19.pdf

Attached is a Notice of Determination of Non-Significance (DNS) regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at (509) 575-6162 or email to: trevor.martin@yakimawa.gov. Thank you!



Lisa Maxey
Planning Technician
City of Yakima Planning Division
p: 509.576.6669
129 North 2nd Street, Yakima, Washington, 98901



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
April 25, 2019**

PROJECT DESCRIPTION: The applicant has proposed to subdivide an 8.7 acre parcel into 32 single family residential lots in the single Family (R-1) zoning district.

LOCATION: Vicinity of S. 72nd Ave and Coolidge Rd.
PARCEL NUMBER: 181332-34002
PROPONENT: KH Properties LLC
PROPERTY OWNER: Kushdip Singh
LEAD AGENCY: City of Yakima

FILE NUMBERS: SEPA#004-19 and PLP#001-19

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

This DNS is issued after using the optional DNS process in WAC 197-11-355.
There is no further comment period on the DNS.

Responsible Official: Joan Davenport
Position/Title: SEPA Responsible Official
Phone: (509) 575-6183
Address: 129 N. 2nd Street, Yakima, WA 98901

Date: April 25, 2019

Signature 

You may appeal this determination to: Joan Davenport, AICP, Director of Community Development, at 129 N. 2nd Street, Yakima, WA 98901.

No later than: **May 9, 2019.**

By method: Complete appeal application form and payment of \$580.00 appeal fee.

You should be prepared to make specific factual objections. Contact the City of Yakima Planning Division to read or ask about the procedures for SEPA appeals.

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: PLP#001-19 & SEPA#004-19

KH Properties LLC - "Vista Ridge Phase 2"

Vic. of S 72nd Ave & Coolidge Rd

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Application, Environmental Review, and Public Hearing**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the property owner and applicant, SEPA reviewing agencies, and all property owners of record within a radius of **300** feet of the subject property; that said are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the **1st** day of **April, 2019**.

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



Lisa Maxey
Planning Technician

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18133242001 BALL RE LLC 8304 WIDE HOLLOW RD YAKIMA, WA 98908	18133243447 DH CONSTRUCTION & ASSOCIATES LLC 1611 PERRY ST YAKIMA, WA 98902	18133243456 DH CONSTRUCTION & ASSOCIATES LLC 1611 PERRY ST YAKIMA, WA 98902
18133243449 DRT CONSTRUCTION LLC 11601 ZIER RD YAKIMA, WA 98908	18133243450 JRC INC 209 S 93RD AVE YAKIMA, WA 98908	18133243451 JRC INC 209 S 93RD AVE YAKIMA, WA 98908
18133234022 JWA INVESTMENTS LLC PO BOX 8085 YAKIMA, WA 98908	18133243446 KH PROPERTIES LLC 7602 WHITMAN ST YAKIMA, WA 98903	18133243448 KH PROPERTIES LLC 7602 WHITMAN ST YAKIMA, WA 98903
18133243457 KH PROPERTIES LLC 7602 WHITMAN ST YAKIMA, WA 98903	18133231481 NEWPORT EQUITY CAPITAL CORPORATION 216 AVENIDA FABRICANTE UNIT 111 SAN CLEMENTE, CA 92672	18133243458 SUMMIT CREST CONSTRUCTION LLC 2115 S 72ND AVE YAKIMA, WA 98903
18133231477 AARON & GRETCHEN EICKMEYER 7308 WHITMAN AVE YAKIMA, WA 98903	18133231483 ANDREW ZUBER 2009 S 73RD AVE YAKIMA, WA 98903	18133231482 ANGELA WENTZ 2011 S 73RD AVE YAKIMA, WA 98903
18133234439 BRADLEY D & BRITTANY D TEW 2201 S 75TH AVE YAKIMA, WA 98908	18133234436 BRIAN DAVID & KATHLEEN MARIE BRUNING 2107 S 75TH AVE YAKIMA, WA 98903	18133231474 CHRIS T & ARLA R DUNLOP 7404 WHITMAN AVE YAKIMA, WA 98903
18133234426 CLARK & MARY ANN MYERS 7502 LYONS LN YAKIMA, WA 98903	18133231480 DAVID RAGLIN 7302 W WHITMAN AVE YAKIMA, WA 98903	18133234440 ERIC R & JULIEANNE L SIWECK 2203 S 75TH AVE YAKIMA, WA 98903
18133231478 EVELYN J PAULSEN 7306 WHITMAN AVE YAKIMA, WA 98903	18133234401 GREG L & GLENDA L WHITEHEAD 2205 S 73RD AVE YAKIMA, WA 98903	18133243003 HOWARD W & JANE HARTINGER 2205 S 72ND AVE YAKIMA, WA 98903
18133234425 JAMES L & JENIFER M MULVANEY 7504 LYONS LN YAKIMA, WA 98903	18133234429 JAMI L CAMPBELL 2114 S 75TH AVE YAKIMA, WA 98903	18133231509 JEFFREY A & JERRI K ABPLANALP 7401 W WHITMAN AVE YAKIMA, WA 98903
18133234431 KA CHAN 7601 SPOKANE ST YAKIMA, WA 98908	18133231476 KATRINA M & TORREY HILL 7310 W WHITMAN AVE YAKIMA, WA 98903	18133234437 KELLY & KELSEY E STMARY 2109 S 75TH AVE YAKIMA, WA 98908

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18133234001 KENNETH J & VALERIE SVEINSSON 7202 COOLIDGE RD YAKIMA, WA 98903	18133234002 KHUSHDIP SINGH & RAMANDEEP HANS 7602 W WHITMAN ST YAKMA, WA 98903	18133231475 KRISTINA SOFIA BALLASIOTES 7402 W WHITMAN AVE YAKIMA, WA 98903
18133243004 LERAY E & MARY K STREAM 6914 EASY ST YAKIMA, WA 98903	18133234428 LESTER R & SHERRI L WILLIAMS 728 S FAIR AVE YAKIMA, WA 98901	18133234008 LONNIE N & LORIE A BENNETT 2201 S 73RD AVE YAKIMA, WA 98903
18133231519 LUCAS & NICOLE MALSAM 7307 WHITMAN AVE YAKIMA, WA 98903	18133234438 MARK R & PATRICIA M POWERS 2111 S 75TH AVE YAKIMA, WA 98908	18133231479 MARY ANN PARKINSON 7304 W WHITMAN AVE YAKIMA, WA 98903
18133234435 MEERA SINGH 7502 CRESTFIELDS RD YAKIMA, WA 98903	18133231517 MICHAEL S D & STACY L MCKAY 7303 WHITMAN AVE YAKIMA, WA 98903	18133234020 MICHAEL T & KATHY A HOVENKOTTER 7509 OCCIDENTAL RD YAKIMA, WA 98903
18133234441 PHILLIP C SCOTT 1275 RED RANCH RD DRIPPING SPRINGS, TX 78620	18133234402 RAYMOND L OSLIN III 2203 S 73RD AVE YAKIMA, WA 98903	18133231472 ROBERT A & KATHIE F THOMPSON 7500 W WHITMAN AVE YAKIMA, WA 98903
18133231473 ROBERT J & BEVERLY J KOCH 7406 WHITMAN AVE YAKIMA, WA 98903	18133231502 ROY E LEWIS 2007 S 75TH AVE YAKIMA, WA 98903	18133234442 RYAN DAVIS 2014 S 59TH AVE YAKIMA, WA 98903
18133234430 SCOTT C & KIMBERLEE A DRAY 2112 S 75TH AVE YAKIMA, WA 98903	18133234412 SCOTT E & SHIRLEY A PRYSE 7501 CRESTFIELDS RD YAKIMA, WA 98908	18133243001 SHARON E HANNON 2103 S 72ND AVE YAKIMA, WA 98903
18133243009 SHARON E HANNON 2103 S 72ND AVE YAKIMA, WA 98903	18133234413 SON HOANG 7503 CRESTFIELDS RD YAKIMA, WA 98903	18133231518 STEPHEN J PEARSON 7305 WHITMAN AVE YAKIMA, WA 98903
18133231484 STEVEN & REESA ZUBER 2007 S 73RD AVE YAKIMA, WA 98903	18133231516 TERESA L MAYR 7301 WHITMAN AVE YAKIMA, WA 98903	18133234434 WARREN D & SUE E TERRELL 7504 CRESTFIELDS RD YAKIMA, WA 98903
18133234021 WILLIAM L & ROSLI A SCROGGINS 2204 S 72ND AVE YAKIMA, WA 98903	58 Total Parcels - KH Properties LLC - "Vista Ridge Phase 2" - PLP#001-19 & SEPA#004-19	Khushdip Singh 1601 W Washington Ave Yakima, WA 98903

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PLSA Engineering & Surveying
Attn: Tom Durant
521 N 20th Ave #3
Yakima, WA 98902

Ntc of App, SEPA & Hearing
PLP #001-19/SEPA #004-19
Sent 4/1/19

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<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net</p>	<p>Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336</p>	<p>Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902</p>
<p>Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902</p>	<p>City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903 Dennis.henne@uniongapwa.gov</p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org</p>
<p>Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov</p>	<p>Dept of Archaeology & Historic Preservation Greg Griffith or Gretchen Kaehler, Deputy State Historic Preservation Officer P.O. Box 48343 Olympia, WA 98504-8343 Sepa@dahp.wa.gov</p>	<p>Department of Commerce Growth Management Services P.O. Box 42525 Olympia, WA 98504-2525 reviewteam@commerce.wa.gov</p>
<p>Department of Ecology Annie Szvetecz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov sepaunit@ecy.wa.gov lori.white@ecy.wa.gov</p>	<p>Department of Ecology Gwen Clear, Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov</p>	<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov</p>
<p>Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov</p>	<p>Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov</p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov</p>
<p>Department of Social & Health Services Robert Hubenthal Operations Support and Services Division P.O. Box 45848 Olympia, WA 98504 Robert.Hubenthal@dshs.wa.gov</p>	<p>Environmental Protection Agency NEPA Review Unit 1200 6th Ave #900 Seattle, WA 98101</p>	<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov</p>
<p>Engineering Division Bob Degrossellier and Brett Sheffield 129 N 2nd Street Yakima, WA 98901 bob.degrossellier@yakimawa.gov brett.sheffield@yakimawa.gov</p>	<p>Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903</p>	<p>Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Environmental Specialist 2200 S 216th St Des Moines, WA 98198</p>
<p>Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504</p>	<p>Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 bob@nobhillwater.org</p>	<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org</p>
<p>Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901</p>	<p>Parks & Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 Jessica.logan@parks.wa.gov</p>	<p>Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902</p>
<p>Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901</p>	<p>United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903</p>	<p>US Army Corps of Engineers Seattle District, Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 david.j.moore@usace.army.mil</p>

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<p>WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902</p>	<p>WA State Dept of Health, Office of Drinking Water Christine Collins 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216</p>	<p>Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov</p>
<p>West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 wattsa@wvwd208.org</p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov</p>	<p>WSDOT South Central Regional Planning Office SCplanning@wsdot.wa.gov</p>
<p>WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov</p>	<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov</p>	<p>Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchez@yakama.com</p>
<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com</p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov</p>	<p>Yakima County Building Department Harold Maclean 128 North 2nd Street, 4th Floor Yakima, WA 98901 Harold.Maclean@co.yakima.wa.us</p>
<p>Yakima County Commissioners Commissioners.web@co.yakima.wa.us</p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us</p>	<p>Yakima County Flood Control District Terry Keenhan & Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 Terry.Keenhan@co.yakima.wa.us Dianna.Woods@co.yakima.wa.us</p>
<p>Yakima County Planning Lynn Deitrick & Jason Earles 128 North 2nd Street, 4th Floor Yakima, WA 98901 Lynn.Deitrick@co.yakima.wa.us Jason.Earles@co.yakima.wa.us</p>	<p>Yakima County Public Services Lisa Freund, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 lisa.freund@co.yakima.wa.us</p>	<p>Yakima County Water Resources Division Brian Morgenroth 128 North 2nd Street, 4th Floor Yakima, WA 98901 Brian.morgenroth@co.yakima.wa.us</p>
<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org</p>	<p>Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948 Yakama Indian</p>	<p>Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948</p>
<p>Yakima Regional Clean Air Agency Hasan Tahat, Compliance, Engineering & Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 hasan@yrcaa.org</p>	<p>Yakima School District Dr. Jack Irion, Superintendent 104 North 4th Ave Yakima, WA 98902</p>	<p>Yakima School District Scott Izutsu , Associate Superintendent 104 N 4th Ave Yakima, WA 98902 izutsu.scott@yakimaschools.org</p>
<p>Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908</p>	<p>Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908</p>	<p>Yakima Valley Conference of Governments Mike Shuttleworth, Planning Manager 311 North 4th Street, Ste# 202 Yakima, WA 98901 Mike.shuttleworth@yvcog.org</p>
<p>Yakima Valley Museum John A. Baule, Director 2105 Tieton Drive Yakima, WA 98902 john@yakimavalleymuseum.org</p>	<p>Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 keithk@wasteconnections.com</p>	<p>DOC. INDEX # H-5c</p>

Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
Charter Communications Kevin Chilcote 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903	Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504
Environmental Protection Agency NEPA Review Unit 1200 6th Ave #900 Seattle, WA 98101	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Federal Aviation Administration, Seattle Airports District Office Cayla Morgan, Airport Planner 1601 Lind Ave SW Renton, WA 98055-4056
Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504	Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	Soil Conservation District Ray Wondercheck 1606 Perry Street, Ste. F Yakima, WA 98902
Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901	United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755
WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	WA State Dept of Health, Office of Drinking Water Christine Collins 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216	Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948
Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948	Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948	Yakima School District Dr. Jack Irion, Superintendent 104 North 4th Ave Yakima, WA 98902
Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908	Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908	

\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES _updated 03.04.19 - Form List.docx

Type of Notice: Ntc of App, SEPA & Hearing

File Number: PLP #001-19 / SEPA #004-19

Date of Mailing: 4/1/19

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Parties of Record – KH Properties LLC – Vista Ridge Phase 2 – PLP#001-19 & SEPA#004-19

KH Properties LLC 1601 W Washington Ave Yakima, WA 98903	Khushdip Singh 1601 W Washington Ave Yakima, WA 98903	Eileen Nehl 115 E Shamrock Dr Yakima, WA 98908
Khushdip Sing & Ramandeep Hans 7602 Whitman St Yakima, WA 98903	Heidi Anderson 7602 Coolidge Rd Yakima, WA 98903	Ryan Davis 2014 S 59 th Ave Yakima, WA 98903 rybo1973@gmail.com

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		Revised 02/2019
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Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov

Outside Distribution		
		Revised 02/2019
Name	Address	Included In Mailing?
Pacific Power Attn: Estimating Department <i>(Preliminary Plat (PSP/PLP) notices ONLY)</i>	500 N Keys Rd, Yakima, WA 98901	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Type of Notice: NTC of App, SEPA & Hearing

File Number: PLP #001-19/SEPA#004-19

Date of Mailing: 4/1/19

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Maxey, Lisa

From: Maxey, Lisa
Sent: Monday, April 01, 2019 9:40 AM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Caruso, Joe; Contreras, Pedro; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Kara, Naeem; Layman, Randy; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Witthuhn, Tyler; Zabell, John; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Dept of Social & Health Svcs - Robert Hubenthal; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Henne, Dennis; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Scott Izutsu - Yakima School District; US Army Corps of Engineers - David Moore; WA State Parks & Recreation Commission; West Valley School District - Angela Watts; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Patrick Wright; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Terry Keenhan; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Planning Director - Lynn Deitrick; Yakima County Public Svcs Director, Lisa Freund; Yakima County Water Resources Division - Brian Morgenroth; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima Valley Conference of Governments - Mike Shuttleworth; Yakima Valley Museum - John A. Baule; Yakima Waste Systems - Keith Kovalenko; Associated Press; Brown, Michael; Davido, Sean; El Mundo; El Sol de Yakima; Fannin, John; Hispanic Chamber of Commerce; KAPP TV News; KBBO-KRSE Radio - manager; KDNA Noticias; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KUNW-TV Univision; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; RCDR - Maria DJ Rodriguez; Reed C. Pell; Tu Decides; Tu Decides - Albert Torres; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima School District - Jack Irion; Yakima Valley Business Times; Beehler, Randy; Al Rose; Alfred A. Rose (silvrfx40@bmi.net); Jacob Liddicoat; Leanne Hughes-Mickel; Patricia Byers; Philip Ostriem; Rob McCormick; White, Jason; William Cook (cook.w@charter.net)
Cc: Martin, Trevor
Subject: Notice of Application, SEPA & Public Hearing - KH Properties - "Vista Ridge Phase 2" - PLP#001-19/SEPA#004-19
Attachments: NOTICE OF APPLICATION, SEPA & HEARING_KH Properties - Vista Ridge Ph 2 -....pdf

Attached is a Notice of Application, SEPA Environmental Review, and Public Hearing regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at (509) 575-6162 or email to: trevor.martin@yakimawa.gov. Thank you!

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Lisa Maxey
Planning Technician
City of Yakima Planning Division
p: 509.576.6669
129 North 2nd Street, Yakima, Washington, 98901

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Contact:	ROSALINDA IBARRA,AP
Address:	129 N 2ND STREET YAKIMA, WA 98901-2720
Telephone:	(509) 575-6164
Fax:	

Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@yakimaherald.com
Ad ID:	876554
Start:	04/01/19
Stop:	04/01/19
Total Cost:	\$306.60
Lines:	168.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	04/01/19

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**CITY OF YAKIMA
NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW,
& PUBLIC HEARING**

DATE: 04/01/19; **FROM:** Joan Davenport, AICP, Community Development Director; **APPLICANT:** KH Properties LLC (1601 W Washington Ave, Yakima, WA 98903); **FILE NUMBER:** PLP#001-19 & SEPA#004-19; **LOCATION:** Vic. of S 72nd Ave. and Coolidge Rd; **TAX PARCEL NUMBER(S):** 181332-34002; **DATE OF APPLICATION:** 02/07/19; **DATE OF COMPLETENESS:** 03/11/19; **PROJECT DESCRIPTION:** Proposal to subdivide an approximately 8.7 acre parcel into 32 single-family residential lots in the Single Family (R-1) zoning district. **DETERMINATION OF CONSISTENCY:** Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows: 1) Level of Development: Public Hearing for 32 single family residential lots; 2) Infrastructure and public facilities: Will be installed within the proposed public right-of-way dedicated through the plat; and 3) Characteristics of development: 32 single-family homes on lots ranging from approximately 8,000 to 10,000 square feet; Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows: 1) The type of land use: Preliminary Long Plat and SEPA Environmental Review; 2) Density of Development: Approximately 3.7 dwelling units per acre; and 3) Availability and adequacy of infrastructure and public utilities: Infrastructure and utilities are available in the adjacent right-of-way and will need to be installed and extended as part of the plat development requirements. **NOTICE OF ENVIRONMENTAL REVIEW:** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, under WAC § 197-11-928 for this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination will be mailed to parties of record and entities who were provided this notice and may be appealed pursuant to YMC § 6.88.170. **Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, Grading Permit, Traffic Concurrence Review. **Required Studies:** N/A. **Existing Environmental Documents:** None. **Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan. **REQUEST FOR WRITTEN COMMENT & NOTICE OF PUBLIC HEARING** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **April 22, 2019**, will be considered prior to issuing the final SEPA determination. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **May 22, 2019 at 3:00 p.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (PLP#001-19 & SEPA#004-19) and applicant's name (KH Properties) in any correspondence you submit. You can mail your comments to: **Joan Davenport, AICP, Community Development Director, City of Yakima, Department of Community Development, 129 N. 2nd St., Yakima, WA 98901.** **NOTICE OF RECOMMENDATION:** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record once it is rendered. A separate public hearing notice will be sent for the City Council meeting. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or e-mail to trevor.martin@yakimawa.gov.

(876554) April 1, 2019

Courtesy of Yakima Herald-Republic

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**CITY OF YAKIMA
NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW,
& PUBLIC HEARING**

DATE: 04/01/19; **FROM:** Joan Davenport, AICP, Community Development Director; **APPLICANT:** KH Properties LLC (1601 W Washington Ave, Yakima, WA 98903); **FILE NUMBER:** PLP#001-19 & SEPA#004-19; **LOCATION:** Vic. of S 72nd Ave. and Coolidge Rd; **TAX PARCEL NUMBER(S):** 181332-34002; **DATE OF APPLICATION:** 02/07/19; **DATE OF COMPLETENESS:** 03/11/19; **PROJECT DESCRIPTION:** Proposal to subdivide an approximately 8.7 acre parcel into 32 single-family residential lots in the Single Family (R-1) zoning district. **DETERMINATION OF CONSISTENCY:** Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows: 1) Level of Development: Public Hearing for 32 single family residential lots; 2) Infrastructure and public facilities: Will be installed within the proposed public right-of-way dedicated through the plat; and 3) Characteristics of development: 32 single-family homes on lots ranging from approximately 8,000 to 10,000 square feet; Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows: 1) The type of land use: Preliminary Long Plat and SEPA Environmental Review; 2) Density of Development: Approximately 3.7 dwelling units per acre; and 3) Availability and adequacy of infrastructure and public utilities: Infrastructure and utilities are available in the adjacent right-of-way and will need to be installed and extended as part of the plat development requirements. **NOTICE OF ENVIRONMENTAL REVIEW:** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, under WAC § 197-11-928 for this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination will be mailed to parties of record and entities who were provided this notice and may be appealed pursuant to YMC § 6.88.170. **Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, Grading Permit, Traffic Concurrency Review. **Required Studies:** N/A. **Existing Environmental Documents:** None. **Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban

Area Comprehensive Plan. **REQUEST FOR WRITTEN COMMENT & NOTICE OF PUBLIC HEARING** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **April 22, 2019**, will be considered prior to issuing the final SEPA determination. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **May 22, 2019 at 3:00 p.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (PLP#001-19 & SEPA#004-19) and applicant's name (KH Properties) in any correspondence you submit. You can mail your comments to: **Joan Davenport, AICP, Community Development Director, City of Yakima, Department of Community Development, 129 N. 2nd St.; Yakima, WA 98901.** **NOTICE OF RECOMMENDATION:** Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record once it is rendered. A separate public hearing notice will be sent for the City Council meeting. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or e-mail to trevor.martin@yakimawa.gov.

(876554) April 1, 2019

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING

DATE: April 1, 2019
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: KH Properties LLC (1601 W Washington Ave, Yakima, WA 98903)
FILE NUMBER: PLP#001-19 & SEPA#004-19
LOCATION: Vicinity of S 72nd Ave. and Coolidge Rd.
TAX PARCEL NUMBER(S): 181332-34002
DATE OF APPLICATION: February 7, 2019
DATE OF COMPLETENESS: March 11, 2019

PROJECT DESCRIPTION Proposal to subdivide an approximately 8.7 acre parcel into 32 single-family residential lots in the Single Family (R-1) zoning district.

DETERMINATION OF CONSISTENCY Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows:

- 1. The type of land use: Preliminary Long Plat & SEPA Environmental Review
- 2. Level of Development: Public Hearing for 32 single family residential lots
- 3. Infrastructure and public facilities: Will be installed within the proposed public right-of-way dedicated through the plat.
- 4. Characteristics of development: 32 single-family homes on lots ranging from approximately 8,000 to 10,000 square feet.

Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows:

- 1. The type of land use: Preliminary Long Plat and SEPA Environmental Review.
- 2. Density of Development: Approximately 3.7 dwelling units per acre.
- 3. Availability and adequacy of infrastructure and public utilities: Infrastructure and utilities are available in the adjacent right-of-way and will need to be installed and extended as part of the plat development requirements.

NOTICE OF ENVIRONMENTAL REVIEW This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, under WAC § 197-11-928 for this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination will be mailed to parties of record and entities who were provided this notice and may be appealed pursuant to YMC § 6.88.170.

Required Permits: The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, Grading Permit, Traffic Concurrency Review

Required Studies: N/A

Existing Environmental Documents: None

Development Regulations for Project Mitigation and Consistency Include: the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan.

REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental

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impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **April 22, 2019**, will be considered prior to issuing the final SEPA determination. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **May 22, 2019 at 3:00 p.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (PLP#001-19 & SEPA#004-19) and applicant's name (KH Properties) in any correspondence you submit. You can mail your comments to:

**Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St.; Yakima, WA 98901**

NOTICE OF RECOMMENDATION Following the public hearing, the Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered. A separate public hearing notice will be sent for the City Council meeting.

The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or e-mail to trevor.martin@yakimawa.gov.

Enclosed: Narratives, Project Descriptions, SEPA Checklist, Site Plan, and Vicinity Map

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DEPARTAMENTO DE DESARROLLO COMUNITARIO
Joan Davenport, AICP, Directora

Division de Planificación
Joseph Calhoun, Gerente
129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

AVISO DE APLICACIÓN, REVISIÓN AMBIENTAL, Y AUDIENCIA PÚBLICA

El Departamento de Desarrollo Comunitario de la Ciudad de Yakima ha recibido una aplicación por parte de un propietario/solicitante y este es un aviso sobre esa solicitud. Información sobre la ubicación de la propiedad en cuestión y la solicitud es la siguiente:

FECHA OTORGADA: 1 de abril, 2019
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: KH Properties LLC (1601 W Washington Ave, Yakima, WA 98903)
No. DE ARCHIVO: PLP#001-19 & SEPA#004-19
UBICACIÓN: Vicinity of S 72nd Ave. And Coolidge Rd.
No. DE PARCELA(S): 181332-34002
FECHA DE APLICACIÓN: 7 de febrero, 2019
FECHA DE APLICACIÓN COMPLETA: 11 de marzo, 2019

DESCRIPCIÓN DEL PROYECTO: Propuesta para subdividir una parcela de aproximadamente 8.7 acres en 32 lotes residenciales unifamiliares en el distrito de zonificación R-1.

DETERMINACIÓN DE LA CONSISTENCIA: Conforme al Código Municipal YMC §16.06.020(A), las consideraciones del proyecto se determinan consistentes con las siguientes normas aplicables:

1. El tipo de uso terrenal: Larga Subdivisión Preliminar y Revisión Ambiental
2. Nivel de desarrollo: Audiencia pública para 32 lotes residenciales unifamiliares
3. Infraestructura e instalaciones públicas: se instalarán dentro de la vía pública propuesta y dedicada a través de la subdivisión
4. Características del desarrollo: 32 viviendas unifamiliares en lotes que van desde aproximadamente 8,000 a 10,000 pies cuadrados.

Conforme al Código Municipal YMC §16.06.020(B), los reglamentos de desarrollo y las consideraciones del plan comprensivo son coherentes, de la siguiente manera:

1. El tipo del uso terrenal: Larga Subdivisión Preliminar y Revisión Ambiental.
2. Densidad del desarrollo: Aproximadamente 3.7 viviendas por acre residencial.
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La infraestructura y los servicios públicos están disponibles dentro de la vía pública adyacente y deberán ser instalados y extendidos como parte de los requisitos de desarrollo de la subdivisión.

AVISO DE REVISIÓN AMBIENTAL: Esto es para notificar a las agencias con jurisdicción y experiencia ambiental y al público que la Ciudad de Yakima, Division de Planificación, se establece como la agencia principal, de acuerdo con la Ley Estatal de Política Ambiental de Washington (SEPA) bajo WAC §197-11-928 para la revisión de este proyecto. La Ciudad de Yakima ha revisado el proyecto propuesto para posibles impactos ambientales adversos y espera emitir una Determinación de No-Significancia (DNS) para este proyecto conforme al proceso DNS opcional en WAC § 197-11-355. La propuesta puede incluir medidas de mitigación bajo los códigos aplicables y el proceso de revisión del proyecto puede incorporar o requerir medidas de mitigación independientemente de si se prepara un EIS (Declaración de Impacto Ambiental). Una copia de la determinación de umbral posterior se enviara a las personas y agencias que comentaron y que recibieron este aviso, y se puede apelar de acuerdo con el Código Municipal de Yakima YMC § 6.88.170.

Permisos Requeridos: Los siguientes permisos/aprobaciones locales, estatales, y federales pueden o serán necesarios para este proyecto: Permiso de Construcción, Permiso de Nivelación Terrenal, Revisión de Concurrencia de Trafico

Estudios Requeridos: N/A

Documentos Ambientales Existentes: Ninguno.

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Los Reglamentos de Desarrollo para la Mitigación y Consistencia de Proyectos Incluyen: La Ley Estatal de Política Ambiental de Washington, La Ordenanza de Zonificación del Área Urbana de Yakima, Los Estándares de Desarrollo del Título 12, y el Plan Integral del Área Urbana de Yakima.

SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA: Se anima a las agencias, tribus, y el público a revisar y comentar sobre el proyecto y sobre sus probables impactos ambientales. Habrá un periodo de veinte días para hacer sus comentarios. Este podría ser su única oportunidad para comentar. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el **22 de abril, 2019** serán considerados antes de emitir la decisión final sobre esta solicitud. Esta propuesta requiere una audiencia pública con registro abierto con la Comisión de Planificación de Yakima. Por lo tanto, una audiencia pública se llevara a cabo el **22 de mayo, 2019 comenzando a las 3:00 p.m.** en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública o a presentar comentarios por escrito. Por favor de hacer referencia al número de archivo (PLP#001-19 & SEPA#004-19) o al nombre del solicitante (KH Properties LLC) en cualquier correspondencia que envíe. Por favor de enviar sus comentarios sobre esta propuesta a:

**Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St., Yakima, WA 98901**

AVISO DE LA RECOMENDACIÓN: Después de la audiencia pública, la Comisión de Planificación de Yakima emitirá su recomendación dentro de diez (10) días hábiles. Cuando la recomendación sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso. Un aviso por separado será enviado cuando se programe la audiencia pública frente al Concejo Municipal.

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA. Si tiene cualquier pregunta sobre esta propuesta, puede contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov

Adjuntos: Narrativo, Descripción del Proyecto, Lista de SEPA, Plan de Sitio, Mapa

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DEPARTMENT OF PUBLIC WORKS
Scott Schafer, Director

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

RECEIVED

MAR 28 2019

CITY OF YAKIMA
PLANNING DIV.

March 27, 2019

KH Properties LLC
Attn: Kush Hans
1601 W Washington Ave
Yakima, WA 98903

Subject: Notice of Decision for Transportation Concurrency
210 – Single Family Detached Housing

Dear Applicant, *Mr. Hans*

Enclosed is the Decision for the Transportation Concurrency Analysis of the construction of 32 single-family detached houses at S 72nd Ave and Coolidge Ave., within the City of Yakima, Washington. This development has been APPROVED for Concurrency Analysis. Concurrency review determined that reserve capacity is available on all impacted arterial streets. Concurrency review does not evaluate impact to local access streets or street intersections. This review does **not** include safety or site design issues which will be addressed at the project review level of zoning and SEPA. This review concluded that the proposed development will not exceed the capacity of the arterial street system and reserve capacity exists on all impacted arterial streets.

Please review the enclosed report. You may appeal the Findings of this report or request Administrative Reconsideration within fifteen (15) days from the date of mailing of this Notice. Appeal forms and procedures are available at the Department of Community Development. If you have any questions, please call me at (509) 576-6797.

Sincerely,

A handwritten signature in black ink that reads "Robert Desgrosellier".

Robert Desgrosellier
Chief Engineer (Acting)

Enclosure

cc: Lisa Maxey
TC File

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**City of Yakima, Washington
Engineering Division
Transportation Concurrency Analysis**

Date of Review: March 27, 2019 **RJD**
 Review Prepared by: Robert Desgrosellier, Chief Engineer, (Acting) (509) 575-6228
 Proposed Development: Vista Ridge Phase 2
 Subject Address: S 72ND AVE & COOLIDGE RD
 ITE Land Use: 210 – Single Family Detached Housing

Expected Net PM Peak Hour Trip Generation: 32 PM Peak Hour Trips
 Average Weekday Trips = 305

Summary of Impact:

The applicant, Digital Design and Development, proposes to construct 32 single family detached houses at S 72nd Ave & Coolidge Rd, within the city of Yakima, Washington. Traffic from this new development will enter the Arterial Street system on Coolidge Rd. City of Yakima Administrative procedures for Concurrency Analysis use the PM Peak hour trip of the adjacent street for the selected land use category. Based upon local data, City of Yakima Traffic Volumes for PM Peak Hour is assessed as 8.7% of total Average Daily Traffic (ADT). Peak hour reserve capacity includes any vehicle trips previously assigned under the Concurrency Ordinance. City of Yakima Transportation Concurrency assesses arterial street segment capacity only and does not address intersection capacity.

Section	Road	Segment	New PM Pk Impact	ADT	Pk Hr Capacity	Pk Hr Vol. (8.7% ADT)	Pk Hr Reserve Cap.	2017-2019 Add'l Trips	Capacity After TCO	V/C with TCO	LOS with TCO
234	Coolidge Road	72nd to 80th Ave	32	2408	1600	209	1391	142	1249	0.22	A
238	Coolidge Road	80th Ave. to 88th Ave.	5	1500	1600	131	1470	22	1448	0.10	A
233	72nd Ave	Washington to Coolidge	27	2081	1600	181	1419	180	1239	0.23	A
215	72nd Ave	Zier Rd to Washington	20	8082	3200	703	2497	165	2332	0.27	A
214	72nd Ave	Nob Hill Blvd to Zier Rd	15	8710	3200	758	2442	397	2045	0.36	A
211	Zier Rd	80th Ave to 72nd Ave	5	1060	1600	92	1508	57	1451	0.09	A
207	Nob Hill Blvd	80th Ave - 72nd Ave	5	6584	2000	573	1427	186	1241	0.38	A
208	Nob Hill Blvd	72nd Ave - 64th Ave	5	12393	3600	1078	2522	578	1944	0.46	A
209	Washington Avenue	64th to 72nd Ave	5	8271	2000	720	1280	286	994	0.50	A

Summary of Impact to City of Yakima Arterial Streets:

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

RECEIVED

MAR 28 2019

**CITY OF YAKIMA
PLANNING DIV.**



**CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE**

File Number:	PLP # 001-19 & SEPA # 004-19
Applicant/Project Name:	Vista Ridge Phase 2
Site Address:	Vicinity of 57 th & Coolidge Rd
Date of Posting:	March 27, 2019

Location of Installation (Check One):

Land Use Action Sign is installed per standards described in YMC §15.11.080(C).


Land Use Action Sign is installed in an alternate location on the site.

Note: this alternate location (if not pre-approved by the Planning Manager) may not be acceptable by the Planning Division and is subject to relocation (at the owner's expense) to a more visible site on the property.

The alternative location is:

The required notice of application will be sent to the applicant and property owners within a 300-foot radius after the Planning Division has received this Land Use Action Installation Certification. Failure to post a Land Use Action sign and return this form signed in a timely manner may cause a delay in the application review process.

I hereby testify that the installed sign fully complies with the Land Use Action sign installation standards (see pg. 2), that the sign will be maintained until a decision has been rendered, and that the sign will be returned within **30 days** from the date the final decision is issued.


Applicant's Signature

3/27/19
Date

Tom Durant, PLSA
Applicant's Name (Please Print)

575-6990
Applicant's Phone Number

Please remit the above certification and deliver to the City of Yakima Planning Division via email to ask.planning@yakimawa.gov or in person/by mail to: City of Yakima, Planning Division, 129 North 2nd Street, Yakima, WA 98901.



DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2nd Floor, Yakima, WA 98901

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

March 11, 2019

FILE NUMBERS: PLP#001-19 & SEPA#004-19
APPLICANT: KH Properties
APPLICANT ADDRESS: 1601 W Washington Ave.
PROJECT LOCATION: Vicinity of S. Coolidge Rd. & S 72nd Ave.
TAX PARCEL NO: 181332-34002
DATE OF REQUEST: February 7, 2019
SUBJECT: Request for Additional Information

To Whom It May Concern:

Your Preliminary Long Plat Application for the parcel in the vicinity of S. Coolidge Rd. and S 72nd Ave. was received on February 7, 2019. As of March 7, 2019, your application is considered **complete** as required by the City of Yakima's Municipal Code (YMC) and site plan checklist, as referenced in YMC § 15.11.040. However, A Traffic Concurrency Application is required to be submitted before the City can continue processing of the application

Previous outlined continued processing of your request will be placed on hold until the City receives a Traffic Concurrency Application (enclosed) accompanied by a fee of \$250.00

The City asks that you please respond by March 25, 2019, two weeks from today's date. If you have any questions regarding this matter please call me at (509) 575-6162.

Sincerely,

A handwritten signature in black ink, appearing to read "Trevor Martin".

Trevor Martin
Associate Planner



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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

129 North Second Street, 2nd Floor, Yakima, WA 98901

ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

March 8, 2019

FILE NUMBERS: PLP#001-19 & SEPA#004-19
APPLICANT: KH Properties
APPLICANT ADDRESS: 1601 W Washington Ave.
PROJECT LOCATION: Vicinity of S. Coolidge Rd. & S 72nd Ave.
TAX PARCEL NO: 181332-34002
DATE OF REQUEST: February 7, 2019
SUBJECT: Notice of Complete Application

To Whom It May Concern:

Your Preliminary Long Plat Application for the parcel in the vicinity of S. Coolidge Rd. and S 72nd Ave. was received on February 7, 2019. As of March 7, 2019, your application is considered **complete** as required by the City of Yakima's Municipal Code (YMC) and site plan checklist, as referenced in YMC § 15.11.040.

Continued processing of your request will include, but is not limited to the following actions:

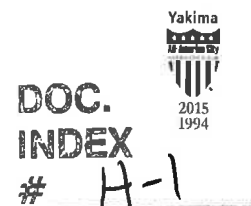
1. A Notice of Application will be sent to all property owners within a 300-foot radius of your site on March 14, 2019. This notice will include a request for public comments during a 20-day comment period as is required by the City of Yakima.
2. A public hearing with the City of Yakima Planning Commission has been scheduled for May 8, 2019.

If you have any questions regarding this matter please call me at (509) 575-6162.

Sincerely,

A handwritten signature in black ink, appearing to read "Trevor Martin".

Trevor Martin
Associate Planner





DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov · www.yakimawa.gov/services/planning

Memo to File

Re: Parties of Record

File No. PLP#001-19 (KH Properties – Vista Ridge Phase 2)

Property Owner Heidi Anderson contacted the City of Yakima Planning Division by phone on March 29, 2019 and requested to receive future notices related to this project.

Heidi Anderson
7602 Coolidge Rd
Yakima, WA 98903

Property Owner Ryan Davis also contacted the Planning Division regarding this proposal and provided his email address for future correspondence:
rybo1973@gmail.com

A handwritten signature in cursive script that reads "Lisa Maxey".

Lisa Maxey
Planning Technician

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