COTTONWOOD PARTNERS LLC – "ANDERSON PARK"
PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19

City Council
Closed Record Public Hearing
November 5, 2019

EXHIBIT LIST

Applicant:	Cottonwood Partners LLC
File Numbers:	PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19
Site Address:	2309 S 64th Ave
Staff Contact:	Eric Crowell, Associate Planner

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COTTONWOOD PARTNERS LLC – "ANDERSON PARK"
PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19

EXHIBIT LIST

CHAPTER AA
Hearing Examiner's Recommendation

DOC INDEX #	DOCUMENT	DATE
AA-1	Hearing Examiner's Recommendation	09/26/2019

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CITY OF YAKIMA, WASHINGTON
HEARING EXAMINER'S RECOMMENDATION

October 3, 2019

In the Matter of a Preliminary Long Plat Application Submitted by:	)	
	)	**PLP#002-19**
Cottonwood Partners, LLC	)	**CAO#008-19**
	)	**ADJ#013-19**
For a 94-Lot Single-Family Preliminary Long Plat to be Located in the Vicinity of South 64th Avenue and Occidental Avenue And to be Known as "Anderson Park"	)	**SEPA#024-19**

A. <u>Introduction.</u> The preliminary findings relative to the hearing process for this matter are as follows:

(1) The Hearing Examiner conducted an open record public hearing for this application on September 12, 2019.

(2) The Planning Division staff report which recommended approval of this preliminary long plat subject to enumerated conditions was presented by Associate Planner Eric Crowell. The applicant's representative for this application, Mike Heit of HLA Engineering and Land Surveying, Inc., presented testimony in favor of the proposed preliminary plat and questioned whether the southernmost lots would be considered by the City to be subject to buffer requirements of the Hugh Bowman Ditch along the south edge of the property and the north edge of adjacent property, most of which is piped.

(3) In order to allow time to determine whether such a buffer would be required along the portion of the Hugh Bowman Irrigation Ditch which is not piped, the Hearing Examiner requested and received from the applicant's representative a one-week

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extension to submit this Recommendation by October 3, 2019, which is the date that this Recommendation has been issued and submitted to the Planning Division for scheduling a closed record hearing by the City Council which will make the final Decision regarding this proposed preliminary plat.

B. Summary of Recommendation. The Hearing Examiner recommends approval of this Preliminary Plat of Anderson Park, subject to conditions.

C. Basis for Recommendation. Based on a view of the site with no one else present on September 9, 2019; the staff report, exhibits, testimony and other evidence presented at the open record public hearing conducted on September 12, 2019; and a consideration of the applicable subdivision requirements, development standards and consistency criteria; the Hearing Examiner makes the following:

FINDINGS

I. Applicant/Property Owner/Representative. The applicant/property owner is Cottonwood Partners, LLC, P.O. Box 8335, Yakima, WA 98908. The representative of the applicant/property owner for this proposal is Michael Heit of HLA Engineering and Land Surveying, Inc., 2803 River Road, Yakima, WA 98902.

II. Location. The location of the proposed preliminary plat is 2309 South 64th Avenue on the south side of Occidental Avenue east of South 64th Avenue. It is proposed to be located on Yakima County Assessor's Parcel Number 181205-11002.

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III. Application. This application is for a preliminary plat to develop about 30.75 acres of Multifamily Residential (R-3)-zoned property partially located within a floodplain into a 94-lot single-family residential subdivision over the course of three phases. The application for a Preliminary Long Plat, Critical Areas Ordinance (CAO) Review, Administrative Adjustments to allow 5-foot side yard setbacks and 15-foot rear yard setbacks, and State Environmental Policy Act (SEPA) Review were received on May 3, 2019. On May 31, 2019, the application was deemed complete for processing by the Planning Division. The CAO and SEPA Reviews became final without appeals.

IV. Jurisdiction. Sections 1.43.080 and 14.20.100 of the Yakima Municipal Code (YMC) provide that the Hearing Examiner shall hold a public hearing and submit a recommendation to the City Council which shall include findings and conclusions based on the record relative to the subdivision criteria listed in YMC §14.20.100(A) and in RCW Chapter 58.17.

V. Notices. A Notice of Application, Environmental Review and Public Hearing for a Preliminary Long Plat (PLP#002-19), Critical Areas Ordinance Review (CAO#008-19), Administrative Adjustments (ADJ#013-19) and State Environmental Policy Act Review (SEPA#024-19) was provided by posting a Land Use Action Sign on the property on June 28, 2019; by mailing said Notice to the applicant and adjoining property owners within a 300-foot radius of the subject parcel requesting comments on the proposed application on July 30, 2019; and by publishing said Notice in the Yakima Herald-Republic on July 30, 2019. No comments were received during the 20-day public comment period for this application which ended on August 19, 2019.

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VI. Zoning and Land Use. The subject property is located within the Multifamily Residential (R-3) zoning district and it is currently vacant. The main purpose of the Yakima Urban Area Zoning Ordinance (UAZO) in Title 15 of the Yakima Municipal Code (YMC) is to implement the Yakima Urban Area Comprehensive Plan and promote the general health, safety and welfare of the present and future inhabitants of the Yakima Urban Area. YMC §15.03.020(D) states that the purpose and intent of the R-3 zoning district is to:

(1) Establish and preserve high-density residential districts by excluding activities not compatible with residential uses;

(2) Locate high-density residential development more than twelve dwelling units per net residential acre in areas receiving the full range of urban services;

(3) Locate high-density residential development near neighborhood shopping facilities; and

(4) Locate high-density residential development so that traffic generated by the development does not pass through lower-density residential areas.

(5) The surrounding properties contain uses and zoning as follows:

Direction	Zoning	Land Use
North	R-1: City of Yakima	Residential
South	R-3: City of Yakima	Residential
	R-1 & R-2: Yakima County	Residential
East	R-2: Yakima County	Residential
West	R-1: Yakima County	Residential

VII. Environmental Review. This application was required to undergo State Environmental Policy Act (SEPA) review because it proposed to subdivide a parcel of land into more than 20 lots in the R-3 zoning district, and due to the requirement that the application undergo a Critical Areas Review. Notice was mailed on July 30, 2019, and

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the public comment period ended on August 19, 2019. No comments were received. A Determination of Nonsignificance (DNS) was issued on August 21, 2019, and was not appealed.

VIII. Transportation Concurrency Ordinance. The applicant applied for Transportation Concurrency (TCO#004-19) on May 3, 2019. The proposal was approved for Concurrency on May 10, 2019, because it will not exceed the PM peak hour capacity of the City arterial system, and reserve capacity exists on all impacted streets.

IX. Development Services Team. The following comments were submitted by the Development Services Team which met on May 21, 2019, and by other public agencies who submitted written comments for this proposal:

(1) Code Administration: The preliminary addressing for this Plat are the following Cottonwood Loop addresses:

Lot 1	6115 Cottonwood Lp.	Lot 33	6403 Cottonwood Lp.	Lot 65	6102 Cottonwood Lp.
Lot 2	6113 Cottonwood Lp.	Lot 34	6401 Cottonwood Lp.	Lot 66	6100 Cottonwood Lp.
Lot 3	6111 Cottonwood Lp.	Lot 35	6317 Cottonwood Lp.	Lot 67	6012 Cottonwood Lp.
Lot 4	6109 Cottonwood Lp.	Lot 36	6315 Cottonwood Lp.	Lot 68	6010 Cottonwood Lp.
Lot 5	6107 Cottonwood Lp.	Lot 37	6311 Cottonwood Lp.	Lot 69	6008 Cottonwood Lp.
Lot 6	6105 Cottonwood Lp.	Lot 38	6307 Cottonwood Lp.	Lot 70	6006 Cottonwood Lp.
Lot 7	6103 Cottonwood Lp.	Lot 39	6305 Cottonwood Lp.	Lot 71	6004 Cottonwood Lp.
Lot 8	6101 Cottonwood Lp.	Lot 40	6303 Cottonwood Lp.	Lot 72	6002 Cottonwood Lp.
Lot 9	6017 Cottonwood Lp.	Lot 41	6227 Cottonwood Lp.	Lot 73	6000 Cottonwood Lp.
Lot 10	6015 Cottonwood Lp.	Lot 42	6223 Cottonwood Lp.	Lot 74	6602 Cottonwood Lp.
Lot 11	6013 Cottonwood Lp.	Lot 43	6221 Cottonwood Lp.	Lot 75	6600 Cottonwood Lp.
Lot 12	6011 Cottonwood Lp.	Lot 44	6219 Cottonwood Lp.	Lot 76	6510 Cottonwood Lp.
Lot 13	6009 Cottonwood Lp.	Lot 45	6215 Cottonwood Lp.	Lot 77	6508 Cottonwood Lp.
Lot 14	6007 Cottonwood Lp.	Lot 46	6211 Cottonwood Lp.	Lot 78	6506 Cottonwood Lp.
Lot 15	6005 Cottonwood Lp.	Lot 47	6209 Cottonwood Lp.	Lot 79	6504 Cottonwood Lp.
Lot 16	6003 Cottonwood Lp.	Lot 48	6207 Cottonwood Lp.	Lot 80	6502 Cottonwood Lp.

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Lot 17	6001 Cottonwood Lp.	Lot 49	6205 Cottonwood Lp.	Lot 81	6500 Cottonwood Lp.
Lot 18	6605 Cottonwood Lp.	Lot 50	6203 Cottonwood Lp.	Lot 82	6412 Cottonwood Lp.
Lot 19	6603 Cottonwood Lp.	Lot 51	6201 Cottonwood Lp.	Lot 83	6410 Cottonwood Lp.
Lot 20	6601 Cottonwood Lp.	Lot 52	6210 Cottonwood Lp.	Lot 84	6408 Cottonwood Lp.
Lot 21	6513 Cottonwood Lp.	Lot 53	6208 Cottonwood Lp.	Lot 85	6406 Cottonwood Lp.
Lot 22	6511 Cottonwood Lp.	Lot 54	6206 Cottonwood Lp.	Lot 86	6404 Cottonwood Lp.
Lot 23	6509 Cottonwood Lp.	Lot 55	6204 Cottonwood Lp.	Lot 87	6402 Cottonwood Lp.
Lot 24	6507 Cottonwood Lp.	Lot 56	6202 Cottonwood Lp.	Lot 88	6400 Cottonwood Lp.
Lot 25	6505 Cottonwood Lp.	Lot 57	6200 Cottonwood Lp.	Lot 89	6310 Cottonwood Lp.
Lot 26	6503 Cottonwood Lp.	Lot 58	6116 Cottonwood Lp.	Lot 90	6308 Cottonwood Lp.
Lot 27	6501 Cottonwood Lp.	Lot 59	6114 Cottonwood Lp.	Lot 91	6306 Cottonwood Lp.
Lot 28	6413 Cottonwood Lp.	Lot 60	6112 Cottonwood Lp.	Lot 92	6304 Cottonwood Lp.
Lot 29	6411 Cottonwood Lp.	Lot 61	6110 Cottonwood Lp.	Lot 93	6302 Cottonwood Lp.
Lot 30	6409 Cottonwood Lp.	Lot 62	6108 Cottonwood Lp.	Lot 94	6300 Cottonwood Lp.
Lot 31	6407 Cottonwood Lp.	Lot 63	6106 Cottonwood Lp.		
Lot 32	6405 Cottonwood Lp.	Lot 64	6104 Cottonwood Lp.		

(2) Engineering: Engineering comments relative to this proposed preliminary plat were to the effect that TMC Title 12 improvements and other improvements, including but not limited to the following, are required:

(a) YMC Chapters 8.60 and 12.05 – New curb, gutter, and sidewalk shall be installed along the site's frontage on 64th Avenue. New sidewalk shall be constructed per standard detail R5, a 5-foot sidewalk along 64th Avenue frontage. The road is to be expanded to 22 feet from the centerline per detail R3.

(b) YMC Chapter 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way.

(c) YMC §12.06.020 – Right-of-way shall be dedicated to provide for 27 feet of right-of-way width from the centerline of South 64th Avenue along frontage of the plat.

(d) YMC §12.06.080 – Street lighting: Street lights shall be installed and shall meet the design and placement standards of the City Engineer. Lighting improvements shall become the property of the City of Yakima upon installation and will thereafter be maintained by the City.

(e) All improvements shall be completed prior to issuance of a Certificate of Occupancy.

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(3) Wastewater: Sewer is to be installed per City of Yakima Municipal Code and Engineering Standards.

(4) Nob Hill Water Association: Water from Nob Hill Water Association is available to serve this new development. A new looped water main will need to be installed as well as an extension down to an existing eight-inch mainline that comes off of Ahtanum Road. This will require an easement from the [Novobielski] property to the southeast corner of the new development's lot. The Nob Hill Water Association will be installing new mainline, fire hydrants, and services for development. A cost estimate for the project will be in progress as soon as Nob Hill Water Association receives finalized engineered plans for the project.

(5) Yakima Clean Air Agency (YRCAA): Comments submitted by YRCAA were as follows:

(a) Prior to demolishing and renovating any structures an asbestos survey must be done by a certified asbestos building inspector;

(b) Any asbestos found must be removed by a licensed asbestos abatement contractor prior to demolition;

(c) A Notification of Demolition and Renovation (NODR) application must be filed with YRCAA and the appropriate fee should be paid;

(d) Prior to the project construction, demolition, excavation, clearing or landscaping work, contractors must file a Dust Control Plan with YRCAA and get approval; and

(e) This project is located within the Urban Area Growth Area. Therefore, burning is prohibited at all times.

(6) Department of Ecology: The Washington State Department of Ecology comments may be summarized as follows:

(a) Ecology recommends that the project proponent notify FEMA of their proposed changes to the regulatory floodplain through the submittal of a CLOMR using FEMA's MT-2 paperwork. If the project proceeds to construction, Ecology recommends the community request a LOMR to the effective flood insurance rate map to reflect as-built conditions.

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(b) Based upon the historical agricultural use of this land, there is a possibility that the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels, Ecology recommends that potential buyers be notified of their occurrence.

(c) If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

(d) The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading or construction.

(e) In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control, and is subject to enforcement action.

(7) Ahtanum Irrigation District: Ahtanum Irrigation District comments may be summarized as follows:

(a) This parcel is within the Ahtanum Irrigation District rather than the Yakima-Tieton Irrigation District service area.

(b) No water rights will be affected by this application. Our records indicate that the above parcel does not have a water right as established in the Final Decree (2019), the Conditional Final Order Subbasin No. 23 (Ahtanum, 2019), and the Final Schedule of Rights dated May 9, 2019, in *State of Washington, Dept. of Ecology v. Acquavella*, et al.

(c) However, for Irrigation District approval purposes, our Board must sign off on the plat. We require the original Mylar for signature plus one additional copy for our records. Our Board meets once per month, so signature arrangements need to be made in advance.

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(8) Department of Health (DOH) – Office of Drinking Water: The DOH – Office of Drinking Water initially provided comments stating that Nob Hill Water Association only has 77 connections according to their latest WFI (Water Facilities Inventory) Form and that the organization's Water System Plan (WSP) is good until 2022. However, evidence was submitted at the hearing in the form of an email from DOH – Office of Drinking Water dated September 6, 2019, confirming the existence of 2,282 additional Nob Hill Water Association connections available to serve additional uses including the residences in the proposed preliminary plat.

(9) Yakima Air Terminal: The Yakima Air Terminal submitted the following comments relative to the following subjects:

(a) Retention of Water On Site and the Collection of Waste Water: The Yakima Air Terminal-McAllister Field is required by the Federal Aviation Administration (FAA) to uphold a Wildlife Hazardous Management Plan, which ensures wildlife on and surrounding airport property does not present a safety hazard for aircraft operations. Entailed in the plan, the airport maintains an environment not conducive to attract wildlife to the airfield, which could create such hazards. In the event stormwater runoff is collected and managed on-site via surface retention and infiltration facilities, or in underground infiltration facilities, this environment could attract wildlife. Since wildlife (typically waterfowl) are attracted to standing water like retention ponds, it is not recommended that retention ponds be used for stormwater runoff. Instead the use of detention ponds or connections to the City stormwater system is preferred.

(b) Please view the Washington State Department of Transportation – Airport Stormwater Guidance Manual for Best Management Practices in order to assist in reducing wildlife attractants at https://www.wsdot.wa.gov/aviation/AirportStormwaterGuidanceManual.htm.

(c) Building and Parking Lot Lighting Requirements: The Yakima Air Terminal-McAllister Field has a variety of facilities to allow for aircraft to operate safely and efficiently in and out of the Yakima Valley. Currently the airport has two runways (09/27 and 04/22) which aircraft utilize for takeoff and landing operations. Additionally, a helicopter flight path enters the airport over 64th Avenue. Outlined in the proposal, the property owner provides general information as it relates to the lighting of the proposed facilities. Depending on the intensity, angle, height and color of the lighting, it could potentially become a hazard for aircraft and helicopter operations. Pilots could become disoriented by

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these lights while departing and arriving at the airport, which could create an unsafe situation for both the aircraft and nearby properties. The Yakima Air Terminal-McAllister Field recommends the developer follow lighting guidelines set forth by the FAA, which ensures all lighting will have shields so that light will illuminate in a downward orientation to ensure it does not cause a hazard to aircraft operating at the airport during hours of darkness.

(d) Dust Control – During Construction and During Normal Day-to-Day Operations: Any dust created by the development of the property could affect aircraft and helicopter operations. The dust may cause flight hazards if a pilot's visibility is reduced by blowing dust during takeoff and landing. Proper mitigation for dust control including the use of water trucks is critical to ensure visibility is not reduced, which could create an in-flight hazard.

(e) Aircraft Noise, Fumes and Vibrations: The Yakima Air Terminal–McAllister Field is located approximately 2.0 miles of the proposed development. Due to the location, the property is directly in-line with the airport's secondary runway, which receives a good portion of aircraft operations. Because of this close location beyond the end of the runway, the proposed development will be subject to low flying aircraft as they land and takeoff from the Yakima airport. These aircraft often produce loud engine noises, vibrations and exhaust fumes that can be an annoyance to surrounding properties. Since the airport is a public use facility funded by local, state and federal government agencies, it is open and available on a 24-hour basis, 7 days a week, 365 days a year to all aircraft that operate in the National Airspace System. The 2014 Yakima Airport Master Plan identified 52,659 annual aircraft operations in 2015, which is forecasted to increase to 62,065 by 2030. Aircraft that typically operate at the Yakima airport include Bombardier Q400s, Boeing 737s, MD 80s, EMB-120s, helicopters, military cargo (C130s, KC-135s and C17s), military fighter jets (F16s and F18s), and smaller general aviation aircraft. Some of aircraft outlined above may emit vibrations and noise levels exceeding the normal 65dnl (Daylight Noise Level) area for the airport. Late night takeoff and landings could be a nuisance for those living in the housing development.

(10) Department of Archaeology and Historic Preservation (DAHP): DAHP submitted the following comments:

(a) A review of our statewide predictive model has identified the project area as having a very high probability for archaeological resources. Further, the

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scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also appreciate receiving any correspondence or comments from concerned tribes or other parties concerning cultural resource issues that you receive.

(b) These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

(c) Additional information was subsequently requested and submitted in the form of an email from DAHP dated September 9, 2019, which confirmed that the survey is recommended rather than required.

X. Applicable Subdivision Ordinance and Statutory Provisions. Applicable subdivision regulatory provisions are as follows:

(1) YMC §15.03.020(D): The R-3 zoning district is intended in part to exclude activities not compatible with residential uses.

(2) YMC §15.05.030(A): Creation of new lots – Subdivision requirements: Table of Subdivision Requirements: The YMC §15.05.030(A) table establishes basic development criteria for lot size and width that must be met when reviewing an application for a new subdivision. For detached single-family dwelling construction in the R-3 zoning district, the required minimum lot size is 6,000 square feet.

(3) YMC §15.30.040: Airport Safety Overlay Zones: The subject property is located partially in Zone 6 of the Airport Safety Overlay, and per YMC §15.30.060, detached single-family dwellings are Class (1) uses.

(4) YMC §15.30.050: Height Limitation: Height Limitation 2 (Zone 6): No building within this zone shall exceed thirty-five feet above the ground. Any building proposed to exceed this height must undergo further review by the airport manager and the FAA. The administrative official may require lights or markers as a warning to aircraft on any buildings, structures, communication towers, uses, or trees, or the topping

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of any trees to reduce their height, when recommended by the FAA, WSDOT Aviation Division or the airport manager. Lights and markers shall meet FAA specifications. Whenever the height limitations of this section differ from those of any other section of this chapter, or that adopted by another local ordinance or regulation, the more restrictive limitation shall apply.

(5) YMC §15.05.055(1): New development improvement standards: Fire apparatus access roads for multiple-family residential developments and one- or two-family residential developments shall be subject to the provisions of Sections D106 and D107, respectively, of Appendix D of the applicable International Fire Code. Additionally, such residential developments shall be subject to the requirements of Section D105 of Appendix D, of the applicable International Fire Code pertaining to aerial fire apparatus roads, as applicable. All other applicable provisions of the International Fire Code, as now existing or as hereafter amended and adopted by the City, are required. Minimum requirements for the primary and secondary access will be at least twenty feet wide, unobstructed, paved lanes.

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

(7) YMC §12.02.020: Easement location and width: Eight-foot-wide utility easements shall be dedicated along the front of each lot in subdivisions and short subdivisions. Easements for new and/or future utility lines shall be a minimum of eight feet in width, or twice the buried depth of the utility, whichever is greater.

(8) YMC §12.03.010: Sewer service required: Pursuant to YMC §12.03.010, all new lots and development shall be served by a sanitary sewer line located adjacent to the lot or development site.

(9) YMC §12.03.040: Minimum sewer size: The minimum size for public sewer lines is eight inches in diameter.

(10) YMC §12.03.070: Side sewer service: Each building containing sanitary facilities shall be served by a separate private side sewer line from a public main. Branched side sewers serving multiple buildings and properties shall not be permitted. Single side sewers serving multi-unit buildings are permitted.

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(11) YMC §12.03.090: Gravity flow required: Sewer lines shall be designed for gravity flow operation. Lift stations and force mains (pressurized lines) shall be limited to those locations and circumstances where they are consistent with the comprehensive sewer plan and are the preferable short-term solution to service the development site and other properties in the vicinity.

(12) YMC §12.04.010: Water service required: All new lots and development shall be served by a public water supply line maintained by the City of Yakima, Nob Hill Water Company [Association], or other water purveyor, and located adjacent to the lot or development site. The water line shall be capable of providing sufficient flow and pressure to satisfy the fire flow and domestic service requirements of the proposed lots and development as approved by the City Engineer in cooperation with the Code Administration Manager and Water Irrigation Division Manager.

(13) YMC §12.04.020: Water line extension required: Water lines shall be extended to the point where the adjoining property owner's responsibility for further extension begins. This typically requires extension across the street or easement frontage of the developing property. In some cases it will require dedication of an easement and a line extension across the property or extension along two or more sides of the developing property. Extensions will be consistent with and implement the City's adopted water comprehensive plan.

(14) YMC §12.04.040: Minimum size and material standards: New water lines in the City of Yakima water system shall be constructed of Class 52 ductile iron and shall be a minimum of eight inches in diameter. Improvements and additions to the Nob Hill Water Company [Association] system shall conform to the requirements of Nob Hill Water Company [Association].

(15) YMC §12.05.010: Sidewalk installation required: Sidewalks shall be installed along both sides of all new, improved and reconstructed streets. Projects which repair small portions of or maintain existing street shall not be considered "improvement" for the purpose of this section and shall not trigger the requirements of this section. Sidewalks shall also be installed across the frontage of all newly developed or redeveloped lots where feasible.

(16) YMC §12.06.010: Street types, functional classification: The Yakima Urban Area Comprehensive Plan, and/or the West Valley Neighborhood Plan, designates the functional classification of the principal arterial, minor arterial and collector streets and establishes their functional classification. All other streets are classified as local residential access.

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(17) YMC §12.06.030: Design standards, adjustment of standards: Final design of street improvements is subject to approval by the City Engineer. The City Engineer, at his discretion, is authorized to adjust these standards as necessary to facilitate the construction of new streets and improvement of existing streets. Projects which repair small portions of or maintain existing streets shall not be considered "improvements" for the purposes of this section.

(18) YMC §12.06.070: Provision of street curbing: Barrier curbs shall be installed along all public streets. Rolled mountable curbs may be permitted along residential access streets. Curb design shall be consistent with the standards of the City Engineer.

(19) YMC §12.06.080: Street lighting: A street light shall be installed at each street intersection and at midblock if the block exceeds five hundred feet in length. Street lights shall meet the design and placement standards of the City Engineer. Lighting improvements shall become the property of the City of Yakima upon installation and will thereafter be maintained by the City.

(20) YMC §14.05.200(A-B): Allowance of bond in lieu of actual construction of improvements prior to approval of short plat or final plat: The subdivision or short subdivision applicant may, as an alternative to actual construction of any required improvements, provide a surety bond or other secure method providing for and securing to the City the actual construction of required improvements within a specified period of time and expressed in a bond or other appropriate instrument establishing such security. Any bond or other method of securing actual construction of required improvements shall specify the improvements covered and the schedule for completion. In cases of subdivision, the bond or other method of securing actual construction of required improvements shall be subject to approval by the City Engineer and City Attorney prior to approval of the final plat by the City Council. In cases of short subdivisions, the bond or other method of securing actual construction of required improvements shall be subject to approval by the City Engineer and City Attorney prior to approval of the final short plat by the Administrator. In no case shall the amount of the bond or other method of securing actual construction of required improvements be less than one hundred ten percent of the estimated actual cost of the improvements based upon the approved civil engineering design of the required improvements.

(21) RCW 58.17.110(1), YMC §14.20.100(A) and YMC §14.20.120(A): The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine (a) if appropriate provisions are made for the public health, safety and general welfare and for

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open spaces, drainage ways, streets and other public ways, transit stops, potable water supplies, irrigation and other water supplies, sanitary waste disposal, parks and recreation, playgrounds, schools and schoolgrounds, sidewalks, and other planning features that assure safe walking conditions for students who walk to and from school; and (b) whether said plat will serve the public use and interest.

XI. Applicable Critical Areas Ordinance Provisions. Applicable Critical Areas Ordinance regulatory provisions are as follows:

(1) YMC Critical Area Development Authorization Required: Pursuant to YMC §15.27.300(A), no new development, construction or use shall occur within a designated critical area without obtaining a development authorization in accordance with the provisions of this chapter, except for those provided for in YMC §15.27.303.

(2) Permitted Uses – Floodway Fringe: Pursuant to YMC §15.27.409(A), Detached Single-Family Dwellings is a permitted use within the floodway fringe (floodplain) as long as the proposal complies with the flood hazard protection standards of YMC §15.27.407 and YMC §15.27.408.

(3) Subdivision Proposals: YMC §15.27.407(F) requires that all subdivision proposals shall:

(i) Be consistent with the need to minimize flood damage;

(ii) Have roadways, public utilities, and other facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;

(iii) Have adequate drainage provided to reduce exposure to flood damage;

(iv) Include base flood elevation data; and

(v) In the cases where base flood elevation is not available and the subdivision is greater than five acres or fifty lots, a step-back water analysis shall be required to generate the base flood elevation data.

XII. Applicable Administrative Adjustment Ordinance Provisions. Applicable Administrative Adjustment Ordinance provisions are as follows:

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(1) YMC §15.02.020: Compatibility Defined: "Compatibility" means the characteristics of different uses or developments that permit them to be located near each other in harmony with or without special mitigation measures.

(2) YMC §15.10.010: Purpose: The purpose of this chapter is to specify and outline the authority of the Administrative Official to impose special conditions of approval on any permit or approval issued under the provisions of this title and to establish the authority of the Administrative Official to administratively adjust some of the development standards set forth in YMC §15.05.060 and YMC Chapters 15.05 through 15.08.

(3) YMC §15.10.020: Administrative Adjustment of Some Development Standards Is Not Authorized: The Administrative Official shall not have the authority to reduce the site design requirements for minimum lot size, building height or subdivision requirements set forth in YMC §15.05.030 and Table 5-2, or YMC §15.05.060.

XIII. Preliminary Plat Findings. YMC §14.20.100(A) provides that the Hearing Examiner shall review a proposed preliminary plat during an open record public hearing to inquire into and determine whether or not the following standards are satisfied:

(1) Subsection 14.20.100(A)(1) – Consistency with the City's Urban Area Zoning Ordinance Intent, Design, Improvement and Development Provisions Applicable to the R-3 Zoning District. A determination of consistency with the City's Urban Area Zoning Ordinance intent, design, improvement and development provisions applicable to the R-3 zoning district involves a consideration of the following provisions of Title 15 and Title 12 of the Yakima Municipal Code (YMC):

(a) Consistency with the Intent of the Multifamily Residential (R-3) Zoning District: YMC §15.03.020(D) indicates that the intent of the R-3 zoning district is in part to exclude activities that are not compatible with residential uses. The proposed preliminary plat designed for single-family residences excludes activities that are not compatible with residential uses.

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(b) Consistency with Design, Improvement and Development Provisions Applicable to the Multifamily Residential (R-3) Zoning District: YMC Chapter 15.05 establishes certain basic development requirements. These are the minimum criteria that must be met to assure land use compatibility and promote the public health, safety and welfare. The proposed development meets the requirements applicable in the R-3 zoning district as follows:

(i) *Minimum Lot Size:* The lots ranging in size from 7,088 square feet to 35,932 square feet will meet the minimum 6,000-square-foot lot size requirement for single-family residences.

(ii) *Minimum Lot Width:* The lots will all meet or exceed the minimum lot width of 50 feet prescribed for the R-3 zoning district by Table 5-2 of YMC Chapter 15.05.

(iii) *Maximum Lot Coverage:* The maximum lot coverage is the percentage of net land area of a site that can be covered with structures and other impervious surfaces. In the R-3 zoning district, the maximum lot coverage is 80%. All lots within the proposed preliminary plat have sufficient lot area to comply with this development standard.

(iv) *Structure Setbacks:* In the residential zoning districts, structure setbacks are intended to provide light, air and emergency access. All lots in the proposed preliminary plat have sufficient area to meet the setback requirements specified by YMC Table 5-1 in YMC Chapter 15.05 which are as follows if adjusted by the requested Administrative Adjustment:

Location	**From Centerline of Right-of-Way**	**From Property Line**
Front, Cottonwood Loop	45 feet	20 feet
Rear (internal)	N/A	15 feet
Rear, Occidental Road	45 feet	20 feet
Rear, South 64th Avenue	60 feet	20 feet
Side (internal)	N/A	5 feet
Side, Cottonwood Loop	40 feet	10 feet

The side (internal) setback has been requested to be adjusted from 10 feet to 5 feet as specified for the R-1 zone. The rear (internal) setback has been

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requested to be adjusted from 15 feet, or one-half of the building height, to just 15 feet.

(v) *Maximum Building Height:* The maximum building height in the R-3 zoning district is 50 feet (YMC Chapter 15.05, Table 5-1), except that approximately 37% of the property is subject to Zone 6 of the Airport Safety Overlay (ASO) which limits the height to 35 feet. Building heights will not exceed that height. The applicant's State Environmental Policy Act Checklist states that the tallest structure will likely be less than 35 feet in height so as to comply with both standards.

(vi) *Residential Accessory Structures:* Residential accessory structures are allowed upon all lots of record provided they meet the provisions of YMC §15.05.020(E).

(vii) *Fencing:* Fencing upon and behind property lines is allowed in accordance with YMC §15.05.020(G).

(viii) *Access:* All lots will have 20 feet of frontage upon a public street or be accessed by a 20-foot-wide access easement in accordance with YMC §15.05.020(H).

(ix) *Sidewalk:* The proposed preliminary plat shows that curb, gutter and sidewalk will be constructed along all street frontages in accordance with YMC §15.05.020(J), and curb, gutter and sidewalk shall also be installed along the frontage of the plat on South 64th Avenue.

(x) *Density:* The proposed preliminary plat dividing 30.75 acres into 94 lots will have a density of 3.94 dwelling units per net residential acre with streets excluded (1,038,559 square feet ÷ 43,560 square feet = 23.84 acres; 94 dwelling units ÷ 23.84 acres = 3.94 dwelling units per net residential acre). This density complies with YMC §15.05.030(B) and YMC Table 4-1 of YMC Chapter 15.04 which prescribe a maximum of 13 dwelling units or more per net residential acre in the R-3 zoning district.

(xi) *Street Right-of-Way:* Right-of-way along South 64th Avenue shall be dedicated to increase the right-of-way width from the centerline to 27 feet, and to allow the roadway width from the centerline to be increased to 22 feet.

(xii) *Frontage Improvements:* The applicant will be required to install curb, gutter and sidewalk along parcel frontages in accordance with

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YMC §12.05.010. The street section shall conform to standard detail R3 and the new sidewalks shall be constructed per standard detail R5, in accordance with YMC Chapters 8.67 and 12.05. Similarly, the applicant will be required to install curb, gutter and sidewalk along the site's frontage on South 64th Avenue. At a minimum, one street light shall be installed midblock on the westernmost section of the loop since the street exceeds 500 feet in total length. Street lighting shall meet the design and placement standards of the City Engineer. Lighting improvements shall become the property of the City of Yakima upon installation and will thereafter be maintained by the City. Pursuant to YMC Chapter 8.72, an excavation and street break permit shall be obtained for all work within the public right-of-way. Roads less than five years old can be cut, but the cost will be 150 percent of the restoration fee with no PCI discount. Frontage improvements are not required along Occidental Road because curb, gutter and sidewalk have been installed as a condition of the Anderson Estates plat adjacent to Occidental Avenue on the north (PLP#003-16, FSP#002-18).

(xiii) *Wastewater:* Sewer has been extended across Occidental Road to the subject property. A minimum 16-foot-wide easement shall be maintained over all public utility lines in accordance with YMC §12.02.010 and YMC §12.02.020. All lots within the subject plat shall be served by a separate side sewer line from a public main in accordance with YMC §12.03.070. Sewer is to be installed in accordance with the Yakima Municipal Code.

(xiv) *Water:* The applicant shall extend potable water to the subject plat in accordance with YMC §12.04.010. Water is served by the Nob Hill Water Association. The preliminary plat shows water service extending from 64th Avenue eastward along Occidental Road and then south into the new subdivision to serve all lots.

(xv) *Irrigation:* The subject parcel is located within the Ahtanum Irrigation District and therefore the Irrigation District's approval is required upon the final plat.

(xvi) *Easements:* Easements are to be established in accordance with YMC §12.02.010 and YMC §12.02.020.

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(2) Subsection 14.20.100(A)(2) – Consistency with the provisions of the Comprehensive Plan. The Future Land Use Map III-3 of the 2040 Yakima Urban Area Comprehensive Plan designates the property within the proposed preliminary plat as suitable for Mixed Residential development which provides for a mixture of housing types and densities. Specifically, the proposed preliminary plat is consistent with the following Goal and Policies of the City's Comprehensive Plan:

(a) Goal 2.3 which is to preserve and enhance the quality, character and function of Yakima's residential neighborhoods.

(b) Policy 2.3.1 which is to provide for a wide variety of housing types within the City to meet the full range of housing needs for Yakima's evolving population.

(c) Policy 2.3.2 which is to preserve and enhance established residential neighborhoods. Specifically: … (A) Ensure that new development is compatible in scale, density and aesthetic quality to an established neighborhood.

(3) Subsection 14.20.100(A)(3) – Consistency with the provisions of this title, Title 14 entitled "Subdivision Ordinance." As proposed and with the recommended conditions, this preliminary plat will meet all the design requirements in YMC Chapter 14.30 of the City's subdivision ordinance and in the City's Title 12 development standards. This review and the recommended conditions are intended to ensure consistency with the provisions of the City's subdivision ordinance as well as other applicable City ordinances.

(4) Subsection 14.20.100(A)(4) – Appropriate provisions for enumerated features. As proposed and with the recommended conditions, this 94-lot preliminary plat of Anderson Park will make appropriate provisions for the following features required by YMC 14.20.100(A)(4) and RCW 58.17.110(1):

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(i) *Public health, safety, welfare:* The construction of new single-family dwellings and/or two-family dwellings will complement adjacent uses and will promote the public health, safety and general welfare insofar as there is a need in this community for additional housing and insofar as this proposed preliminary plat would be required to comply with all applicable City development standards, and all conditions of approval specified by the City Council. The need for additional housing in this area is recognized by the Mixed Residential designation for the property by the 2040 Comprehensive Plan which provides for areas with a mixture of housing types and densities and is also recognized by the following provisions of the Comprehensive Plan: Goal 2.3 which is to preserve and enhance the quality, character and function of Yakima's residential neighborhoods; Policy 2.3.1 which is to provide for a wide variety of housing types within the City to meet the full range of housing needs for Yakima's evolving population; and Policy 2.3.2 which is to preserve and enhance established residential neighborhoods, specifically to ensure that new development is compatible in scale, density, and aesthetic quality to an established neighborhood.

(ii) *Open spaces:* The proposed lots are larger than the minimum lot size required in the R-3 zoning district for both single-family and two-family dwellings. Lot coverage of 80 percent or less in the R-3 zoning district will provide adequate light and air for future residents in accordance with the standards in the zoning ordinance without additional open spaces.

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

(iv) *Streets, alleys, and other public ways:* The subject property has frontage upon Occidental Road and South 64th Avenue, and includes new public streets (Cottonwood Loop) to provide adequate access to all internal lots.

(v) *Water supplies:* Public water is required to be used for domestic and fire flow purposes. While water is available to the site from Nob Hill Water Association by way of Occidental Road, the Office of Drinking Water expressed a concern that the current WFI indicates that the Nob Hill Water Association only has 77 available connections to serve the 94-lot

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subdivision. Evidence was submitted at the hearing to the effect that the Association has developed 2,282 more available connections to serve additional uses including the residences in this plat.

(vi) *Sanitary waste disposal:* Public sewer is required to service all lots within the subject development. A City of Yakima sewer main capable of serving the development has been extended east along Occidental Road.

(vii) *Parks and playgrounds:* Open space, parks, recreation and playgrounds are located within 0.70 of a mile to 2.5 miles of this plat due to the proximity of West Valley Park and West Valley School playgrounds.

(viii) *Sites for schools:* Wide Hollow Elementary School and West Valley Middle Level Campus are located approximately two miles from this subdivision, while West Valley High School is located approximately 2.5 miles away. No comments were submitted by the School District.

(ix) *Sidewalks:* Sidewalks are required and shall be provided along this development's internal streets ("Cottonwood Loop") and along the South 64th Avenue frontage. Sidewalk has already been constructed along Occidental Road as a condition of the adjacent long plat to the north named the Plat of Anderson Estates.

(x) *Public Transit:* Yakima Transit Routes 2 and 5 pass the intersection of South 64th Avenue and West Washington Avenue approximately one-half mile north of the subdivision.

(xi) *Serves the public use and interest:* This proposed 94-lot residential subdivision is consistent with neighboring land uses, better serves the needs of the City than the present undeveloped status of the property and helps satisfy the need for additional housing within the City.

(xii) *Time Limitation:* Upon preliminary plat approval, the applicant has five years from the date of preliminary plat approval to submit the final plat. Thereafter, at least 30 days prior to the expiration of preliminary approval, the applicant must submit to the City Council a written request to extend the approval period for a maximum period of one additional year (YMC §14.20.160). Before the final plat can be recorded, all required infrastructure must either be engineered, completed and inspected or be engineered and financially secured, and approval of the final plat must be obtained from the City Community Development Department.

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XIV. <u>Critical Areas Ordinance Findings.</u> Critical Areas Findings issued by the CAO Administrative Official without any appeal are as follows:

(1) Consistent with YMC §15.27.031(C)(2), the Administrative Official reviewed the available information pertaining to the proposal and made a determination that Critical Areas were present, but there is no impact.

(2) Per YMC §15.27.309, it has been determined that a Standard Development Permit is required.

(3) Consistent with YMC §15.27.311: Authorization Decisions – Basis for Action, it has been determined that the applicant meets the following criteria:

(i) *Impact of the project to critical area features on and abutting property:* The impact to critical area features will be minimal as long as the subdivision provides adequate buffers between the residential lots and the floodplain that crosses the subject parcel.

(ii) *Danger to life or property that would likely occur as a result of the project:* The floodplain of Spring Creek – Tributary 1 is located on the parcel, and the proposed grading plan will channelize the floodwater flowing into the development to prevent flooding on specific parcels.

(iii) *Compatibility of the project to critical area features:* In addition to the floodplain being realigned to generally follow the direction of Cottonwood Loop, each lot will have a building pad outside of the floodplain. Lots 17, 18 and 36 are far larger than the average lot in the subdivision, and will allow floodwaters to flow across them in a manner that will avoid the building pads where the houses will be located.

(iv) *Conformance with applicable development standards:* All applicable standards of YMC Chapter 15.27 will be met.

(v) *Compliance with flood hazard mitigation requirements of YMC §15.27.400 to YMC §15.27.436:* The existing FEMA FIRM Panel 53077C1029F is in the process of being revised that will result in building pads for the subdivision that will be located outside of the floodplain.

(vi) *Adequacy of the information provided by the applicant or available to the Division:* The application submitted is adequate for review. Based upon the project evaluation, the administrative official shall take one of the following actions: grant the development authorization; grant the development authorization

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with conditions as provided in YMC §15.27.312 to mitigate impacts to the critical area feature(s); or deny the development authorization.

XV. <u>Administrative Adjustment Findings.</u> Administrative Adjustment findings are as follows:

(1) Pursuant to YMC §15.10.030, the applicant has requested an Administrative Adjustment for the benefit of this subdivision in order to reduce the side yard setbacks from 10 feet to 5 feet and in order to reduce the rear yard setbacks (other than those adjacent to a street) from 15 feet or one-half the building height, whichever is greatest, to just 15 feet. The proposed Administrative Adjustments would adjust the side setbacks and the rear setbacks other than those adjacent to streets for all of the proposed single-family residential lots from the R-3 Multifamily Residential standard setbacks to the R-1 Single-Family Residential standard setbacks.

(2) The purpose of the setback reduction request is to have setbacks consistent with the single-family housing use. Strict enforcement of the current R-3 rear setback standard would require larger setbacks than other single-family residential developments, and would not provide sufficient buildable area to construct the desired houses.

(3) The proposal is compatible with neighboring properties because of its design. The neighboring properties were developed under the City's single-family residential setback standards, which are the same proposed side and rear setback standards that are being requested here. The requested setback standards are compatible with the neighboring properties because they would be the same as the setbacks required for single-family residences in areas zoned R-1 for single-family residences.

(4) The requested 15-foot rear setback is consistent with the standard implemented throughout the neighboring properties, and would provide the desired setback protection intended by the zoning ordinance. That requested rear setback standard is compatible with the neighboring properties because it would be the same as the rear setback required for single-family residences in the R-1 zone.

(5) The request is consistent with the zoning of the property because single-family residences are allowed in the R-3 zoning district. The request would still provide a 15-foot rear setback consistent with the setbacks required for single-family residences in the R-1 zone. Therefore the proposed 15-foot rear yard setback would be consistent with current zoning and provide the desired setback for neighboring uses. The 5-foot side

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setback would still provide adequate privacy, light, air and view consistent with single-family residence requirements because single-family structures are typically shorter than multifamily structures and do not require as much separation.

(6) The proposal is consistent with the use and zoning of the neighboring property because of its design and because the proposed use is single-family residences. The neighboring property on all sides are either zoned R-1 or are used for single-family residences. The proposal meets the intent of the R-3 zone because single-family residences are allowed in the R-3 zone. The neighboring properties have the same standard 5-foot side setback and 15-foot rear setback as are requested here. Therefore, the requested setbacks are consistent with the uses and zoning throughout the neighboring properties and would provide the desired setback protection that is intended by the zoning ordinance. The setbacks would be the same as the setbacks for the neighboring single-family residences and would provide adequate privacy, light, air and view when combined with the existing and proposed uses.

(7) The proposed project is in the best interest of the community because it would create new premier middle-income single-family homes in the area; would allow sufficient area for the proposed single-family residences to be constructed; and would be consistent with the setbacks required in the R-1 zone and implemented throughout the neighboring properties.

(8) The purpose of YMC Chapter 15.10 is to provide flexibility by allowing certain development standards in YMC Chapters 15.05 through 15.08 to be administratively adjusted. A particular standard may be reduced or modified, so long as the Administrative Official determines that the adjustment and/or reduction is consistent with the intent and purpose of the standards, and will accomplish one or more of the following objectives:

(i) *Siting for solar access:* Siting for solar access is not a factor with this application because that is not the purpose of the requested Administrative Adjustment.

(ii) *Zero lot line construction:* Zero lot line criteria do not apply to this application because no zero lot line construction is proposed.

(iii) *Coordinate site features with surrounding land uses and physical features:* Based on the proposed layout of the subdivision, the reduced rear yard and side yard setbacks will allow detached single-family dwellings to be easily placed on their respective lots without requiring their layout and size to be reduced.

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(iv) *Flexibility of design and placement of structures and other site improvement that is the minimum adjustment necessary to accommodate the proposed structure or site improvement:* Reducing the rear yard setback to a minimum of 15 feet and the side yard setback from 10 feet to 5 feet will allow detached single-family dwellings to be sited within the subdivision in the same manner that they may be sited in all areas that are zoned R-1 for single-family residential development.

(v) The requested side and rear setback standards are consistent with the purpose of the R-3 zoning district for single-family residences; serve the purposes of the setback requirements to provide the same type of light and air for single-family residences that are required for single-family residences in the R-1 zoning district; and would satisfy two of the criteria for an Administrative Adjustment even though only one criterion is necessary to grant the requested Administrative Adjustment.

XVI. <u>Consistency Analysis under Subsection 16.06.020(B) of the Yakima Municipal Code.</u> The consistency analysis for this proposed preliminary plat of Anderson Park is as follows:

(1) The type of land use contemplated by the proposal (a single-family residential development) is permitted on this site so long as it complies with the conditions imposed by the Yakima City Council, as well as the regulations of the zoning ordinance, subdivision ordinance, building codes and other applicable regulations. The proposed single-family dwellings are Class (1) permitted uses in the R-3 zoning district.

(2) The level of development with the proposed density and size of lots will not exceed the allowable level of development in the Multifamily Residential (R-3) zoning district.

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

(4) The character of the proposal, such as the proposal's consistency with applicable development standards of the City's Urban Area Zoning Ordinance,

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primarily involves consideration of specific development standards relating to lot size, access, potable water, sewage disposal and other features of the proposed preliminary plat which have been discussed in detail above. With the recommended conditions, the proposed preliminary plat of Anderson Park will be consistent with the development standards of applicable City ordinances.

CONCLUSIONS

Based on the foregoing Findings, the Hearing Examiner reaches the following Conclusions:

(1) The Hearing Examiner has jurisdiction to recommend to the Yakima City Council the approval of a proposed preliminary plat pursuant to YMC §1.43.080 and YMC §14.20.100.

(2) A SEPA Determination of Nonsignificance (DNS) was issued for this proposed preliminary plat on August 21, 2019, that became final without any appeal.

(3) No testimony or written comments were submitted in opposition to this proposed 94-lot preliminary plat of Anderson Park or in opposition to the requested Administrative Adjustment.

(4) The proposed preliminary plat of Anderson Park, with all of the conditions detailed below, is in compliance with the City's 2040 Comprehensive Plan, zoning ordinance and subdivision ordinance; makes appropriate provisions for the public health, safety and general welfare and for open spaces, drainage ways, streets, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds and sidewalks; and, according to the weight of the evidence presented at the hearing, does not require that specific provisions be made for the other requisite plat considerations such as additional schools, additional schoolgrounds or additional planning features that assure safe walking conditions for students who walk to and from school; and said plat will serve the public use and interest.

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(5) This proposed preliminary plat is in compliance with all of the consistency requirements of Subsection 16.06.020(B) of the Yakima Municipal Code.

RECOMMENDATION

The Hearing Examiner recommends to the Yakima City Council that the proposed 94-lot preliminary plat of "Anderson Park" to be developed for single-family residences as described in the application and related documents which are assigned file numbers PLP#002-19, ADJ#013-19, CAO#008-19 and SEPA#024-19 be **APPROVED**, subject to compliance with the following conditions:

(1) Prior to approval of the final plat, all required improvements shall be constructed or financially secured according to the standards and requirements of the City Engineer and YMC Title 12.

(2) All lots shall be served with public water from the Nob Hill Water Association. No individual domestic or irrigation wells shall be permitted for any of the lots. Prior to final plat approval, written verification from Nob Hill Water Association must be submitted to the Planning Division indicating that each lot within the plat has been served with domestic water and applicable fees have been paid.

(3) All lots shall be provided with public sewer service according to YMC Title 12 standards. Prior to final plat approval, written verification from the City of Yakima Engineering Department must be provided to the Planning Division indicating that all sewer extensions have been completed and inspected or financially secured.

(4) A minimum 8-foot-wide public utility easement shall be provided adjacent to all public road rights-of-way.

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(5) Easements for new and/or future utilities shall be a minimum of 16 feet in width, provided that the width of easements for buried utilities will be twice the depth of the planned excavation.

(6) All public and private utilities shall be located underground, with the exception of telephone boxes and such similar structures.

(7) All public and private utilities to be located within public road rights-of-way must be constructed prior to the start of road construction.

(8) All interior roads shown on the preliminary plat shall be constructed with curb, gutter and sidewalks on both sides of the street, and street lighting in accordance with YMC Chapter 12.06, Standard Detail R5, and WSDOT Curb and Sidewalk Plans F-10.12-03.

(9) Curb, gutter and sidewalk shall be installed along the South 64th Avenue frontage of the subdivision, which may be installed at the same time that the intersection of South 64th Avenue and Occidental Road is improved and which has to occur before a combined total of more than 75 dwelling units are constructed on the adjacent Plat of Anderson Estates and/or on this Plat of Anderson Park.

(10) An excavation and street break permit shall be obtained for all work within the public right-of-way. Roads less than five years old can be cut, but will cost 150 percent of the restoration fee with no PCI discount.

(11) All frontage improvements shall be completed or bonded for prior to long plat approval. Civil engineering plans for public improvements shall be approved prior to bonding for public improvements.

(12) At the discretion of the City Engineer, the owner may bond for required frontage improvements or enter into a deferral agreement for future participation in the cost of any frontage and/or roadway improvement by means of a Local Improvement District (LID) which is constructed abutting the owner's property. The bond or deferral agreement shall be executed and recorded prior to or as part of approval of the plat.

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(13) Fire hydrants shall be placed at locations specified by the Building Codes, Planning Division and the Yakima Fire Department. All lots must be provided with adequate fire flow.

(14) All permits required by the Yakima Regional Clean Air Agency shall be obtained.

(15) The applicant shall submit a CLOMR to FEMA, and if the project proceeds to construction, a LOMR to the effective flood insurance rate map shall be submitted in order to reflect as-built conditions.

(16) An NPDES Construction Stormwater General Permit is required if there is a potential for stormwater discharge from the construction site. The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction. The applicant shall contact the Department of Ecology to determine if these permits are required.

(17) Due to the proximity to the Yakima Air Terminal, for the purposes of stormwater runoff, it is preferred that retention ponds not be used, instead utilizing detention ponds or connections to the City stormwater system.

(18) Streetlights shall be installed per the direction of the Engineering Division, and lighting guidelines set forth by the FAA shall be followed.

(19) This plat shall be subject to the following notes, which must be placed on the face of the plat:

(i) The addresses shown on this plat are accurate as of the date of recording, but may be subject to change. The City of Yakima Building Codes Division is responsible for the confirmation or reassignment of addresses at the time of building permit issuance.

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

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(20) Irrigation approval is required, and shall be shown on the face of the final plat.

(21) A current title report covering the subject property must accompany the final long plat.

(22) Upon preliminary plat approval, the applicant has five years to submit the final plat. In order to obtain an extension of that time period, the applicant must submit to the City Council a written request asking to extend the approval period for a maximum period of one year at least 30 days prior to the expiration of said approval.

(23) The subdivision requirements of YMC Table 5-2 shall be followed in accordance with YMC §15.05.030, except that for property lines not abutting public rights-of-way, the side yard setback may be reduced to five (5) feet and the rear yard setback may be reduced to fifteen (15) feet.

(24) Because the Administrative Adjustment request is part of the overall preliminary long plat, the adjustment shall be applicable so long as the plat remains otherwise conforming.

(25) All other requirements of the zoning and subdivision ordinance, although not specifically set forth herein, shall be complied with in their entirety.

(26) A professional archaeological survey of the project area is recommended by DAHP prior to construction on the property.

DATED this 3rd day of October, 2019.

Gary M. Cuillier

Gary M. Cuillier, Hearing Examiner

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COTTONWOOD PARTNERS LLC – "ANDERSON PARK"
PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19

EXHIBIT LIST

CHAPTER A
Staff Report

DOC INDEX #	DOCUMENT	DATE
A-1	Staff Report	09/12/2019

DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
129 North Second Street, 2nd Floor, Yakima, WA 98901
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CITY OF YAKIMA PLANNING DIVISION'S
FINDINGS of FACT, CONCLUSIONS, & RECOMMENDATION
for
REQUEST FOR PRELIMINARY LONG PLAT
and ADMINISTRATIVE ADJUSTMENT
File Numbers: PLP#002-19, SEPA#024-19, CAO#008-19, & ADJ#013-19

APPLICANT:	Cottonwood Partners LLC
APPLICANT ADDRESS:	P.O. Box 8335, Yakima, WA 98908
PROJECT LOCATION:	2309 S. 64th Ave.
TAX PARCEL NUMBER:	181205-11002
DATE OF REQUEST:	May 3, 2019
DATE OF RECOMMENDATION:	September 12, 2019
STAFF CONTACT:	Eric Crowell, Associate Planner

I. DESCRIPTION OF REQUEST:

Proposed long plat that will subdivide approximately 30.75 acres into 94 single-family lots on a parcel partially located within the floodplain in the R-3 zoning district. The proposal also includes an adjustment to the rear- and side-yard setback to allow a 5-foot side-yard setback and a 15-foot rear-yard setback.

II. SUMMARY OF DECISION:

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

III. FACTS:

A. Processing

1. The application for a Preliminary Long Plat was received on May 3, 2019.

2. The application was deemed complete for processing on May 31, 2019.

3. The applications are being processed under YMC Ch. 14.20 for Subdivision, YMC Ch. 15.10 for Administrative Adjustment, and YMC Ch. 6.88 for SEPA Environmental Review.

4. Pursuant to YMC Ch. 1.43, the Hearing Examiner has the authority to make a decision on matters prescribed by YMC Title 15.

5. **Public Notice:** In accordance with YMC Title 14, Subdivision Ordinance; YMC Title 15, Urban Area Zoning Ordinance; and YMC Title 16, Development Permit Regulations, notice was provided for this application as follows:

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Yakima 2015 1994

a. The subject property was posted with a land use action sign on June 28, 2019.

b. A Notice of Application, Environmental Review, and Public Hearing was sent to the applicant, SEPA agencies, and adjoining property owners within 300 feet of the subject property on July 30, 2019.

c. The 20-day public comment period for SEPA ended on August 19, 2019, and no comments were received.

6. **Environmental Review:** This application was required to undergo State Environmental Policy Act (SEPA) review because it proposed to subdivide a parcel of land into more than 20 lots in the R-3 zoning district, and due to the requirement that the application undergo a Critical Areas Review. Notice was mailed on July 30, 2019, and the public comment period ended on August 19, 2019. No comments were received. A Determination of Non-Significance (DNS) was issued on August 21, 2019, and was not appealed.

B. Transportation Concurrency: The applicant applied for Transportation Concurrency (TCO#004-19) on May 3, 2019, and was approved for Concurrency on May 10, 2019. The development will not exceed the PM peak hour capacity of the city arterial system and reserve capacity exists on all impacted streets.

C. Current Zoning and Land Use:

1. The subject property is approximately 30.75 acres, is zoned Multi-Family Residential (R-3), and is current vacant.

2. The main purpose of the Yakima Urban Area Zoning Ordinance (UAZO) is to implement the Yakima Urban Area Comprehensive Plan and promote the general health, safety and welfare of the present and future inhabitants of the Yakima Urban Area. YMC § 15.03.020 (D) provides that the purpose of the Multi-Family Residential District is intended to:

   a. Establish and preserve high-density residential districts by excluding activities not compatible with residential uses;

   b. Locate high-density residential development more than twelve dwelling units per net residential acre in areas receiving the full range of urban services;

   c. Locate high-density residential development near neighborhood shopping facilities; and

   d. Locate high-density residential development so that traffic generated by the development does not pass through lower-density residential areas.

3. The surrounding properties contain uses and zoning as follows:

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Direction	Zoning	Land Use
North	R-1	Residential
South	R-1, R-3	Residential
East	R-2	Residential
West	R-1 (City of Union Gap)	Residential

D. Administrative Adjustment—Written Narrative

Pursuant to YMC § 15.10.030, the applicant has requested this Administrative Adjustment for the benefit of this subdivision in order to reduce the side-yard setbacks from 10 feet to 5 feet and to reduce the rear-yard setbacks from 15 feet or one-half the building height, whichever is greatest, to just 15 feet, and has provided in the application (dated May 3, 2019) the following statements explaining the applicant's reasons for the Administrative Adjustment:

1. How would the strict enforcement of the current standard affect your project?

   The proposal is to adjust the side and rear setback for all the prosed singles [sic] *family residential lots from the R-3 Multi-Family standard setbacks to the R-1 single family standard setbacks. The proposal would adjust the side setbacks from 10-feet to 5-feet along all side property lines or residential districts, and the rear setback from 1/2 the building height to 15-feet along adjacent residential districts.*

   The purpose of the setback reduction request is because the [sic] *despite the property being zoned multi-family, the proposed development is to create single family residences, and we are requesting setbacks consistent with the single family housing use.*

   Strict enforcement of the current rear setback standard would create a larger setbacks [sic] *than other single family residential developments, and would not provide sufficient buildable area to construct the desired houses.*

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

   The proposal is compatible with neighboring properties because of its design. The neighboring properties were developed under City of Yakima single family home setbacks standards, which are the same proposed side and rear setback requirements that we are requesting. The proposed side setback standard is compatible with the neighboring properties because it would designate a 5-foot setback, consistent with the setbacks required in R-1.

   The proposed 15-foot rear setback is consistent with the standard implemented throughout the neighboring properties, and would provide the desired setback protection as intended by the zoning ordinance. The proposed rear setback standard is compatible with the neighboring properties because it would

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designate a 15-foot rear setback consistent with the setbacks required in both the R-1 and R-3 zones.

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

   The proposal is consistent with the zoning of the property because single family homes are allowed in the R-3 zoning district. The proposal would still provide a 15-foot rear setback consistent with the setbacks required in both the R-1 and R-3 zones. A 15-foot rear setback would be required by the zoning ordinance if the zoning boundary coincided with the parcel boundary, therefore the proposed 15-foot rear would be consistent with current zoning and provide the desired setback for neighboring uses. The 5-foot side setback still provides adequate protection, desired privacy, light, air, and view consistent with single family residence requirements because they are typically shorter units, and [don't] *require as much separation.*

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

   The proposal is consistent with the use and zoning of the neighboring property because of its design, and the use is single family residences. The neighboring property to all sides, are either zoned R-1 or have single family residential uses. The proposal meets the intent of the R-3 zoning district because single family residences are allowed in this zone. The neighboring properties have the same standard 5-foot setback and 15-foot rear setback as are proposed. Therefore, the proposed setbacks are consistent with the uses and zoning throughout the neighboring properties and would provide the desired setback protection intended by the zoning ordinance. The setbacks would meet the setback requirements the neighboring single-family residences were developed under. The proposed setbacks still provide adequate protection, privacy, light, air, and view when combined with the existing and proposed uses.

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

   The proposed project is the best interest of the community because it would create new premier middle-income single-family homes in the area. The proposed setbacks would allow sufficient area for the project to be constructed and it borders other single-family subdivisions. The proposed [5-foot] *side setback and 15-foot rear setback is consistent with the setbacks required in the R-1 zones, and is the same standard implemented throughout the neighboring properties.*

E. **Development Services Team Review:** A Development Services Team (DST) Review was conducted on May 21, 2019, for technical review of this project. The following comments were received:

1. Code Administration:
   a. Preliminary addressing for the Plat is as follows:

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Lot 1	6115 Cottonwood Lp.	Lot 33	6403 Cottonwood Lp.	Lot 65	6102 Cottonwood Lp.
Lot 2	6113 Cottonwood Lp.	Lot 34	6401 Cottonwood Lp.	Lot 66	6100 Cottonwood Lp.
Lot 3	6111 Cottonwood Lp.	Lot 35	6317 Cottonwood Lp.	Lot 67	6012 Cottonwood Lp.
Lot 4	6109 Cottonwood Lp.	Lot 36	6315 Cottonwood Lp.	Lot 68	6010 Cottonwood Lp.
Lot 5	6107 Cottonwood Lp.	Lot 37	6311 Cottonwood Lp.	Lot 69	6008 Cottonwood Lp.
Lot 6	6105 Cottonwood Lp.	Lot 38	6307 Cottonwood Lp.	Lot 70	6006 Cottonwood Lp.
Lot 7	6103 Cottonwood Lp.	Lot 39	6305 Cottonwood Lp.	Lot 71	6004 Cottonwood Lp.
Lot 8	6101 Cottonwood Lp.	Lot 40	6303 Cottonwood Lp.	Lot 72	6002 Cottonwood Lp.
Lot 9	6017 Cottonwood Lp.	Lot 41	6227 Cottonwood Lp.	Lot 73	6000 Cottonwood Lp.
Lot 10	6015 Cottonwood Lp.	Lot 42	6223 Cottonwood Lp.	Lot 74	6602 Cottonwood Lp.
Lot 11	6013 Cottonwood Lp.	Lot 43	6221 Cottonwood Lp.	Lot 75	6600 Cottonwood Lp.
Lot 12	6011 Cottonwood Lp.	Lot 44	6219 Cottonwood Lp.	Lot 76	6510 Cottonwood Lp.
Lot 13	6009 Cottonwood Lp.	Lot 45	6215 Cottonwood Lp.	Lot 77	6508 Cottonwood Lp.
Lot 14	6007 Cottonwood Lp.	Lot 46	6211 Cottonwood Lp.	Lot 78	6506 Cottonwood Lp.
Lot 15	6005 Cottonwood Lp.	Lot 47	6209 Cottonwood Lp.	Lot 79	6504 Cottonwood Lp.
Lot 16	6003 Cottonwood Lp.	Lot 48	6207 Cottonwood Lp.	Lot 80	6502 Cottonwood Lp.
Lot 17	6001 Cottonwood Lp.	Lot 49	6205 Cottonwood Lp.	Lot 81	6500 Cottonwood Lp.
Lot 18	6605 Cottonwood Lp.	Lot 50	6203 Cottonwood Lp.	Lot 82	6412 Cottonwood Lp.
Lot 19	6603 Cottonwood Lp.	Lot 51	6201 Cottonwood Lp.	Lot 83	6410 Cottonwood Lp.
Lot 20	6601 Cottonwood Lp.	Lot 52	6210 Cottonwood Lp.	Lot 84	6408 Cottonwood Lp.
Lot 21	6513 Cottonwood Lp.	Lot 53	6208 Cottonwood Lp.	Lot 85	6406 Cottonwood Lp.
Lot 22	6511 Cottonwood Lp.	Lot 54	6206 Cottonwood Lp.	Lot 86	6404 Cottonwood Lp.
Lot 23	6509 Cottonwood Lp.	Lot 55	6204 Cottonwood Lp.	Lot 87	6402 Cottonwood Lp.
Lot 24	6507 Cottonwood Lp.	Lot 56	6202 Cottonwood Lp.	Lot 88	6400 Cottonwood Lp.
Lot 25	6505 Cottonwood Lp.	Lot 57	6200 Cottonwood Lp.	Lot 89	6310 Cottonwood Lp.
Lot 26	6503 Cottonwood Lp.	Lot 58	6116 Cottonwood Lp.	Lot 90	6308 Cottonwood Lp.
Lot 27	6501 Cottonwood Lp.	Lot 59	6114 Cottonwood Lp.	Lot 91	6306 Cottonwood Lp.
Lot 28	6413 Cottonwood Lp.	Lot 60	6112 Cottonwood Lp.	Lot 92	6304 Cottonwood Lp.
Lot 29	6411 Cottonwood Lp.	Lot 61	6110 Cottonwood Lp.	Lot 93	6302 Cottonwood Lp.
Lot 30	6409 Cottonwood Lp.	Lot 62	6108 Cottonwood Lp.	Lot 94	6300 Cottonwood Lp.
Lot 31	6407 Cottonwood Lp.	Lot 63	6106 Cottonwood Lp.		
Lot 32	6405 Cottonwood Lp.	Lot 64	6104 Cottonwood Lp.		

2. Engineering
   a. YMC 8.60 and 12.05 – New curb, gutter, and sidewalk shall be installed along the site's frontage on 64th Ave. New sidewalk shall be constructed per standard detail R5. 5' sidewalk along 64th Ave. frontage. The road is to be expanded to 22 ft. from centerline per detail R3.

   b. YMC 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way.

   c. YMC 12.06.020 – Right of way – Adequate right of way shall be dedicated to provide for 27' width along frontage.

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d. YMC 12.06.080 - Street lighting - Street lights shall be installed and shall meet the design and placement standards of the city engineer. Lighting improvements shall become the property of the city of Yakima upon installation and will thereafter be maintained by the city.

e. All improvements and shall be completed prior to Certificate of Occupancy.

3. Nob Hill Water Association
   a. Nob Hill Water is available to serve this new development. A new looped water main will need to be installed as well as an extension down to an existing eight-inch mainline that comes off of Ahtanum Road. This will require an easement from the [Novobiekski] property to the southeast corner of the new development's lot. Nob Hill Water will be installing new mainline, fire hydrants, and services for development. Cost estimate for project is in progress as soon as Nob Hill Water receives finalized engineered plans for project.

4. Wastewater
   a. Sewer is to be installed per City of Yakima Municipal Code and Engineering Standards.

5. Yakima Regional Clean Air Agency
   a. Prior to demolishing and renovating any structures an asbestos survey must be done by a certified asbestos building inspector;

   b. Any asbestos found must be removed by a licensed asbestos abatement contractor prior to demolition;

   c. A Notification of Demolition and Renovation (NODR) application must be filed with YRCAA and the appropriate fee should be paid;

   d. Prior to the project construction, demolition, excavation, clearing or landscaping work, contractors must file a Dust Control Plan with YRCAA and get approval; and

   e. This project is located within the Urban Area Growth Area; therefore, burning is prohibited at all times.

6. Department of Ecology
   a. Ecology recommends the project proponent notify FEMA of their proposed changes to the regulatory floodplain through the submittal of a CLOMR using FEMA's MT-2 paperwork. If the project proceeds to construction, Ecology recommends the community request a LOMR to the effective flood insurance rate map to reflect as-built conditions.

   b. Based up the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that

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the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.

c. If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

d. The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

e. In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

7. Ahtanum Irrigation District
   a. I recently notified your office by telephone that page 14 of the Environmental Checklist incorrectly lists Yakima-Tieton (YTID) as one of the proposed utilities (irrigation) serving this project. This parcel is within the Ahtanum Irrigation District and is not in the YTID service area.

   b. No water rights will be affected by this application. Our records indicate the above parcel does not have a water right as established in the Final Decree (2019), the Conditional Final Order Subbasin No. 23 (Ahtanum) (2019), and the Final Schedule of Rights dated May 9, 2019 in *State of Washington, Dept. of Ecology v. Acquavella*, et al.

   c. However, for irrigation district approval purposes, our Board must sign off on the plat. We require the original Mylar for signature plus one additional copy for our records. Our Board meets once per month so signature arrangements need to be made in advance.

8. Department of Health—Office of Drinking Water
   a. *Planning Staff:* The Office of Drinking Water provided comments stating that Nob Hill Water Association only has 77 connections according to their latest WFI (Water Facilities Inventory) Form. The organization's Water System Plan (WSP) is good until 2022.

9. Yakima Air Terminal
   a. Retention of Water On Site and the Collection of Waste Water: The Yakima Air Terminal-McAllister Field is required by the Federal Aviation Administration (FAA) to uphold a Wildlife Hazardous Management Plan, which ensures wildlife on and surrounding airport property does not present a safety hazard for aircraft operations. Entailed in the plan, the airport maintains an environment not conducive to attract wildlife to the airfield, which could create such hazards. In the event storm water runoff is collected and managed on-site via surface retention and infiltration facilities, or in underground infiltration facilities, this environment could attract wildlife. Since wildlife (typically waterfowl) are attracted to standing water like retention ponds, it is not recommended that retention ponds be used for storm water runoff, instead the use of detention ponds or connections to city storm water system is preferred.

      Please view the Washington State Department of Transportation – Airport Storm water Guidance Manual for Best Management Practices in order to assist in reducing wildlife attractants.
      https://www.wsdot.wa.gov/aviation/AirportStormwaterGuidanceManual.htm

   b. Building and Parking Lot Lighting Requirements: The Yakima Air Terminal-McAllister Field has a variety of facilities to allow for aircraft to operate safely and efficiently in and out of the Yakima Valley. Currently, the airport has two runways (09/27 and 04/22), which aircraft utilize for takeoff and landing operations. Additionally, a helicopter flight path enters the airport from the east, over 64th Ave. Outlined in the proposal, the property owner provides general information as it relates to the lighting of the proposed facilities. Depending on the intensity, angle, height, and color of the lighting it could potentially become a hazard for aircraft and helicopter operations. Pilots could become disoriented by these lights while departing and arriving at the airport, which could create an unsafe situation for both the aircraft and nearby properties. The Yakima Air Terminal-McAllister Field recommends the developer follow lighting guidelines set forth by the FAA, which ensures all lighting will have shields so that light will illuminate in a downward orientation to ensure it does not cause a hazard to aircraft operating at the airport during hours of darkness.

   c. Dust Control—During Construction and During Normal Day-to-Day Operations: Any dust created by the development of the property could affect aircraft and helicopter operations. The dust may cause flight hazards if a pilot's visibility is reduced by blowing dust during takeoff and landing. Proper mitigation for dust control including the use of water trucks is critical to ensure visibility is not reduced, which could create an in-flight hazard.

   d. Aircraft Noise, Fumes, and Vibrations: The Yakima Air Terminal–McAllister Field is located approximately 2.0 miles northeast of the proposed development. Due to the location, the property is directly in-line with the

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airport's secondary runway, which receives a good portion of aircraft operations. Because of this close location beyond the end of the runway, the proposed development will be subject to low flying aircraft as they land and takeoff from the Yakima airport. These aircraft often produce loud engine noises, vibrations, and exhaust fumes that can be an annoyance to surrounding properties.

Since the airport is a public use facility funded by local, state, and federal government agencies, it is open and available on a 24-hour basis, 7 days a week, 365 days a year to all aircraft that operate in the National Airspace System. The 2014 Yakima Airport Master Plan identified 52,659 annual aircraft operations in 2015, which is forecasted to increase to 62,065 by 2030. Aircraft that typically operate at the Yakima airport include, Bombardier Q400s, Boeing 737s, MD 80s, EMB-120s, helicopters, military cargo (C130s, KC-135 and C17s), military fighter jets (F16s and F18s), and smaller general aviation aircraft. Some of aircraft outlined above may emit vibrations and noise levels exceeding the normal 65dnl (Daylight Noise Level) area for the airport. Late night takeoff and landings could be a nuisance for those living in the housing development.

10. Department of Archaeology and Historic Preservation
    a. A review of our statewide predictive model has identified the project area as having a very high probability for archaeological resources. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also appreciate receiving any correspondence or comments from concerned tribes or other parties concerning cultural resource issues that you receive.

    b. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

    c. Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports.

F. Applicable Law—Subdivision

1. YMC § 15.03.020 (D): R-3 Zoning District Defined: The R-3 zoning district is intended to establish and preserve high-density residential districts by excluding activities not compatible with residential uses, locate high-density residential development more than 12 dwelling units per net residential acre in areas

receiving the full range of urban services, locate high-density residential development near neighborhood shopping facilities, and locate high-density residential development so that traffic generated by the development does not pass through lower-density residential areas.

2. YMC § 15.05.030 (A): Creation of new lots—Subdivision requirements: Table of Subdivision Requirements: Pursuant to YMC § 15.05.030 (A), this table establishes basic development criteria for lot size and width that must be met when reviewing an application for a new subdivision. For detached single-family dwelling construction in the R-3 zoning district, the required minimum lot size is 6,000 square feet.

3. YMC § 15.30.040: Airport Safety Overlay Zones: The subject property is located partially in Zone 6, and per YMC § 15.30.060, detached single-family dwellings are Class (1) uses.

4. YMC § 15.30.050: Height Limitation: Height Limitation 2 (Zone 6). No building within this zone shall exceed thirty-five feet above the ground. Any building proposed to exceed this height must undergo further review by the airport manager and the FAA.

   The administrative official may require lights or markers as a warning to aircraft on any building, structure, communication tower, use, or tree(s) or to top the tree to reduce its height when recommended by the FAA, WSDOT Aviation Division or the airport manager. Lights and markers shall meet FAA specifications.

   Whenever the height limitations of this section differ from those of any other section of this chapter, or that adopted by another local ordinance or regulation, the more restrictive limitation shall apply.

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

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

7. YMC § 12.02.020: Easement location and width: Eight-foot-wide utility easements shall be dedicated along the front of each lot in subdivisions and short subdivisions. Easements for new and/or future utility lines shall be a minimum of eight feet in width, or twice the buried depth of the utility, whichever is greater.

8. YMC § 12.03.010: Sewer service required: Pursuant to YMC § 12.03.010, all new lots and development shall be served by a sanitary sewer line located adjacent to the lot or development site.

9. YMC § 12.03.040: Minimum sewer size: The minimum size for public sewer lines is eight inches in diameter.

10. YMC § 12.03.070: Side sewer service: Each building containing sanitary facilities shall be served by a separate private side sewer line from a public main. Branched side sewers serving multiple buildings and properties shall not be permitted. Single side sewers serving multi-unit buildings are permitted.

11. YMC § 12.03.090: Gravity flow required: Sewer lines shall be designed for gravity flow operation. Lift stations and force mains (pressurized lines) shall be limited to those locations and circumstances where they are consistent with the comprehensive sewer plan and are the preferable short-term solution to service of the development site and other properties in the vicinity.

12. YMC § 12.04.010: Water service required: All new lots and development shall be served by a public water supply line maintained by the city of Yakima, Nob Hill Water Company, or other water purveyor, and located adjacent to the lot or development site. The water line shall be capable of providing sufficient flow and pressure to satisfy the fire flow and domestic service requirements of the proposed lots and development as approved by the city engineer in cooperation with the code administration manager and water irrigation division manager.

13. YMC § 12.04.020: Water line extension required: Water lines shall be extended to the point where the adjoining property owner's responsibility for further extension begins. This typically requires extension across the street or easement frontage of the developing property. In some cases it will require dedication of an easement and a line extension across the property or extension along two or more sides of the developing property. Extensions will be consistent with and implement the city's adopted water comprehensive plan.

14. YMC § 12.04.040: Minimum size and material standards: New water lines in the city of Yakima water system shall be constructed of Class 52 ductile iron and shall be a minimum of eight inches in diameter. Improvements and additions to the Nob Hill Water Company system shall conform to the requirements of Nob Hill Water Company.

15. YMC § 12.05.010: Sidewalk installation required: Sidewalks shall be installed along both sides of all new, improved, and reconstructed streets. Projects which repair small portions of or maintain existing street shall not be considered "improvement" for the purpose of this section and shall not trigger the

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requirements of this section. Sidewalks shall also be installed across the frontage of all newly developed or redeveloped lots where feasible.

16. YMC § 12.06.010: Street types, functional classification: The Yakima urban area comprehensive plan, and/or the West Valley neighborhood plan, designates the functional classification of the principal arterial, minor arterial and collector streets and establishes their functional classification. All other streets are classified as local residential access.

17. YMC § 12.06.030: Design standards, adjustment of standards: ... Final design of street improvements is subject to approval by the city engineer. The city engineer, at his discretion, is authorized to adjust these standards as necessary to facilitate the construction of new streets and improvement of existing streets. Projects which repair small portions of or maintain existing streets shall not be considered "improvements" for the purposes of this section.

18. YMC § 12.06.070: Provision of street curbing: Barrier curbs shall be installed along all public streets. Rolled mountable curbs may be permitted along residential access streets. Curb design shall be consistent with the standards of the city engineer.

19. YMC § 12.06.080: Street lighting: A street light shall be installed at each street intersection and at mid block if the block exceeds five hundred feet in length. Street lights shall meet the design and placement standards of the city engineer. Lighting improvements shall become the property of the city of Yakima upon installation and will thereafter be maintained by the city.

20. YMC § 14.05.200 (A-B): Allowance of bond in lieu of actual construction of improvements prior to approval or short plat or final plat: The subdivision or short subdivision applicant may, as an alternative to actual construction of any required improvements, provide a surety bond or other secure method providing for and securing to the city the actual construction of required improvements within a specified period of time and expressed in a bond or other appropriate instrument establishing such security. Any bond or other method of securing actual construction of required improvements shall specify the improvements covered and the schedule for completion.

    In cases of subdivision, the bond or other method of securing actual construction of required improvements shall be subject to approval by the city engineer and city attorney prior to approval of the final plat by the city council. In cases of short subdivisions, the bond or other method of securing actual construction of required improvements shall be subject to approval by the city engineer and city attorney prior to approval of the final short plat by the administrator. In no case shall the amount of the bond or other method of securing actual construction of required improvements be less than one hundred ten percent of the estimated actual cost of the improvements based upon the approved civil engineering design of the required improvements.

21. RCW 58.17.110 (1) and YMC § 14.20.120: The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine: (a) If

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

G. Applicable Law—Critical Areas

1. Critical Area Development Authorization Required: Pursuant to YMC § 15.27.300 (A), no new development, construction, or use shall occur within a designated critical area without obtaining a development authorization in accordance with the provisions of this chapter, except for those provided for in YMC § 15.27.303.

2. Permitted Uses—Floodway Fringe: Pursuant to YMC § 15.27.409 (A), Detached Single-Family Dwellings is a permitted use within the floodway fringe (floodplain) as long as the proposal complies with the flood hazard protection standards of YMC §§ 15.27.407 and 15.27.408.

3. Subdivision Proposals: Pursuant to YMC § 15.27.407 (F), subdivision proposals shall:
   i. Be consistent with the need to minimize flood damage;
   ii. Have roadways, public utilities, and other facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
   iii. Have adequate drainage provided to reduce exposure to flood damage;
   iv. Include base flood elevation data; and
   v. In the cases where base flood elevation is not available and the subdivision is greater than five acres or fifty lots, a step-back water analysis shall be required to generate the base flood elevation data.

H. Applicable Law—Administrative Adjustment

1. YMC § 15.02.020: Compatibility Defined: "Compatibility" means the characteristics of different uses or developments that permit them to be located near each other in harmony with or without special mitigation measures.

2. YMC § 15.10.010: Purpose: The purpose of this chapter is to specify and outline the authority of the administrative official to impose special conditions of approval on any permit or approval issued under the provisions of this title and to establish the authority of the administrative official to administratively adjust some of the development standards set forth in YMC 15.05.060 and YMC Chapters 15.05 through 15.08.

3. YMC § 15.10.020: Administrative Adjustment of Some Development Standards Authorized: The administrative official shall not have the authority to reduce the site design requirements for minimum lot size, building height, or subdivision requirements set forth in YMC 15.05.030 and Table 5-2, or YMC 15.05.060.

I. Yakima Comprehensive Plan 2040

1. Defined: Mixed Residential development which provides for areas with a mixture of housing types and densities.

2. The following goals and policies apply to this proposal:
   a. Goal 2.3: Preserve and enhance the quality, character, and function of Yakima's residential neighborhoods.

      i. Policy 2.3.1: Provide for a wide variety of housing types within the city to meet the full range of housing needs for Yakima's evolving population.

      ii. Policy 2.3.2: Preserve and enhance established residential neighborhoods. Specifically:

         - (A.) Ensure that new development is compatible in scale, density, and aesthetic quality to an established neighborhood.

IV. SUBDIVISION FINDINGS:

A. Background and Processing:

1. The subject property is currently vacant, is approximately 30.75 acres in size, has a Future Land Use designation of Mixed Residential, and is zoned Multi-Family Residential (R-3).

2. Pursuant to RCW Ch. 58.17, YMC § 1.43.080 and YMC § 14.20.100, the City of Yakima Hearing Examiner is authorized to make a recommendation for approval or disapproval, with written findings of fact and conclusions to support the recommendation to the City Council on preliminary plats due to land use review (Administrative Adjustment) being part of the application. Within ten working days of the conclusion of a hearing, unless the applicant agrees to a longer period in writing, the Commission shall render a written recommendation, which shall include findings and conclusions based on the record.

3. Public notice for this public hearing was provided in accordance with the Yakima Municipal Code.

B. Site Design and Improvement Standards:

1. All proposed lots are at least 6,000 square feet in area and have at least the minimum of 20 feet of lot frontage upon a public road in accordance with YMC §15.05.020 (H), and at least the minimum standard lot width of 50 feet in accordance with YMC § 15.05.030 (A) and Table 5-2.

2. Lot Size: The preliminary plat indicates that lot sizes will range from 7,088 square feet to 35,932 square feet, which is consistent with Table 5-1 of Ch. 15.05 of the UAZO for single-family construction.

3. Lot Width: Table 5-2 of Ch. 15.05 of the UAZO requires a minimum lot width for the R-3 zoning district of 50 feet. All proposed lots meet or exceed the minimum requirement.

4. Lot Coverage: The maximum lot coverage permitted in the R-3 zoning district is 80 percent and all lots have sufficient area to comply with this development standard.

5. Setbacks: YMC Ch. 15.05 Table 5-1 identifies the required setbacks for development within the R-3 zoning district. All lots within the proposed plat shall meet the required setbacks, including those modified under the Administrative Adjustment, as follows:

Location	From Centerline of Right-of-Way	From Property Line
Front, Cottonwood Lp.	45 feet	20 feet
Rear (internal)	N/A	15 feet
Rear, Occidental Rd.	45 feet	20 feet
Rear, S. 64th Ave.	60 feet	20 feet
Side (internal)	N/A	5 feet
Side, Cottonwood Lp.	40 feet	10 feet

The *side (internal)* setback has been requested to be adjusted from 10 feet to five feet. The *rear (internal)* setback has requested to be adjusted from 15 feet or one-half the building height, to just 15 feet.

6. Maximum Building Height: YMC Ch. 15.05 Table 5-1 identifies that the maximum building height for development within the R-3 zoning district is 50 feet. However, approximately 37 percent of the subject parcel is encumbered by Airport Safety Overlay (ASO) Zone 6, which limits building height to 35 feet. As identified in the applicant's State Environmental Policy Act Checklist, the tallest structure will likely be less than 35 feet in height, complying with both standards.

7. Access: In accordance with YMC §15.05.020 (H), all lots have 20 feet of frontage upon a public street, or are accessed by a 20-foot access easement.

8. Sidewalk: In accordance with YMC §.15.05.020 (J), the subject plat identifies that curb, gutter, and sidewalk is proposed to be constructed along all interior street frontages. Curb, gutter, and sidewalk shall also be installed along the subject plat's S. 64th Ave. frontage.

9. Density: With a density of approximately 3.94 dwellings per net residential acre, the proposed preliminary plat complies with YMC § 15.05.030 (B) and Table 4-1 of Ch. 15.04 of the UAZO which allows up to 13 dwelling units per net residential acre or greater in the R-3 zone as Class (1) uses.

   a. The Preliminary Long Plat is occurring as a single action and thus the density calculation is based upon a single action of dividing 30.75 acres into 94 residential lots.

   b. Net residential density excluding streets calculated per YMC § 15.05.030
      - Total lot area: 1,038,559 square feet
      - 1,038,559 / 43,560 (acre) = 23.84 acres
      - 94 dwelling units / 23.84 = 3.94 dwelling units per net residential acre

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10. Streets/Dedication of Right-of-Way: Along the S. 64th Ave. frontage, right-of-way shall be dedicated to increase the distance from the centerline of the street to the back of the curb to 22 feet. Curb, gutter, and a five-foot-wide sidewalk shall be installed.

C. Development Standards:

1. Frontage Improvements
   a. The applicant will be required to install curb, gutter, and sidewalk along parcel frontages in accordance with YMC § 12.05.010. The street section shall conform to standard detail R3 and the new sidewalks shall be constructed per standard detail R5, in accordance with YMC Ch. 8.67 and 12.05.

   b. Similarly, the applicant will be required to install curb, gutter, and sidewalk along the site's frontage on S. 64th Ave.

   c. Right-of-way along S. 64th Ave. shall be dedicated to increase the distance from the centerline to 27 feet, and of that the roadway shall be expanded to 22 feet from the centerline.

   d. Frontage improvements aren't required along Occidental Rd. as curb, gutter, and sidewalk is or will be installed as a condition of the Anderson Estates long plat (PLP#003-16, FSP#002-18).

   e. At minimum, one street light shall be installed midblock on the westernmost section of the loop as the street exceeds 500 feet in total length. Street lighting shall meet the design and placement standards of the city engineer. Lighting improvements shall become the property of the City of Yakima upon installation and will thereafter be maintained by the city.

   f. Pursuant to Ch. 8.72, an excavation and street break permit shall be obtained for all work within the public right-of-way. Roads less than five years old can be cut, but will cost 150 percent of the restoration fee with no PCI discount.

2. Wastewater
   a. Sewer has been extended across Occidental Rd. to the subject parcel.

   b. A minimum sixteen foot easement shall be maintained over all public utility lines in accordance with YMC §§ 12.02.010 and 12.02.020.

   c. All lots with the subject plat shall be served by a separate side sewer line from a public main in accordance with YMC § 12.03.070.

   d. Sewer is to be installed per the Yakima Municipal Code.

3. Water
   a. The applicant shall extend potable water to the subject plat in accordance with YMC § 12.04.10.

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b. Water is served by the Nob Hill Water Association, and the preliminary plat displays water service extending north from N. 64th Ave. and then eastward along Occidental Rd., extending south into the new subdivision to serve all lots.

4. Irrigation
   a. The subject parcel is located within the Ahtanum Irrigation District and therefore irrigation district approval is required upon the final plat.

D. Easements: Easements are to be established in accordance with YMC §§ 12.02.010 and 12.02.020.

E. Subdivision Ordinance

As proposed, and with the recommended conditions, this preliminary plat meets all the design requirements of YMC Title 14, the City's subdivision ordinance and the development standards of YMC Title 12. The recommended conditions are intended to ensure consistency with the provisions of the City's subdivision ordinance and that appropriate provisions are provided for the following:

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

2. Open spaces: The proposed lots are larger than the minimum lot size required in the R-3 zoning district for both single-family and two-family dwellings. Lot coverage of 80 percent or less in the R-3 zoning district will provide adequate light and air for future residents in accordance with the standards in the zoning ordinance without additional open spaces.

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

4. Streets, alleys, and other public ways: The subject property has frontage upon Occidental Rd. and S. 64th Ave., and proposes new public streets (Cottonwood Lp.) to provide adequate access to all internal lots.

5. Water supplies: Public water is required to be used for domestic and fire flow purposes. While water is available to the site from Nob Hill Water Association via Occidental Rd., the Office of Drinking Water has concerns as this is a 94-lot subdivision and the Association only has 77 available connections based on their current WFI.

6. Sanitary waste disposal: Public sewer is required to service all lots within the subject development. A City of Yakima sewer main capable of serving the

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development has been extended east along Occidental Rd.

7. Parks and playgrounds: Open space, parks, recreation, and playgrounds are located approximately within three miles of this subdivision due to the proximity of West Valley Park.

8. Sites for schools: Wide Hollow Elementary School and West Valley Middle Level Campus are located approximately two miles from this subdivision, while West Valley High School is located approximately 2.5 miles away.

9. Sidewalks: Sidewalks are required and shall be provided along this development's internal streets ("Cottonwood Lp.") and along the S. 64th Ave. frontage. Sidewalk is already being required to be built along Occidental Rd. as a condition of the long plat to the north (Anderson Estates).

10. Public Transit: Yakima Transit Routes 2 and 5 pass the intersection of S. 64th Ave. and W. Washington Ave. approximately 0.5 miles north of the subdivision.

11. Serves the public interest and use: This proposed 94-lot residential subdivision is consistent with neighboring land uses and better serves the needs of the City of Yakima than the undeveloped status of the property. However, a professional archaeological survey of the project area shall be conducted due to comments received from DAHP.

F. Time Limitation

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

V. CRITICAL AREAS FINDINGS

A. The application was subject to Environmental Review, which resulted in a Determination of Non-Significance on August 21, 2019.

B. Consistent with YMC § 15.27.031 (C) (2), the Administrative Official reviewed the available information pertaining to the proposal and made a determination that a "Critical Areas was present, but there is no impact."

C. Per YMC § 15.27.309, it has been determined that a Standard Development Permit is required.

D. YMC § 15.27.311: Authorization Decisions—Basis for Action
The applicant meets the following criteria:

1. Impact of the project to critical area features on and abutting property: The impact to critical area features will be minimal as long as the subdivision provides

adequate buffers between the residential lots and the floodplain that crosses the subject parcel.

2. Danger to life or property that would likely occur as a result of the project: The floodplain of Spring Creek—Tributary 1 is located on the parcel, and the proposed grading plan will channelize the floodwater flowing into the development to prevent flooding on specific parcels.

3. Compatibility of the project to critical area features: In addition to the floodplain being realigned to generally follow the direction of Cottonwood Lp., each lot will have a building pad outside of the floodplain. Lots 17, 18, and 36 are far larger than the average lot in the subdivision, and will allow floodwaters to flow across them in a manner that will avoid the building pads where the houses will be located.

4. Conformance with applicable development standards: All applicable standards of YMC Ch. 15.27 will be met.

5. Compliance with flood hazard mitigation requirements of YMC 15.27.400 through 15.27.436: The existing FEMA FIRM Panel 53077C1029F is in the process of being revised that will result in building pads for the subdivision that will be located outside of the floodplain.

6. Adequacy of the information provided by the applicant or available to the division: The application submitted is adequate for review.

7. Based upon the project evaluation, the administrative official shall take one of the following actions:

   a. Grant the development authorization

   b. Grant the development authorization with conditions, as provided in YMC 15.27.312, to mitigate impacts to the critical area feature(s)

   c. Deny the development authorization

VI. ADMINISTRATIVE ADJUSTMENT FINDINGS

The purpose of YMC Ch. 15.10 is to provide flexibility by allowing certain development standards in YMC Chapters 15.05 through 15.08 to be administratively adjusted. A particular standard may be reduced or modified, so long as the administrative official determines that the adjustment and/or reduction is consistent with the intent and purpose of the standards, and will accomplish one or more of the following objectives:

A. **Siting for solar access:** Siting for solar access is not a factor with this application.

B. **Zero lot line construction:** Zero lot line criteria does not apply to this application as no residential zero lot line construction is proposed.

C. **Coordinate site features with surrounding land uses and physical features:** Based on the proposed layout of the subdivision, the reduced rear-yard and side-

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yard setbacks will allow detached single-family dwellings to be easily placed on their respective lots without requiring their layout and size to be reduced.

D. **Flexibility of design and placement of structures and other site improvement that is the minimum adjustment necessary to accommodate the proposed structure or site improvement:** Reducing the rear-yard setback to a minimum of 15 feet and the side-yard setback from 10 feet to 5 feet will allow detached single-family dwellings to be sited on the subdivision just as they would in the other residential zoning districts.

VII. CONCLUSIONS:

A. The Hearing Examiner has jurisdiction (RCW Ch. 58.17, YMC §§ 1.43.080, and 14.20.100).

B. This recommendation is based upon a project narrative and site plan received May 3, 2019.

C. This Preliminary Long Plat complies with the general requirements for subdivision approval as specified by YMC Ch. 14.20 and 15.05.

D. During project review it has been found that this request is in compliance with YMC § 16.06.020 (B) for making a Determination of Consistency as follows:

1. The use is permitted within the R-3 zoning district.

2. All necessary public facilities are available to serve the site, though the applicant will need to coordinate with Nob Hill Water Association and the Office of Drinking Water to confirm that there is enough current water capacity to serve the site.

3. This proposal is consistent with existing development regulations for this location.

E. A Determination of Nonsignificance (DNS) was issued on August 21, 2019, for this proposed development, and was not appealed.

F. This proposed subdivision serves the public use and interest and provides for the possibility of creating new additional housing within the City of Yakima.

G. This preliminary subdivision complies with the goals and objectives of the Urban Area Comprehensive Plan, the intent and purpose of the R-3 zoning district, the provisions of the Urban Area Zoning Ordinance, Subdivision Ordinance, Title 12 Development Standards, and Chapter 12.08 the Traffic Concurrency Ordinance.

H. The proposed plat complies with the provisions of RCW 58.17.110 and YMC § 14.20.100, providing appropriately for: the public health, safety, and general welfare, open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies (pending verification from Nob Hill Water Association and the Office of Drinking Water), sanitary wastes, parks and recreation, playgrounds, schools and school grounds, sidewalks, and other planning features that assure safe walking conditions for residents of the neighborhood.

VIII. RECOMMENDATION:

The Planning Division recommends that this 94-lot subdivision known as "Cottonwood Loop," file number PLP#002-19, be approved based upon the above findings and conclusions and subject to the conditions of approval as follows:

A. Prior to approval of the final plat, all required improvements shall be constructed or financially secured according to the standards and requirements of the City Engineer and YMC Title 12;

B. All lots shall be served with public water from the Nob Hill Water Association. No individual domestic or irrigation wells shall be permitted for any of the lots. Prior to final plat approval, written verification from Nob Hill Water Association must be submitted to the Planning Division indicating that each lot with the plat has been served with domestic and applicable fees paid;

C. All lots shall be provided with public sewer service according to YMC Title 12 standards. Prior to final plat approval written verification from the City of Yakima Engineering Department must be provided to the Planning Division indicating that all sewer extensions have been completed and inspected or financially secured;

D. A minimum 8-foot wide public utility easement shall be provided adjacent to all public road rights-of-way;

E. Easements for new and/or future utilities shall be a minimum of 16 feet in width, provided that the width of easements for buried utilities will be twice the depth of the planned excavation;

F. All public and private utilities shall be located underground, with the exception of telephone boxes and such similar structures;

G. All public and private utilities to be located within public road rights-of-way must be constructed prior to the start of road construction;

H. All interior roads on the preliminary plat shall be constructed with curb, gutter, sidewalks on both sides of the street, and street lighting in accordance with YMC Ch. 12.06, Standard Detail R5, and WSDOT Curb and Sidewalk Plans F-10.12-03;

I. Curb, gutter, and sidewalk shall be installed along the subdivision's S. 64th Ave. frontage;

J. An excavation and street break permit shall be obtained for all work within the public right-of-way. Roads less than five years old can be cut, but will cost 150 percent of the restoration fee with no PCI discount;

K. All frontage improvements shall be completed or bonded for prior to long plat approval. Civil engineering plans for public improvements shall be approved prior to bonding for public improvements;

L. At the discretion of the City Engineer, the owner may bond for required frontage improvements or enter into a deferral agreement for future participation in the cost of any frontage and/or roadway improvement of Local Improvement District (LID) which

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is constructed abutting the owner's property. The bond or deferral agreement shall be executed and recorded prior to or as part of approval of the plat;

M. Fire hydrants shall be placed at the locations specified by the Building Codes, Planning Division, and the Yakima Fire Department. All lots must be provided with adequate fire flow;

N. All permits required by the Yakima Regional Clean Air Authority shall be obtained;

O. The applicant shall submit a CLOMR to FEMA, and if the project proceeds to construction, a LOMR to the effective flood insurance rate map shall be submitted in order to reflect as-built conditions;

P. An NPDES Construction Stormwater General Permit is required if there is a potential for stormwater discharge from the construction site. The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction. The applicant shall contact the Department of Ecology to determine if these permits are required;

Q. Due to the proximity to the Yakima Air Terminal, for the purposes of storm water runoff, it is preferred that retention ponds not be used, instead utilizing detention ponds or connections to the city storm water system;

R. Streetlights shall be installed per the direction of the Engineering Division and lighting guidelines set forth by the FAA shall be followed;

S. This plat shall be subject to the following notes, which must be placed on the face of the plat:

   1. The addresses shown on this plat are accurate as of the date of recording, but may be subject to change. The City of Yakima Building Codes Division is responsible for the confirmation or reassignment of addresses at the time of building permit issuance.

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

T. Irrigation approval is required, and shall be shown on the face of the final plat;

U. A current title report covering the subject property must accompany the final long plat;

V. Upon preliminary plat approval, the applicant has five years to submit the final plat. Thereafter, 30 days prior to the expiration of said approval the applicant must submit to the City Council a written request asking to extend the approval period for a maximum period of one year;

W. The subdivision requirements of Table 5-2 shall be followed in accordance with YMC § 15.05.030, except that for property lines not abutting public rights-of-way, the side-yard setback may be reduced to five feet and the rear-yard setback may be reduced to 15 feet;

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X. Because the Administrative Adjustment request is part of the overall preliminary long plat, the adjustment shall be applicable so long as the plat remains otherwise conforming;

Y. All other requirements of the zoning and subdivision ordinance, although not specifically set forth herein, shall be complied with in their entirety; and

Z. Prior to the issuance of any permits, a professional archaeological survey of the project area shall be conducted, with copies of the survey provided to DAHP and the Planning Division.

COTTONWOOD PARTNERS LLC – "ANDERSON PARK"
PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19

EXHIBIT LIST

CHAPTER B
Maps

DOC INDEX #	DOCUMENT	DATE
B-1	Maps: Vicinity, Zoning, Future Land Use, and Aerial	07/09/2019

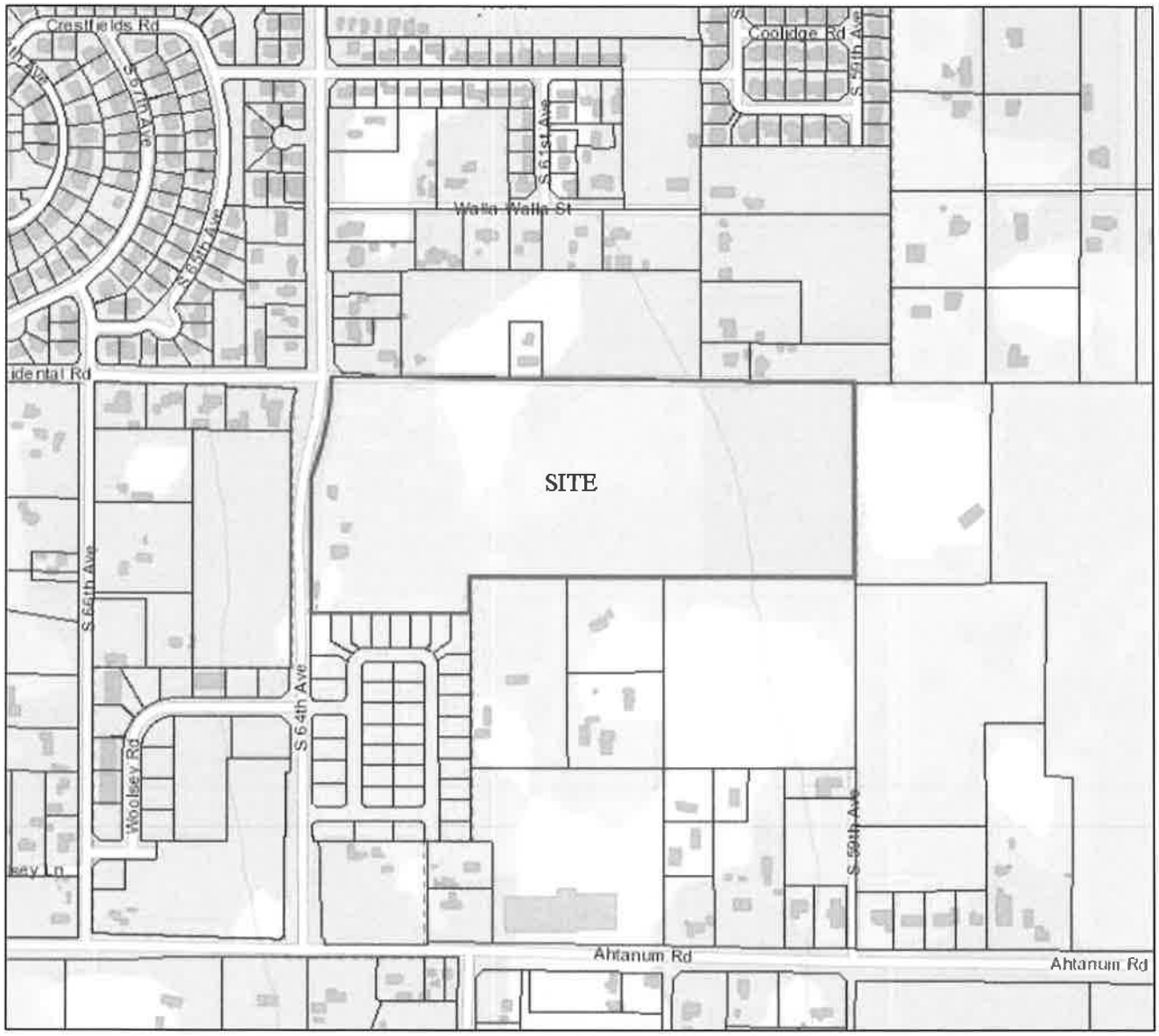
VICINITY MAP

CITY OF YAKIMA Planning

File Number: PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19

Project Name: COTTONWOOD PARTNERS LLC – "ANDERSON PARK"

Site Address: 2309 S 64TH AVE



Proposal: Proposed long plat that will subdivide approximately 30.75 acres into 94 single-family lots on a parcel partially located within the floodplain in the R-3 zoning district. The proposal also includes an adjustment to the rear and side yard setbacks for the proposed lots to allow a 5-ft side yard setback and a 15-ft rear yard setback.

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: 7/9/2019

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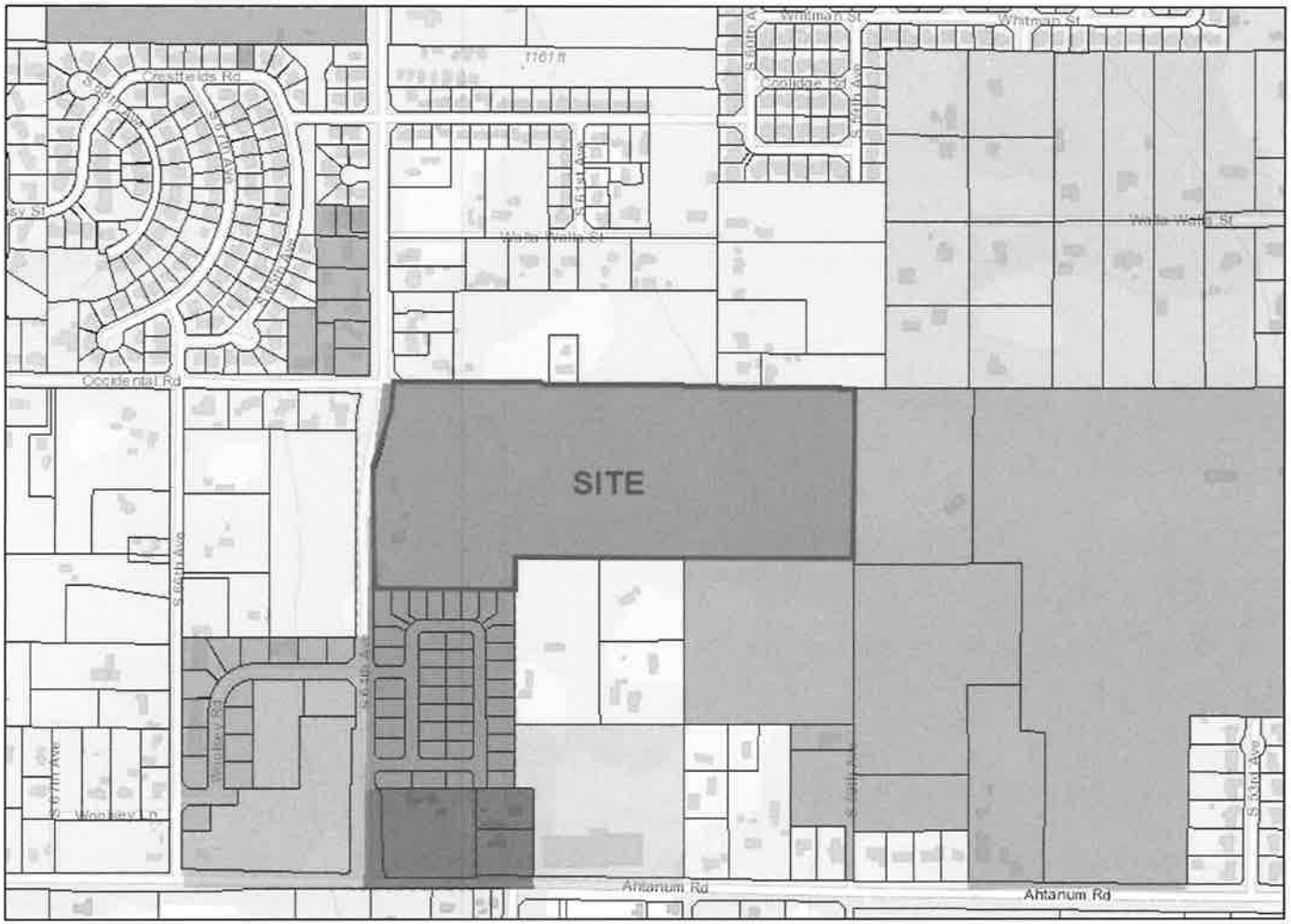
ZONING MAP

File Number: PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19
Project Name: COTTONWOOD PARTNERS LLC – "ANDERSON PARK"
Site Address: 2309 S 64TH AVE



Yakima Urban Area Zoning

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

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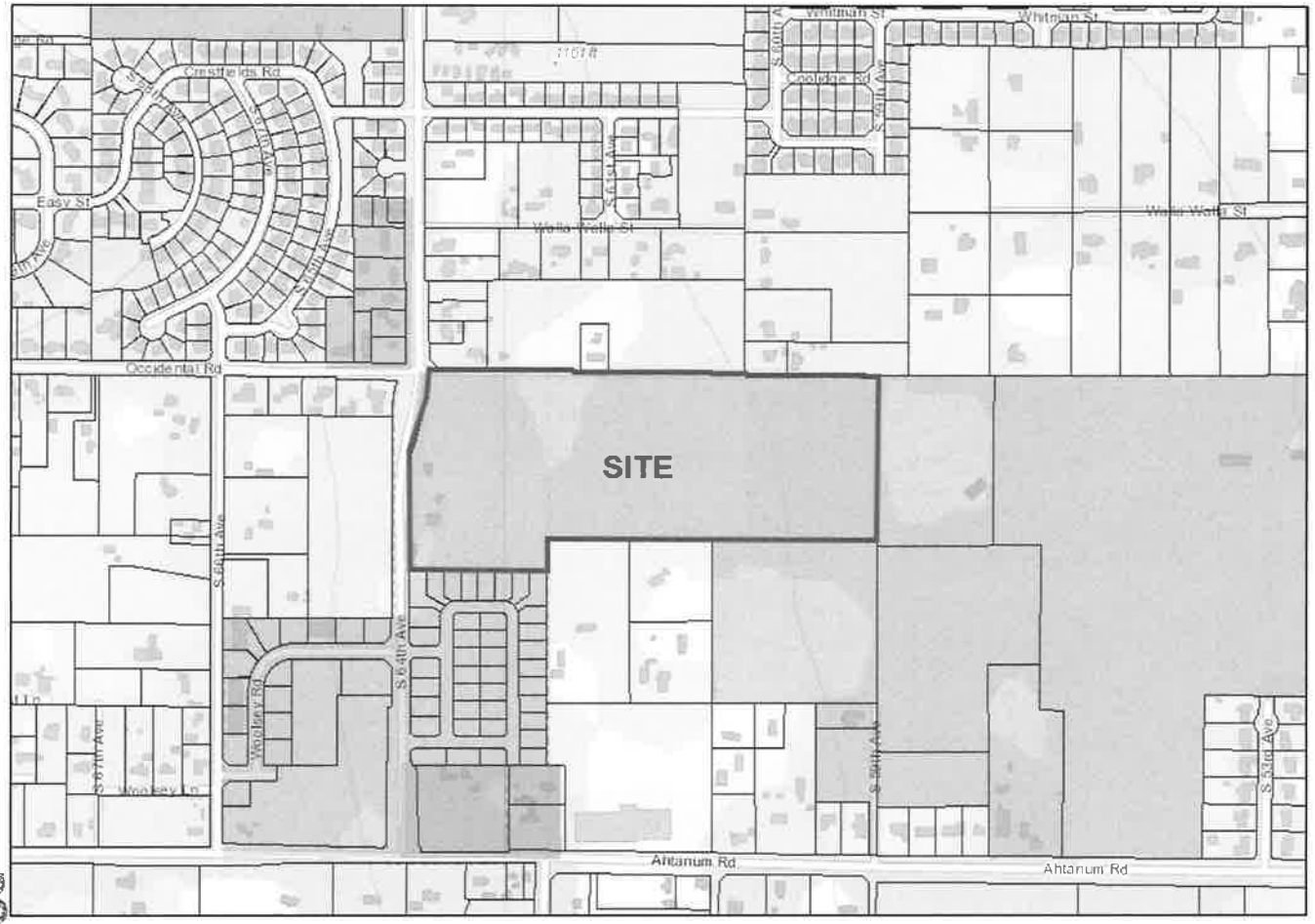
FUTURE LAND USE MAP

File Number: PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19
Project Name: COTTONWOOD PARTNERS LLC – "ANDERSON PARK"
Site Address: 2309 S 64TH AVE



Yakima Future Land Use Designations

- Low Density Residential
- Mixed Residential
- Central Business Core Commercial
- Commercial Mixed Use
- Regional Commercial
- Community Mixed Use
- Industrial

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Date Created: 7/9/2019

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AERIAL MAP

File Number: PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19
Project Name: COTTONWOOD PARTNERS LLC – "ANDERSON PARK"
Site Address: 2309 S 64TH AVE

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Date Created: 7/9/2019

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COTTONWOOD PARTNERS LLC – "ANDERSON PARK"
PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19

EXHIBIT LIST

CHAPTER C
Site Plans

DOC INDEX #	DOCUMENT	DATE
C-1	Site Plans	07/09/2019

PRELIMINARY PLAT OF
"ANDERSON PARK"

(A PORTION OF THE NE 1/4, SECTION 5, TOWNSHIP 12 NORTH, RANGE 18 EAST, W.M.)

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CITY OF YAKIMA
PLANNING DIV.
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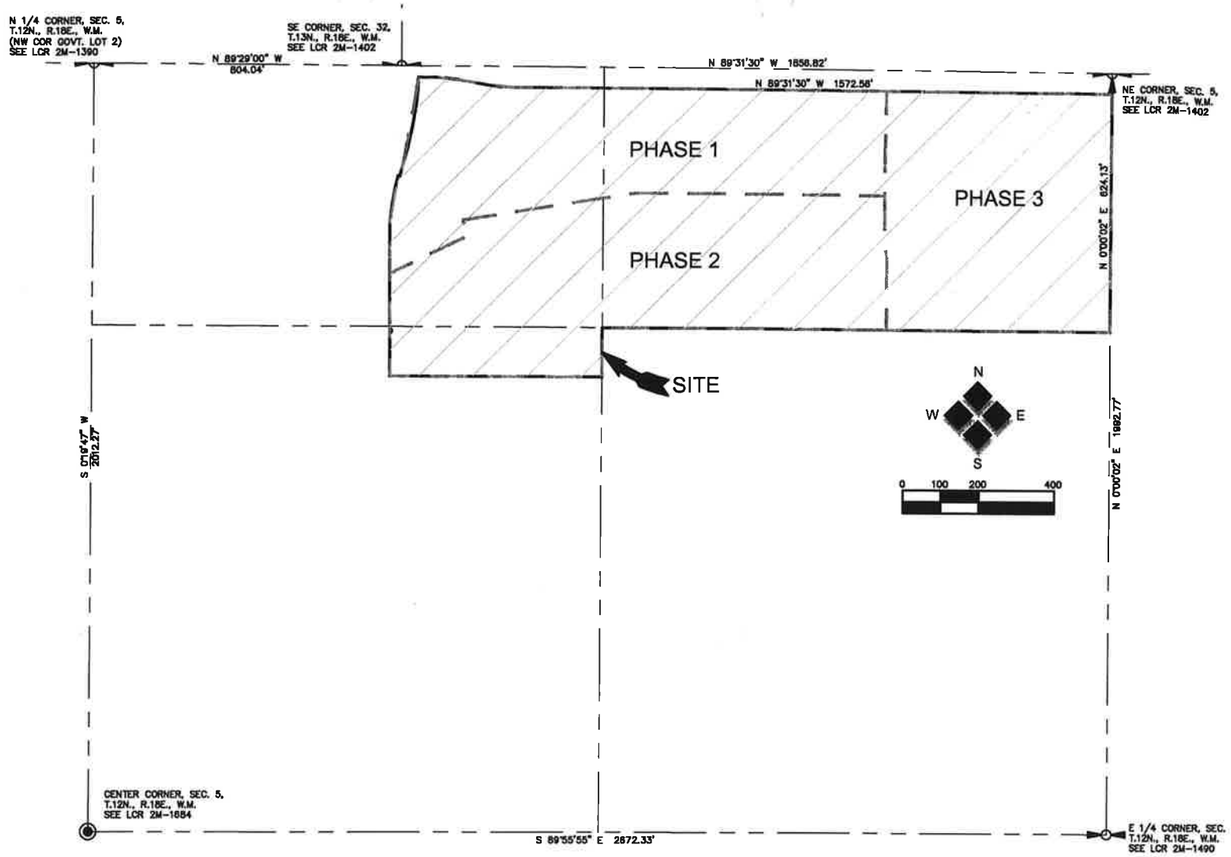
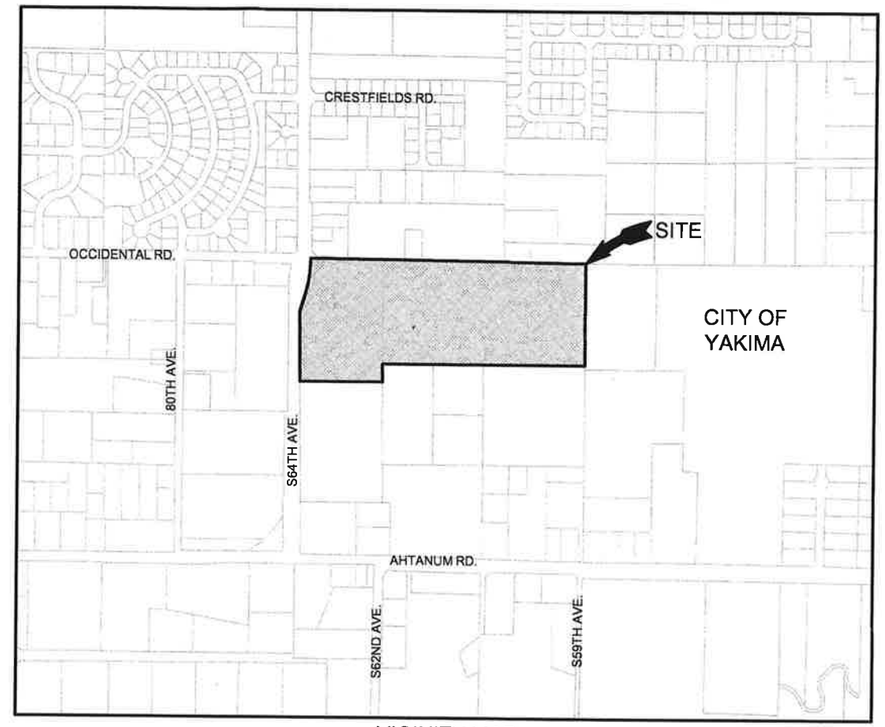




VICINITY MAP
N.T.S.

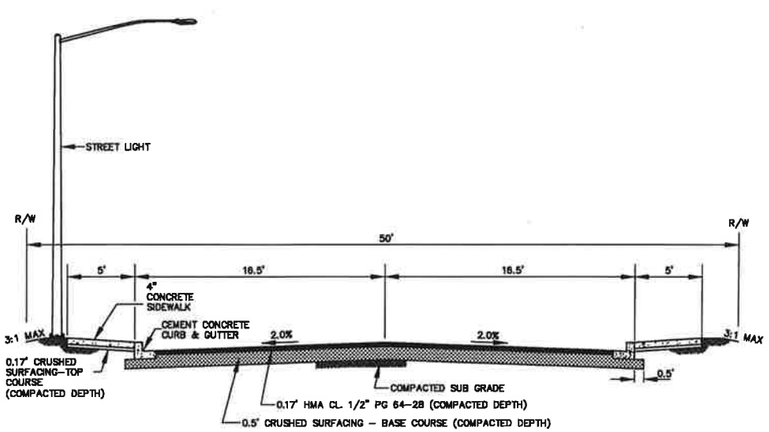
LEGAL DESCRIPTION

GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 12 NORTH, RANGE 18 EAST, W.M. AND THAT PART OF THE NORTHEAST QUARTER OF SAID SECTION 5, DESCRIBED AS FOLLOWS:

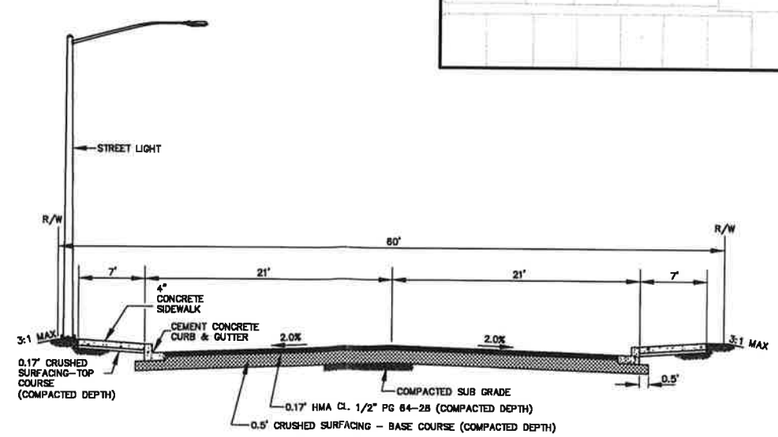
BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 5;
THENCE SOUTH 0°09'57" WEST ALONG THE EAST LINE THEREOF TO THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE CONTINUING SOUTH 0°09'57" WEST 129.00 FEET;
THENCE NORTH 89°41'03" WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 553.17 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE YAKIMA VALLEY TRANSPORTATION COMPANY AS THE SAME EXISTED ON DECEMBER 1, 1936;
THENCE NORTH 0°05'55" WEST ALONG SAID RIGHT OF WAY LINE TO THE NORTH LINE OF SAID LOT 2;
THENCE EASTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO YAKIMA COUNTY FOR ROAD UNDER AUDITOR'S FILE NO. 2962906, RECORDS OF YAKIMA COUNTY, WASHINGTON.

AND EXCEPT RIGHT OF WAY PER A.F.NO. 8016164



CITY OF YAKIMA - RESIDENTIAL SECTION (INTERIOR PLAT ROAD)
NOT TO SCALE



CITY OF YAKIMA - RESIDENTIAL SECTION (OCCIDENTAL ROAD)
NOT TO SCALE

NOTES

SEE SHEET 4 FOR ADDITIONAL NOTES.

DATUM ELEVATION

YAKIMA COUNTY ALUMINUM CAP AT THE INTERSECTION OF 66TH AVE. AND OCCIDENTAL RD.

ELEVATION: 1183.95 (NAVD88)

ENGINEER/SURVEYOR

HLA ENGINEERING & LAND SURVEYING, INC.
2803 RIVER ROAD
YAKIMA, WA 98902
MIKE HEIT, PE
TIM FRIES, PLS
(509) 966-7000

DEVELOPER

COTTONWOOD PARTNERS, LLC
P.O. BOX 8335
YAKIMA, WA 98908

PARCEL NO. 181205-11002

HLA Engineering and Land Surveying, Inc.
2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com

MICHAEL R. HEIT, STATE OF WASHINGTON, 37372, REGISTERED PROFESSIONAL ENGINEER 7/8/19
TIMOTHY D. FRIES, STATE OF WASHINGTON, 44881, REGISTERED PROFESSIONAL LAND SURVEYOR 7-8-2019

REVISION	DATE

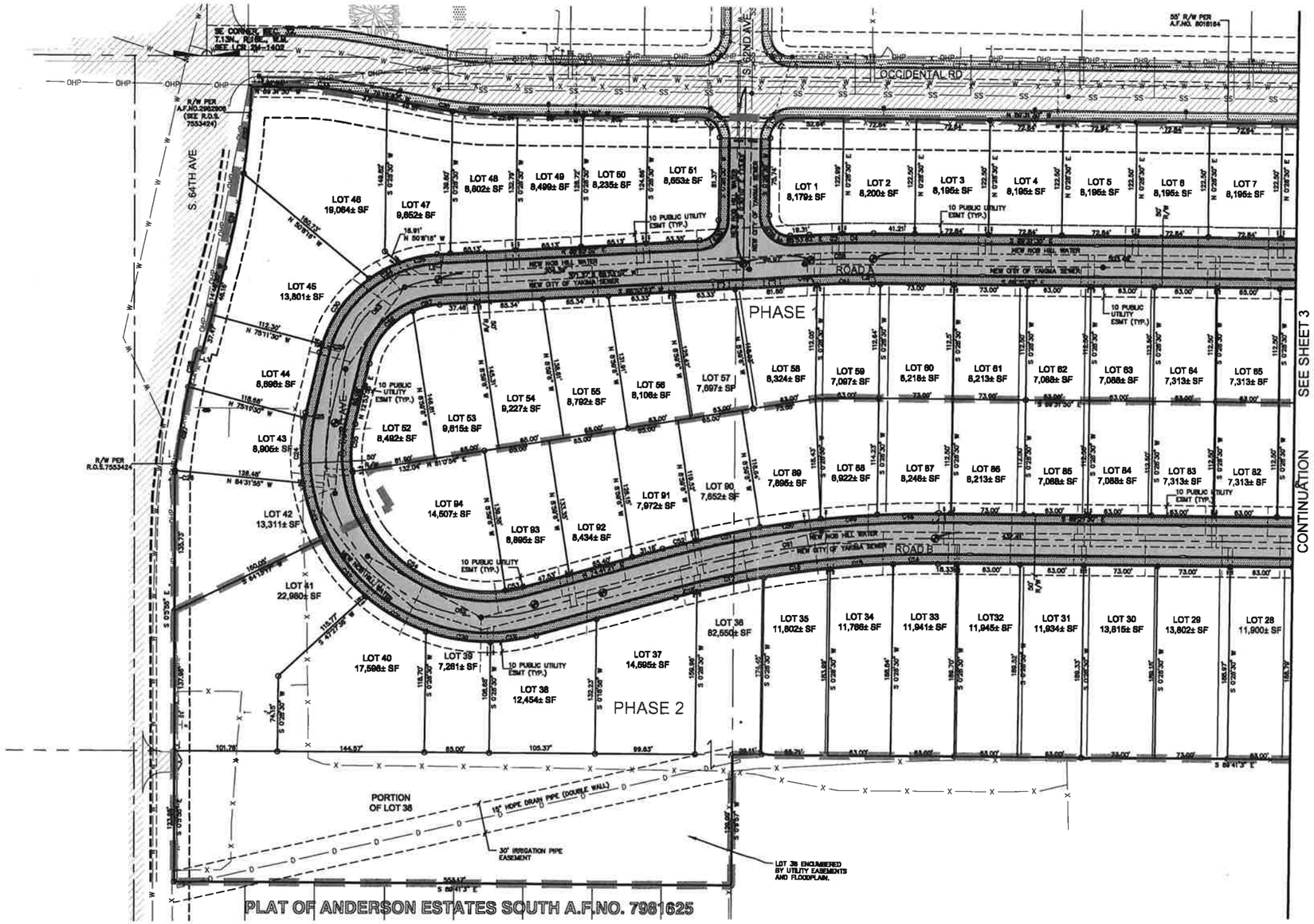
JOB NUMBER: 19065	DATE: 7-08-19
FILE NAMES: DRAWING: 19065.DWG	
DESIGNED BY: MRH	
ENTERED BY: MDH	

ANDERSON PARK
Cottonwood Partners, LLC.
Yakima County, Washington

PRELIMINARY PLAT

PRELIMINARY PLAT OF
"ANDERSON PARK"

(A PORTION OF THE NE 1/4, SECTION 5, TOWNSHIP 12 NORTH, RANGE 18 EAST, W.M.)



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PLANNING DIV.

DOC. INDEX #C-1

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MICHAEL R. HEWITT — STATE OF WASHINGTON — 31372 — REGISTERED PROFESSIONAL ENGINEER — 7/8/19

TIMOTHY D. FRIES — STATE OF WASHINGTON — PROFESSIONAL LAND SURVEYOR — 7-8-2019

REVISION	DATE

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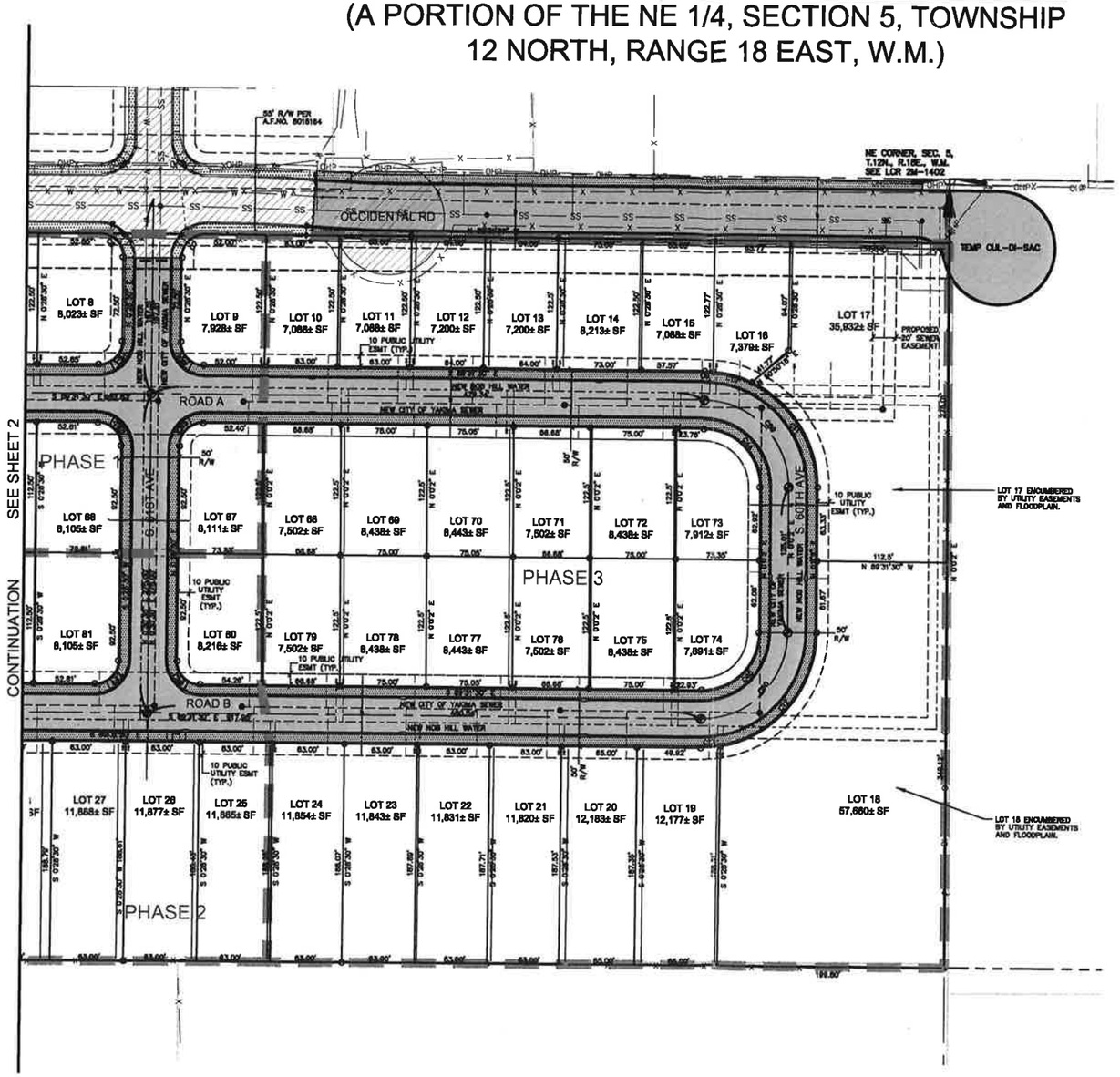
ANDERSON PARK
Cottonwood Partners, LLC.
Yakima County, Washington

PRELIMINARY PLAT

SHEET 2 OF 4

PRELIMINARY PLAT OF
"ANDERSON PARK"

(A PORTION OF THE NE 1/4, SECTION 5, TOWNSHIP 12 NORTH, RANGE 18 EAST, W.M.)



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MICHAEL R. HOLT — STATE OF WASHINGTON — 31372 — REGISTERED PROFESSIONAL ENGINEER — 7/8/19

TIMOTHY D. FRIEZE — STATE OF WASHINGTON — 34861 — REGISTERED PROFESSIONAL LAND SURVEYOR — 7-8-2019

REVISION	DATE

JOB NUMBER: 19065	DATE: 7-08-19
FILE NAMES: DRAWING: 19065.DWG	
DESIGNED BY: MRH	
ENTERED BY: MDH	

ANDERSON PARK
Cottonwood Partners, LLC.
Yakima County, Washington

PRELIMINARY PLAT

SHEET 3 OF 4

PRELIMINARY PLAT OF
"ANDERSON PARK"

(A PORTION OF THE NE 1/4, SECTION 5, TOWNSHIP 12 NORTH, RANGE 18 EAST, W.M.)

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CITY OF YAKIMA
PLANNING DIV.

DOC. INDEX # C-1

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°00'00"	20.00	31.42	S 45°28'30" W	28.28
C2	93°34'39"	20.00	32.66	S 46°18'49" E	29.15
C3	1°48'32"	1025.00	32.36	S 87°48'07" W	32.36
C4	1°46'07"	1025.00	31.64	S 89°35'27" W	31.64
C5	90°00'00"	20.00	31.42	N 45°28'30" E	28.28
C6	90°00'00"	20.00	31.42	N 44°31'30" W	28.28
C7	90°00'00"	20.00	31.42	S 45°28'30" W	28.28
C8	90°00'00"	20.00	31.42	S 44°31'30" E	28.28
C9	4°15'44"	100.00	7.44	N 87°23'37" W	7.44
C10	20°29'11"	100.00	35.76	N 75°01'10" W	35.57
C11	64°46'36"	100.00	113.06	N 32°23'16" W	107.13
C12	80°28'14"	100.04	140.50	N 40°14'40" E	129.23
C13	10°07'18"	98.58	17.41	N 85°32'23" E	17.39
C14	2°40'01"	950.00	44.68	S 89°08'30" W	44.68
C15	3°46'21"	960.00	63.21	S 85°55'19" W	63.20

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C16	3°57'55"	960.00	66.44	S 82°03'11" W	66.43
C17	4°04'03"	960.00	68.15	S 78°02'12" W	68.14
C18	1°18'49"	960.00	22.01	S 75°20'45" W	22.01
C19	14°09'52"	185.00	45.73	N 81°46'17" E	45.62
C20	20°28'09"	185.00	66.09	S 80°54'43" E	65.74
C21	21°27'59"	185.00	69.31	S 59°56'38" E	68.91
C22	22°04'51"	185.00	71.30	S 38°10'13" E	70.88
C23	18°28'19"	185.00	59.54	S 17°54'38" E	59.28
C24	20°03'49"	184.01	64.44	S 01°17'11" W	64.11
C25	1°38'07"	185.00	5.28	S 12°04'54" W	5.28
C26	0°10'53"	738.78	2.34	S 06°22'38" W	2.34
C27	6°27'56"	738.78	83.38	S 08°42'03" W	83.33
C28	2°52'30"	738.78	37.07	S 13°22'17" W	37.07
C29	2°58'09"	160.20	8.30	S 14°35'35" W	8.30
C30	36°56'35"	125.29	80.66	S 35°15'22" W	79.46

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C31	6°44'09"	804.54	94.58	N 11°28'26" E	94.53
C32	6°06'26"	804.54	85.53	N 05°01'37" E	85.49
C33	10°15'33"	270.00	48.34	N 84°23'43" W	48.28
C34	14°48'03"	125.00	32.29	S 61°09'59" W	32.20
C35	18°18'07"	125.32	39.96	S 77°43'29" W	39.79
C36	2°51'42"	330.00	16.48	S 80°41'48" E	16.48
C37	7°23'51"	330.00	42.61	S 85°49'34" E	42.58
C38	90°00'00"	20.00	31.42	N 44°31'30" W	28.28
C39	86°25'21"	20.00	30.17	N 43°41'11" E	27.39
C40	0°18'42"	975.00	5.30	S 87°03'13" W	5.30
C41	3°16'57"	975.00	55.57	S 88°50'32" W	55.57
C42	90°00'00"	20.00	31.42	N 44°31'30" W	28.28
C43	90°00'00"	20.00	31.42	S 45°28'30" W	28.28
C44	89°31'31"	50.00	78.13	N 44°45'44" W	70.42
C45	90°28'29"	50.00	78.95	N 45°14'16" E	71.00

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C46	90°00'00"	20.00	31.42	S 44°31'30" E	28.28
C47	90°00'00"	20.00	31.42	N 45°28'30" E	28.28
C48	3°29'09"	1010.00	61.45	S 88°43'56" W	61.44
C49	3°12'02"	1010.00	56.42	S 85°23'20" W	56.41
C50	3°28'09"	1010.00	61.15	S 82°03'15" W	61.14
C51	3°41'30"	1010.00	65.06	S 78°28'25" W	65.06
C52	1°56'20"	1010.00	34.18	S 75°39'31" W	34.18
C53	7°32'58"	135.00	17.79	N 76°27'50" E	17.77
C54	90°36'55"	135.00	213.59	S 52°26'14" E	192.00
C55	20°00'44"	135.00	47.15	S 02°53'36" W	46.91
C56	52°33'07"	75.06	68.84	S 39°11'06" W	66.45
C57	21°30'51"	74.55	27.99	S 76°12'16" W	27.83
C58	3°34'39"	1000.00	62.44	S 86°41'11" W	62.43
C59	89°31'31"	75.00	117.19	N 44°45'44" W	105.63
C60	90°28'29"	75.00	118.43	N 45°14'16" E	106.50

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C61	15°47'10"	985.00	271.39	S 82°34'56" W	270.53
C62	118°12'37"	160.00	330.11	S 46°12'21" E	274.60
C63	73°59'54"	100.00	129.15	S 49°53'55" W	120.36

LINE TABLE

LINE	BEARING	LENGTH
L1	N 75°11'27" W	5.00
L2	S 86°53'52" W	13.15
L3	N 89°31'30" W	7.45
L4	S 89°30'54" E	11.59

NOTES:

1. SUBJECT PROPERTY IS ZONED R-3, MULTI-FAMILY RESIDENTIAL.
2. STREET IMPROVEMENTS SHALL CONFORM TO CITY OF YAKIMA STANDARDS FOR PLAT REVIEW.
3. SEWER IS PROVIDED BY CITY OF YAKIMA.
4. ALL STORM WATER GENERATED BY NEW IMPERVIOUS SURFACES TO BE RETAINED AND DISPOSED OF ON SITE IN ACCORDANCE WITH CITY OF YAKIMA STORMWATER ENGINEERING DIVISION REQUIREMENTS.
5. WATER IS PROPOSED TO BE PROVIDED BY NOB HILL WATER. WATER SYSTEM, INCLUDING VALVES, FITTINGS, AND FIRE HYDRANT LOCATIONS, TO BE DESIGNED AND CONSTRUCTED BY NOB HILL WATER CO. FIRE HYDRANT LOCATIONS NOT YET DETERMINED AND NOT SHOWN ON THIS PLAN.
6. POWER, TV CABLES, TELEPHONE CABLES AND NATURAL GAS MAINS ARE NOT SHOWN ON THESE PLANS BUT ARE TO BE LOCATED WITHIN THE PUBLIC UTILITY EASEMENT. DEVELOPER TO COORDINATE WITH THE SERVING UTILITY COMPANY FOR DESIGN AND INSTALLATION OF THEIR FACILITIES.
7. TYPICAL BUILDING SETBACKS – 45' FRONT SETBACK FROM CENTERLINE OF RIGHT OF WAY, 40' SIDE SETBACK FROM CENTERLINE OF RIGHT OF WAY, 10' SIDE SETBACK FROM PROPERTY LINE, A 5' SET BACK MEETING R-1 STANDARDS WILL BE REQUESTED THROUGH THE VARIANCE PROCESS, AND 15' REAR SETBACK FROM PROPERTY LINE.
8. BOUNDARY SHOWN HEREON PREVIOUSLY SURVEYED. SEE RECORD OF SURVEY 7553424 FOR ADDITIONAL INFORMATION.

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MICHAEL R. KENT — STATE OF WASHINGTON — 37372 — REGISTERED PROFESSIONAL ENGINEER
TIMOTHY D. FRIES — STATE OF WASHINGTON — 44881 — REGISTERED PROFESSIONAL LAND SURVEYOR
7-8-2019

REVISION	DATE

JOB NUMBER: 19065 | DATE: 7-08-19
FILE NAMES: DRAWING: 19065.DWG
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ANDERSON PARK
Cottonwood Partners, LLC.
Yakima County, Washington

PRELIMINARY PLAT

SHEET 4 OF 4

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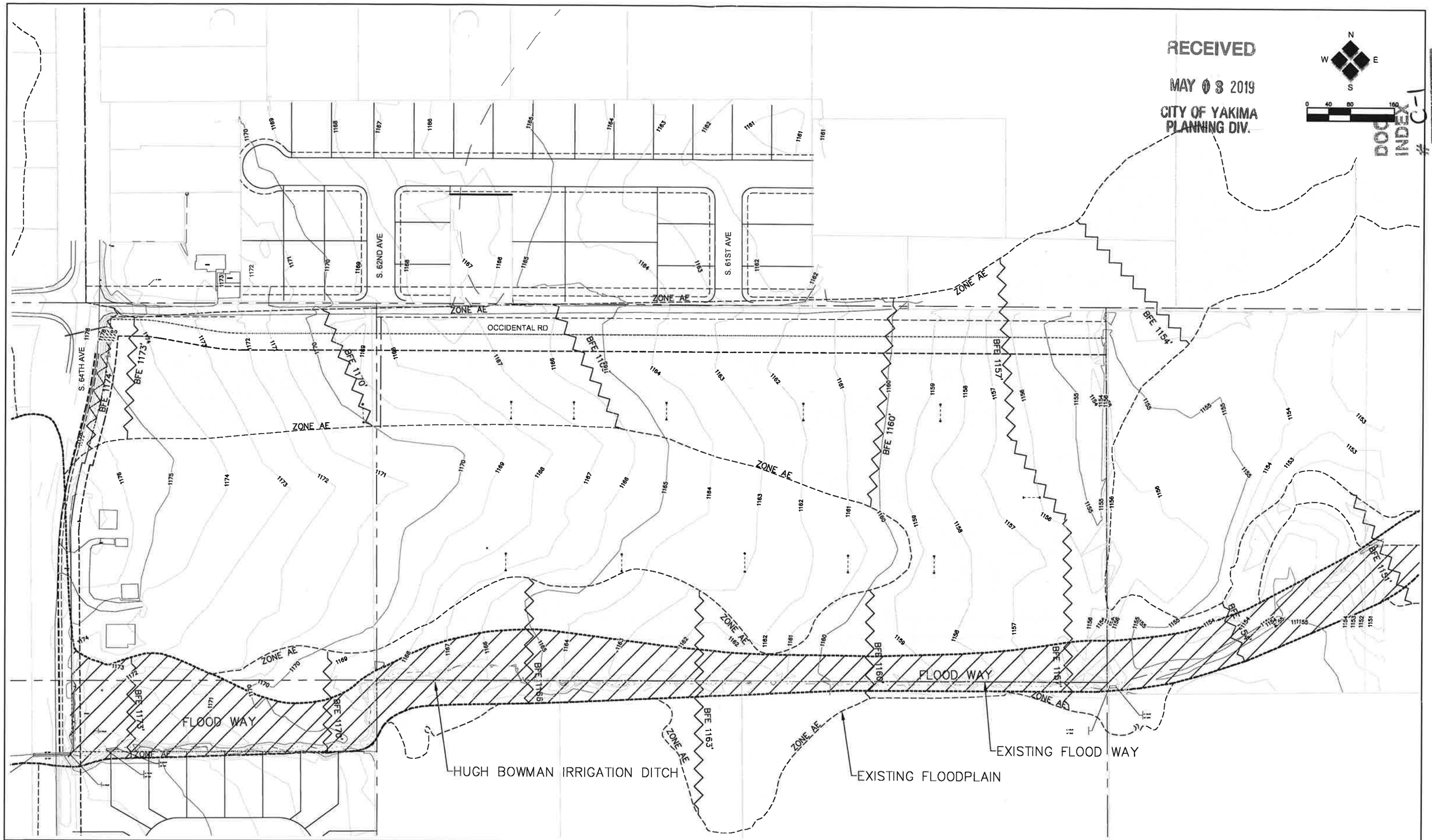
DOC INDEX # C-1



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MICHAEL R. LEIPE
STATE OF WASHINGTON
37372
REGISTERED
PROFESSIONAL ENGINEER
5/3/19

REVISION	DATE

JOB NUMBER: 19065	DATE: 4-30-19
FILE NAMES: DRAWING: 19065.dwg	
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ENTERED BY: MDH	

Cottonwood Partners, LLC.

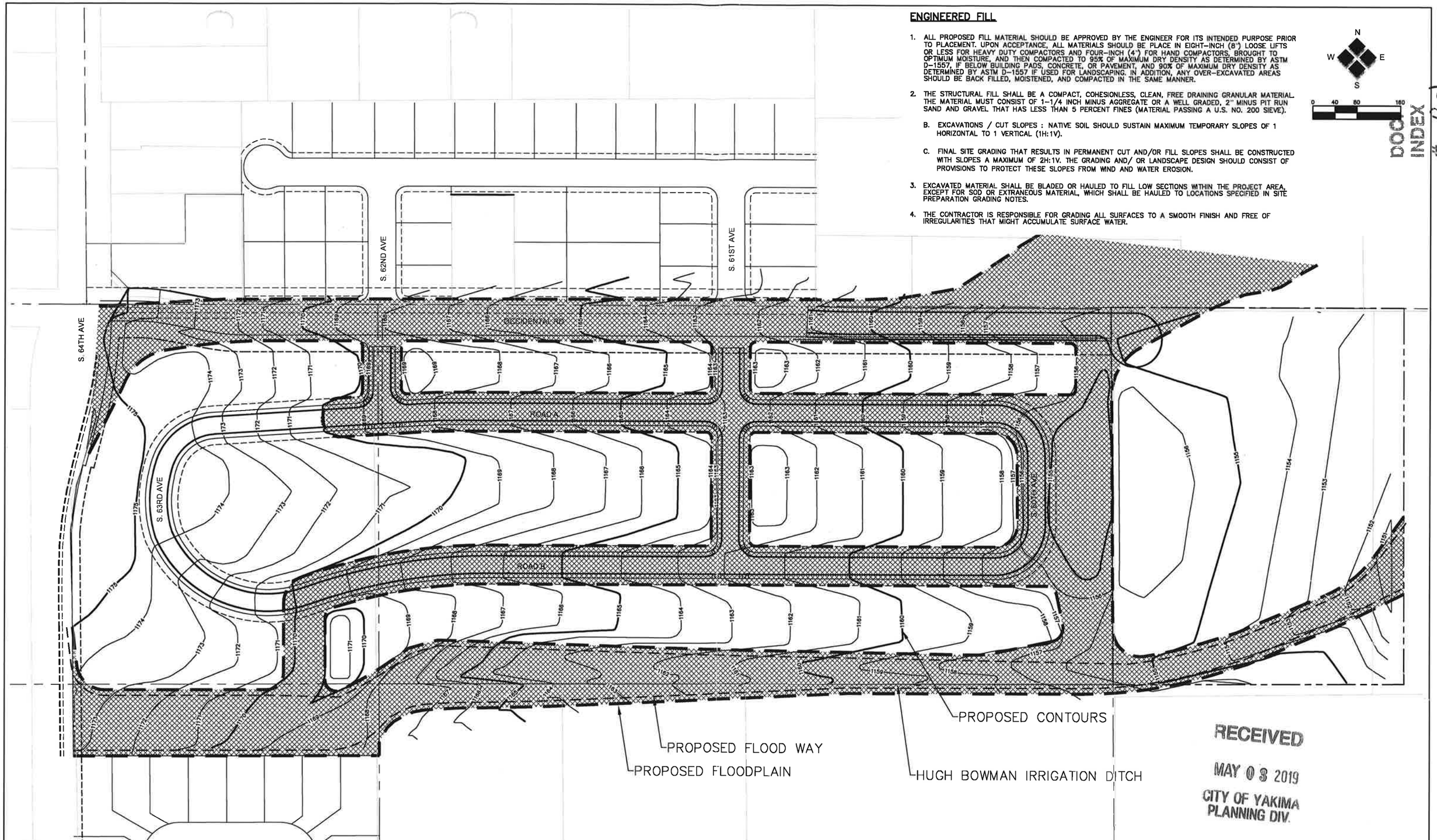
Anderson Park
Yakima County, Washington

EXISTING FEMA FIRM MAP

SHEET 1 OF 1

ENGINEERED FILL

1. ALL PROPOSED FILL MATERIAL SHOULD BE APPROVED BY THE ENGINEER FOR ITS INTENDED PURPOSE PRIOR TO PLACEMENT. UPON ACCEPTANCE, ALL MATERIALS SHOULD BE PLACE IN EIGHT-INCH (8") LOOSE LIFTS OR LESS FOR HEAVY DUTY COMPACTORS AND FOUR-INCH (4") FOR HAND COMPACTORS, BROUGHT TO OPTIMUM MOISTURE, AND THEN COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557, IF BELOW BUILDING PADS, CONCRETE, OR PAVEMENT, AND 90% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 IF USED FOR LANDSCAPING. IN ADDITION, ANY OVER-EXCAVATED AREAS SHOULD BE BACK FILLED, MOISTENED, AND COMPACTED IN THE SAME MANNER.
2. THE STRUCTURAL FILL SHALL BE A COMPACT, COHESIONLESS, CLEAN, FREE DRAINING GRANULAR MATERIAL. THE MATERIAL MUST CONSIST OF 1-1/4 INCH MINUS AGGREGATE OR A WELL GRADED, 2" MINUS PIT RUN SAND AND GRAVEL THAT HAS LESS THAN 5 PERCENT FINES (MATERIAL PASSING A U.S. NO. 200 SIEVE).
   B. EXCAVATIONS / CUT SLOPES : NATIVE SOIL SHOULD SUSTAIN MAXIMUM TEMPORARY SLOPES OF 1 HORIZONTAL TO 1 VERTICAL (1H:1V).
   C. FINAL SITE GRADING THAT RESULTS IN PERMANENT CUT AND/OR FILL SLOPES SHALL BE CONSTRUCTED WITH SLOPES A MAXIMUM OF 2H:1V. THE GRADING AND/ OR LANDSCAPE DESIGN SHOULD CONSIST OF PROVISIONS TO PROTECT THESE SLOPES FROM WIND AND WATER EROSION.
3. EXCAVATED MATERIAL SHALL BE BLADED OR HAULED TO FILL LOW SECTIONS WITHIN THE PROJECT AREA, EXCEPT FOR SOD OR EXTRANEOUS MATERIAL, WHICH SHALL BE HAULED TO LOCATIONS SPECIFIED IN SITE PREPARATION GRADING NOTES.
4. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL SURFACES TO A SMOOTH FINISH AND FREE OF IRREGULARITIES THAT MIGHT ACCUMULATE SURFACE WATER.



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MICHAEL E. HEAR — STATE OF WASHINGTON — 37372 — REGISTERED PROFESSIONAL ENGINEER — 5/3/19

REVISION	DATE

JOB NUMBER: 19065	DATE: 4-30-19
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Cottonwood Partners, LLC.
Anderson Park
Yakima County, Washington

PROPOSED FEMA FIRM MAP

SHEET 1 OF 1

COTTONWOOD PARTNERS LLC – "ANDERSON PARK"
PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19

EXHIBIT LIST

CHAPTER D
DST Review & Agency Comments

DOC INDEX #	DOCUMENT	DATE
D-1	DST Request for Comments	05/17/2019
D-2	Comments from Kirsten McPherson, Nob Hill Water	05/22/2019
D-3	Comments from Dana Kallevig, Utility Project Manager	05/28/2019
D-4	Comments from Carolyn Belles, Permit Project Coordinator	05/29/2019
D-5	Comments from Hasan Tahat, Yakima Regional Clean Air Agency	07/31/2019
D-6	Comments from Gwen Clear, Department of Ecology	08/14/2019
D-7	Comments from George Marshall, Ahtanum Irrigation District	08/15/2019
D-8	Comments from Jamie Gardipe, Department of Health	08/21/2019
D-9	Comments from Tyler Witthuhn, Design Engineer	08/26/2019
D-10	Comments from Rob Peterson, Yakima Air Terminal	08/29/2019
D-11	Comments from Sydney Hanson, Department of Archaeology and Historic Preservation	09/03/2019

Allyson Brooks Ph.D., Director
State Historic Preservation Officer

September 3, 2019

Ms. Joan Davenport
Planning Manager
City of Yakima
129 North 2nd Street
Yakima, WA 98901

In future correspondence please refer to:
Project Tracking Code: 2019-09-06750
Property: City of Yakima_Cottonwood Partners LLC Plat Subdivision
Re: Archaeology - Survey Requested

Dear Ms. Davenport:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. A review of our statewide predictive model has identified the project area as having a very high probability for archaeological resources. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also appreciate receiving any correspondence or comments from concerned tribes or other parties concerning cultural resource issues that you receive.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Transportation Archaeologist
(360) 586-3082
Sydney.Hanson@dahp.wa.gov

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SEP 03 2019
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

#D-11

Crowell, Eric

From: Peterson, Robert
Sent: Thursday, August 29, 2019 9:35 AM
To: Crowell, Eric
Subject: FW: Comments on PLP#002-19?
Attachments: NOTICE OF APPLICATION, SEPA & HEARING_Cottonwood Partners - Anderson Par....pdf

Eric,

Thank you for the continued reminders to comment on SEPA reviews or highlights during the public hearing. I've reviewed the proposal and although it's consistent with the ASO I would recommend providing the following comments:

RETENTION OF WATER ON SITE AND THE COLLECTION OF WASTE WATER

The Yakima Air Terminal-McAllister Field is required by the Federal Aviation Administration (FAA) to uphold a Wildlife Hazardous Management Plan, which ensures wildlife on and surrounding airport property does not present a safety hazard for aircraft operations. Entailed in the plan, the airport maintains an environment not conducive to attract wildlife to the airfield, which could create such hazards. In the event storm water runoff is collected and managed on-site via surface retention and infiltration facilities, or in underground infiltration facilities, this environment could attract wildlife. Since wildlife (typically waterfowl) are attracted to standing water like retention ponds, it is not recommended that retention ponds be used for storm water runoff, instead the use of detention ponds or connections to city storm water system is preferred.

Please view the Washington State Department of Transportation – Airport Storm water Guidance Manual for Best Management Practices in order to assist in reducing wildlife attractants. https://www.wsdot.wa.gov/aviation/AirportStormwaterGuidanceManual.htm

BUILDING AND PARKING LOT LIGHTING RESTRICTIONS

The Yakima Air Terminal-McAllister Field has a variety of facilities to allow for aircraft to operate safely and efficiently in and out of the Yakima Valley. Currently, the airport has two runways (09/27 and 04/22), which aircraft utilize for takeoff and landing operations. Additionally, a helicopter flight path enters the airport from the east, over 64th Ave. Outlined in the proposal, the property owner provides general information as it relates to the lighting of the proposed facilities. Depending on the intensity, angle, height, and color of the lighting it could potentially become a hazard for aircraft and helicopter operations. Pilots could become disoriented by these lights while departing and arriving at the airport, which could create an unsafe situation for both the aircraft and nearby properties. The Yakima Air Terminal-McAllister Field recommends the developer follow lighting guidelines set forth by the FAA, which ensures all lighting will have shields so that light will illuminate in a downward orientation to ensure it does not cause a hazard to aircraft operating at the airport during hours of darkness.

DUST CONTROL – DURING CONSTRUCTION AND DURING NORMAL DAY-TO-DAY OPERATIONS

Any dust created by the development of the property could affect aircraft and helicopter operations. The dust may cause flight hazards if a pilot's visibility is reduced by blowing dust during takeoff and landing. Proper mitigation for dust control including the use of water trucks is critical to ensure visibility is not reduced, which could create an in-flight hazard.

AIRCRAFT NOISE, FUMES, AND VIBRATIONS

The Yakima Air Terminal –McAllister Field is located approximately 2.0 miles northeast of the proposed development. Due to the location, the property is directly in-line with the airport's secondary runway, which receives a good portion of aircraft

DOC. INDEX # D-10

operations. Because of this close location beyond the end of the runway, the proposed development will be subject to low flying aircraft as they land and takeoff from the Yakima airport. These aircraft often produce loud engine noises, vibrations, and exhaust fumes that can be an annoyance to surrounding properties.

Since the airport is a public use facility funded by local, state, and federal government agencies, it is open and available on a 24-hour basis, 7 days a week, 365 days a year to all aircraft that operate in the National Airspace System. The 2014 Yakima Airport Master Plan identified 52,659 annual aircraft operations in 2015, which is forecasted to increase to 62,065 by 2030. Aircraft that typically operate at the Yakima airport include, Bombardier Q400s, Boeing 737s, MD 80s, EMB-120s, helicopters, military cargo (C130s, KC-135 and C17s), military fighter jets (F16s and F18s), and smaller general aviation aircraft. Some of aircraft outlined above may emit vibrations and noise levels exceeding the normal 65dnl (Daylight Noise Level) area for the airport. Late night takeoff and landings could be a nuisance for those living in the housing development.

I'm happy to answer any questions you may have regarding these comments.

Have a great holiday weekend.

Robert Peterson, C.M.
Airport Director
Yakima Air Terminal-McAllister Field
2406 W. Washington Avenue, Suite B
Yakima, WA 98903

(509) 575-6149 (Office)
(509) 575-6185 (Fax)
rob.peterson@yakimaairterminal.com
www.yakimaairterminal.com

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YAKIMA'S BEST WAY TO TRAVEL

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From: Crowell, Eric
Sent: Wednesday, August 28, 2019 4:12 PM
To: Peterson, Robert <Rob.Peterson@yakimaairterminal.com>
Subject: Comments on PLP#002-19?

Rob,

Do you have any comments regarding this proposed 94-lot subdivision that's partially located within Zone 6 of the ASO? I've attached the public notice. I'm currently working on the staff report for a public hearing on September 12th. While it's zoned R-3, which allows up to 50 feet for building height, the SEPA checklist indicates no more than a 35-foot building height for the single-family houses that will be built, complying with the stricter ASO regulations. No duplexes or multifamily structures are proposed.

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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Cottonwood Partners – "Anderson Park"

File Number: PLP#002-19, SEPA#024-19, CAO#008-19 & ADJ#013-19

Note Type	Note Code	Text	Created By	Begin Date
GENERAL		Engineering plans shall be submitted for review. A TCO is required.	TYLER.WITTHUHN@YAKIMAWA.GOV	08/26/19

DOC. INDEX # D-9

DATE: September 4, 2019

TO: Eric Crowell, Assistant Planner

FROM: Tyler Witthuhn, Development Engineer

RE: PLP#002-19 — 2309 S 64TH AVE– COTTONWOOD PARTNERS LLC - "ANDERSON PARK"

Project Description – Proposed long plat that will subdivide approximately 30.75 acres into 94 single-family lots on a parcel partially located within the floodplain in the R-3 zoning district. The proposal also includes an adjustment to the rear and side yard setbacks for the proposed lots to allow a 5-ft side yard setback and a 15-ft rear yard setback.

This project requires Title 8 and 12 improvements, including but not limited to the following:

YMC 8.60 and 12.05 – New curb, gutter and sidewalk shall be installed along the site's frontage on 64th Ave. New sidewalk shall be constructed per standard detail R5. 5' sidewalk along 64th Ave frontage. The road is to be expanded to 22 ft from centerline per detail R3.

YMC 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way.

YMC 12.06.020 – Right of way – Adequate right of way shall be dedicated to provide for 27' width along frontage.

YMC 12.06.080 - Street lighting - Street lights shall be installed and shall meet the design and placement standards of the city engineer. Lighting improvements shall become the property of the city of Yakima upon installation and will thereafter be maintained by the city.

All improvements and shall be completed prior to Certificate of Occupancy.

Tyler Witthuhn – Development Engineer
Tyler.Witthuhn@yakimawa.gov
(509) 576-6605

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Crowell, Eric

From: Gardipe, Jamie C (DOH) <jamie.gardipe@doh.wa.gov>
Sent: Wednesday, August 21, 2019 1:10 PM
To: Crowell, Eric; Cervantes, Andres (DOH)
Subject: RE: Notice of DNS - Cottonwood Partners "Anderson Park" - PLP#002, SEPA#024, CAO#008, & ADJ#013-19
Attachments: Nob Hill WFI.PDF

Thank you, Eric.

Andy – This is a 94 lot subdivision. Nob Hill only has 77 connections to spare per their latest WFI (attached). You might want to reach out to them. Their WSP is good until 2022. Do they have anything in the works to boost their capacity?

Jamie Gardipe
Regional Planner
Office of Drinking Water
Environmental Public Health
Washington State Department of Health
jamie.gardipe@doh.wa.gov
509-329-2137 | www.doh.wa.gov
Gender Pronouns: She/Her

From: Crowell, Eric [mailto:Eric.Crowell@YAKIMAWA.GOV]
Sent: Wednesday, August 21, 2019 11:51 AM
To: Gardipe, Jamie C (DOH) <jamie.gardipe@doh.wa.gov>
Cc: Cervantes, Andres (DOH) <Andres.Cervantes@DOH.WA.GOV>
Subject: RE: Notice of DNS - Cottonwood Partners "Anderson Park" - PLP#002, SEPA#024, CAO#008, & ADJ#013-19

Jamie,

Correct, this subdivision will be served by Nob Hill Water Association.

Eric M. Crowell
Associate Planner
City of Yakima
129 N. 2nd St.
Yakima, WA 98901
(509) 576-6736
eric.crowell@yakimawa.gov

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From: Gardipe, Jamie C (DOH) [mailto:jamie.gardipe@doh.wa.gov]
Sent: Wednesday, August 21, 2019 11:36 AM
To: Crowell, Eric <Eric.Crowell@YAKIMAWA.GOV>
Cc: Cervantes, Andres (DOH) <Andres.Cervantes@DOH.WA.GOV>
Subject: RE: Notice of DNS - Cottonwood Partners "Anderson Park" - PLP#002, SEPA#024, CAO#008, & ADJ#013-19

Hi Eric,

Can you verify for me the proposed water purveyor for this development? Is it going to be Nob Hill Water Association (PWS #59700; Yakima County)?

Regards,

Jamie Gardipe
Regional Planner
Office of Drinking Water
Environmental Public Health
Washington State Department of Health
jamie.gardipe@doh.wa.gov
509-329-2137 | www.doh.wa.gov
Gender Pronouns: She/Her

From: Maxey, Lisa [mailto:Lisa.Maxey@YAKIMAWA.GOV]
Sent: Wednesday, August 21, 2019 10:13 AM
To: Belles, Carolyn <Carolyn.Belles@yakimawa.gov>; Brown, David <David.Brown@yakimawa.gov>; Calhoun, Joseph <Joseph.Calhoun@YAKIMAWA.GOV>; Caruso, Joe <Joe.Caruso@yakimawa.gov>; Contreras, Pedro <Pedro.Contreras@YAKIMAWA.GOV>; Cutter, Jeff <Jeff.Cutter@yakimawa.gov>; Davenport, Joan <Joan.Davenport@yakimawa.gov>; Dean, James <James.Dean@yakimawa.gov>; DeBusschere, Suzanne <suzanne.debusschere@yakimawa.gov>; Denman, Glenn <Glenn.Denman@yakimawa.gov>; DeOchoa, Vick <Vick.DeOchoa@YAKIMAWA.GOV>; Desgrosellier, Bob <Bob.Desgrosellier@yakimawa.gov>; Horton, Kelli <Kelli.Horton@yakimawa.gov>; Ibarra, Rosalinda <Rosalinda.Ibarra@yakimawa.gov>; Kallevig, Dana <Dana.Kallevig@yakimawa.gov>; Layman, Randy <Randy.Layman@yakimawa.gov>; Markham, Aaron <aaron.markham@yakimawa.gov>; Matthews, Archie <Archie.Matthews@yakimawa.gov>; Maxey, Lisa <Lisa.Maxey@YAKIMAWA.GOV>; Meloy, Randy <Randy.Meloy@yakimawa.gov>; Murray, Matthew <matt.murray@yakimawa.gov>; Reid, Patrick <pat.reid@yakimawa.gov>; Riddle, Dan <Dan.Riddle@yakimawa.gov>; Rossignol, Linda <Linda.Rossignol@yakimawa.gov>; Schafer, Scott <Scott.Schafer@yakimawa.gov>; Shane, Mike <Mike.Shane@yakimawa.gov>; Story, Gregory <Gregory.Story@yakimawa.gov>; Watkins, Sara <Sara.Watkins@YAKIMAWA.GOV>; Witthuhn, Tyler <Tyler.Witthuhn@yakimawa.gov>; Zabell, John <John.Zabell@yakimawa.gov>; Zammarchi, Loretta <Loretta.Zammarchi@YAKIMAWA.GOV>; Ahtanum Irrigation District - Beth Ann Brulotte <bethb@ahtanum.net>; Cawley, Marc <Marc.Cawley@yakimawa.gov>; Chamber of Commerce <chamber@yakima.org>; McLain, Kelly (AGR) <KAardal@agr.wa.gov>; COM GMU Review Team <reviewteam@commerce.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; White, Lori (ECY) <lowh461@ECY.WA.GOV>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; SEPADesk (DFW) <SEPAdesk@dfw.wa.gov>; Bartrand, Eric L (DFW) <Eric.Bartrand@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; Hubenthal, Bob (DSHS/FFA) <hubenbj@dshs.wa.gov>; SEPA (DAHP) <sepa@dahp.wa.gov>; Posner, Stephen (UTC) <stephen.posner@utc.wa.gov>; Henne, Dennis <Dennis.Henne@uniongapwa.gov>; Nob Hill Water - Bob Irving <bob@nobhillwater.org>; Office of Rural & Farmworker Housing - Marty Miller <martym@orfh.org>; Peterson, Robert <Rob.Peterson@yakimaairterminal.com>; Scott Izutsu - Yakima School District <izutsu.scott@yakimaschools.org>; Trevor Greene - Yakima School District <greene.trevor@yakimaschools.org>; US

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Army Corps of Engineers - David Moore <david.j.moore@usace.army.mil>; DOH EPH SEPA <SEPA.reviewteam@doh.wa.gov>; Gardipe, Jamie C (DOH) <jamie.gardipe@doh.wa.gov>; Logan, Jessica (PARKS) <Jessica.Logan@PARKS.WA.GOV>; West Valley School District - Angela Watts <wattsa@wvsd208.org>; WSDOT - Paul Gonseth <Gonsetp@wsdot.wa.gov>; WSDOT - South Central Regional Planning Office <SCplanning@wsdot.wa.gov>; WSDOT Aviation - Patrick Wright <wrightp@wsdot.wa.gov>; Yakama Bureau of Indian Affairs - Rocco Clark <rocco.clark@bia.gov>; Yakama Nation Environmental Management Program - Elizabeth Sanchey <esanchey@yakama.com>; Yakama-Klickitat Fisheries - John Marvin <jmarvin@yakama.com>; Yakima County Building Official - Harold Maclean <Harold.maclean@co.yakima.wa.us>; Yakima County Commissioners <commissioners.web@co.yakima.wa.us>; Yakima County Flood Control District - Dianna Woods <dianna.woods@co.yakima.wa.us>; Yakima County Flood Control District - Terry Keenhan <terry.keenhan@co.yakima.wa.us>; Yakima County Health District <yhd@co.yakima.wa.us>; Ibach, Ryan (DOHi) <ryan.ibach@co.yakima.wa.us>; Yakima County Planning - Zoning/Sub - Jason Earles <jason.earles@co.yakima.wa.us>; Yakima County Planning Director - Lynn Deitrick <Lynn.Deitrick@co.yakima.wa.us>; Yakima County Public Svcs Director, Lisa Freund <lisa.freund@co.yakima.wa.us>; Yakima Greenway Foundation - Kellie Connaughton <Kellie@yakimagreenway.org>; Yakima Regional Clean Air Agency - Hasan Tahat <hasan@yrcaa.org>; Yakima Valley Conference of Governments - Mike Shuttleworth <mike.shuttleworth@yvcog.org>; Yakima Valley Museum - Peter Arnold <peter@yakimavalleymuseum.org>; Yakima Waste Systems - Keith Kovalenko <keithk@wasteconnections.com>
Cc: Crowell, Eric <Eric.Crowell@YAKIMAWA.GOV>
Subject: Notice of DNS - Cottonwood Partners "Anderson Park" - PLP#002, SEPA#024, CAO#008, & ADJ#013-19

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 Eric Crowell at (509) 576-6736 or email to: eric.crowell@yakimawa.gov. Thank you!

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

DOC. INDEX # D-8

WATER FACILITIES INVENTORY (WFI) FORM

Washington State Department of Health
Division of Environmental Health
Office of Drinking Water

ONE FORM PER SYSTEM

Quarter: 2
Updated: 01/09/2019
Printed: 8/21/2019
WFI Printed For: On-Demand
Submission Reason: Pop/Connect Update

RETURN TO: Central Services - WFI, PO Box 47822, Olympia, WA, 98504-7822

1. SYSTEM ID NO.	2. SYSTEM NAME	3. COUNTY	4. GROUP	5. TYPE
59700 M	NOB HILL WATER ASSOCIATION	YAKIMA	A	Comm

6. PRIMARY CONTACT NAME & MAILING ADDRESS	7. OWNER NAME & MAILING ADDRESS	8. OWNER NUMBER: 004058
DAVE ENGLAND [ASSISTANT MANAGER] 6111 TIETON DR YAKIMA, WA 98908	NOB HILL WATER ASSN ZELLA M. WEST 6111 TIETON DR YAKIMA, WA 98908	MANAGER
STREET ADDRESS IF DIFFERENT FROM ABOVE	**STREET ADDRESS IF DIFFERENT FROM ABOVE**	
ATTN	ATTN	
ADDRESS	ADDRESS	
CITY STATE ZIP	CITY STATE ZIP	

9. 24 HOUR PRIMARY CONTACT INFORMATION		10. OWNER CONTACT INFORMATION	
Primary Contact Daytime Phone:	(509) 966-0272	Owner Daytime Phone:	(509) 966-0272
Primary Contact Mobile/Cell Phone:	(509) 952-8462	Owner Mobile/Cell Phone:	(509) 961-7948
Primary Contact Evening Phone:	(xxx)-xxx-xxxx	Owner Evening Phone:	(xxx)-xxx-xxxx
Fax: (509) 966-0740	E-mail: xxxxxxxxxxxxxxxxxxxx	Fax: (509) 966-0740	E-mail: xxxxxxxxxxxxxxxxxxxx

11. SATELLITE MANAGEMENT AGENCY - SMA (check only one)

- ☐ Not applicable (Skip to #12)
- ☒ Owned and Managed — SMA NAME: NOB HILL WATER ASSN — SMA Number: 109
- ☐ Managed Only
- ☐ Owned Only

12. WATER SYSTEM CHARACTERISTICS (mark all that apply)

- ☐ Agricultural
- ☒ Commercial / Business
- ☒ Day Care
- ☐ Food Service/Food Permit
- ☐ 1,000 or more person event for 2 or more days per year
- ☐ Hospital/Clinic
- ☐ Industrial
- ☐ Licensed Residential Facility
- ☐ Lodging
- ☐ Recreational / RV Park
- ☒ Residential
- ☒ School
- ☐ Temporary Farm Worker
- ☒ Other (church, fire station, etc.):

13. WATER SYSTEM OWNERSHIP (mark only one)

- ☒ Association
- ☐ City / Town
- ☐ County
- ☐ Federal
- ☐ Investor
- ☐ Private
- ☐ Special District
- ☐ State

14. STORAGE CAPACITY (gallons)

4,750,000

- SEE NEXT PAGE FOR A COMPLETE LIST OF SOURCES -

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COMMUNITY DEVELOPMENT

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WATER FACILITIES INVENTORY (WFI) FORM - Continued

1. SYSTEM ID NO.	2. SYSTEM NAME	3. COUNTY	4. GROUP	5. TYPE
59700 M	NOB HILL WATER ASSOCIATION	YAKIMA	A	Comm

15	16 SOURCE NAME	17 INTERTIE	18 SOURCE CATEGORY									19 USE			20	21 TREATMENT					22 DEPTH	23	24 SOURCE LOCATION			
Source Number	LIST UTILITY'S NAME FOR SOURCE AND WELL TAG ID NUMBER. Example: WELL #1 XYZ456 IF SOURCE IS PURCHASED OR INTERTIED, LIST SELLER'S NAME Example: SEATTLE	INTERTIE SYSTEM ID NUMBER	WELL	WELL FIELD	WELL IN A WELL FIELD	SPRING	SPRING FIELD	SPRING IN SPRINGFIELD	SEA WATER	SURFACE WATER	RANNEY / INF. GALLERY	OTHER	PERMANENT	SEASONAL	EMERGENCY	SOURCE METERED	NONE	CHLORINATION	FILTRATION	FLUORIDATION	IRRADIATION (UV)	OTHER	DEPTH TO FIRST OPEN INTERVAL IN FEET	CAPACITY (GALLONS PER MINUTE)	1/4, 1/4 SECTION	SECTION NUMBER	TOWNSHIP	RANGE
S01	Tieton - AFK993		X									X					X					1487	1400	SW SW	21	13N	18E
S02	Gilbert - ABR570		X									X					X					550	800	NW NW	20	13N	18E
S03	Hayes - AFK994		X									X					X					1051	2200	NW SE	18	13N	18E
S04	Well #5 - AFK995		X									X					X					850	2350	NW NE	32	13N	18E
S05	991509/YAKIMA WATER DIVISION, CITY	99150 9												X		X							0			00N	00E
S06	Well #4		X											X			X					1800	350	SW SE	16	13N	18E
S07	Well #7 - APT155		X									X					X					505	1300	SE SE	32	13N	18E

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WATER FACILITIES INVENTORY (WFI) FORM - Continued

1. SYSTEM ID NO.	2. SYSTEM NAME	3. COUNTY	4. GROUP	5. TYPE
59700 M	NOB HILL WATER ASSOCIATION	YAKIMA	A	Comm

	ACTIVE SERVICE CONNECTIONS	DOH USE ONLY! CALCULATED ACTIVE CONNECTIONS	DOH USE ONLY! APPROVED CONNECTIONS
25. SINGLE FAMILY RESIDENCES (How many of the following do you have?)		11461	11951
A. Full Time Single Family Residences (Occupied 180 days or more per year)	9607		
B. Part Time Single Family Residences (Occupied less than 180 days per year)	0		
26. MULTI-FAMILY RESIDENTIAL BUILDINGS (How many of the following do you have?)			
A. Apartment Buildings, condos, duplexes, barracks, dorms	254		
B. Full Time Residential Units in the Apartments, Condos, Duplexes, Dorms that are occupied more than 180 days/year	1854		
C. Part Time Residential Units in the Apartments, Condos, Duplexes, Dorms that are occupied less than 180 days/year	0		
27. NON-RESIDENTIAL CONNECTIONS (How many of the following do you have?)			
A. Recreational Services and/or Transient Accommodations (Campsites, RV sites, hotel/motel/overnight units)	0	0	0
B. Institutional, Commercial/Business, School, Day Care, Industrial Services, etc.	413	413	0
28. TOTAL SERVICE CONNECTIONS		11874	11951

29. FULL-TIME RESIDENTIAL POPULATION

A. How many residents are served by this system 180 or more days per year? 29685

30. PART-TIME RESIDENTIAL POPULATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A. How many part-time residents are present each month?												
B. How many days per month are they present?												

31. TEMPORARY & TRANSIENT USERS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A. How many total visitors, attendees, travelers, campers, patients or customers have access to the water system each month?												
B. How many days per month is water accessible to the public?												

32. REGULAR NON-RESIDENTIAL USERS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A. If you have schools, daycares, or businesses connected to your water system, how many students daycare children and/or employees are present each month?												
B. How many days per month are they present?												

33. ROUTINE COLIFORM SCHEDULE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
* Requirement is exception from WAC 246-290	30	30	30	30	30	30	30	30	30	30	30	30

34. NITRATE SCHEDULE	QUARTERLY	ANNUALLY	ONCE EVERY 3 YEARS
(One Sample per source by time period)			

35. Reason for Submitting WFI:

☐ Update - Change ☐ Update - No Change ☐ Inactivate ☐ Re-Activate ☐ Name Change ☐ New System ☐ Other _____

36. I certify that the information stated on this WFI form is correct to the best of my knowledge.

SIGNATURE: _____ DATE: _____

PRINT NAME: _____ TITLE: _____

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WS ID	WS Name
59700	NOB HILL WATER ASSOCIATION

Total WFI Printed: 1

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Washington State Department of
Health
Division of Environmental Health
Office of Drinking Water

Water Facilities Inventory (WFI)

Report Create Date:	8/21/2019		
Water System Id(s):	59700M		
Print Data on Distribution Page:	ALL		
Print Copies For:	DOH Copy		
Water System Name:	ALL		
County:	-- Any --		
Region:	ALL		
Group:	ALL		
Type:	ALL		
Permit Renewal Quarter:	ALL		
Water System Is New:	ALL		
Water System Status:	ALL		
Water Status Date From:	ALL	**To:**	ALL
Water System Update Date From:	ALL	**To:**	ALL
Owner Number:	ALL		
SMA Number:	ALL		
SMA Name:	ALL		
Active Connection Count From:	ALL	**To:**	ALL
Approved Connection Count From:	ALL	**To:**	ALL
Full-Time Population From:	ALL	**To:**	ALL
Water System Expanding Services:	ALL		
Source Type:	ALL		
Source Use:	ALL		
WFI Printed For:	On-Demand		

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AHTANUM IRRIGATION DISTRICT

10705 Gilbert Rd Ste B, Yakima, Washington 98903-9203
Phone (509) 249-0226 ~ Fax (509) 249-0233

August 15, 2019

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AUG 15 2019

CITY OF YAKIMA
PLANNING DIV.

City of Yakima, Department of Community Development
Joan Davenport, AICP, Community Development Director
129 North 2nd Street
Yakima, Washington 98901

Subject: PLP#002-19, SEPA#024-19, CAO#008-19, ADJ#013-19
Parcel 181205-11002 (Cottonwood Partners LLC "Anderson Park")

Dear Ms. Davenport:

Please find below our comments concerning the above-mentioned long plat.

I recently notified your office by telephone that page 14 of the Environmental Checklist incorrectly lists Yakima-Tieton (YTID) as one of the proposed utilities (irrigation) serving this project. This parcel is within the Ahtanum Irrigation District and is not in the YTID service area.

No water rights will be affected by this application. Our records indicate the above parcel does not have a water right as established in the Final Decree (2019), the Conditional Final Order Subbasin No. 23 (Ahtanum) (2019), and the Final Schedule of Rights dated May 9, 2019 in State of Washington, Dept. of Ecology v. Acquavella, et al.

However, for irrigation district approval purposes, our Board must sign off on the plat. We require the original Mylar for signature plus one additional copy for our records. Our Board meets once per month so signature arrangements need to be made in advance.

If any further information is required, you can contact us at (509) 249-0226.

Sincerely,

AHTANUM IRRIGATION DISTRICT

George D. Marshall

George D. Marshall, Stream Patrolman

GM:bab

Cc: Lew Miller, Cottonwood Partners, LLC
Michael R. Heit, HLA Engineering & Land Surveying Inc.

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

August 14, 2019

Eric Crowell
Community Development
City of Yakima
129 North 2nd Street
Yakima, WA 98901

Re: PLP#002-19, SEPA#024-19, CAO#008-19, ADJ#013-19

Dear Eric Crowell:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Anderson Park subdivision of approximately 30.75 acres into 94 single family lots, proposed by Cottonwood Partners, LLC. We have reviewed the documents and have the following comments.

SHORELANDS/ENVIRONMENTAL ASSISTANCE

Ecology recommends the project proponent notify FEMA of their proposed changes to the regulatory floodplain through the submittal of a CLOMR using FEMA's MT-2 paperwork. If the project proceeds to construction, Ecology recommends the community request a LOMR to the effective flood insurance rate map to reflect as-built conditions.

If you have any questions or would like to respond to these Shorelands/Environmental Assistance comments, please contact **Matt Gerlach** at (509) 457-7139 or email at matthew.gerlach@ecy.wa.gov .

TOXICS CLEAN-UP

Based upon the historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.

If you have any questions or would like to respond to these Toxics Clean-up comments, please contact **Valerie Bound** at (509) 454-7886 or email at valerie.bound@ecy.wa.gov.

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WATER QUALITY

Project with Potential to Discharge Off-Site
If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

More information on the stormwater program may be found on Ecology's stormwater website at: http://www.ecy.wa.gov/programs/wq/stormwater/construction/. Please submit an application or contact **Lloyd Stevens, Jr.** at the Dept. of Ecology, (509) 574-3991 or email at lloyd.stevensjr@ecy.wa.gov , with questions about this permit.

Sincerely,

Gwen Clear

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepacoordinator@ecy.wa.gov

201904322

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AUG 14 2019
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

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CLEAN AIR AGENCY

186 Iron Horse Court, Suite 101. Yakima, WA 98901
Phone: (509) 834-2050 Fax: (509) 834-2060
www.yakimacleanair.org

July 31, 2019

Joan Davenport, Community Development Director
City of Yakima Planning Division
129 North Second Street. 2nd Floor
Yakima, WA 98901

RE: PLP#002-19, SEPA#024-19, CAO#008-19, ADJ#013-19 Cottonwood Partners LLC c/o Lew Miller (P.O. Box 8335, Yakima, WA 98908)

Dear Ms. Davenport:

Thank you for providing the Yakima Regional Clean Air Agency (YRCAA) the opportunity to review and comment on the above subject project.

Following review, YRCAA has the following comment(s):

1. Prior to demolishing and renovating any structures an asbestos survey must be done by a certified asbestos building inspector;
2. Any asbestos found must be removed by a licensed asbestos abatement contractor prior to demolition;
3. A Notification of Demolition and Renovation (NODR) application must be filed with YRCAA and the appropriate fee should be paid;
4. Prior to the project construction, demolition, excavation, clearing or landscaping work, contactors must file a Dust Control Plan with YRCAA and get approval; and
5. This project is located within the Urban Growth Area; therefore, burning is prohibited at all times.

Thank you for the opportunity to connect with the county's continued support in protecting the air quality in Yakima County.

Best regards,

Hasan M. Tahat, Ph.D.
Compliance, Engineering and Planning Division Supervisor
Yakima Regional Clean Air Agency

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JUL 31 2019
CITY OF YAKIMA
PLANNING DIV.

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

May 29, 2019

To: Eric Crowell, Associate Planner

From: Carolyn Belles, Permit Project Coordinator

Re: PLP#002-19; CAO#008-19; SEPA#024-19

Preliminary addressing for this proposal is as follows:

Lot #	Site Address
LOT 1	6115 Cottonwood Loop
LOT 2	6113 Cottonwood Loop
LOT 3	6111 Cottonwood Loop
LOT 4	6109 Cottonwood Loop
LOT 5	6107 Cottonwood Loop
LOT 6	6105 Cottonwood Loop
LOT 7	6103 Cottonwood Loop
LOT 8	6101 Cottonwood Loop
LOT 9	6017 Cottonwood Loop
LOT 10	6015 Cottonwood Loop
LOT 11	6013 Cottonwood Loop
LOT 12	6011 Cottonwood Loop
LOT 13	6009 Cottonwood Loop
LOT 14	6007 Cottonwood Loop
LOT 15	6005 Cottonwood Loop
LOT 16	6003 Cottonwood Loop
LOT 17	6001 Cottonwood Loop
LOT 18	6605 Cottonwood Loop
LOT 19	6603 Cottonwood Loop
LOT 20	6601 Cottonwood Loop
LOT 21	6513 Cottonwood Loop
LOT 22	6511 Cottonwood Loop
LOT 23	6509 Cottonwood Loop

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LOT 24	6507 Cottonwood Loop
LOT 25	6505 Cottonwood Loop
LOT 26	6503 Cottonwood Loop
LOT 27	6501 Cottonwood Loop
LOT 28	6413 Cottonwood Loop
LOT 29	6411 Cottonwood Loop
LOT 30	6409 Cottonwood Loop
LOT 31	6407 Cottonwood Loop
LOT 32	6405 Cottonwood Loop
LOT 33	6403 Cottonwood Loop
LOT 34	6401 Cottonwood Loop
LOT 35	6317 Cottonwood Loop
LOT 36	6315 Cottonwood Loop
LOT 37	6311 Cottonwood Loop
LOT 38	6307 Cottonwood Loop
LOT 39	6305 Cottonwood Loop
LOT 40	6303 Cottonwood Loop
LOT 41	6227 Cottonwood Loop
LOT 42	6223 Cottonwood Loop
LOT 43	6221 Cottonwood Loop
LOT 44	6219 Cottonwood Loop
LOT 45	6215 Cottonwood Loop
LOT 46	6211 Cottonwood Loop
LOT 47	6209 Cottonwood Loop
LOT 48	6207 Cottonwood Loop
LOT 49	6205 Cottonwood Loop
LOT 50	6203 Cottonwood Loop
LOT 51	6201 Cottonwood Loop
LOT 52	6210 Cottonwood Loop
LOT 53	6208 Cottonwood Loop
LOT 54	6206 Cottonwood Loop
LOT 55	6204 Cottonwood Loop
LOT 56	6202 Cottonwood Loop
LOT 57	6200 Cottonwood Loop
LOT 58	6116 Cottonwood Loop
LOT 59	6114 Cottonwood Loop
LOT 60	6112 Cottonwood Loop
LOT 61	6110 Cottonwood Loop

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LOT 62	6108 Cottonwood Loop
LOT 63	6106 Cottonwood Loop
LOT 64	6104 Cottonwood Loop
LOT 65	6102 Cottonwood Loop
LOT 66	6100 Cottonwood Loop
LOT 67	6012 Cottonwood Loop
LOT 68	6010 Cottonwood Loop
LOT 69	6008 Cottonwood Loop
LOT 70	6006 Cottonwood Loop
LOT 71	6004 Cottonwood Loop
LOT 72	6002 Cottonwood Loop
LOT 73	6000 Cottonwood Loop
LOT 74	6602 Cottonwood Loop
LOT 75	6600 Cottonwood Loop
LOT 76	6510 Cottonwood Loop
LOT 77	6508 Cottonwood Loop
LOT 78	6506 Cottonwood Loop
LOT 79	6504 Cottonwood Loop
LOT 80	6502 Cottonwood Loop
LOT 81	6500 Cottonwood Loop
LOT 82	6412 Cottonwood Loop
LOT 83	6410 Cottonwood Loop
LOT 84	6408 Cottonwood Loop
LOT 85	6406 Cottonwood Loop
LOT 86	6404 Cottonwood Loop
LOT 87	6402 Cottonwood Loop
LOT 88	6400 Cottonwood Loop
LOT 89	6310 Cottonwood Loop
LOT 90	6308 Cottonwood Loop
LOT 91	6306 Cottonwood Loop
LOT 92	6304 Cottonwood Loop
LOT 93	6302 Cottonwood Loop
LOT 94	6300 Cottonwood Loop

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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Cottonwood Partners – "Anderson Park"

File Number: PLP#002-19, SEPA#024-19, CAO#008-19 & ADJ#013-19

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		Sewer will need to be constructed per City of Yakima Municipal Code and Engineering standards.	dana.kallevig@yakimawa.gov	05/28/19

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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Cottonwood Partners – "Anderson Park"

File Number: PLP#002-19, SEPA#024-19, CAO#008-19 & ADJ#013-19

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		NOB HILL WATER IS AVAILABLE TO SERVE THIS NEW DEVELOPMENT. A NEW LOOPED WATER MAIN WILL NEED TO BE INSTALLED AS WELL AS A EXTENTION DOWN TO AN EXISTING 8" MAINLINE THAT COMES OFF OF AHTANUM ROAD. THIS WILL REQUIRE EASEMENT FROM NOVOBILSKI PROPERTY TO THE SE CORNER OF NEW DEVELOPMENTS LOT. NOB HILL WATER WILL BE INSTALLING NEW MAINLINE, FIRE HYDRANTS, AND SERVICES FOR DEVELOPMENT. COST ESTIMATE FOR PROJECT IS IN PROGRESS AS SOON AS NOB HILL WATER RECIEVES FINALIZED ENGINEERED PLANS FOR PROJECT.	kirsten.mcpherson@yakimawa.gov	05/22/19

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City of Yakima Development Services Team
Request For Comments
May 17, 2019

To:	City of Yakima Development Services Team
From:	Eric Crowell, Associate Planner
Subject:	Request for Comments
Applicant:	Cottonwood Partners LLC c/o Lew Miller
File Numbers:	PLP#002-19, SEPA#024-19, CAO#008-19
Location:	2309 S. 64th Ave.
Parcel Number(s):	181205-11002
DST MEETING DATE:	**5/21/2019**

Proposal

Proposed long plat that will subdivide approximately 30.75 acres into 94 single-family lots on a parcel partially located within the floodplain in the R-3 zoning district.

Please review the attached application and site plan and prepare any written comments you might have regarding this proposal. This project will come up for discussion at the weekly DST meeting to be held **May 21, 2019 at 2:00 p.m.** As always, should you have comments, but find you are unable to attend, please submit your comments prior to the meeting. My email address is eric.crowell@yakimawa.gov and the Planning Division's fax number is (509) 575-6105. Should you have any questions, or require additional information, please call me at (509) 576-6736.

Comments:

Contact Person

Department/Agency

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COTTONWOOD PARTNERS LLC – "ANDERSON PARK"
PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19

EXHIBIT LIST

CHAPTER E
SEPA Checklist

DOC INDEX #	DOCUMENT	DATE
E-1	SEPA Checklist	05/03/2019

ENVIRONMENTAL CHECKLIST

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

PURPOSE OF CHECKLIST

The State Environmental Policy Act (SEPA), RCW Ch. 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later. Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you. The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).
For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

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

1. **Name Of Proposed Project (If Applicable)**: Preliminary Plat of Anderson Park

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2. **Applicant's Name & Phone**: Cottonwood Partners, LLC (509) 949-0125
3. **Applicant's Address**: P.O. Box 8335, Yakima, WA 98908
4. **Contact Person & Phone**: Lew Miller, (509) 949-0125
5. **Agency Requesting Checklist:** City of Yakima
6. **Date The Checklist Was Prepared**: April 28, 2019
7. **Proposed Timing Or Schedule (Including Phasing, If Applicable)**: The Plat of Anderson Park will be developed in three phases, and anticipate construction starting in Summer, 2019.
8. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain**: This SEPA is in conjunction with a Preliminary Plat Application for Anderson Park and construction of the proposed residential buildings. The property will be fully developed upon completion of this project.

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9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal: The applicant has a previous SEPA and CAO determination on this property, SEPA#011-16 and CAO#001-16, that was issued as part of a previous land use proposal to build multi-family apartment houses. The market for multi-family housing has changed and the new proposal is to construct single family homes.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain: YES, a new CAO is being submitted that is proposing to revise the FEMA FIRM Panel 53077C1029F that covers this area that would create building pads outside of the floodplain. Through the CAO, Cottonwood Partners will requesting the City of Yakima's support for proceeding with the CLOMR/LOMR process to modify the FEMA FIRM Panel.

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

City of Yakima – Preliminary Plat Approval
City of Yakima – CAO Approval.
City of Yakima - SEPA Determination.
City of Yakima - Stormwater Approval.
City of Yakima - Building Permit Approval.
City of Yakima - Plan review and approval, and construction approval for municipal facilities constructed by private parties

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

The proposed Cottonwood Partners Anderson Park site will subdivide approximately 30.75 acres into 94 single family lots. The lot sizes will vary in size from approximately 7,293 square feet to 82,324 square feet. The lots will have frontage onto a public roadway which will need to be improved as part of this project. Occidental Road improvements will need to be extended as part of this project.

Access to the plat will be from extensions off Occidental Road. Nob Hill Water will serve the lots with domestic water. City of Yakima sewer will serve the sewerage needs. Storm water will all be contained on-site in retention swales, or underground infiltration.

The floodplain will be revised to create building pads outside of the floodplain, and the FEMA FIRM PANEL will be revised through the CLOMR/LOMR process.

A Traffic Impact Analysis (TIA) was prepared as part of the of the previously proposed 660 apartments on this property combined with the 35 lot Anderson Estates plat located north of Occidental. The MDNS associated with TIA allowed for 75 lots to be developed (35 Lots in Anderson Estates) before improvements to the Occidental Road and South 64th Avenue need to be constructed. It was also determined that the South 64th frontage improvements could be constructed at the same time as the intersection improvements to allow all the improvements to be constructed as one project.

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

The proposed Cottonwood Partners Anderson Park property is located at the southeast corner of the intersection of South 64th Avenue and Occidental Road. The NW Quarter of Section 1, Township 12 North, Range 18 E.W.M

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
1. Earth	
a. **General description of the site (✓ one):**	
☒ flat ☐ rolling ☐ hilly ☐ steep slopes ☐ mountainous ☐ other Gently Sloping	RECEIVED MAY 03 2019 CITY OF YAKIMA PLANNING DIV.
b. **What is the steepest slope on the site (approximate percent slope)**? The steepest slope is approximately 1 1/2 percent.	
c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.** National Resources Conservation Service Soil Mapping was consulted regarding the on-site soils at the plant site. The USDA Soil Conservation Service (SCS) indicated the primary soil for the site is a Kittitas Silt Loam which is a CL, ML or A-4 soil type. The remainder of the site is Naches Loam, which is a CL, SC or A-4 soil type. The Kittitas Silt Loam, and Naches Silt Loam are considered prime farmland if irrigated.	
d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** There are no known indications of unstable soils on site or in the immediate vicinity.	
e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.** The project consists of usual and normal embankment construction for new streets and building lots in Anderson Park. As it applies to the Anderson Park area floodplain modification, there is significant grading proposed for streets and building lot development to revise the elevation and create building pads outside of the floodplain. No net increase or decrease in quantity of material is anticipated within either construction project, so the same floodplain volume is available after the project is completed. There will be 13,000 cubic yards of cut and fill across the parcel to revise the contours and create the building pads. There are no wetlands in this area. The proposal is to cut material throughout the roads and the back of the proposed lots and move it to the center of the lots to create building pads. The cuts and fills across the property will be approximately 1 to 2 feet in depth. See attached grading plan.	
f. **Could erosion occur as a result of clearing, construction, or use'? If so, generally describe.** It is possible erosion could occur during the construction phase of the development, but it is not expected. After construction is completed, each individual residential lot will be landscaped, and long-term erosion is unlikely to occur.	
g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)**? Anderson Park will be constructed in accordance with R-1 standards, with approximately 40-percent of the site will be covered with impervious surfacing. The lot coverage maximum in the R-1 zone is 60 percent.	
h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any**: During the site development and construction activities, the contractor will be required to utilize appropriate erosion control Best Management Practices, and regulatory erosion control stormwater management plans will be implemented. Silt fencing and dust control measures will be implemented. Storm drainage improvements will be constructed to comply with City of Yakima standards. The site will be permanently stabilized post-construction by sodding and landscaping.	DOC. INDEX # E-1

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
2. Air	
a. **What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.** Typical emissions of dust and automobile odors will be generated during construction. Dust control procedures will be in place during construction to limit the dust to the maximum extent practicable. Construction activity will be limited to area immediately adjacent to the construction area. Dust is not expected after construction as the site will be fully landscaped and irrigated, or will be covered with asphalt concrete pavement. After project completion, there will be no adverse effects on the air, the emissions will be from automobiles belonging to local residents and staff. Minimal emissions from commercial heating devices may occur after project completion. Approximate quantities are not known.	RECEIVED MAY 03 2019 CITY OF YAKIMA PLANNING DIV.
b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** None are known to exist.	
c. **Proposed measures to reduce or control emissions or other impacts to air, if any:** The contractor shall comply with Yakima County Clean Air Authority regulatory requirements. The contractor may be required to use dust control measures such as watering of the construction area to eliminate wind-borne erosion if a problem arises. The contractor will also be required to clean mud and dust from public roadways as necessary. In addition, construction equipment will be well maintained to prevent excessive exhaust emissions.	
3. Water	
a. **Surface:**	
1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.** There are no existing surface bodies of water within the development. There is an irrigation ditch that passes across the southern portion of the Anderson Park property and continues just south of the south property line. Ahtanum Irrigation District considers it a part of Hugh Bowman Ditch. Hugh Bowman Ditch was piped across the subject property as part of Anderson Estates South project. The remainder of the open ditch is not contained on this parcel. The irrigation ditch is miss-classified as a Type-3 stream.	
2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.** Hugh Bowman Irrigation Ditch is miss classified as a Type 3 Stream. The ditch has already been piped across the southern portion of the property and no setbacks are required. There will be no work over or in any bodies of water. There proposed work will modify the 100-year floodplain once approval is received FEMA through the CLOMR process.	
3. **Estimate the amount of fill and dredge material that would be placed in or re moved from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.** No fill or dredge material will be placed or removed from any surface water or wetlands.	
4. **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.** The new development will not require any surface water withdrawals or diversions.	
5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.** The proposal is to revise the 100-year floodplain through the FEMA CLOMR/LOMR process. The existing and proposed floodplains are shown on the attached mapping.	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.** The proposal will not discharge any waste material to surface waters.	RECEIVED MAY 03 2019 CITY OF YAKIMA PLANNING DIV.
b. **Ground:**	
1. **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.** The proposal will not withdraw or discharge to ground water. Temporary dewatering during construction of the sewer line is likely to occur, quantities are unknown. Domestic water supply is proposed from the Nob Hill Water which has deep source water wells.	
2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.** Waste materials will not be discharged from any source into the ground. The projects will be connected to City of Yakima public sanitary sewer.	
c. **Water Runoff (including stormwater):**	
1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.** The sources of water runoff will be primarily from rainfall and snowmelt. The runoff is proposed to be collected and managed on-site via surface retention and infiltration facilities or underground infiltration facilities. Stormwater treatment and disposal facilities will be designed and sized in accordance with the Eastern Washington Storm Water Manual and City of Yakima standards. This project will not result in the discharge of storm water into a surface water body.	
2. **Could waste materials enter ground or surface waters? If so, generally describe.** No waste materials are anticipated to enter ground or surface waters.	
3. **Proposed measures to reduce or control surface, ground, and runoff water impacts, if any**: Stormwater runoff from the roads will be retained, treated, and disposed of on-site via surface retention and infiltration facilities, or underground infiltration facilities. Stormwater from homes will be directed onto landscaped areas on each residential lot. Accepted BMP engineering practices for stormwater drainage systems will be implemented to collect and manage the surface and runoff water impacts.	

4. Plants:

a. **Check (✓) types of vegetation found on the site:**

Deciduous Tree:	☐ Alder	☐ Maple	☐ Aspen		☒ Other
Evergreen Green:	☐ Fir	☐ Cedar	☐ Pine		☐ Other
	☐ Shrubs	☒ Grass	☐ Pasture Crop Or Grain		☐ Other
Wet Soil Plants:	☐ Cattail	☐ Buttercup	☐ Bullrush	☐ Skunk Cabbage	☐ Other
Water Plants:	☐ Milfoil	☐ Eelgrass	☐ Water Lily		☐ Other

Other Types Of Vegetation:

b. **What kind and amount of vegetation will be removed or altered?** The development will be cleared of existing natural occurring pasture grasses and trees where necessary for the construction of the street, utility improvements, and home construction.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
c. **List threatened or endangered species known to be on or near the site**. There are no listed endangered or threatened plants on the project site or within the general project vicinity.	RECEIVED MAY 03 2019 CITY OF YAKIMA PLANNING DIV.
d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any**: The completed residential homesites will be landscaped with typical residential lawns, trees, flowers, and shrubs. The completed residential apartment complex homesites will be landscaped with typical residential lawns, trees, flowers, and shrubs. Additionally, landscaping will occur within the parking areas, and along the property lines.	
5. Animals:	
a. **Check (✓) any birds and animals which have been observed on or near the site or are known to be on or near the site:**	
Birds: ☐ Hawk ☐ Heron ☐ Eagle ☒ Songbirds ☐ Other	
Mammals: ☐ Deer ☐ Bear ☐ Elk ☐ Beaver ☐ Other	
Fish: ☐ Bass ☐ Salmon ☐ Trout ☐ Herring ☐ Shellfish ☐ Other	
b. **List any threatened or endangered species known to be on or near the site**. There are no known endangered or threatened species on or near the project site.	
c. **Is the site part of a migration route? If so, explain**. Most of Washington State is part of the Pacific Flyway migratory route for birds.	
d. **Proposed measures to preserve or enhance wildlife, if any**: None.	
6. Energy and Natural Resources	
a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc**. It is anticipated that electricity and/or natural gas will be the primary sources of cooling and heating the residences. Electricity will also be used for normal residential demands of lighting, etc. During construction: equipment fuel.	
b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe**. The project will not affect the potential use of solar energy by adjacent properties.	
c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any**: New construction will be built to Washington State Energy Codes and as required by the International Building Code.	
7. Environmental Health	
a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe**. There are no known environmental health hazards that could occur as a result of proposal. A fuel spill may occur as a result of construction activities.	
1. **Describe special emergency services that might be required**. There are no known emergency services that would be needed as a result of this new building. Emergency medical aid may be required should an injury occur during construction.	
2. **Proposed measures to reduce or control environmental health hazards, if any**: There are no known environmental health hazards associated with this proposal, therefore there are no proposed measures. The site is a historic pasture and the land was tested for arsenic during previous development and shown to be below the thresholds of concern.	DOC. INDEX # E-1

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
b. **Noise**	
1. **What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)**? Traffic noise from adjacent public streets.	RECEIVED MAY 03 2019 CITY OF YAKIMA PLANNING DIV.
2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.** Short-term noise consists of construction activities associated with commercial construction. Construction noise can be expected from approximately 7:00 a.m. to 7:00 p.m. Long-term noise is expected from the typical residential maintenance equipment, i.e. lawn mowers, leaf blowers, power trimmers, snow blowers, etc. during daylight hours.	
3. **Proposed measures to reduce or control noise impacts, if any**: No adverse noise impacts are anticipated; however, we propose to restrict construction to 7:00 a.m. to 7:00 p.m.. In addition, we will comply with the City of Yakima and Yakima County Noise Ordinance, as it applies to this project.	
8. Land and Shoreline Use	
a. **What is the current use of the site and adjacent properties**? The project area consists of unused open land. There is open land located immediately to the north and east of the subject parcel. Residential homes are located to the all sides of the subject property.	
b. **Has the site been used for agriculture? If so, describe**. The site has not been used for agriculturally for fruit production. The site has been used to pasture cows or grow alfalfa. The site is a historic pasture and the land was tested for arsenic during previous development and shown to be below the thresholds of concern.	
c. **Describe any structures on the site**. There is currently one residential home on the Anderson Park site.	
d. **Will any structures be demolished? If so, what**? One residential home.	
e. **What is the current zoning classification of the site**? R-3.	
f. **What is the current comprehensive plan designation of the site**? R-3.	
g. **If applicable, what is the current shoreline master program designation of the site**? Not applicable.	
h. **Has any part of the site been classified as an "environmentally sensitive" area? If so specify**. There a 100 year floodplain across the property and a piped irrigation ditch across the south of the property.	
i. **Approximately how many people would reside or work in the completed project**? Approximately 254 people (2.7 people per home) would reside in the completed project.	
j. **Approximately how many people would the completed project displace**? None	
k. **Proposed measures to avoid or reduce displacement impacts, if any**. Not applicable.	
l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any**: The current zoning for these properties is determined that the properties are suitable for uses permitted in the respective single family and multi-family.	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
zoning district. The Anderson Park property was recently re-zoned to the multi-family land use, but the market demands for single family residences is greater than multi-family. Project meets the current and future land use plans of the City of Yakima.	RECEIVED MAY 03 2019 CITY OF YAKIMA PLANNING DIV.
9. Housing	
a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing**. Approximately 94, middle income, single family housing units will be created.	
b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing**. One low income single family residential unit will be removed.	
c. **Proposed measures to reduce or control housing impacts, if any**: Not applicable.	
10. Aesthetics	
a. **What is the tallest height of any proposed structures, not including antennas; what are the principal exterior building materials proposed**? Most likely less than 35 feet in max height. Principal building materials will consist of stone, brick, stucco, wood.	
b. **What views in the immediate vicinity would be altered or obstructed**? None known.	
c. **Proposed measures to reduce or control aesthetic impacts, if any**: The proposed buildings will be similar in appearance as neighboring buildings to further control aesthetic impacts. Compliance with zoning and building code regulations regarding building height, lot coverage and setbacks will also be in effect.	
11. Light and Glare	
a. **What type of light or glare will the proposal produce? What time of day would it mainly occur**? Typical and normal residential and residential apartment security night lighting form dusk until dawn.	
b. **Could light or glare from the finished project be a safety hazard or interfere with views**? The light or glare is not expected to pose any safety hazards or interfere with any views.	
c. **What existing off-site sources of light or glare may affect your proposal**? None.	
d. **Proposed measures to reduce or control light and glare impacts, if any:** Proposed street lighting, security lighting, and possible accent lighting will be directed downward throughout the development. Encourage the use of lowest necessary wattage.	
12. Recreation	
a. **What designated and informal recreational opportunities are in the immediate vicinity**? West Valley Junior High School lies a 5,800 feet to the northwest of the subject property and recreational activities take place at the school fields. City of Yakima owned park West Valley Park at South 80th Avenue lies 7,300 feet to the northwest of the subject property and recreational activities take place at the park fields. Other known recreational activities in the general area consist of fishing, biking, golfing and walking/jogging.	
b. **Would the proposed project displace any existing recreational uses? If so, describe**. No.	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any**: None needed.	RECEIVED MAY 03 2019 CITY OF YAKIMA PLANNING DIV.
13. Historic and Cultural Preservation	
a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.** According to the Department of Archaeology & Historic Preservation's (DAHP) Washington Information System for Architectural and Archeological Records Data (WISAARD), there are no registered properties within or adjacent to the project limits.	
b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural important known to be on or next to the site**. There are no known landmarks or evidence of historic, archaeological, scientific, or other cultural significance located on or near the site.	
c. **Proposed measures to reduce or control impacts, if any**: There are no known impacts, therefore no measures are proposed. If, during construction, artifacts are found, then work within the area will cease and the proper authority will be notified.	
14. Transportation	
a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any**. The proposed Anderson Park development has frontage along Occidental Road to the north and South 64th Avenue to the west. The development has two access points to Occidental Road. See site plan.	
b. **Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop**? Yes, nearest transit stop is 2,400 feet to the north along Washington Avenue.	
c. **How many parking spaces would the completed project have?** **How many would the project eliminate**? None In Anderson Park, each homesite will have a minimum of 2 off-street parking spaces. There will be on-street parallel parking along the public roadway within the development. No parking spaces will be eliminated.	
d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private)**. The proposed development has frontage along Occidental Road, which will need to be extended as part of the Anderson Park project. The development has two access points to Occidental Road, and will have public internal roads throughout the subdivision. See attached preliminary plat drawing. A Traffic Impact Analysis (TIA) was prepared as part of the of the previously proposed 660 apartments on this property combined with the 35 lot Anderson Estates plat located north of Occidental. The MDNS associated with TIA allowed for 75 lots to be developed (35 Lots in Anderson Estates) before improvements to the Occidental Road and South 64th Avenue need to be constructed. It was also determined that the South 64th frontage improvements could be constructed at the same time as the intersection improvements to allow all the improvements to be constructed as one project.	
e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe**. No.	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments

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

A Traffic Impact Analysis (TIA) was prepared for the combined previously submitted Anderson Estates and Anderson Park projects, and should be referenced to review actual trips generated, traffic movements, intersections LOS, and mitigation measures.

In Anderson Park, based upon the Ninth Edition (2012) of the Institute of Transportation Engineers (ITE) Trip Generation Manual, a single family residential project (Land Use 210) is anticipated to generate approximately 9.57 vehicle trips per weekday per residence. That equates to approximately 900 vehicle trips per day for (50% entering and 50% exiting).

The estimated volume during the A.M. peak hour (7:00 a.m. to 9:00 a.m.) of adjacent street traffic (Occidental Road) is 0.74 trips per residence or 70 trips at full build-out of all homesites (25% entering, 75% exiting). The estimated volume during the P.M. peak hour (4:00 p.m. to 6:00 p.m.) of adjacent street traffic is 1.01 trips per residence or 95 trips at full build-out of all homesites (63% entering, 37% exiting).

The proposed mitigation measures for the TIA determined that an intersection improvement such as a signal or roundabout at the South 64th Avenue / Occidental Road intersection will be necessary with the development of the project. The TIA also determined up to 75 single-family homes could be developed while maintaining LOS D for the eastbound approach at the intersection of South 64th Avenue / Occidental Road. Single-family homes generate a greater number of trips than apartments. Therefore, to simplify the LOS analysis the TIA assumed the highest possible trip generation scenario of all 35 single-family homes, and calculated up to 40 apartment units at the Anderson Apartments could be constructed and maintain an acceptable LOS D at the EB approach to the South 64th Avenue / Occidental Road intersection in the PM peak hour. This analysis of 35 single-family homes and 40 apartments, for a combined total of 75 dwelling units, generates 81 PM peak hour trips. For the purpose of maintaining LOS D at the EB approach to the South 64th Avenue / Occidental Road intersection, any combination of apartments and single-family homes that generate up to 81 PM peak hour trips is acceptable before improvements are necessary at the intersection. Therefore, any combination of apartments and single-family homes, up to 75 dwelling units, with a maximum of 75 single-family homes, will maintain LOS D at the EB approach to the South 64th Avenue / Occidental Road intersection.

g. **Proposed measures to reduce or control transportation impacts, if any**: No measures are planned. Occidental Road has frontage improvements and the service level was designed to accommodate traffic loads from within the development.

15. Public Services

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

The project will have probable incremental increased demand for fire and police protection, public safety services and schools could be anticipated, relative to the potential population increase.

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed**. Water form Nob Hill Water and Sewer from the City of Yakima are available to serve the property and would be extended to serve new buildings.

16. Utilities

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

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.** Answered above Domestic Water: Nob Hill Water Association Sanitary Sewer: City of Yakima Refuse: City of Yakima or private company Power: Pacific Power Telephone: Qwest or Charter Irrigation: Yakima-Tieton Natural Gas: Cascade Natural Gas Company	

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

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

Michael R Hart — 5/3/19

Property Owner or Agent Signature — **Date Submitted**

PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE
IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW

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D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (DO NOT USE THE FOLLOWING FOR PROJECT ACTIONS)	Space Reserved For Agency Comments
Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities that would likely result from the proposal and how it would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.	RECEIVED MAY 03 2019 CITY OF YAKIMA PLANNING DIV.
1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?** The proposal will not increase discharges to water, air, release toxic or hazardous substances, or increase noise pollution.	
Proposed measures to avoid or reduce such increases are: This question is not applicable.	
2. **How would the proposal be likely to affect plants, animals, fish, or marine life?** The proposal will not create any adverse impacts on plants, animals, fish or marine life.	
Proposed measures to protect or conserve plants, animals, fish, or marine life are: This question is not applicable.	
3. **How would the proposal be likely to deplete energy or natural resources?** The proposal will not deplete energy or natural resources other than through normal building operations of commercial businesses.	
Proposed measures to protect or conserve energy and natural resources are: Energy efficient measures will be installed wherever practicable; for instance, water efficient fixtures will be used.	
4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?** The proposal will not affect any sensitive areas or areas designated for governmental protection.	
Proposed measures to protect such resources or to avoid or reduce impacts are: This question is not applicable.	
5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?** The proposal will not affect land or shoreline use.	
Proposed measures to avoid or reduce shoreline and land use impacts are: This question is not applicable.	
6. **How would the proposal be likely to increase demands on transportation or public services and utilities?** The proposal will have a slight increase of daily trips above the original road use, however the increase can be accommodated by the existing surface streets which were constructed to accommodate heavy traffic from surrounding land uses.	
Proposed measures to reduce or respond to such demand(s) are: No negative impacts are anticipated.	
7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.** The proposal is not known to conflict with local, state, or federal laws protecting the environment.	

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COTTONWOOD PARTNERS LLC – "ANDERSON PARK"
PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19

EXHIBIT LIST

CHAPTER F
Applications

DOC INDEX #	DOCUMENT	DATE
F-1	Application for Preliminary Long Plat	05/03/2019
F-2	Application for Critical Areas Review	05/03/2019
F-3	Application for Traffic Concurrency Review	05/03/2019
F-4	Application for Administrative Adjustment	07/09/2019

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CITY OF YAKIMA PLANNING DIV.

LAND USE APPLICATION

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

INSTRUCTIONS – PLEASE READ FIRST AND ANSWER ALL QUESTIONS COMPLETELY.

If you have any questions about this form or the application process, please ask to speak with a planner. All necessary attachments and the filing fee are required upon submittal. Filing fees are not refundable. This application consists of four parts. PART I - GENERAL INFORMATION AND PART V – CERTIFICATION are on this page. PART II, III, and IV contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Cottonwood Partners, LLC						
	Mailing Address:	P.O. Box 8335						
	City:	Yakima	St:	WA	Zip:	98908	Phone:	(509) 949-0125
	E-Mail:	lw_mllr@yahoo.com						
2. Applicant's Interest in Property:	Check One:	☑ Owner	☐ Agent	☐ Purchaser	☐ Other _____			
3. Property Owner's Information (If other than Applicant):	Name:							
	Mailing Address:							
	City:		St:		Zip:		Phone:	( )
	E-Mail:							

4. Subject Property's Assessor's Parcel Number(s): 181205-11002

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

6. Property Address: 2309 S. 64th Avenue, Yakima, WA 98908

7. Property's Existing Zoning:
☐ SR ☐ R-1 ☐ R-2 ☑ R-3 ☐ B-1 ☐ B-2 ☐ HB ☐ SCC ☐ LCC ☐ CBD ☐ GC ☐ AS ☐ RD ☐ M-1 ☐ M-2

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

☑ Administrative Adjustment	☐ Type (1) Review	☐ Type (2) Review
☐ Type (3) Review	☐ Environmental Checklist (SEPA Review)	☐ Transportation Concurrency
☐ Master Application (select if submitting two or more applications under Title 15)	☐ Other:_____	☐ Other:_____

PART II – APPLICATION INFORMATION
PART III – LAND USE DESIGNATION & REQUIRED ATTACHMENTS (See attached page)
PART IV – WRITTEN NARRATIVE (See attached page)

PART V – CERTIFICATION

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

Cottonwood Partners, LLC
Lw Miller Member
Property Owner's Signature — **Date** 7/3/19

Applicant's Signature — **Date**

FILE/APPLICATION(S)# ADJ #013-19

DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:
07-09-19	CMuriger	$735.00	CR-19-005156

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Supplemental Application For:

ADMINISTRATIVE ADJUSTMENT

YAKIMA URBAN AREA ZONING ORDINANCE, CHAPTER 15.10

CITY OF YAKIMA Planning

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PART II - APPLICATION INFORMATION

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

☑ SETBACKS: Front _____ Side 10' to 5' _____ Rear _____

☐ SIGNS: Height _____ Size _____

☐ FENCES ☐ LOT COVERAGE ☐ SITESCREENING

☐ PARKING ☐ OTHER

2. AMOUNT OF ADJUSTMENT

_____ ± _____ = _____

Zoning Ordinance Standard | Proposed Standard | Adjustment

PART III – LAND USE DESIGNATION & REQUIRED ATTACHMENTS

1. PROPOSED USE TYPE (As listed on Table 4-1 Permitted Land Uses – See YMC § 15.04.030)

Detached Single-Family Dwelling (*)

2. SITE PLAN REQUIRED (Please use the attached City of Yakima Site Plan Checklist)

PART IV - WRITTEN NARRATIVE: (Please submit a written response to the following questions)

1. How would the strict enforcement of the current standard affect your project?

See Attached

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

See Attached

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

See Attached

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

See Attached

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

See Attached

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ADMINISTARIVE ADJUSTMENT
Written Narrative

A. How would the strict enforcement of the current standard affect your project?

The proposal is to adjust the side and rear setback for all the prosed singles family residential lots from the R-3 Multi-Family standard setbacks to the R-1 single family standard setbacks. The proposal would adjust the side setbacks from 10-feet to 5-feet along all side property lines or residential districts, and the rear setback from 1/2 the building height to 15-feet along adjacent residential districts.

The purpose of the setback reduction request is because the despite the property being zoned multi-family, the proposed development is to create single family residences, and we are requesting setbacks consistent with the single family housing use.

Strict enforcement of the current rear setback standard would create a larger setbacks than other single family residential developments, and would not provide sufficient buildable area to construct the desired houses.

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

The proposal is compatible with neighboring properties because of its design. The neighboring properties were developed under City of Yakima single family home setback standards, which are the same proposed side and rear setback requirements that we are requesting. The proposed side setback standard is compatible with the neighboring properties because it would designate a 5-foot side setback, consistent with the setbacks required in R-1.

The proposed 15-foot rear setback is consistent with the standard implemented throughout the neighboring properties, and would provide the desired setback protection as intended by the zoning ordinance. The proposed rear setback standard is compatible with the neighboring properties because it would designate a 15-foot rear setback consistent with the setbacks required in both the R-1 and R-3 zones.

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

The proposal is consistent with the zoning of the property because single family homes are allowed in the R-3 zoning district. The proposal would still provide a 15-foot rear setback consistent with the setbacks required in both the R-1 and R-3 zones. A 15-foot rear setback would be required by the zoning ordinance if the zoning boundary coincided with the parcel boundary, therefore, the proposed 15-foot rear would be consistent with current zoning and provide the desired setback protection for neighboring uses. The 5-foot side setback still provides adequate protection, desired privacy, light, air, and view consistent with single family residence requirements because they are typically shorter units, and don't' require as much separation.

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

The proposal is consistent with the use and zoning of the neighboring property because of its design, and the use is single family residences. The neighboring property to all sides, are either zoned R-1 or have single family residential uses. The proposal meets the intent of the R-3 zoning district because single family residences are allowed in this zone. The neighboring properties have the same standard 5-foot side setback and 15-foot rear setback as are

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proposed. Therefore, the proposed setbacks are consistent with the uses and zoning throughout the neighboring properties and would provide the desired setback protection intended by the zoning ordinance. The setbacks would meet the setback requirements the neighboring single-family residences were developed under. The proposed setbacks still provide adequate protection, privacy, light, air, and view when combined with the existing and proposed uses.

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

The proposed project is the best interest of the community because it would create new premier middle-income single-family homes in the area. The proposed setbacks would allow sufficient area for the project to be constructed, and it borders other single-family subdivisions. Therefore, it will not have any impact on the surrounding property owners. The proposed 5foot side setback and 15-foot rear setback is consistent with the setbacks required in the R-1 zones, and is the same standard implemented throughout neighboring properties.

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Transmitted to Bob D. / Tyler W. on 5/6/19

City of Yakima, Washington
TRANSPORTATION CAPACITY ANALYSIS

The Washington State Growth Management Act (RCW 36.70A.70) requires all new development to be consistent with the existing or planned street system capacities. The City of Yakima adopted YMC Ch. 12.08 to implement this local requirement. The information you provide with this application will be used to estimate the impact of your development upon the PM Peak Hour traffic on the City of Yakima arterial streets.

TCO #004-19

APPLICATION INFORMATION

FEE: $250 (Receipt # CR-19-004207)

Applicant Name: Cottonwood Partners, LLC

Contact Person: Lew Miller

Mailing Address: P.O. Box 8335
Yakima, WA 98908

Project Address: 2309 S. 64th Avenue
Yakima, WA 98908

Parcel No(s): 181205-11002

RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Housing Type* Single Family (*Single-Family, Apartments, etc*)	Describe Use* _____	Describe Use* _____
Special Population* _____ (*Nursing Homes, etc*)	Gross Floor Area _____	Gross Floor Area _____
Other* _____ (*Group Home, Daycare, Church, etc*)	Parking Spaces _____ (*Required/Provided*)	Parking Spaces _____ (*Required/Provided*)
Number of Units 94 Lots	Number of Employees _____	Number of Employees _____

**Uses must match up with YMC Ch. 15.04, Table 4-1*

Project Description: See attached.

Submit this form with a site plan, the application fee, and any attachments to the City of Yakima, Permit Center, Yakima City Hall, 129 N. 2nd Street, Yakima, WA 98901. You will receive a Notice of Decision explaining the Findings of the resulting analysis. Please review the Decision when it is sent to you, as you only have 14 days to file a Request for Reconsideration or an Appeal.

Questions? Contact the City of Yakima, Planning Division, 129 N. 2nd Street, Yakima, WA 98902

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PROJECT DESCRIPTION
TRAFFIC CONCURRENCY

The proposed Cottonwood Partners Anderson Park site will subdivide approximately 30.75 acres into 94 single family lots. The lot sizes will vary in size from approximately 7,293 square feet to 82,324 square feet. The lots will have frontage onto a public roadway which will need to be improved as part of this project. Occidental Road improvements will need to be extended as part of this project.

Access to the plat will be from extensions off Occidental Road. Nob Hill Water will serve the lots with domestic water. City of Yakima sewer will serve the sewerage needs. Storm water will all be contained on-site in retention swales, or underground infiltration.

The floodplain will be revised to create building pads outside of the floodplain, and the FEMA FIRM PANEL will be revised through the CLOMR/LOMR process.

A Traffic Impact Analysis (TIA) was prepared as part of the of the previously proposed 660 apartments on this property combined with the 35 lot Anderson Estates plat located north of Occidental. The MDNS associated with TIA allowed for 75 lots to be developed (35 Lots in Anderson Estates) before improvements to the Occidental Road and South 64th Avenue need to be constructed. It was also determined that the South 64th frontage improvements could be constructed at the same time as the intersection improvements to allow all the improvements to be constructed as one project.

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Critical Areas Identification Form

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT
129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901
VOICE: (509) 575-6183 FAX: (509) 575-6105
Standard Development Permit - Fee $200

This form is intended to provide a sufficient level of information that, when combined with a site inspection, the Administrative Official can make an informed determination as to whether or not critical areas are present on the site, and whether or not the proposed activity will impact those critical areas. A "yes" response to any single question on the identification form does not necessarily indicate that further critical area review is required. **The Administrative Official will evaluate all the information provided on the form, in conjunction with the information provided with the initial permit application, to determine if further investigation is needed and whether completion of a critical area report is warranted.** In some instances, a preliminary report prepared by an environmental professional may be appropriate. If a buffer reduction is necessary for your project, a separate review will be required and a separate fee will be charged.
Some of the questions listed here require locating the project area on reference maps. The City of Yakima has various maps on file, i.e. the FEMA Floodplain Map. Maps from other federal, state, and local agencies may also be used as indicators.

A. Project Information

1. Name of project.

Anderson Park

2. Name and address of applicant.

Cottonwood Partners, LLC
P.O. Box 8335
Yakima, WA 98908

3. Name and address of individual completing the identification form and their environmental/technical expertise/special qualifications.

MIchael R Hiet, PE., HLA Engineering and Land Surveying, Inc.
2803 River Road, Yakima, WA 98902

4. Date the identification form was prepared.

April 29, 2019

5. Location of the proposed activity (street address and legal description).

2309 S. 64th Avenue, Yakima, WA 98908.

See Attached Legal Description

6. Give a brief, complete description of the proposed activity, including extent of proposed activities, and impervious surface areas.

See Attached

7. Describe the limits of the project area in relation to the site (*for example, "the project area will extend to within 50 feet of the north property line"*), including the limits of proposed clearing and construction activity.

See attached project description and site plan.

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B. General Questions That May Be Applicable To All Areas

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1. What is the U.S. Department of Agriculture soil classification of the soil found on site?

The primary soil for the site is a Kittitas Silt Loam which is a CL, ML.

2. What types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?

Silt Loam

3. What types of vegetation are found on site? Cattail, buttercup, bulrush, skunk cabbage, water lily, eelgrass, milfoil?

The primary vegetation on the site is natural occurring pasture grasses.

4. Describe any vegetation proposed to be planted as part of the project.

The project is to develop single family residential homes and standard residential type landscaping will be planted consisting of grass, trees and shrubs.

5. Give a brief, complete description of existing site conditions, including current and past uses of the property as well as adjoining land uses.

The existing site is open land covered with natural occurring pasture grasses. It may have been used in the past for grazing land or growing hay.

6. Will the project include installation of an on-site septic system?

No, it will be connected to City sewer.

7. What is the proposed timing and schedule for all multi-phased projects?

The project will be a three phased project that is anticipated to begin in the Summer of 2019 and be constructed over five years.

8. Do you have any plans for future additions, expansion, or related activity? If yes, explain.

There are no plans for future additions at this time. The land will be fully developed upon completion of the project.

9. Have any critical areas or protection easements been recorded on the title of the property or adjacent properties?

There are none known to exist.

10. Will your project require review under the State Shoreline Management Act or the State Environmental Policy Act?

The project will be reviewed under the SEPA.

11. Is the site within the 100-year flood plain on flood insurance maps published by the Federal Emergency Management Agency (FEMA), or on other local flood data maps?

The site has a portion that is within the 100-year flood plain, that will be revised as part of this project. See attached map

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12. Describe any surface water and watercourses, including intermittent streams, drainage channels, ditches, and springs, located on site or within one-half mile of the site. If appropriate, provide the names of the water bodies to which the streams flow.

There are no existing surface bodies of water within the development. There is a piped irrigation ditch that passes across the southern portion of the Anderson Park property and continues just south of the south property line. Ahtanum Irrigation District considers it a part of Hugh Bowman Ditch.

13. Indicate the topography of the site (shallow areas often retain water and may be wetlands, although wetlands may also occur on slopes).

The site slopes gently to the east at approximately 1 1/2 percent.

14. How will stormwater from the project be managed?

The runoff is proposed to be collected and managed on-site via surface retention and infiltration facilities or underground infiltration facilities.

15. Is development proposed to be clustered to reduce disturbance of critical areas?

The site is proposing to revise the 100-year flood plain. There are no wetlands or bodies of water on the site.

16. Will this project require other government approvals for environmental impacts?

- ☐ Hydraulic Project Approval (HPA) (Washington Department of Fish and Wildlife)
- ☐ Water quality certification [(Washington State Department of Ecology (Ecology)).
- ■ National Pollutant Discharge Elimination System (Ecology).
- ☐ Municipal or health district wastewater/septic approval (Ecology).
- ☐ Water Use Permit; Certificate of Water Right (Ecology).
- ☐ U.S. Army Corps Section 404 or Section 10 Permits.
- ☐ Forest Practices Permit (Washington State Department of Natural Resources (DNR)).
- ☐ Aquatic Lands Lease and/or Authorization (DNR).
- ☐ Shoreline development, conditional use, or variance permit (local jurisdiction).
- ☐ Other _____

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C. Available Information

1. Has a critical area review, or other environmental review, been conducted for another project located on or adjacent to the site? List any environmental information known to have been prepared, or expected to be prepared, relating to this proposal or project area.

The applicant has a previous SEPA and CAO determination on this property, SEPA#011-16 and CAO#001-16, that was issued as part of a previous land use proposal to build multi-family apartment houses. The market for multi-family housing has changed and the new proposal is to construct single family homes.

D. Wetlands

1. Is there any evidence of ponding on or in the vicinity of the site?

There are no know wetlands on the property.

2. Does the proposed activity or construction involve any discharge of waste materials or the use of hazardous substances?

There are no discharges anticipated as part of the construction activity.

E. Critical Aquifer Recharge Areas

1. What is the permeability (rate of infiltration) of the soils on the site? (Note: *General information for this question and the following question can be found in the Guidance Document for the Establishment of Critical Aquifer Recharge Area Ordinances, 2000, Ecology Publication #97-30*). Approximately 1 inch per hour.

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2. What is the annual average precipitation in the area?
6 to 12 inches per year.

3. Is there any evidence of groundwater contamination on or in the vicinity of the site?
None are know to exist.

4. Is there any groundwater information available from wells that have been dug in the vicinity? If so, describe, including depth of groundwater and groundwater quality.
Groundwater form neighboring test holes varies from six to ten feet.

5. Does the proposed activity or construction involve any discharge of waste materials or the use of hazardous substances?
There are no discharges anticipated as part of the construction activity.

F. Frequently Flooded Areas

1. Is the site, or a portion of the site, at a lower elevation than surrounding properties?
The ditch area is at a slightly lower elevation than the adjacent property.

G. Geological Hazard

1. Generally describe the site: Flat, rolling, hilly, steep slopes, mountainous, other.
The site is generally flat and slopes gently to the east.

2. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill material.
The floodplain will be revise moving 13,000 CY of material. No net increase or decrease, and no significant cuts or fills.

3. What is the steepest slope on the property? 1 1/2 percent

4. Is the area mapped by Ecology (Coastal Zone Atlas) or the Department of Natural Resource (slope stability mapping) as unstable ("U" or class 3), unstable old slides ("UOS" or class 4), or unstable recent slides ("URS" or class 5)?
No

5. Is the area designated as quaternary slumps, earthflows, mudflows, lahars, seismic hazard, or landslides on maps published by the U.S. Geological Survey or Dept. of Natural Resources?
No

6. Is there any indication of past landslides, erosion, or unstable soils in the vicinity?
No

7. Is erosion likely to occur as a result of clearing, construction, or use?
It is not anticipated and Best Management Practices will be employed to prevent erosion.

8. Are soils proposed to be compacted?
Soils will be compacted in the road and building prisms only.

9. Are roads, walkways, and parking areas designed to be parallel to natural contours?
The roads and walkways will slope with natural terrain to minimize cuts and fills. There will be 13,000 cubic yards of cut and fill across the parcel to revise the contours and create the building pads. The proposal is to cut material throughout the roads and the back of the proposed lots and move it to the center of the lots to create building pads. The cuts and fills across the property will be approximately 1 to 2 feet in depth. See attached grading plan.

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F-2

H. Habitat

1. List any birds, mammals, fish, or other animal species found in the vicinity of the site, including those found during seasonal periods.

Songbirds.

2. Is the site or areas in the vicinity used for commercial or recreational fishing, including shellfish?

No

3. Is the area designated an Area of Special Concern under on-site sewage regulations to protect shellfish or the general aquatic habitat?

No

4. Are any natural area preserves or natural resource areas located within 500 feet of the site?

No

5. Is the site part of a migration route?

Most of Washington State is part of the Pacific Flyway migratory route for birds.

6. Are any priority habitat areas, as shown on maps published by the WA Dept. of Fish & Wildlife, within one-half mile of the site? If so, describe type of habitat and distance from project area.

No

7. Are any of the following located on or adjacent to the site?

☐ Aspen stands	☐ Estuary and estuary like areas	☐ Juniper savannah
☐ Caves	☐ Marine/estuarine shorelines	☐ Prairies and steppe
☐ Cliffs	☐ Vegetative marine/estuarine areas	☐ Riparian areas
☐ Shrub-steppe	☐ Old-growth/mature forests	☐ Instream habitat areas
☐ Snags or logs	☐ Oregon white oak woodlands	☐ Rural natural open spaces
☐ Talus	☐ Freshwater wetlands and fresh deepwater	☐Urban natural open spaces

8. Does the proposal involve any discharge of waste materials or the use of hazardous substances?

There are no discharges anticipated as part of the construction activity.

9. What levels of noise will be produced from the proposed activity or construction?

Normal construction noise and normal residential maintenance noise. i.e. lawn mowers, leaf blowers, power trimmers.

10. Will light or glare result from the proposed activity or construction?

No, lights will be directed down or toward the interior.

I. Required Attachments

1. Are there any existing environmental documents for the subject property?

None are known to exist.

2. Provide a detailed site plan which includes all the required items on the Site Plan Checklist, along with the extent and nature of on-site and off-site Critical Areas and the relationship of the project to those Critical Areas.

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PROJECT DESCRIPTION
Critical Areas ID Application

The proposed Cottonwood Partners Anderson Park site will subdivide approximately 30.75 acres into 94 single family lots. The lot sizes will vary in size from approximately 7,293 square feet to 82,324 square feet. The lots will have frontage onto a public roadway which will need to be improved as part of this project. Occidental Road improvements will need to be extended as part of this project.

Access to the plat will be from extensions off Occidental Road. Nob Hill Water will serve the lots with domestic water. City of Yakima sewer will serve the sewerage needs. Storm water will all be contained on-site in retention swales, or underground infiltration.

There are no existing surface bodies of water within the development. There is an irrigation ditch that passes across the southern portion of the Anderson Park property and continues just south of the south property line. Ahtanum Irrigation District considers it a part of Hugh Bowman Ditch. Hugh Bowman Ditch was piped across the subject property as part of Anderson Estates South project. The remainder of the open ditch is not contained on this parcel. The irrigation ditch is miss-classified as a Type-3 stream.

The project site has a previous SEPA and CAO determination, SEPA#011-16 and CAO#001-16, that was issued as part of a previous land use proposal to build multi-family apartment houses. The market for multi-family housing has changed and the new proposal is to construct single family homes.

As part of CAO process the developer is proposing to revise the FEMA FIRM Panel 53077C1029F that covers this area that would create building pads outside of the floodplain. Through the CAO, Cottonwood Partners will requesting the City of Yakima's support for proceeding with the CLOMR/LOMR process to modify the FEMA FIRM Panel. See the attached Technical Memorandum showing the modified floodplain will maintain the current flow patterns of the existing floodplain.

The project consists of usual and normal embankment construction for new streets and building lots in Anderson Park. As it applies to the Anderson Park area floodplain modification, there is significant grading proposed for streets and building lot development to revise the elevation and create building pads outside of the floodplain. No net increase or decrease in quantity of material is anticipated within either construction project, so the same floodplain volume is available after the project is completed.

There will be 13,000 cubic yards of cut and fill across the parcel to revise the contours and create the building pads. There are no wetlands in this area. The proposal is to cut material throughout the roads and the back of the proposed lots and move it to the center of the lots to create building pads. The cuts and fills across the property will be approximately 1 to 2 feet in depth. See attached grading plan.

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LAND USE APPLICATION

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

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

Answer all questions completely. If you have any questions about this form or the application process, please ask a Planner. Remember to bring all necessary attachments and the required filing fee when the application is submitted. The Planning Division cannot accept an application unless it is complete and the filing fee paid. Filing fees are not refundable.
This application consists of four parts. PART I - GENERAL INFORMATION AND PART IV – CERTIFICATION are on this page. PART II and III contain additional information specific to your proposal and MUST be attached to this page to complete the application.

PART I – GENERAL INFORMATION

1. Applicant's Information:	Name:	Cottonwood Partners, LLC						
	Mailing Address:	P.O. Box 8335						
	City:	Yakima	St:	WA	Zip:	98908	Phone:	(509) 949-0125
	E-Mail:	lw_mllr@yahoo.com						
2. Applicant's Interest in Property:	Check One:	■ Owner	☐ Agent	☐ Purchaser	☐ Other _____			
3. Property Owner's Information (If other than Applicant):	Name:							
	Mailing Address:							
	City:		St:		Zip:		Phone:	( )
	E-Mail:							

4. Subject Property's Assessor's Parcel Number(s): 181205-11002

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

6. Property Address: 2309 S. 64th Avenue, Yakima, WA 98908

7. Property's Existing Zoning:
☐ SR ☐ R-1 ☐ R-2 ■ R-3 ☐ B-1 ☐ B-2 ☐ HB ☐ SCC ☐ LCC ☐ CBD ☐ GC ☐ AS ☐ RD ☐ M-1 ☐ M-2

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

☐ Administrative Adjustment	■ Environmental Checklist (SEPA Review)	☐ Easement Release
☐ Type (1) Review	☐ Right-of-Way Vacation	☐ Rezone
☐ Type (2) Review	■ Transportation Concurrency	☐ Shoreline
☐ Type (3) Review	☐ Non-Conforming Use/Structure	■ Critical Areas Review
☐ Preliminary Short Plat	☐ Appeal to HE / City Council	☐ Variance
☐ Final Short Plat	☐ Interpretation by Hearing Examiner	☐ Temporary Use Permit
☐ Short Plat Amendment	☐ Modification	☐ Overlay District
■ Preliminary Long Plat	☐ Home Occupation	☐ Binding Site Plan
☐ Final Long Plat	☐ Comprehensive Plan Text or Map Amendment	☐ Planned Development
☐ Plat Alteration –Long Plat	☐ Short Plat Exemption:	☐ Other:

PART II – SUPPLEMENTAL APPLICATION & PART III – REQUIRED ATTACHMENTS

9. SEE ATTACHED SHEETS

PART IV – CERTIFICATION

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

Lew Miller Member Cottonwood Partners
Property Owner's Signature **Date**

Applicant's Signature **Date**

FILE/APPLICATION(S)# CAO # 008-19, PLP# 002-19, CEPA# 024-19 TZD# 004-19

DATE FEE PAID:	RECEIVED BY:	AMOUNT PAID:	RECEIPT NO:
5/3/19	A. NUNEZ	$2,560	CR-19-004207

DOC. INDEX # F-1

Supplemental Application For:

PRELIMINARY LONG PLAT

CITY OF YAKIMA, SUBDIVISION ORDINANCE, TITLE 14

PART II - APPLICATION INFORMATION

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

Cottonwood Partners, LLC
P.O Box 8335
Yakima, WA 98908

2. SURVEYOR AND/OR CONTACT PERSON WITH THEIR CONTACT INFORMATION:

Lew Miller, Cottonwood Partners, 509-949-0125
Michael R. Heit, HLA Engineering and Land Surveying, Inc., (509) 966-7000.

3. NAME OF SUBDIVISION: Anderson Park

4. NUMBER OF LOTS AND THE RANGE OF LOT SIZES:

5. SITE FEATURES:

A. General Description: ■ Flat ☐ Gentle Slopes ☐ Steepened Slopes

B. Describe any indication of hazards associated with unstable soils in the area, i.e. slides or slipping? N/A

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

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

■ Electricity ■ Telephone ■ Natural Gas ■ Sewer ■ Cable TV ■ Water _____ ☐ Irrigation _____

7. OTHER INFORMATION:

A. Distance to Closest Fire Hydrant: 250 feet, along S. 64th Avenue

B. Distance to Nearest School (and name of school): 5,800 feet, West Valley Junior High

C. Distance to Nearest Park (and name of park): 7,300 feet, West Valley Park

D. Method of Handling Stormwater Drainage: On site underground infiltration and swales.

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

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

PART III - REQUIRED ATTACHMENTS

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

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

10. ENVIRONMENTAL CHECKLIST (required):

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

Lew Miller Member Cottonwood Partners

Property Owner Signature (required) Date

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

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Legal Description

Parcel 181205-11002

Government Lot 1, Section 5, Township 12 North, Range 18 East, W.M. and that part of The Northeast quarter of said Section 5, described as follows:

Beginning at the Northeast corner of Government Lot 2 of said Section 5;
Thence South 0°09'57" West along the East line thereof to the Southeast corner of said Lot 5;
Thence continuing South 0°09'57" West 129.00 feet;
Thence North 89°41'03" West parallel with the South line of said Lot 2 a distance of 553.17 feet to the Easterly right of way line of the Yakima Valley Transportation Company as the same existed on December 1, 1936;
Thence North 0°05'55" West along said right of way line to the North line of said Lot 2;
Thence Easterly along said North line to the Point of Beginning;

EXCEPT that portion conveyed to Yakima County for road under Auditor's File No. 2962906, records of Yakima County, Washington.

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COTTONWOOD PARTNERS LLC – "ANDERSON PARK"
PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19

EXHIBIT LIST

CHAPTER G
Public Comments

DOC INDEX #	DOCUMENT	DATE
G-1	Email Comments from Marty Miller, Office of Rural & Farmworker Housing	08/21/2019

Crowell, Eric

From: Marty Miller <martym@orfh.org>
Sent: Wednesday, August 21, 2019 12:05 PM
To: Crowell, Eric
Subject: Notice of DNS - Cottonwood Partners "Anderson Park" - PLP#002, SEPA#024, CAO#008, & ADJ#013-19

Hello Eric,

I do not object to the DNS regarding Anderson Park.

From my perspective, it is worth noting that R-3 zoning is hard to come by and this effectively converts that land to a lower density. How is the City addressing future R-3 needs?

Thank you.

Marty Miller
Executive Director
Office of Rural & Farmworker Housing
1400 Summitview Ave., #203
Yakima, WA 98902
martym@orfh.org
509-248-7014

NOTICE OF CONFIDENTIALITY
This notice contains privileged or other confidential information. If you have received this email message in error, please do not read, copy, save, disseminate or distribute this message in any manner. If you have received this message in error, please delete it and immediately contact me at 509-248-7014.

DOC. INDEX # G-1

COTTONWOOD PARTNERS LLC – "ANDERSON PARK"
PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19

EXHIBIT LIST

CHAPTER H
Public Notices

DOC INDEX #	DOCUMENT	DATE
H-1	**Transportation Concurrency Decision**	**05/09/2019**
H-2	**Determination of Application Completeness & Request for Additional Information**	**05/31/2019**
H-3	**Land Use Action Installation Certificate**	**07/09/2019**
H-4	**Notice of Application, SEPA & Public Hearing** **H-4a**: Legal Ad **H-4b**: Press Release and Distribution Email **H-4c**: Parties and Agencies Notified **H-4d**: Affidavit of Mailing	**07/30/2019**
H-5	**Notice of Determination of Non-Significance (DNS)** **H-5a**: Parties and Agencies Notified **H-5b**: Affidavit of Mailing	**08/21/2019**
H-6	**HE Agenda and Packet Distribution List**	**09/05/2019**
H-7	**HE Agenda & Sign-In Sheet**	**09/12/2019**
H-8	**Letter of Transmittal to City Clerk: City Council Hearing** (mailing labels, site plan, and vicinity map)	**10/02/2019**
H-9	**Notice of Hearing Examiner's Recommendation** (See DOC INDEX#AA-1 for H.E. Recommendation) **H-9a**: Parties and Agencies Notified **H-9b**: Affidavit of Mailing	**10/04/2019**

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: PLP#002-19, SEPA#024-19, CAO#008-19 & ADJ#013-19
Cottonwood Partners LLC – "Anderson Park"
2309 S 64th Ave

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Hearing Examiner's Recommendation**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, 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 this **4th** day of **October, 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

Lisa Maxey
Planning Technician

DOC. INDEX # H-9b

18120422002 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120511002 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120513438 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908
18120513439 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120513440 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120513441 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908
18120513442 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120513443 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120513444 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908
18120513445 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120513462 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18133333038 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908
18120513413 DH CONSTRUCTION & ASSOCIATES LLC PO BOX 8353 YAKIMA, WA 98908	18120513414 DH CONSTRUCTION & ASSOCIATES LLC PO BOX 8553 YAKIMA, WA 98908	18120513446 HAYDEN HOMES LLC 2464 SW GLACIER PL STE 110 REDMOND, OR 97756
18120513447 HAYDEN HOMES LLC 2464 SW GLACIER PL STE 110 REDMOND, OR 97756	18120513448 HAYDEN HOMES LLC 2464 SW GLACIER PL STE 110 REDMOND, OR 97756	18120513461 HAYDEN HOMES LLC 2464 SW GLACIER PL STE 110 REDMOND, OR 97756
18120423005 NOVOBIELSKI SURVIVORS TRUST 5809 AHTANUM RD YAKIMA, WA 98903	18120514402 NOVOBIELSKI SURVIVORS TRUST 5809 AHTANUM RD YAKIMA, WA 98903	18133334407 WALSH LIVING TRUST 5709 WALLA WALLA ST YAKIMA, WA 98903
18120512003 ALICE E STEWART 34902 SE 258TH PL RAVENSDALE, WA 98051	18133244004 ARTURO & LORENA NATERAS 2208 S 64TH AVE YAKIMA, WA 98903	18120513436 BARRY J & DANIELLE A TRAYLOR 2404 S 63RD AVE YAKIMA, WA 98903
18120513463 CAROLINA & OSCAR MARTINEZ 2402 S 62ND AVE YAKIMA, WA 98903	18133244009 CHESTER A MILLER 2212 S 64TH AVE YAKIMA, WA 98903	18120512401 DENNIS L & JOANN M HOUFEK PO BOX 8012 YAKIMA, WA 98908
18133333440 ELISEO & VALENTINA MORENO 2205 S 64TH AVE YAKIMA, WA 98903	18133334004 FRANCIS A & PAULA MOORE 5909 OCCIDENTAL RD YAKIMA, WA 98903	18133334007 HAROLD W MATHIS PO BOX 10899 YAKIMA, WA 98909

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18133244007 KELLY E ODELL 1831 E POMONA RD YAKIMA, WA 98901	18120514405 LARRY E WOLF 5819 AHTANUM RD YAKIMA, WA 98903	18120513437 LARRY S & BETH A HALL 2402 S 63RD AVE YAKIMA, WA 98903
18133334009 LINDA ANN CURLEE 5805 OCCIDENTAL RD YAKIMA, WA 98903	18133333016 MARIO GARCIA 2209 S 64TH AVE YAKIMA, WA 98903	~~18133333036~~ ~~MARIO V GARCIA~~ ~~2209 S 64TH AVE~~ ~~YAKIMA, WA 98903~~
18133333037 RANDALL D SHEPARD 2223 S 64TH AVE YAKIMA, WA 98903	18133333439 RICHARD A KAREL PO BOX 11203 YAKIMA, WA 98909	18133244005 RONALD & SHELLY L VORIS 6409 OCCIDENTAL RD YAKIMA, WA 98903
18133334006 RONALD L & LEANNE M AMER 11800 RUTHERFORD RD YAKIMA, WA 98903	18120513464 TYSON & HOLLY BAKER 2404 S 62ND AVE YAKIMA, WA 98903	18120514409 VERNON & PAMELA HIBBARD 5815 AHTANUM RD YAKIMA, WA 98903
18133244006 WILLIAM H & CHERYL S WYCKOFF 6407 OCCIDENTAL RD YAKIMA, WA 98903	43 Total Parcels - Cottonwood Partners LLC - "Anderson Park" - PLP#002-19, SEPA#024-19 & CAO#008-19 ADJ#013-19	~~Cottonwood Partners LLC~~ ~~Attn: Lew Miller~~ ~~PO Box 8335~~ ~~Yakima, WA 98908~~
HLA Engineering & Land Surveying Attn: Mike Heit 2803 River Rd Yakima, WA 98902	Ntc of H.E. Recommendation PLP#002/SEPA#024/CAO#008/ ADJ#013-19 Sent 10/4/19	

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Parties of Record – Cottonwood Partners Anderson Park – PLP#002, SEPA#024, CAO#008 & ADJ#013-19

Cottonwood Partners LLC Attn: Lew Miller PO Box 8353 Yakima, WA 98908 lw_mllr@yahoo.com	HLA Engineering & Land Surveying Attn: Mike Heit 2803 River Rd Yakima, WA 98902 mheit@hlacivil.com	Joe Walsh 5709 Walla Walla St Yakima, WA 98903
Lou Alderman 2008 S 91st Ave Yakima, WA 98903		

In-House Distribution E-mail List Revised 08/2019

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
Aaron Markham	Fire	Aaron.markham@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
Matt Murray	Police	Matthew.murray@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	☑ Yes ☐ No

Type of Notice: Ntc of H-E. Recommendation

File Number: PLP#002/SEPA#024/CAO#008/ADJ#013-19

Date of Mailing: 10/4/19

DOC. INDEX # H-9a

Maxey, Lisa

From:	Maxey, Lisa
Sent:	Friday, October 04, 2019 10:50 AM
To:	Belles, Carolyn; Brown, David; Calhoun, Joseph; Contreras, Pedro; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; DeOchoa, Vick; Desgrosellier, Bob; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Witthuhn, Tyler; Zabell, John; Zammarchi, Loretta
Cc:	Crowell, Eric
Subject:	Notice of Hearing Examiner's Recommendation - Cottonwood Partners "Anderson Park" - PLP#002, SEPA#024, CAO#008 & ADJ#013-19
Attachments:	NOTICE OF HE RECOMMENDATION_Anderson Park - PLP SEPA CAO ADJ.PDF

Attached is a Notice of the Hearing Examiner's Recommendation to City Council regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Eric Crowell at (509) 576-6736 or email to: eric.crowell@yakimawa.gov. Thank you!

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

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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

NOTIFICATION OF HEARING EXAMINER'S RECOMMENDATION TO THE YAKIMA CITY COUNCIL

DATE:	October 4, 2019
TO:	Applicant, Adjoining Property Owners and Parties of Record
SUBJECT:	Notice of the Hearing Examiner's Recommendation
FILE #(S):	PLP#002-19, SEPA#024-19, CAO#008-19 & ADJ#013-19
APPLICANT:	Cottonwood Partners LLC
PROJECT LOCATION:	2309 S 64th Ave

On October 3, 2019, the City of Yakima Hearing Examiner rendered their recommendation on **PLP#002-19, CAO#008-19 & ADJ#013-19**, a proposed long plat that will subdivide approximately 30.75 acres into 94 single-family lots on a parcel partially located within the floodplain in the R-3 zoning district. The proposal also includes an adjustment to the rear and side yard setbacks for the proposed lots to allow a 5-ft side yard setback and a 15-ft rear yard setback. The applications were reviewed at an open record public hearing held on September 12, 2019.

Enclosed is a copy of the Hearing Examiner's Recommendation. The Hearing Examiner'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 Eric Crowell at (509) 576-6736 or email to: eric.crowell@yakimawa.gov.

Eric M. Crowell

Eric Crowell
Associate Planner

Date of Mailing: **October 4, 2019**
Enclosures: Hearing Examiner's Recommendation

DOC. INDEX # H-9

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 **COTTONWOOD PARTNERS – "ANDERSON PARK" (PLP#002-19, SEPA#024-19, CAO#008-19 & ADJ#013-19)** 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 (5 pages)

3. Vicinity Map

Signed this **2nd** day of **October, 2019.**

Lisa Maxey

Lisa Maxey
Planning Technician

Received By: Sonya Claar

Date: 10-2-19

DOC.
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18120513442 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120513443 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120513444 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908
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18120513447 HAYDEN HOMES LLC 2464 SW GLACIER PL STE 110 REDMOND, OR 97756	18120513448 HAYDEN HOMES LLC 2464 SW GLACIER PL STE 110 REDMOND, OR 97756	18120513461 HAYDEN HOMES LLC 2464 SW GLACIER PL STE 110 REDMOND, OR 97756
18120423005 NOVOBIELSKI SURVIVORS TRUST 5809 AHTANUM RD YAKIMA, WA 98903	18120514402 NOVOBIELSKI SURVIVORS TRUST 5809 AHTANUM RD YAKIMA, WA 98903	18133334407 WALSH LIVING TRUST 5709 WALLA WALLA ST YAKIMA, WA 98903
18120512003 ALICE E STEWART 34902 SE 258TH PL RAVENSDALE, WA 98051	18133244004 ARTURO & LORENA NATERAS 2208 S 64TH AVE YAKIMA, WA 98903	18120513436 BARRY J & DANIELLE A TRAYLOR 2404 S 63RD AVE YAKIMA, WA 98903
18120513463 CAROLINA & OSCAR MARTINEZ 2402 S 62ND AVE YAKIMA, WA 98903	18133244009 CHESTER A MILLER 2212 S 64TH AVE YAKIMA, WA 98903	18120512401 DENNIS L & JOANN M HOUFEK PO BOX 8012 YAKIMA, WA 98908
18133333440 ELISEO & VALENTINA MORENO 2205 S 64TH AVE YAKIMA, WA 98903	18133334004 FRANCIS A & PAULA MOORE 5909 OCCIDENTAL RD YAKIMA, WA 98903	18133334007 HAROLD W MATHIS PO BOX 10899 YAKIMA, WA 98908

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18133244007 KELLY E ODELL 1831 E POMONA RD YAKIMA, WA 98901	18120514405 LARRY E WOLF 5819 AHTANUM RD YAKIMA, WA 98903	18120513437 LARRY S & BETH A HALL 2402 S 63RD AVE YAKIMA, WA 98903
18133334009 LINDA ANN CURLEE 5805 OCCIDENTAL RD YAKIMA, WA 98903	18133333016 MARIO GARCIA 2209 S 64TH AVE YAKIMA, WA 98903	~~18133333036~~ ~~MARIO V GARCIA~~ ~~2209 S 64TH AVE~~ ~~YAKIMA, WA 98903~~
18133333037 RANDALL D SHEPARD 2223 S 64TH AVE YAKIMA, WA 98903	18133333439 RICHARD A KAREL PO BOX 11203 YAKIMA, WA 98909	18133244005 RONALD & SHELLY L VORIS 6409 OCCIDENTAL RD YAKIMA, WA 98903
18133334006 RONALD L & LEANNE M AMER 11800 RUTHERFORD RD YAKIMA, WA 98903	18120513464 TYSON & HOLLY BAKER 2404 S 62ND AVE YAKIMA, WA 98903	18120514409 VERNON & PAMELA HIBBARD 5815 AHTANUM RD YAKIMA, WA 98903
18133244006 WILLIAM H & CHERYL S WYCKOFF 6407 OCCIDENTAL RD YAKIMA, WA 98903	43 Total Parcels - Cottonwood Partners LLC - "Anderson Park" - PLP#002-19, SEPA#024-19 & CAO#008-19 ADJ #013-19	~~Cottonwood Partners LLC~~ ~~Attn: Lew Miller~~ ~~PO Box 8335~~ ~~Yakima, WA 98908~~
HLA Engineering & Land Surveying Attn: Mike Heit 2803 River Rd Yakima, WA 98902	Ntc of City Council Hearing PLP#002/SEPA#024/CAO#008/ADJ #013-19 Hearing: 11/5/19	

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net	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 Dennis.henne@uniongapwa.gov	Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org
Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov	Dept of Archaeology & Historic Preservation 1063 S Capitol Way, Ste 106 Olympia, WA 98504-8343 Sepa@dahp.wa.gov	Department of Commerce Review Team 1011 Plum St SE Olympia, WA 98504-3172 reviewteam@commerce.wa.gov
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	Department of Ecology Gwen Clear, Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov	Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov
Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov	Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov	Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov
Department of Social & Health Services Robert Hubenthal Office of Capital Programs P.O. Box 45848 Olympia, WA 98504 Robert.Hubenthal@dshs.wa.gov	Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155 Seattle, WA 98101	Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov
Engineering Division Bob Desgrosellier 129 N 2nd Street Yakima, WA 98901 bob.desgrosselier@yakimawa.gov	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 bob@nobhillwater.org	Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org	Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901
Parks & Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 Jessica.logan@parks.wa.gov	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 david.j.moore@usace.army.mil	WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902

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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 Jamie.gardipe@doh.wa.gov	Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov	West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 wattsa@wvsd208.org
WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov	WSDOT South Central Regionl Planning Office SCplanning@wsdot.wa.gov	WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov
Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov	Yakama Nation Environmental Mgmt Program Elizabeth Sanchey, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchey@yakama.com	Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com
Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov	Yakima County Building Department Harold Maclean 128 North 2nd Street, 4th Floor Yakima, WA 98901 Harold.Maclean@co.yakima.wa.us	Yakima County Commissioners Commissioners.web@co.yakima.wa.us
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	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	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
Yakima County Public Services Lisa Freund, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 lisa.freund@co.yakima.wa.us	Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948 Yakama Indian
Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948	Yakima Regional Clean Air Agency Hasan Tahat, Compliance, Engineering & Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 hasan@yrcaa.org	Yakima School District Trevor Greene, Superintendent 104 North 4th Ave Yakima, WA 98902
Yakima School District Scott Izutsu , Associate Superintendent 104 N 4th Ave Yakima, WA 98902 izutsu.scott@yakimaschools.org	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
Yakima Valley Conference of Governments Mike Shuttleworth, Planning Manager 311 North 4th Street, Ste# 202 Yakima, WA 98901 Mike.shuttleworth@yvcog.org	Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 peter@yakimavalleymuseum.org	Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 keithk@wasteconnections.com
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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 #155 Seattle, WA 98101	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	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 Deptartment 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
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 Trevor Greene, 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 07.03.19 - Form List.docx

Type of Notice: Ntc of City Council Hearing

File Number: PLP#002/SEPA#024/CAO#008/ADJ#013-19

Date of ~~Mailing~~ Hearing: 11/5/19

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Parties of Record – Cottonwood Partners Anderson Park – PLP#002, SEPA#024, CAO#008 & ADJ#013-19

Cottonwood Partners LLC Attn: Lew Miller PO Box 8353 Yakima, WA 98908 lw_mllr@yahoo.com	HLA Engineering & Land Surveying Attn: Mike Heit 2803 River Rd Yakima, WA 98902 mheit@hlacivil.com	Joe Walsh 5709 Walla Walla St Yakima, WA 98903
Lou Alderman 2008 S 91st Ave Yakima, WA 98903		

In-House Distribution E-mail List Revised 08/2019

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
Aaron Markham	Fire	Aaron.markham@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
Matt Murray	Police	Matthew.murray@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

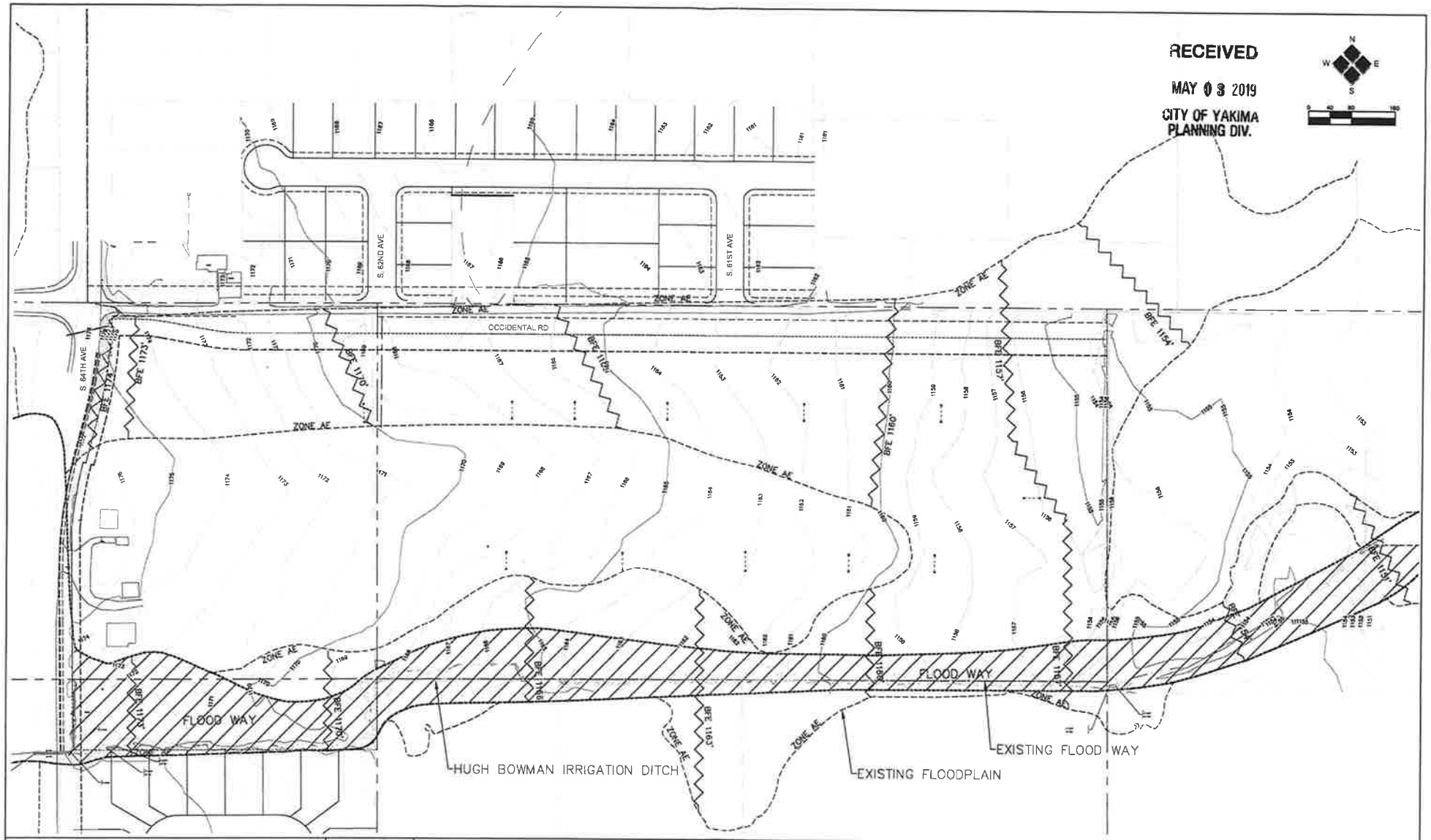
Name	Address	Included In Mailing?
Pacific Power Attn: Estimating Department *(Subdivision notices ONLY)*	500 N Keys Rd, Yakima, WA 98901	☑ Yes ☐ No

Type of Notice: Ntc of City Council Hearing

File Number: PLP #002/SEPA#024/CAO#008/ADJ#013-19

Date of ~~Mailing~~ Hearing: 11/5/19

DOC. INDEX # H-8



HLA
Engineering and Land Surveying, Inc.
2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com

REVISION	DATE

JOB NUMBER: 19065	DATE: 4-30-19
FILE NAMES: DRAWING: 19065.dwg	
DESIGNED BY: MRH	
ENTERED BY: MDH	

Cottonwood Partners, LLC.

Anderson Park
Yakima County, Washington

EXISTING FEMA FIRM MAP

SHEET 1 OF 1

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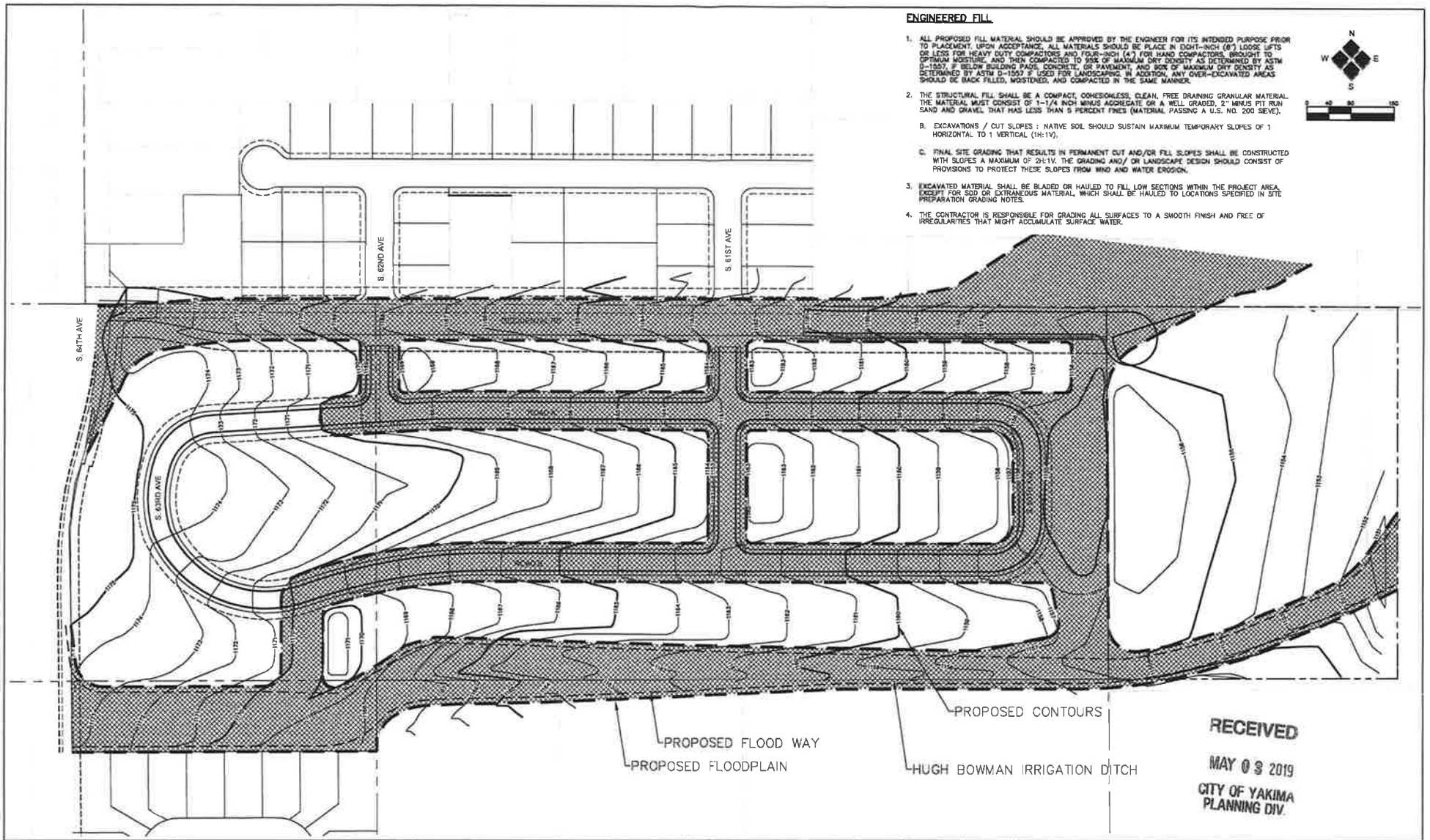
ENGINEERED FILL

1. ALL PROPOSED FILL MATERIAL SHOULD BE APPROVED BY THE ENGINEER FOR ITS INTENDED PURPOSE PRIOR TO PLACEMENT. UPON ACCEPTANCE, ALL MATERIALS SHOULD BE PLACE IN EIGHT-INCH (8") LOOSE LIFTS OR LESS FOR HEAVY DUTY COMPACTORS AND FOUR-INCH (4") FOR HAND COMPACTORS, BROUGHT TO OPTIMUM MOISTURE, AND THEN COMPACTED TO 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557, IF BELOW BUILDING PADS, CONCRETE, OR PAVEMENT, AND 90% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 IF USED FOR LANDSCAPING. IN ADDITION, ANY OVER-EXCAVATED AREAS SHOULD BE BACK FILLED, MOISTENED, AND COMPACTED IN THE SAME MANNER.
2. THE STRUCTURAL FILL SHALL BE A COMPACT, COHESIONLESS, CLEAN, FREE DRAINING GRANULAR MATERIAL. THE MATERIAL MUST CONSIST OF 1-1/4 INCH MINUS AGGREGATE OR A WELL GRADED, 2" MINUS PIT RUN SAND AND GRAVEL THAT HAS LESS THAN 5 PERCENT FINES (MATERIAL PASSING A U.S. NO. 200 SIEVE).
   B. EXCAVATIONS / CUT SLOPES : NATIVE SOIL SHOULD SUSTAIN MAXIMUM TEMPORARY SLOPES OF 1 HORIZONTAL TO 1 VERTICAL (1H:1V).
   C. FINAL SITE GRADING THAT RESULTS IN PERMANENT CUT AND/OR FILL SLOPES SHALL BE CONSTRUCTED WITH SLOPES A MAXIMUM OF 2H:1V. THE GRADING AND/ OR LANDSCAPE DESIGN SHOULD CONSIST OF PROVISIONS TO PROTECT THESE SLOPES FROM WIND AND WATER EROSION.
3. EXCAVATED MATERIAL SHALL BE BLADED OR HAULED TO FILL LOW SECTIONS WITHIN THE PROJECT AREA, EXCEPT FOR SOD OR EXTRANEOUS MATERIAL, WHICH SHALL BE HAULED TO LOCATIONS SPECIFIED IN SITE PREPARATION GRADING NOTES.
4. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL SURFACES TO A SMOOTH FINISH AND FREE OF IRREGULARITIES THAT MIGHT ACCUMULATE SURFACE WATER.



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MAY 03 2019
CITY OF YAKIMA
PLANNING DIV.

HLA Engineering and Land Surveying, Inc.
2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.963.3800
www.hlacivil.com

MICHAEL R. HEARST, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER
5/3/19

REVISION	DATE

JOB NUMBER: 19065	DATE: 4-30-19
FILE NAMES: DRAWING: 19065.dwg	
DESIGNED BY: MRH	
ENTERED BY: MDH	

Cottonwood Partners, LLC.
Anderson Park
Yakima County, Washington

PROPOSED FEMA FIRM MAP

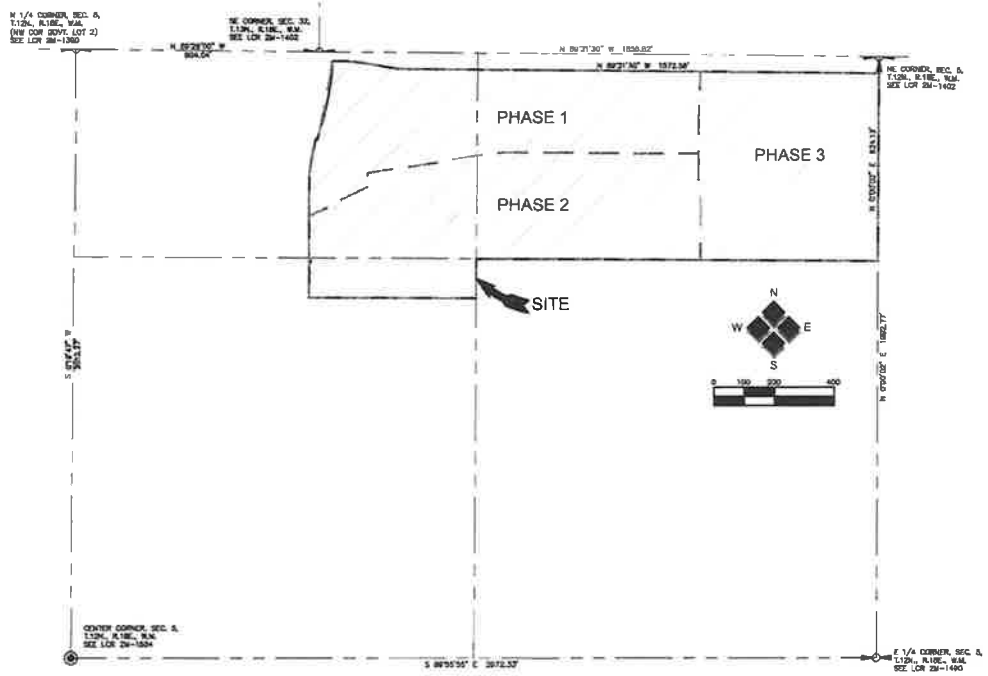
SHEET 1 OF 1

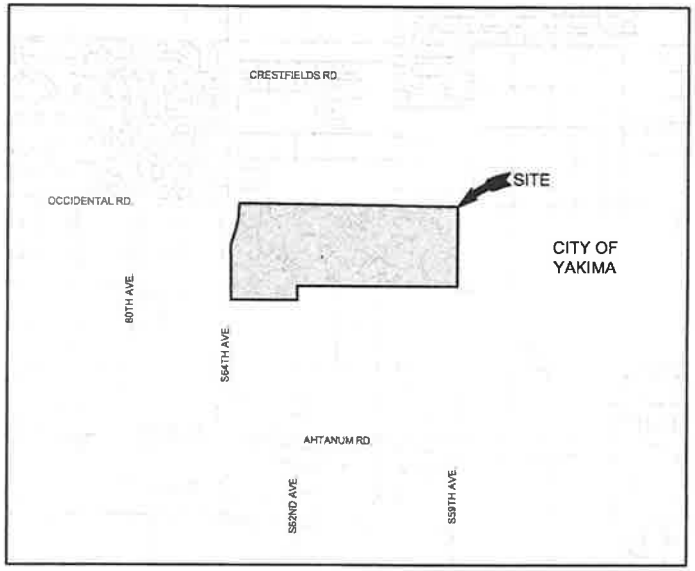
DOC. INDEX # H-8

PRELIMINARY PLAT OF
"ANDERSON PARK"

(A PORTION OF THE NE 1/4, SECTION 5, TOWNSHIP 12 NORTH, RANGE 18 EAST, W.M.)

RECEIVED
JUL 09 2019
CITY OF YAKIMA
PLANNING DIV.





VICINITY MAP
N.T.S.

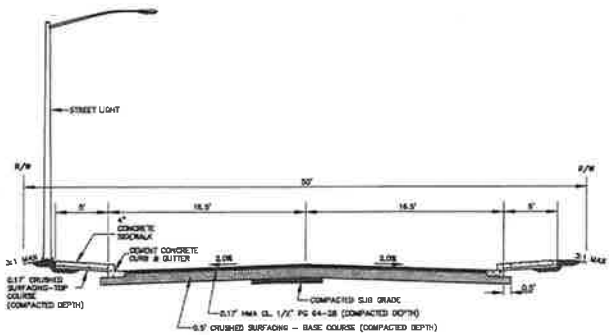
LEGAL DESCRIPTION

GOVERNMENT LOT 1, SECTION 5, TOWNSHIP 12 NORTH, RANGE 18 EAST, W.M. AND THAT PART OF THE NORTHEAST QUARTER OF SAID SECTION 5, DESCRIBED AS FOLLOWS:

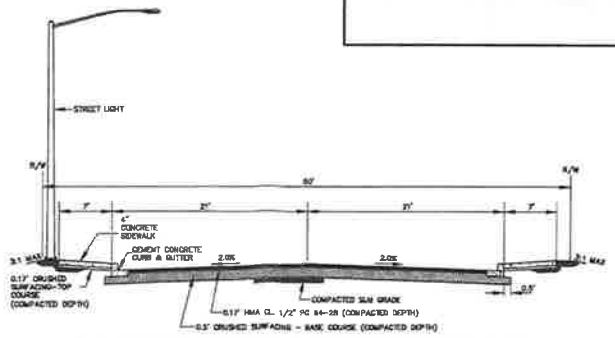
BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 2 OF SAID SECTION 5;
THENCE SOUTH 0°09'57" WEST ALONG THE EAST LINE THEREOF TO THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE CONTINUING SOUTH 0°09'57" WEST 128.00 FEET;
THENCE NORTH 89°41'03" WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 553.17 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE YAKIMA VALLEY TRANSPORTATION COMPANY AS THE SAME EXISTED ON DECEMBER 1, 1936;
THENCE NORTH 0°05'55" WEST ALONG SAID RIGHT OF WAY LINE TO THE NORTH LINE OF SAID LOT 2;
THENCE EASTERLY ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO YAKIMA COUNTY FOR ROAD UNDER AUDITOR'S FILE NO. 2962906, RECORDS OF YAKIMA COUNTY, WASHINGTON.

AND EXCEPT RIGHT OF WAY PER A.F.NO. 8016164



CITY OF YAKIMA - RESIDENTIAL SECTION (INTERIOR PLAT ROAD)
NOT TO SCALE



CITY OF YAKIMA - RESIDENTIAL SECTION (OCCIDENTAL ROAD)
NOT TO SCALE

NOTES

SEE SHEET 4 FOR ADDITIONAL NOTES.

DATUM ELEVATION
YAKIMA COUNTY ALUMINUM CAP AT THE INTERSECTION OF 65TH AVE. AND OCCIDENTAL RD.
ELEVATION: 1153.95 (NAVD88)

ENGINEER/SURVEYOR

HLA ENGINEERING & LAND SURVEYING, INC.
2803 RIVER ROAD
YAKIMA, WA 98902
MIKE HEIT, PE
TIM FRIES, PLS
(509) 966-7000

DEVELOPER

COTTONWOOD PARTNERS, LLC
P.O. BOX 8335
YAKIMA, WA 98908

PARCEL NO. 181205-11002

HLA Engineering and Land Surveying, Inc.
2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hlacivil.com

REVISION	DATE

JOB NUMBER: 19065	DATE: 7-08-19
FILE NAMES: DRAWING: 19065.DWG	
DESIGNED BY: MRH	
ENTERED BY: MDH	

ANDERSON PARK
Cottonwood Partners, LLC.
Yakima County, Washington

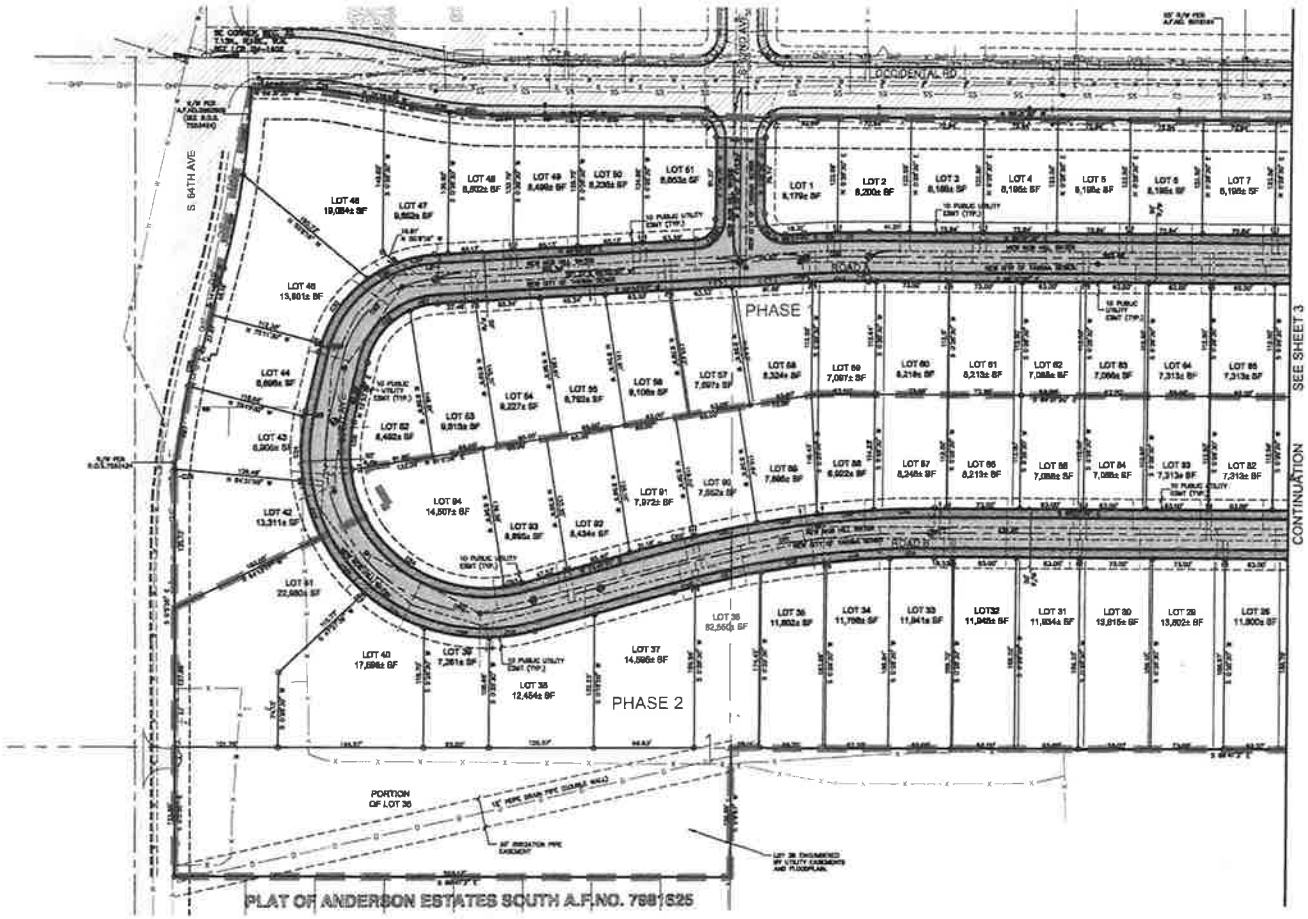
PRELIMINARY PLAT

SHEET 1 OF 4

DOC. INDEX # H-8

PRELIMINARY PLAT OF
"ANDERSON PARK"

(A PORTION OF THE NE 1/4, SECTION 5, TOWNSHIP 12 NORTH, RANGE 18 EAST, W.M.)



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PLANNING DIV.

HLA Engineering and Land Surveying, Inc.
2803 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
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ANDERSON PARK
Cottonwood Partners, LLC.
Yakima County, Washington
PRELIMINARY PLAT

SHEET 2 OF 4

DOC. INDEX # H-8

PRELIMINARY PLAT OF
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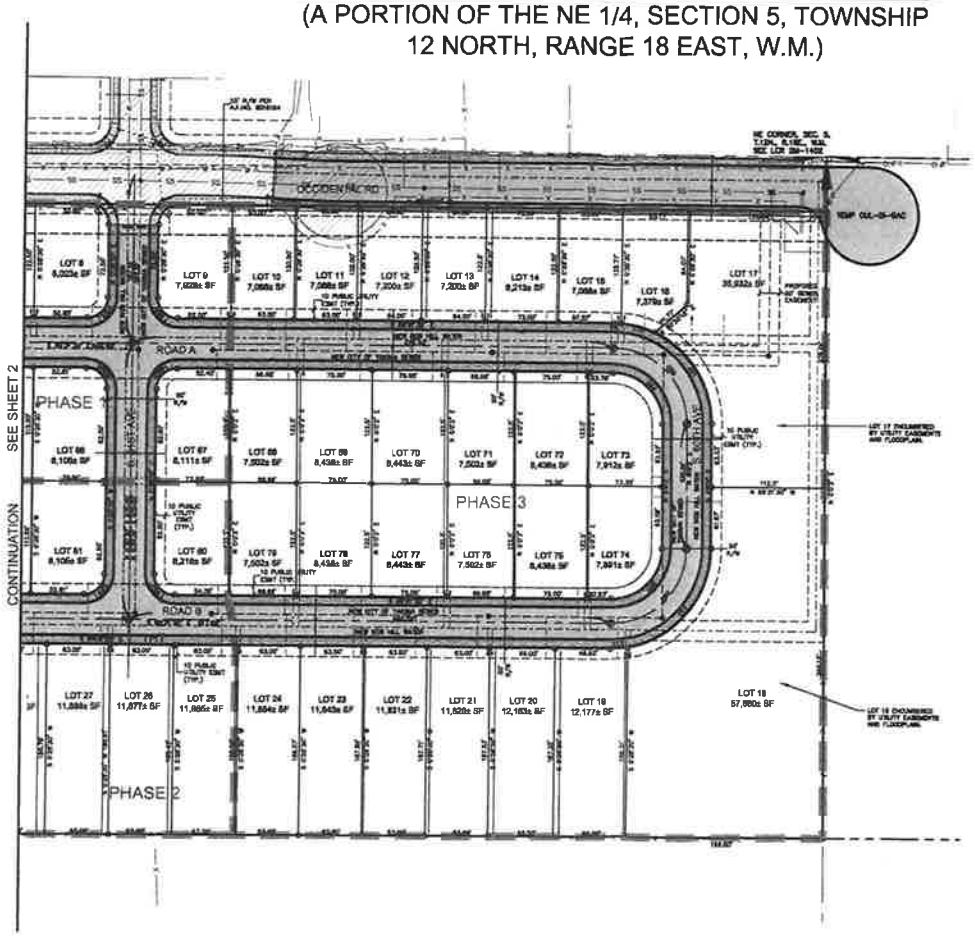

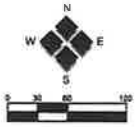

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PLANNING DIV.

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Engineering and Land Surveying, Inc.

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ANDERSON PARK
Cottonwood Partners, LLC.
Yakima County, Washington

PRELIMINARY PLAT

SHEET 3 OF 4

DOC. INDEX # H-8

VICINITY MAP

CITY OF YAKIMA Planning

File Number: PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19
Project Name: COTTONWOOD PARTNERS LLC – "ANDERSON PARK"
Site Address: 2309 S 64TH AVE

Proposal: Proposed long plat that will subdivide approximately 30.75 acres into 94 single-family lots on a parcel partially located within the floodplain in the R-3 zoning district. The proposal also includes an adjustment to the rear and side yard setbacks for the proposed lots to allow a 5-ft side yard setback and a 15-ft rear yard setback.

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: 7/9/2019

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Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, October 02, 2019 8:12 AM
To: Claar Tee, Sonya
Subject: City Council Hearing Notice for Plat of "Anderson Park" PLP#002-19
Attachments: In-House Distribution E-mail List_ updated 09.30.2019; Local Media List _10.01.2019; SEPA Agencies E-mail Distribution List _updated 07.03.19

Good morning,

When you send the public hearing notice, please email it to these distribution lists: In-House Distribution E-mail List_ updated 09.30.2019, Local Media List_ 10.01.2019, and SEPA Agencies E-mail Distribution List _updated 07.03.19.

Please also email it to these parties of record:

lw_mllr@yahoo.com
mheit@hlacivil.com
gary@cuillierlaw.com

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

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SIGN-IN SHEET

City of Yakima HEARING EXAMINER
City Hall Council Chambers
Thursday September 12, 2019
Beginning at 9:00 a.m.

Public Hearings

CASE	FILE #	PROJECT NAME	SITE ADDRESS
A.	CL3#006-19 ADJ#011-19	YAKIMA SCHOOL DISTRICT - GARFIELD ELEMENTARY	612 N 6TH AVE
B.	CELL#009-19 CAO#007-19 SEPA#023-19	AT&T / 1805 S 24TH AVE LLC	1805 S 24TH AVE
C.	PAL#002-19 PSP#007-19	DH CONSTRUCTION & ASSOCIATES	VIC. OF S 66TH AVE & TERRY AVE
D.	PLP#002-19 ADJ#013-19 CAO#008-19 SEPA#024-19	COTTONWOOD PARTNERS – "ANDERSON PARK"	2309 S 64TH AVE

PLEASE WRITE LEGIBLY

Indicate Agenda Item of Interest	NAME	MAILING ADDRESS or E-MAIL	ZIP CODE
Garfield	Dez Weigand	Dez.cascade@gmail.com	98908
ATT	Nancy Sears	nancy.sears@smartlinklle.com	98052
D	Mike Heit	2803 River Rd Yakima	98902
Garfield	Steve Brownlow	brownlow.steve@yakimaschools.org	98902
C	Bill Hosman	410 N. 2nd St	98901
D.	Joe Walsh	5709 Walla Walla Lane	98903
D	Lou Alderman	2008 So 91st	98903
B	Mark Smith	1320 N. 16th Ave. Suite A	98902
C	Roger Layman	1723 Parsons Lp.	98908
C	Dereck Nelson	9612 Occidental Rd	98903

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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

CITY OF YAKIMA
HEARING EXAMINER
AGENDA
Thursday September 12, 2019
Yakima City Hall Council Chambers
Beginning at 9:00 a.m.

I. CALL TO ORDER

II. INTRODUCTION

III. PUBLIC HEARINGS

A. YAKIMA SCHOOL DISTRICT – GARFIELD ELEMENTARY (06/10/2019) **CL3#006-19 & ADJ#011-19 (CONTINUATION FROM 08/08/2019)**
Planner: Colleda Monick
Address: 612 N 6th Ave
Request: Proposal to install a digital sign and adjust the following sign standards for a property in the R-1 zoning district: adjust the maximum height allowed for a project identification sign more than 15 ft from the right-of-way from 10 ft to 14 ft and adjust the sign standards to allow a digital sign, which is not otherwise allowed in residential districts.

B. AT&T / 1805 S 24TH AVE LLC (05/01/2019) **CELL#009-19, CAO#007-19, SEPA#023-19**
Planner: Eric Crowell
Address: 1805 S 24th Ave
Request: Proposal to construct a new 84-ft monopine wireless communications facility on a parcel partially located within the floodplain in the M-1 zoning district. The proposal also includes a variance to the height requirements of YMC 15.29.070(2)(a) and YMC 15.30.050 to allow this stealth tower that is located within 300 ft of a residential zone to exceed the 60-ft limit and to exceed the 35-ft limit for a tower located within the Airport Overlay.

C. DH CONSTRUCTION & ASSOCIATES LLC (06/26/2019) **PAL#002-19 & PSP#007-19**
Planner: Trevor Martin
Address: Vic. of S 66th Ave & Terry Ave
Request: Proposed alteration to phase 1 of Newtown Green subdivision, located in the R-1 zoning district, to remove a note on the plat that limits the ability to further subdivide the 1.54-acre parcel that was created through phase 1 (Lot 1 of Block 7). Also included in the proposal is a short-plat to subdivide Lot 1 of Block 7 into 8 lots.

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D. COTTONWOOD PARTNERS LLC - "ANDERSON PARK" (05/03/2019) **PLP#002-19, ADJ#013-19, CAO#008-19, SEPA#024-19**

Planner: Eric Crowell

Address: 2309 S 64th Ave

Request: Proposed long plat that will subdivide approximately 30.75 acres into 94 single-family lots on a parcel partially located within the floodplain in the R-3 zoning district. The proposal also includes an adjustment to the rear and side yard setbacks for the proposed lots to allow a 5-ft side yard setback and a 15-ft rear yard setback.

IV. ADJOURNMENT

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

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Hearing Examiner AGENDA ONLY
Distribution List - 08/15/2019

	Phil Lamb 311 North 3rd Street Yakima, WA 98901	KIT-KATS Radio 4010 Summitview, Suite 200 Yakima, WA 98908
All YPAC randy.beehler@yakimawa.gov mike.brown@yakimawa.gov sean.davido@yakimawa.gov bonnie.lozano@yakimawa.gov john.fannin@yakimawa.gov	Yakima Assoc. of Realtors Gov. Affairs Committee 2707 River Road Yakima, WA 98902-1165	KARY Radio 17 N 3rd St Ste 103 Yakima, WA 98901
Matthew Murray Police Chief Matthew.murray@yakimawa.gov	KCYU-FOX 68 David Okowski 1205 West Lincoln Ave. Yakima, WA 98902	KIMA TV 2801 Terrace Heights Drive Yakima, WA 98901
Aaron Markham Fire Chief Aaron.markham@yakimawa.gov	Pacific Power Mike Paulson 500 N. Keys Rd. Yakima, WA 98901	KNDO TV 216 West Yakima Avenue Yakima, WA 98902
Sonya Claar-Tee City Clerk sonya.claartee@yakimwa.gov	Office of Rural FWH Marty Miller 1400 Summitview #203 Yakima, WA 98902	Yakima Herald-Republic P.O. Box 9668 Yakima, WA 98909
~~Cliff Moore~~ Cynthia Martinez City Manager (Interim) ~~Cliff.moore~~ cynthia.martinez@yakimawa.gov cally.price@yakimawa.gov	Yakima School Dist. #7 Superintendent 104 North 4th Street Yakima, WA 98902	Jeff Cutter City Attorney Jeff.cutter@yakimawa.gov
Radio KDNA P.O. Box 800 Granger, WA 98932	Business Times Bruce Smith P.O. Box 2052 Yakima, WA 98907	Patrick D. Spurgin 411 N. 2nd St. Yakima, WA 98901
KAPP TV Attn: Newsroom PO Box 1749 Yakima, WA 98907-1749	Yakima Valley C.O.G. 311 N. 4th Street #204 Yakima, WA 98901	Gary Cuillier 314 N. 2nd Street Yakima, WA 98901
Reed C. Pell 31 Chicago Avenue #4 Yakima, WA 98902 reed@reedcpell.net	Maud Scott 309 Union Street Yakima, WA 98901	Matt Murray Police Chief matthew.murray@yakimawa.gov

Scott Schafer
Interim Asst. City Manager
Scott.schafer@yakimawa.gov

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Hearing Examiner Packet AGENDA, STAFF REPORT, SITE PLAN AND MAPS…… **Updated 08/15/2019**	Sara Watkins City Legal Department Sara.watkins@yakimawa.gov	Archie Matthews ONDS Archie.matthews@yakimawa.gov
Dana Kallevig Wastewater Division Dana.kallevig@yakimawa.gov	Joan Davenport Community Development Joan.davenport@yakimawa.gov	Bob Desgrosellier Engineering Division Bob.desgrosellier@yakimawa.gov
Rosalinda Ibarra Community Development Rosalinda.ibarra@yakimawa.gov	Joseph Calhoun Planning Manager Joseph.calhoun@yakimawa.gov	Yakima County Planning Manager Lynn Deitrick Lynn.deitrick@yakimawa.gov
Yakima County Public Services Lisa Freund Lisa.Freund@co.yakima.wa.us	Yakima County Commissioners Commissioners.web@co.yakima.wa.us	
DON'T FORGET TO SEND ONE TO THE APPLICANT & PROPERTY OWNER……..	Binder Copy For the Record/File	
Cottonwood Partners LLC Attn: Lew Miller PO Box 8335 Yakima, WA 98908 LW_MLLR@yahoo.com	" PO BOX 8353 Yakima, WA 98908	HLA Engineering + Land Surveying Inc. Attn: Mike Heit 2803 River Rd Yakima, WA 98902 mheit@hlacivil.com

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: **PLP#002-19, SEPA#024-19, CAO#008-19 & ADJ#013-19**
Cottonwood Partners LLC – "Anderson Park"
2309 S 64th Ave

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 **21st** day of **August, 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

Lisa Maxey
Planning Technician

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18120422002 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120511002 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120513438 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908
18120513439 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120513440 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120513441 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908
18120513442 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120513443 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120513444 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908
18120513445 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120513462 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18133333038 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908
18120513413 DH CONSTRUCTION & ASSOCIATES LLC PO BOX 8353 YAKIMA, WA 98908	18120513414 DH CONSTRUCTION & ASSOCIATES LLC PO BOX 8553 YAKIMA, WA 98908	18120513446 HAYDEN HOMES LLC 2464 SW GLACIER PL STE 110 REDMOND, OR 97756
18120513447 HAYDEN HOMES LLC 2464 SW GLACIER PL STE 110 REDMOND, OR 97756	18120513448 HAYDEN HOMES LLC 2464 SW GLACIER PL STE 110 REDMOND, OR 97756	18120513461 HAYDEN HOMES LLC 2464 SW GLACIER PL STE 110 REDMOND, OR 97756
18120423005 NOVOBIELSKI SURVIVORS TRUST 5809 AHTANUM RD YAKIMA, WA 98903	18120514402 NOVOBIELSKI SURVIVORS TRUST 5809 AHTANUM RD YAKIMA, WA 98903	18133334407 WALSH LIVING TRUST 5709 WALLA WALLA ST YAKIMA, WA 98903
18120512003 ALICE E STEWART 34902 SE 258TH PL RAVENSDALE, WA 98051	18133244004 ARTURO & LORENA NATERAS 2208 S 64TH AVE YAKIMA, WA 98903	18120513436 BARRY J & DANIELLE A TRAYLOR 2404 S 63RD AVE YAKIMA, WA 98903
18120513463 CAROLINA & OSCAR MARTINEZ 2402 S 62ND AVE YAKIMA, WA 98903	18133244009 CHESTER A MILLER 2212 S 64TH AVE YAKIMA, WA 98903	18120512401 DENNIS L & JOANN M HOUFEK PO BOX 8012 YAKIMA, WA 98908
18133333440 ELISEO & VALENTINA MORENO 2205 S 64TH AVE YAKIMA, WA 98903	18133334004 FRANCIS A & PAULA MOORE 5909 OCCIDENTAL RD YAKIMA, WA 98903	18133334007 HAROLD W MATHIS PO BOX 10899 YAKIMA, WA 98909

18133244007 KELLY E ODELL 1831 E POMONA RD YAKIMA, WA 98901	18120514405 LARRY E WOLF 5819 AHTANUM RD YAKIMA, WA 98903	18120513437 LARRY S & BETH A HALL 2402 S 63RD AVE YAKIMA, WA 98903
18133334009 LINDA ANN CURLEE 5805 OCCIDENTAL RD YAKIMA, WA 98903	18133333016 MARIO GARCIA 2209 S 64TH AVE YAKIMA, WA 98903	18133333036 ~~MARIO V GARCIA~~ ~~2209 S 64TH AVE~~ ~~YAKIMA, WA 98903~~
18133333037 RANDALL D SHEPARD 2223 S 64TH AVE YAKIMA, WA 98903	18133333439 RICHARD A KAREL PO BOX 11203 YAKIMA, WA 98909	18133244005 RONALD & SHELLY L VORIS 6409 OCCIDENTAL RD YAKIMA, WA 98903
18133334006 RONALD L & LEANNE M AMER 11800 RUTHERFORD RD YAKIMA, WA 98903	18120513464 TYSON & HOLLY BAKER 2404 S 62ND AVE YAKIMA, WA 98903	18120514409 VERNON & PAMELA HIBBARD 5815 AHTANUM RD YAKIMA, WA 98903
18133244006 WILLIAM H & CHERYL S WYCKOFF 6407 OCCIDENTAL RD YAKIMA, WA 98903	43 Total Parcels - Cottonwood Partners LLC - "Anderson Park" - PLP#002-19, SEPA#024-19 & CAO#008-19 ADJ #013-19	Cottonwood Partners LLC Attn: Lew Miller PO Box 8335 Yakima, WA 98908
HLA Engineering & Land Surveying Attn: Mike Heit 2803 River Rd Yakima, WA 98902	Ntc of DNS PLP#002/SEPA#024/CAO#008/ ADJ#013-19 Sent 8/21/19	

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net	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 Dennis.henne@uniongapwa.gov	Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org
Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov	Dept of Archaeology & Historic Preservation 1063 S Capitol Way, Ste 106 Olympia, WA 98504-8343 Sepa@dahp.wa.gov	Department of Commerce Review Team 1011 Plum St SE Olympia, WA 98504-3172 reviewteam@commerce.wa.gov
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	Department of Ecology Gwen Clear, Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov	Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov
Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov	Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov	Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov
Department of Social & Health Services Robert Hubenthal Office of Capital Programs P.O. Box 45848 Olympia, WA 98504 Robert.Hubenthal@dshs.wa.gov	Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155 Seattle, WA 98101	Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov
Engineering Division Bob Desgrosellier 129 N 2nd Street Yakima, WA 98901 bob.desgrosselier@yakimawa.gov	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 bob@nobhillwater.org	Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org	Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901
Parks & Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 Jessica.logan@parks.wa.gov	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 david.j.moore@usace.army.mil	WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902

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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 Jamie.gardipe@doh.wa.gov	Wastewater Division Marc Cawley or Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov	West Valley School District Angela Watts, Asst. Supt. Of Business & Operations 8902 Zier Road Yakima, WA 98908-9299 wattsa@wvsd208.org
WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov	WSDOT South Central Regionl Planning Office SCplanning@wsdot.wa.gov	WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov
Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov	Yakama Nation Environmental Mgmt Program Elizabeth Sanchey, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchey@yakama.com	Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com
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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	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	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
Yakima County Public Services Lisa Freund, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 lisa.freund@co.yakima.wa.us	Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948 Yakama Indian
Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948	Yakima Regional Clean Air Agency Hasan Tahat, Compliance, Engineering & Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 hasan@yrcaa.org	Yakima School District Trevor Greene, Superintendent 104 North 4th Ave Yakima, WA 98902
Yakima School District Scott Izutsu , Associate Superintendent 104 N 4th Ave Yakima, WA 98902 izutsu.scott@yakimaschools.org	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
Yakima Valley Conference of Governments Mike Shuttleworth, Planning Manager 311 North 4th Street, Ste# 202 Yakima, WA 98901 Mike.shuttleworth@yvcog.org	Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 peter@yakimavalleymuseum.org	Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 keithk@wasteconnections.com

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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 #155 Seattle, WA 98101	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	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 Deptartment 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
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 Trevor Greene, 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

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Type of Notice: NTC of DNS

File Number: PLP#002 / SEPA #024 / CAO#008 / ADJ#013-19

Date of Mailing: 8/21/19

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In-House Distribution E-mail List		Revised 08/2019
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John Zabell	Code Administration	John.Zabell@yakimawa.gov
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Lisa Maxey	Planning	Lisa.Maxey@yakimawa.gov
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Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
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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	☑ Yes ☐ No

Type of Notice: Ntc of DNS

File Number(s): PLP#002 / SEPA#024 / CAO#008 / ADJ#013-19

Date of Mailing: 8/21/19

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Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, August 21, 2019 10:13 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; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; 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; Trevor Greene - Yakima School District; US Army Corps of Engineers - David Moore; WA State Dept of Health, Office of Drinking Water; 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 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 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
Cc: Crowell, Eric
Subject: Notice of DNS - Cottonwood Partners "Anderson Park" - PLP#002, SEPA#024, CAO#008, & ADJ#013-19
Attachments: NOTICE OF DNS_Cottonwood Partners Anderson Park - PLP SEPA CAO ADJ.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 Eric Crowell at (509) 576-6736 or email to: eric.crowell@yakimawa.gov. Thank you!

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

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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

WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
August 21, 2019

PROJECT DESCRIPTION: Proposed long plat that will subdivide approximately 30.75 acres into 94 single-family lots on a parcel partially located within the floodplain in the R-3 zoning district. The proposal also includes an adjustment to the rear and side yard setbacks for the proposed lots to allow a 5-foot side-yard setback and a 15-foot rear-yard setback.

LOCATION: 2309 S 64th Ave.
PARCEL NUMBER: 181205-11002
PROPONENT: Cottonwood Partners LLC
PROPERTY OWNER: Cottonwood Partners LLC
LEAD AGENCY: City of Yakima

FILE NUMBERS: *PLP#002-19, CAO#008-19, ADJ#013-19, SEPA#024-19*

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: August 21, 2019 **Signature** Joan Davenport

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

No later than: **September 4, 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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Yakima 2015 1994

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: PLP#002-19, SEPA#024-19, CAO#008-19 & ADJ#013-19
Cottonwood Partners LLC – "Anderson Park"
2309 S 64th Ave

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 applicant, all property owners of record within a radius of **300** feet of subject property, and SEPA reviewing agencies; that said parties are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the **30th** day of **July, 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

Lisa Maxey
Planning Technician

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18120513439 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120513440 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120513441 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908
18120513442 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120513443 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908	18120513444 COTTONWOOD PARTNERS LLC PO BOX 8353 YAKIMA, WA 98908
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18120513413 DH CONSTRUCTION & ASSOCIATES LLC PO BOX 8353 YAKIMA, WA 98908	18120513414 DH CONSTRUCTION & ASSOCIATES LLC PO BOX 8553 YAKIMA, WA 98908	18120513446 HAYDEN HOMES LLC 2464 SW GLACIER PL STE 110 REDMOND, OR 97756
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18120423005 NOVOBIELSKI SURVIVORS TRUST 5809 AHTANUM RD YAKIMA, WA 98903	18120514402 NOVOBIELSKI SURVIVORS TRUST 5809 AHTANUM RD YAKIMA, WA 98903	18133334407 WALSH LIVING TRUST 5709 WALLA WALLA ST YAKIMA, WA 98903
18120512003 ALICE E STEWART 34902 SE 258TH PL RAVENSDALE, WA 98051	18133244004 ARTURO & LORENA NATERAS 2208 S 64TH AVE YAKIMA, WA 98903	18120513436 BARRY J & DANIELLE A TRAYLOR 2404 S 63RD AVE YAKIMA, WA 98903
18120513463 CAROLINA & OSCAR MARTINEZ 2402 S 62ND AVE YAKIMA, WA 98903	18133244009 CHESTER A MILLER 2212 S 64TH AVE YAKIMA, WA 98903	18120512401 DENNIS L & JOANN M HOUFEK PO BOX 8012 YAKIMA, WA 98908
18133333440 ELISEO & VALENTINA MORENO 2205 S 64TH AVE YAKIMA, WA 98903	18133334004 FRANCIS A & PAULA MOORE 5909 OCCIDENTAL RD YAKIMA, WA 98903	18133334007 HAROLD W MATHIS PO BOX 10899 YAKIMA, WA 98909

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18133244007 KELLY E ODELL 1831 E POMONA RD YAKIMA, WA 98901	18120514405 LARRY E WOLF 5819 AHTANUM RD YAKIMA, WA 98903	18120513437 LARRY S & BETH A HALL 2402 S 63RD AVE YAKIMA, WA 98903
18133334009 LINDA ANN CURLEE 5805 OCCIDENTAL RD YAKIMA, WA 98903	18133333016 MARIO GARCIA 2209 S 64TH AVE YAKIMA, WA 98903	18133333036 ~~MARIO V GARCIA~~ ~~2209 S 64TH AVE~~ ~~YAKIMA, WA 98903~~
18133333037 RANDALL D SHEPARD 2223 S 64TH AVE YAKIMA, WA 98903	18133333439 RICHARD A KAREL PO BOX 11203 YAKIMA, WA 98909	18133244005 RONALD & SHELLY L VORIS 6409 OCCIDENTAL RD YAKIMA, WA 98903
18133334006 RONALD L & LEANNE M AMER 11800 RUTHERFORD RD YAKIMA, WA 98903	18120513464 TYSON & HOLLY BAKER 2404 S 62ND AVE YAKIMA, WA 98903	18120514409 VERNON & PAMELA HIBBARD 5815 AHTANUM RD YAKIMA, WA 98903
18133244006 WILLIAM H & CHERYL S WYCKOFF 6407 OCCIDENTAL RD YAKIMA, WA 98903	43 Total Parcels - Cottonwood Partners LLC - "Anderson Park" - PLP#002-19, SEPA#024-19 & CAO#008-19 ADJ #013-19	Cottonwood Partners LLC Attn: Lew Miller PO Box 8335 Yakima, WA 98908
HLA Engineering & Land Surveying Attn: Mike Heit 2803 River Rd Yakima, WA 98902	Ntc of App, SEPA + Hearing Sent 7/30/19	

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net	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 Dennis.henne@uniongapwa.gov	Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org
Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov	Dept of Archaeology & Historic Preservation 1063 S Capitol Way, Ste 106 Olympia, WA 98504-8343 Sepa@dahp.wa.gov	Department of Commerce Review Team 1011 Plum St SE Olympia, WA 98504-3172 reviewteam@commerce.wa.gov
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	Department of Ecology Gwen Clear, Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov	Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov
Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov	Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov	Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov
Department of Social & Health Services Robert Hubenthal Office of Capital Programs P.O. Box 45848 Olympia, WA 98504 Robert.Hubenthal@dshs.wa.gov	Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155 Seattle, WA 98101	Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov
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Parks & Recreation Commission Jessica Logan PO Box 42560 Olympia, WA 98504 Jessica.logan@parks.wa.gov	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 david.j.moore@usace.army.mil	WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902

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WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov	WSDOT South Central Regionl Planning Office SCplanning@wsdot.wa.gov	WSDOT, Aviation Division Patrick Wright 7702 Terminal St SW Tumwater, WA 98501 WrightP@wsdot.wa.gov
Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov	Yakama Nation Environmental Mgmt Program Elizabeth Sanchey, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchey@yakama.com	Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com
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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	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	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
Yakima County Public Services Lisa Freund, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 lisa.freund@co.yakima.wa.us	Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948 Yakama Indian
Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948	Yakima Regional Clean Air Agency Hasan Tahat, Compliance, Engineering & Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 hasan@yrcaa.org	Yakima School District Trevor Greene, Superintendent 104 North 4th Ave Yakima, WA 98902
Yakima School District Scott Izutsu , Associate Superintendent 104 N 4th Ave Yakima, WA 98902 izutsu.scott@yakimaschools.org	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
Yakima Valley Conference of Governments Mike Shuttleworth, Planning Manager 311 North 4th Street, Ste# 202 Yakima, WA 98901 Mike.shuttleworth@yvcog.org	Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 peter@yakimavalleymuseum.org	Yakima Waste Systems Keith Kovalenko, District Manager 2812 1/2 Terrace Heights Dr. Yakima, WA 98901 keithk@wasteconnections.com
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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
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Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155 Seattle, WA 98101	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	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 Deptartment 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
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 Trevor Greene, 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

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Type of Notice: Ntc of App, SEPA & Hearing

File Number: PLP #002/SEPA #024/CAO #008/ADJ #013-19

Date of Mailing: 7/30/19

DOC. INDEX # H-4C

In-House Distribution E-mail List		Revised 04/2019
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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.
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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	☑ Yes ☐ No

Type of Notice: Ntc of App, SEPA & Public Hearing

File Number(s): PLP#002/SEPA#024/CAO#008/ADJ#013-19

Date of Mailing: 7/30/19

DOC. INDEX # H-4c

Maxey, Lisa

From: Maxey, Lisa
Sent: Tuesday, July 30, 2019 9:49 AM
To: 'Gary'; 'tcbgc@aol.com'; 'Kevin Richardson - Legal Secretary for Gary Cullier'; 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; Trevor Greene - Yakima School District; US Army Corps of Engineers - David Moore; WA State Dept of Health, Office of Drinking Water; 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 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 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; 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 Valley Business Times; YPAC - Randy Beehler
Cc: Crowell, Eric
Subject: Notice of Application, SEPA & Public Hearing - Cottonwood Partners "Anderson Park" - PLP#002 SEPA#024 CAO#008 ADJ#013-19
Attachments: NOTICE OF APPLICATION, SEPA & HEARING_Cottonwood Partners - Anderson Par....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 Eric Crowell at (509) 576-6736 or email to: eric.crowell@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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YAKIMA HERALD-REPUBLIC
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El Sol de Yakima

-Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read notice carefully to check spelling and run dates, if you need to make changes

Date:	**07/24/19**
Account #:	**110358**
Company Name:	**CITY OF YAKIMA PLANNING**
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:	**898588**
Start:	**07/30/19**
Stop:	**07/30/19**
Total Cost:	**$313.90**
Lines:	**172.0**
# of Inserts:	**1**
Ad Class:	**6021**

Run Dates:
Yakima Herald-Republic 07/30/19

DOC. INDEX # H-4a

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

DATE: 7/30/2019; **FROM:** Joan Davenport, AICP, Community Development Director; **APPLICANT:** Cottonwood Partners LLC (P.O. Box 8335, Yakima, WA 98908); **FILE NUMBERS:** PLP#002-19, SEPA#024-19, CAO#008-19, ADJ#013-19; **LOCATION:** 2309 S. 64th Ave.; **TAX PARCEL NUMBER(S):** 181205-11002; **DATE OF APPLICATION:** 5/03/2019; **DATE OF COMPLETENESS:** 5/31/2019; **PROJECT DESCRIPTION** Proposed long plat that will subdivide approximately 30.75 acres into 94 single-family lots on a parcel partially located within the floodplain in the R-3 zoning district. The proposal also includes an adjustment to the rear and side yard setbacks for the proposed lots to allow a 5-foot side yard setback and a 15-foot rear yard setback. **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 for 94 single-family lots; 2) Level of Development: 94 single-family lots on 30.75 acres; 3) Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.; and 4) Characteristics of development: 94 single-family homes on lots ranging from 7,088 to 35,932 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 for 94 single-family lots; 2) Density of Development: 3.06 dwelling units per net residential acre; and 3) Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities. **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, Critical Areas Permit, Traffic Concurrency; **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 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 **August 19, 2019**, will be considered prior to issuing the final SEPA determination. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **September 12, 2019 at 9:00 a.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (PLP#002-19, SEPA#024-19, CAO#008-19, ADJ#013-19) and applicant's name (Cottonwood Partners LLC) 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 Hearing Examiner will issue his recommendation within ten (10) business days. When available, a copy of the decision will be mailed to parties of record once it is rendered. 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 Eric Crowell, Associate Planner, at (509) 576-6736, or email to eric.crowell@yakimawa.gov.

(898588) July 30, 2019

Courtesy of Yakima Herald-Republic

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

DATE: 7/30/2019; **FROM:** Joan Davenport, AICP, Community Development Director; **APPLICANT:** Cottonwood Partners LLC (P.O. Box 8335, Yakima, WA 98908); **FILE NUMBERS:** PLP#002-19, SEPA#024-19, CAO#008-19, ADJ#013-19; **LOCATION:** 2309 S. 64th Ave.; **TAX PARCEL NUMBER(S):** 181205-11002; **DATE OF APPLICATION:** 5/03/2019; **DATE OF COMPLETENESS:** 5/31/2019; **PROJECT DESCRIPTION** Proposed long plat that will subdivide approximately 30.75 acres into 94 single-family lots on a parcel partially located within the floodplain in the R-3 zoning district. The proposal also includes an adjustment to the rear and side yard setbacks for the proposed lots to allow a 5-foot side yard setback and a 15-foot rear yard setback. **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 for 94 single-family lots; 2) Level of Development: 94 single-family lots on 30.75 acres; 3) Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.; and 4) Characteristics of development: 94 single-family homes on lots ranging from 7,088 to 35,932 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 for 94 single-family lots; 2) Density of Development: 3.06 dwelling units per net residential acre; and 3) Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities. **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, Critical Areas Permit, Traffic Concurrency; **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 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 **August 19, 2019**, will be considered prior to issuing the final SEPA determination. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **September 12, 2019 at 9:00 a.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (PLP#002-19, SEPA#024-19, CAO#008-19, ADJ#013-19) and applicant's name (Cottonwood Partners LLC) 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 Hearing Examiner will issue his recommendation within ten (10) business days. When available, a copy of the decision will be mailed to parties of record once it is rendered. 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 Eric Crowell, Associate Planner, at (509) 576-6736, or email to eric.crowell@yakimawa.gov.

(898588) July 30, 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:	July 30, 2019
TO:	SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM:	Joan Davenport, AICP, Community Development Director
APPLICANT:	Cottonwood Partners LLC c/o Lew Miller (P.O. Box 8335, Yakima, WA 98908)
FILE NUMBER:	PLP#002-19, SEPA#024-19, CAO#008-19, ADJ#013-19
LOCATION:	2309 S. 64th Ave.
TAX PARCEL NUMBER(S):	181205-11002
DATE OF APPLICATION:	May 3, 2019
DATE OF COMPLETENESS:	May 31, 2019

PROJECT DESCRIPTION Proposed long plat that will subdivide approximately 30.75 acres into 94 single-family lots on a parcel partially located within the floodplain in the R-3 zoning district. The proposal also includes an adjustment to the rear and side yard setbacks for the proposed lots to allow a 5-foot side-yard setback and a 15-foot rear-yard setback.

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 for 94 single-family lots
2. Level of Development: 94 single-family lots on 30.75 acres
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water garbage collection, etc.
4. Characteristics of development: 94 single-family homes on lots ranging from 7,088 to 35,932 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 for 94 single-family lots.
2. Density of Development: 3.06 dwelling units per net residential acre
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities.

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, Critical Areas Permit, Traffic Concurrency
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.

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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 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 **August 19, 2019,** will be considered prior to issuing the final SEPA determination. This request requires that the Hearing Examiner hold an open record public hearing, which is scheduled for **September 12, 2019 at 9:00 a.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (PLP#002-19, SEPA#024-19, CAO#008-19, ADJ#013-19) and applicant's name (Cottonwood Partners LLC) 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 Hearing Examiner will issue his 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.

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 Eric Crowell, Associate Planner, at (509) 576-6736, or e-mail to eric.crowell@yakimawa.gov.

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

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DEPARTMENTO 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, REVISION 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:	30 de julio, 2019
PARA:	Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE:	Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE:	Cottonwood Partners LLC c/o Lew Miller (P.O. Box 8335, Yakima, WA 98908)
No. DE ARCHIVO:	PLP#002-19, SEPA#024-19, CAO#008-19, ADJ#013-19
UBICACIÓN:	2309 S. 64th Ave.
No. DE PARCELA(S):	181205-11002
FECHA DE APLICACIÓN:	3 de mayo, 2019
FECHA DE APLICACIÓN COMPLETA:	31 de mayo, 2019

DESCRIPCIÓN DEL PROYECTO: Propuesta para subdividir aproximadamente 30.75 acres en 94 lotes unifamiliares en una parcela parcialmente ubicada dentro de la llanura de inundación en la zona residencial R-3. La propuesta también incluye un ajuste a los retrocesos del patio trasero y patio lateral para los lotes propuestos para permitir un retroceso del patio lateral de 5 pies y un retroceso del patio trasero de 15 pies desde la línea de propiedad.

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: Subdivisión preliminar para 94 lotes unifamiliares
2. Nivel de desarrollo:94 lotes unifamiliar en 30.75 acres
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: 94 viviendas unifamiliares en lotes que miden desde 7,088 a 35,932 pies cuadrados.

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

1. El tipo del uso terrenal: Subdivisión preliminar para 94 lotes unifamiliares
2. Densidad del desarrollo: 3.06 unidades de vivienda por acre residencial
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

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.

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Permisos Requeridos: Los siguientes permisos/aprobaciones locales, estatales, y federales pueden o serán necesarios para este proyecto: Permiso de Construcción, Premiso de Nivelación Terrenal, Permiso de Áreas Críticas, Concurrencia de Tráfico
Estudios Requeridos: N/A
Documentos Ambientales Existentes: Ninguno
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 **19 de agosto, 201**9 serán considerados antes de emitir la decisión final sobre esta solicitud. Esta propuesta requiere una audiencia pública con registro abierto con el Examinador de Audiencias. Por lo tanto, una audiencia pública se llevara a cabo el **jueves, 12 de septiembre, 2019 comenzando a las 9:00 a.m.** en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública o a presentar comentarios por escrito. Por favor de hacer referencia al número de archivo (PLP#002-19, SEPA#024-19, CAO#008-19, ADJ#013-19) o al nombre del solicitante (Cottonwood Partners LLC) en cualquier correspondencia que envié. 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 FINAL: Después de la audiencia pública, el Examinador de Audiencias 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.

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

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

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CITY OF YAKIMA

LAND USE ACTION INSTALLATION CERTIFICATE

File Number:	PLA#002-19 / SEPA #024-19
Applicant/Project Name:	Cottonwood Partners / Anderson Park
Site Address:	2309 S-64th Ave
Date of Posting:	
Land Use Sign ID#(s):	27

Location of Installation (Check One):

X 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 _____ Date 6/28/19

Applicant's Name (Please Print) _____ Applicant's Phone Number _____

Please fill out and sign the above certification after posting 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.

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COMMUNITY DEVELOPMENT

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Revised 04/2019

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JUL 09 2019
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

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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

May 31, 2019

FILE NUMBERS:	PLP#002-19, SEPA#024-19, CAO#008-19
APPLICANT:	Cottonwood Partners LLC c/o Lew Miller
APPLICANT ADDRESS:	P.O. Box 8335, Yakima, WA 98908
PROJECT LOCATION:	2309 S. 64th Ave.
TAX PARCEL NO:	181205-11002
DATE OF REQUEST:	May 3, 2019
SUBJECT:	Notice of Complete Application and Request for Additional Information

Mr. Miller:

The application for your Preliminary Long Plat, Environmental Review, and Critical Areas Review for 2309 S. 64th Ave. was received on May 3, 2019. As of May 31, 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 § 14.20.030.

However, additional information is being requested due to block design requirements. Pursuant to YMC § 14.25.050, *blocks shall not be less than two hundred fifty feet nor more than one thousand feet in length as measured along their greatest dimension. Any block over six hundred sixty feet in length may be required to provide for a pedestrian way connecting opposite sides of the block. The pedestrian way shall be dedicated to public use and shall be located as near as possible to the center of the block.*

While the central block appears to be just slightly less than 1,000 feet long, negating the need for it to be split by an additional street, it does exceeds 660 feet in length (approximately 977 feet). Therefore the preliminary plat needs to show a pedestrian way located as close as possible to the center of the block so pedestrians can more easily navigate it.

Also, please verify the purpose of Lots 17, 18, and 36, which are much larger than the other lots in the subdivision. If these are intended to be used for something other than housing (such as flood or stormwater mitigation), those notes need to be added to face of the plat.

Finally, a land use action sign needs to be posted at the site. Please come to the Planning Division at your earliest convenience to pick up the sign and Land Use Installation Certificate.

Please return the requested information to the Planning Division by June 14, 2019, two weeks from today. Once the additional information is received, along with the completed and signed Land Use Installation Certificate, the application will continue to be set up for public notice.

If you have any questions regarding this matter please call me at (509) 576-6736.

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Sincerely,

Eric M. Crowell

Eric Crowell
Associate Planner

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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

May 9, 2019

Lew Miller
PO Box 8335
Yakima, WA 98908

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

Dear Applicant,

Enclosed is the Decision for the Transportation Concurrency Analysis of the construction of a drive-through coffee stand at 2309 S 64th 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,

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

RJD

Date of Review: May 9, 2019
Review Prepared by: Robert Desgrosellier, Chief Engineer, (Acting) (509) 575-6228
Proposed Development: Cottonwood Partners – Anderson Park
Subject Address: 2309 S 64th Ave
ITE Land Use: 210 – Single Family Detached Housing

Expected Net PM Peak Hour Trip Generation: 96 PM Peak Hour Trips
Average Weekday Trips: 895

Summary of Impact:

The applicant, Cottonwood Partners, proposes to construct 96 single family detached homes at 2309 S 64th Ave, within the city of Yakima, Washington. Traffic from this new development will enter the Arterial Street system on 64th Ave. 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
231	Occidental	64th Ave to 80th	6	3455	1600	301	1299	90	1209	0.24	A
230	64th Avenue	Washington to Occidental	55	5823	1600	507	1093	608	485	0.70	B
222	Ahtanum Rd	16th Ave to CL	35	10300	3200	896	2304	163	2141	0.33	A
209	Washington Avenue	64th to 72nd Ave	10	8271	2000	720	1280	296	984	0.51	A
210	Washington Avenue	48th to 64th Ave	15	9365	3600	815	2785	144	2641	0.27	A
216	64th Avenue	Nob Hill to Washington	10	5501	1600	479	1121	392	729	0.54	A
192	Washington Avenue	48th Ave to 40th Ave	10	10500	3600	914	2687	166	2521	0.30	A
74	40th Avenue	Nob Hill Blvd to Washington Ave	5	11234	3200	977	2223	99	2124	0.34	A
171	Nob Hill Blvd	64th Ave to 48th Ave	5	13094	3600	1139	2461	196	2265	0.37	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.

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COTTONWOOD PARTNERS LLC – "ANDERSON PARK"
PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19

EXHIBIT LIST

CHAPTER I
Supplemental Information

DOC INDEX #	DOCUMENT	DATE
I-1	Technical Memorandum: Spring Creek Tributary Floodplain Impacts	04/10/2019
I-2	Memorandum from Staff: Supplemental Information for PLP#002-19	09/11/2019

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

September 11, 2019

Re: Supplemental Information for PLP#002-19

On September 12, 2019, the City of Yakima Hearing Examiner will hold an open record public hearing to consider PLP#002-19, a proposal to subdivide a 30.75-acre parcel into 94 single-family lots, located at 2309 S. 64th Ave. in the R-3 zoning district.

The Planning Division's staff report was made available on September 5, 2019, however, it is recommended that the Hearing Examiner consider the following supplemental information:

A. Development and Frontage Improvement Phasing:

1. According to pp. 3, #7 of the applicant's Critical Areas Identification Form, the project with consist of three phases constructed over five years.

2. According to pp. 13, #14 (f) of the applicant's Environmental Checklist, the previous MDNS (SEPA#011-16) allowed for 75 lots (including 35 lots in Anderson Estates to the north) to be developed prior to the Occidental Rd. and S. 64th Ave. improvements being required. Also, the S. 64th Ave. improvements may be constructed at the same time as the intersection improvements, originally based on 660 apartments being proposed for the subject property rather than 94 single-family lots. This condition of the MDNS shall still apply to the current proposal in terms of when frontage improvements are required. See Exhibit A.

3. According to Mitigation Measure 9 of the MDNS, prior to the construction of over 75 dwelling units, the applicant shall submit plans for review and approval to the City of Yakima Engineer for an intersection improvement such as a signal or roundabout at the S. 64th Ave. and Occidental Rd. intersection.

B. Office of Drinking Water Comments/Conditions: Based on comments received from the Office of Drinking Water at the Department of Health, Nob Hill Water Association only had 77 available connections based on their latest Water Facilities Inventory (WFI). However, due to the construction of the nearby Minnesota Reservoir, there will be an additional 2,282 connections, and thus there are no water supply concerns. See Exhibit B.

C. DAHP Comments/Conditions: Based on comments received from DAHP, recommended condition VIII (Z) states, *"Prior to the issuance of any permits, a professional archaeological survey of the project area shall be conducted, with copies of the survey provided to DAHP and the Planning Division."* DAHP later clarified that while an archaeological survey is not required, the agency highly recommends it to avoid possible construction costs and delays if archaeological evidence is discovered onsite during construction. See Exhibit C.

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Planning staff therefore recommends that the Hearing Examiner consider the aforementioned supplemental information when formulating his decision on this proposal.

Eric M. Crowell

Eric Crowell
Associate Planner

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Exhibit A

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Division
Joan Davenport, AICP, Director
129 North Second Street, 2nd Floor, Yakima, WA 98901
ask.planning@yakimawa.gov • www.yakimawa.gov/services/planning

WASHINGTON STATE ENVIRONMENTAL POLICY ACT
MITIGATED DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
December 23, 2016

Project Description: Environmental Review for a Preliminary Long Plat to subdivide 8.27 acres into 35 single family lots in the Single-Family (R-1) zoning district, and a Preliminary Short Plat to subdivide 40.39 acres into six multi-family parcels to accommodate 660 apartment units to be constructed over 5 phases in the Multi-Family (R-3) zoning district.

PROPONENT:	Cottonwood Partners LLC.
LOCATION:	Vicinity of South 64th Ave. & Occidental Rd.
PARCEL NUMBERS:	(PSP#003-16: 181205-13009 & 11001) & (PLP#003-16: 181333-33038)
LEAD AGENCY:	City of Yakima
FILE NUMBERS:	SEPA#011-16, CAO#001-16, PSP#003-16, & PLP#003-16

DETERMINATION: The City of Yakima, as lead agency for this proposal, after reviewing a completed environmental checklist and other information on file with the lead agency, has determined that the project will not have a probable significant adverse impact on the environment, and an environmental impact statement (EIS) will not be required under RCW 43.21C.030(2)(c), provided the measures listed below are used to mitigate potential adverse impacts. The information relied upon in reaching this determination is available to the public upon request at the City of Yakima Planning Division.

FINDINGS, CONCLUSIONS AND IDENTIFIED ENVIRONMENTAL IMPACTS, AND MITIGATION MEASURES:
This Mitigated Determination of Nonsignificance (MDNS) is hereby conditioned upon the following mitigating measures, as authorized under WAC 197-11-660 and Yakima Municipal Code (YMC) § 6.88.160, and the Yakima Urban Area Comprehensive Plan, which contains goals, policies, and regulations which provide substantive authority to require mitigation under the State Environment Policy Act.

FINDINGS:

A. Public Notice

1. A Notice of Application and State Environmental Policy Act (SEPA) Checklist Review was received on April 22. 2016, which was superseded by a new SEPA Checklist, which was received May 27, 2016.
2. Cottonwood Partners submitted their revised State Environmental Policy Act (SEPA) checklist on May 27, 2016. The Notice of Application and Environmental Review was mailed to SEPA agencies and surrounding property owners within 300 feet of the subject properties on August 3, 2016, after receiving requested additional information (a revised Transportation Concurrency Application and Traffic Impact Analysis).

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B. Preliminary Long Plat #003-16

1. The subject parcel is zoned Single-Family (R-1) Residential.
2. The subject parcel currently contains several outbuildings, which are proposed for demolition prior to approval of the subject plat.
3. The Preliminary Long Plat proposes to subdivide one (1) parcel into 35 Single-Family lots ranging from approximately 6,700 to 10,100 square feet in size.
4. Nob Hill Water Association is located within 200 feet of the proposed development and is capable of serving this development.
5. City of Yakima sewer is located within the general vicinity of this plat and is capable of being extended to serve the subject development in accordance with YMC Title 12 Development Standards.
6. The subject property fronts on Occidental Ave., which is designated as a Collector Arterial street requiring 60 - 80 ft. of right-of-way in accordance with Map 5A and Table 2 of the West Valley Neighborhood Plan. The applicant's preliminary plat identifies a right-of-way width of 60 ft. for Occidental Ave. and therefore may be required to dedicate an additional 20 ft. of property as a condition of approval of the Preliminary Long Plat.
7. On May 27, 2016, the applicant submitted a preliminary plat illustrating the location of the proposed building, utilities, and roads in relation to the location of the FEMA 100-year floodplain.
8. The preliminary plat map identifies the subject property is located outside of the FEMA 100-year floodplain and any wetlands or environmentally sensitive areas, therefore Critical Area Review under YMC § 15.27 is not required for this plat.
9. All other mitigation and/or Preliminary Plat requirements of YMC Title 15, 14, and 12 not specifically identified in this MDNS shall be addressed in the applicant's Preliminary Long Plat Decision.

C. Preliminary Short Plat #003-16

1. The subject parcel(s) are currently occupied by an existing single-family home and several outbuildings, which are proposed to be removed from the subject property prior to approval of the final plat.
2. The preliminary short plat proposes to subdivide the two existing tax parcels into six (6) lots of record from approximately 4.83 to 10.01 acres in size.
3. 660 apartment units are to be constructed over five (5) phases for the subject properties.
4. Nob Hill Water is located within 200 feet of the proposed development and is capable of serving the subject development.
5. City of Yakima sewer is located within the general vicinity of this plat and is capable of being extended to serve the subject development in accordance with YMC Title 12 Development Standards.
6. The subject property fronts on Occidental and 64th Avenues, which are designated as Collector Arterial streets in accordance with Table 2 and Map 5A of the West Valley Neighborhood Plan requiring 60 - 80 ft. of right-of-way. The applicant shall dedicate additional property to meet the required standards as a condition of both the Preliminary Short and Long Plat decisions.
7. The applicant submitted a Preliminary Short Plat map illustrating the location of the proposed building, utilities, and roads in relation to the location of the FEMA 100-year floodplain.
8. The revised subject plat map submitted on October 5, 2015, identifies that both parcels(s) are currently encumbered by both the FEMA floodway and Zone AE of the

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100-year FEMA floodplain, and two of the proposed buildings on parcel 181205-11001 are shown to be constructed in the FEMA floodway.

9. **Critical Areas:**
   a) On May 27, 2016, the applicant submitted a Critical Area Identification application form.
   b) A portion of the subject properties are encumbered by the FEMA 100-year floodplain, which requires review and approval under YMC § 15.27 Part Four.
   c) A site investigation was performed on October 10, 2016, to determine the presence of any wetlands as defined by YMC § 15.27.200 – Definitions "Wetland". The site investigation revealed the presence of no wetlands within the subject plat.
   d) The Administrative Official reviewed all pertinent information pertaining to the subject development and Critical Area Identification Form, and determined that "Critical Areas are present" in the form of the 100-year floodplain; however, "no wetlands are present upon the subject properties".
   e) In accordance with YMC § 15.27.300 (E)(2), the Critical Area Administrative Official has determined that the provisions of the City's Critical Area Ordinance are adequately addressed through the provisions of this State Environmental Policy Act Review (SEPA) process, and are therefore being combined. Furthermore, this MDNS shall serve as the flood hazard permit for PSP#003-16.
   f) On June 16, 2016, the Federal Emergency Management Agency (FEMA) released new floodplain maps locating a portion of the proposed 660-unit apartment complex within the 100-year floodplain and floodway.
   g) The majority of the floodplain for the proposed project is located in FEMA Panel 53077C1029F and is designated Zone AE, which represents a base flood elevation has been determined.
   h) In accordance with YMC § 15.27.321(B) (2), all subdivisions that contain critical areas shall be protected by providing: 1) building envelopes for lots partially within a floodplain of 5,000 sq. ft. or more outside of the floodplain, or 2) lot sizes of one acre or more for lots located entirely within the floodplain. In accordance with these standards, the applicant has provided lot sizes that are all greater than one acre in size.
   i) In accordance with YMC § 15.27.407, all water supply systems and sanitary sewage systems are required to be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters. As no sewer and water plans have been submitted with either plat, the applicant shall be required to submit sewer and water plans to the City of Yakima Engineer and Nob Hill Water Association for review and approval in compliance with this requirement.
   j) In accordance with YMC § 15.27.407(F), the proposed subdivision is consistent with the need to minimize flood damage, has roads and public utilities and other facilities located and constructed to minimize flood damage, includes adequate drainage, and includes base flood data.
   k) All construction within the subject plat shall meet the floodplain development standards of YMC § 15.27.408 (A) and receive an individual floodplain elevation certificate.
   l) In accordance with YMC § 15.27.411, the applicant shall submit development plans to the City of Yakima Planning and Code Administration Divisions which take into account all encroachments, fill, new construction, and all other development provided by a registered professional engineer demonstrating through hydrologic and hydraulic analysis that all floodplain encroachments will not materially cause

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water to be diverted from the established floodway, cause erosion, obstruct the natural flow of water, reduce carrying capacity of the floodway, or increase flood levels during the occurrence of the base flood discharge.

m) As the subject plat identifies two apartment buildings located within the FEMA floodway in which all residential construction is prohibited in accordance with YMC § 15.27.411(D) & 412 (E), the applicant shall revise the preliminary plat to locate the two buildings outside of the floodway.

n) The Hugh Bowman Ditch is a manmade ditch currently maintained by the Ahtanum Irrigation District and used throughout the year to provide Ahtanum irrigators with irrigation water. The continuation of Hugh Bowman Ditch passes through the parcels containing the proposed Preliminary Short Plat.

D. Sewer

1. There is presently a City of Yakima sewer main located within South 64th Ave. with existing capacity to serve both of these developments. However, due to the topographical characteristics of the subject properties, not all buildings within the subject developments can be served with gravity sewer. The applicant has submitted plans which identify that the subject plats are to be served by an extension of the sanitary sewer as a public forced main running east within Occidental Rd. The City of Yakima does not accept the proposed design. The applicant shall submit revised wastewater plans for review and approval by the Wastewater Division Manager and City Engineer to serve both of these developments with gravity sewer.

E. Transportation

1. On June 13, 2016, the City of Yakima Planning Division required a revised Traffic Concurrency Application and a Transportation Impact Analysis for both applications (PSP#003-16 and PLP#003-16).
2. On July 14, 2016, the applicant submitted the required Transportation Capacity Analysis for construction of a total of 660 apartments and 35 single-family homes, and Transportation Impact Study.
3. On December 19, 2016, the City of Yakima Engineer and Traffic Engineer reviewed the submitted study and determined that the document did not sufficiently address the impacts of the two developments upon the City's street system. In particular, the study allowed the future level of service for the intersection of S. 64th Ave. and Occidental Rd. to fall below the City of Yakima's adopted Intersection Level of Service "D" to level of service "E" and "F", and did not contain mitigation sufficient to maintain the intersection at level of service "D".
4. On November 14, 2016, the applicant submitted a Revised Transportation Impact Study correcting these deficiencies identifying that all impacted intersections will operate at level of service "D" or better with construction of up to 35 single-family homes and 40 apartments. Furthermore, the study recommended two mitigating conditions:
    a) Frontage improvements on Occidental Road will include new roadway paving for a 42-foot-wide road, new curb and gutter, and 7-foot sidewalks on the north and south sides of Occidental; and
    b) An intersection improvement such as a signal or roundabout at the S. 64th Ave/Occidental Road intersection will be necessary with development of the project. Up to 40 apartment units could be developed while maintaining LOS D for the eastbound approach at the intersection.

F. SEPA Agency Comments

1. On August 17, 2016, the Washington State Department of Ecology provided written comment stating"...there is a possibility the soil contains residual concentrations of

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pesticides. Ecology recommends that the soils be sampled and analyzed for lead arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends buyer be notified of their occurrence." Additionally "the NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is potential for stormwater discharge from a construction site with disturbed ground..."

2. On August 18, 2016, a representative of the Ahtanum Irrigation District commented on the proposed project stating "...Hugh Bowman Ditch crosses the short plat approximately in the middle (of the proposed development). This waterway has water in it nearly all year and, at various times the ditch is used for supplying Ahtanum irrigators with their irrigation water. As such, it is necessary that the ditch remain where it is and, as a safety precaution, it is extremely important that it be piped... It will need to be as large as the piping where it runs under the county road and will need to have a cleanout manhole for access to it to clear an obstruction that might occur..."
3. On August 8, 2016, Yakima Regional Clean Air Agency submitted the following comments:
    a) Prior to demolishing and renovating any structures an asbestos survey must be done by a certified asbestos building inspector;
    b) Any asbestos found must be removed by a licensed asbestos abatement contractor prior to demolition;
    c) A Notification of Demolition and Renovation (NODR) application must be filed with YRCAA and the appropriate fee should be paid;
    d) Contractors doing demolition, excavation, clearing, construction, or landscaping work must file a Dust Control Plan with YRCAA and get approval, prior to the start of any work;
    e) The proponent/developer must address the air emission impact, in particular $PM_{2.5}$ prior to any SEPA approval. Air emission from such a large development (35 single family and 660 apartment units), if using solid fuel devices (i.e., fireplaces, woodstoves) during the winter season at one time, may violate the National Ambient Air Quality Standards (NAAQS) for the 24 hours average;
    f) The proponent/developer must address the air emission impact from the development and show that the National Ambient Air Quality Standards (NAAQS), in particular PM2.5, is not violated prior to the issuance of any SEPA approval;
    g) This project is located within Yakima's Urban Growth Area; therefore, burning is prohibited at all times; and
    h) Roads shall be maintained at all times to prevent any offsite dust transport.

G. Applicable Law

A. All applicable law can be found in Exhibit A.

H Comprehensive Plan Compliance

Goals and policies of the City's 2025 Comprehensive Plan which are applicable and met by this development are as follows:

<u>Goals</u>

5.1: Encourage diverse and affordable housing choices.

5.2: Provide homeownership opportunities.

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10.7: Enhance and protect surface-, storm-, and groundwater quality from septic discharge, impervious surface runoff, improper waste disposal, and other potential contaminant sources. Ensure safe and adequate water supplies and promote wise use and conservation of water resources.
10.9: Manage development in and floodplains to protect public health and safety. Prevent increased flooding from stormwater runoff.

Policies
5.1.6 Provide administrative and technical support to housing projects that complement existing programs.
5.1.7 Encourage good faith efforts that the City of Yakima and other local governments not impose regulations that may constitute barriers to affordable housing availability, and appropriate compatible residential densities.
10.1.1 Regulatory processes and permitting decisions will aim to balance natural values with urbanized use of the land.
10.1.2 Incorporate and maintain information regarding natural systems with regulations.
10.7.6 Coordinate with other governmental agencies and major water providers to attain improved water resource management practices.
10.7.10 Ensure the City's essential public facilities are not prohibited from construction of new, expansion or renovation of the water or wastewater or irrigation treatment facilities.
10.9.1 Protect natural drainage system associated with floodways and floodplains.
10.9.2 Ensure that new development will not affect the flood elevations in surrounding areas.
10.9.3 Ensure adequate protection of life and property from flood events.
10.9.4 Limit development located within the 100-year floodplain unless it is possible to mitigate and restrict development within the floodway.
10.9.5 Emphasize non-structural methods in planning for flood prevention and damage reduction.
10.9.6 Encourage compliance with stormwater regulations for onsite retention of stormwater.
10.9.10 Encourage new development to adopt best management practices such as reduction of impervious surfaces and provisions for filtering pollutants.
10.9.11 Encourage and support the retention of natural open spaces or land uses that maintain hydrologic function and are at low risk to property damage from floodwaters within frequently flooded areas.

CONCLUSIONS

1. Site-specific impacts for installation of utilities, frontage improvements, dust control, and stormwater facilities are either specifically addressed and mitigated through this MDNS, or are addressed and mitigated through the implementation of the City of Yakima's development standards.

2. The City of Yakima's 2025 Comprehensive Plan supports the subject development as specified in the above goals and policies.

3. The subject plats and/or their required public infrastructure are located within the FEMA 100-year floodplain, and City of Yakima Critical Areas. As such in accordance with YMC § 15.27.300 (E)(2), the Administrative Official has determined that the provisions of the City's Critical Area Ordinances are adequately addressed through the provisions of the SEPA process, and all required mitigation of YMC § 15.27 Critical Areas has been incorporated into this this Mitigated Determination of Non-Significance.

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4. In accordance with YMC § 15.27.300 (E)(2) & 15.27.416, this MDNS shall also serve as the flood hazard permit for Preliminary Short Plat (PSP#003-16), and all the installation for all required public infrastructure.

5. The Hugh Bowman Ditch runs through parcel number 181205-13009 (the portion of the property south of the proposed apartments). The Ahtanum Irrigation District has expressed concern about maintaining the continuation of water through this ditch after any form of development occurs on this property. Mitigation for the Hugh Bowman Ditch will be addressed through the Preliminary Short Plat (PSP#003-16) land use application.

6. The West Valley Neighborhood Plan identifies the proposed Functional Classification and road characteristics for both Occidental Rd. and S. 64th Ave., as identified in Map 5A Proposed Functional Classification of Streets and Table 2 Costs Estimates for Improving Streets in the West Valley Area.

7. In accordance with the applicant's traffic study, LOS D will be maintained up to 40 apartment units at the S. 64th Ave/Occidental Road intersection. Therefore, an intersection improvement such as a signal or roundabout will be required prior to construction over 40 apartments.

REQUIRED MITIGATION MEASURES

1. All site-specific impacts for installation of utilities, frontage improvements, dust control, and stormwater facilities are sufficiently addressed and/or mitigated through the implementation of the City of Yakima's development standards. Compliance with all development standards are either required as a condition of approval as a part of the applicant's land use review, building permit approval, Preliminary Short Plat Decision (PSP#003-16), or Preliminary Long Plat decision (PLP#003-16).

2. Prior to any site grading or construction upon either plat:
   a) The applicant shall submit revised wastewater plans for review and approval by the Wastewater Division Manager and City Engineer, which serve the two developments with sewer in accordance with YMC Ch. 12.03, and the City of Yakima's Wastewater Collection System Master Plan.
   b) The applicant shall submit and gain approval from the City of Yakima Engineer and Nob Hill Water Association for sewer and water plans which are in compliance with YMC § 15.27.407, and are designed to minimize or eliminate infiltration of floodwaters into the systems.
   c) The applicant shall submit development plans to the City of Yakima Planning and Code Administration Division for review and approval which take into account all encroachments, fill, new construction, and all other development that is provided by a registered professional engineer which demonstrates through hydrologic and hydraulic analysis that all floodplain encroachments will not materially cause water to be diverted from the established floodway, cause erosion, obstruct the natural flow of water, reduce carrying capacity of the floodway, or increase flood levels during the occurrence of the base flood discharge in accordance with YMC § 15.27.411.

3. Prior to issuance of the Preliminary Short Plat Decision (PSP #003-16), the applicant shall submit a revised Preliminary Short Plat to the City of Yakima Planning Division relocating all buildings outside of the FEMA floodway in accordance with YMC § 15.27.411(D) & 412 (E).

4. All construction within the subject plats shall meet the floodplain development standards of YMC § 15.27.408 (A) and receive an individual floodplain elevation certificate.

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5. All roads shall be constructed in accordance with YMC § 15.27.515, found in the applicable law listed Exhibit A.

6. All utilities shall be installed in accordance with YMC § 15.27.407 found in the applicable law listed in Exhibit A.

7. All permits required by the Yakima Regional Clean Air Authority shall be obtained and a copy provided to the City of Yakima Code Administration prior to commencement of site preparation for both plats.

8. This MDNS authorizes the applicant to construct all 35 single-family homes of PLP#003-16, and up to 40 dwelling units of PSP#003-16 without improvement to the intersection of Occidental Rd. and S. 64th Ave.

9. Prior to construction of over 40 dwelling units of PSP#003-16:
   a) The applicant shall submit plans for review and approval to the City of Yakima Engineer for an intersection improvement such as a signal or roundabout at the S. 64th Ave./Occidental Rd. intersection which comply with YMC Title 12 and 15.27 Part Four.
   b) All intersection and street frontage improvements for City PSP#003-16 and PLP#003-16 shall be constructed and inspected in accordance YMC Title 12 and 15.27 Part Four.

CONTACT PERSON: Contact Jeff Peters, Supervising Planner (509) 575-6163 for more information.

☑ There is no comment period for this MDNS

☑ This MDNS is issued under WAC 197-11-355. There is no further comment period on the MDNS.

Responsible official: Joan Davenport, AICP

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

Date: December 23, 2016 Signature: Joan Davenport

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

No later than: January 6, 2017

By (method) Complete appeal application form and payment of $580 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.

☐ There is no agency appeal.

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Exhibit A

Applicable Law

YMC § 15.04.070 – Overlays

A. Purpose. Overlay standards and criteria are established to coordinate the provisions established in the zoning ordinance with more detailed policies and standards adopted in other plans and ordinances for the Yakima River greenway overlay, institutional overlay and floodplain overlay. The airport safety overlay is established separately pursuant to YMC Chapter 15.30, and is expressly exempted from the provisions of this section. All overlays are specifically governed by other sections.

B. Project Review in Overlay. In order to assure the appropriate standards are applied:
   1. All Class (1) uses in an overlay unless otherwise specified shall be subject to Type (2) review (YMC Chapter 15.14).
   2. All Class (2) uses shall be subject to Type (2) review and Class (3) uses in an overlay shall be subject to Type (3) review.

C. Specific Development Standards for Overlays. See YMC 15.09.020.

YMC § 15.27.301 – Critical area identification form and critical area report requirements.

A. Prior to the review of any applicable proposed development, construction or use, the applicant shall provide the city with a critical areas identification form and site plan and any other information the city may require to determine if a critical area is present.

B. Upon receipt of a critical area identification form and site plan, the administrative official or designee may conduct a site examination to review critical area conditions. The administrative official or designee shall notify the property owner of the site examination prior to the site visit. Reasonable access to the site shall be provided by the property owner.

C. The administrative official or designee shall review the available information pertaining to the proposal and make a determination whether any critical areas may be affected. If so, a more detailed critical area report shall be submitted in conformance with YMC 15.27.314 and 15.27.315, except as provided below:
   1. No Critical Areas Present. If the administrative official or designee is able to sufficiently determine a critical area does not exist within or adjacent to the project area and/or a critical area report is not required.
   2. Critical Areas Present, but No Impact. If the administrative official or designee is able to determine the existence, location and type of critical area and the project area is not within the critical area and/or the project will not have an indirect impact on the function of an adjacent wetland.

YMC § 15.27.321(B)

B. Subdivision Standards. The following standards apply to all permits or reviews under the subdivision ordinance (YMC Title 14) that contain critical areas:
   1. All subdivisions that contain critical areas shall be eligible for density bonuses or other development incentives, as provided in the subdivision ordinance (YMC Title 14) and zoning ordinance (this title);
   2. Critical areas shall be actively protected through the following:
      a. Roads and utilities for the subdivision shall avoid critical areas and their buffers, as much as possible;

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b. When geologically hazardous areas (excluding erosion, oversteepened slopes of intermediate risk, stream undercutting, and earthquake hazards), FEMA floodways, channel migration zones (CMZs), streams, wetlands and/or vegetative buffers fall within the boundary of a subdivision:
   i. Said critical areas shall be protected by placing them entirely within a separate critical area tract or by including them entirely within one of the developable parcels. Other options, such as conservation easements and building envelopes, may be deemed appropriate by the administrative official as meeting this provision when special circumstances obstruct the viability of this provision;
   ii. For those new lots that do contain said critical areas, usable building envelopes (five thousand square feet or more for residential uses) shall be provided on the plat that lies outside said critical areas.

c. New lots partially within the floodplain shall provide a usable building envelope (five thousand square feet or more for residential uses) outside the floodplain.
d. New lots entirely within the floodplain shall be at least one acre in area;
e. For new lots containing streams, wetlands, and/or vegetative buffers, outdoor use envelopes shall be provided on the plat that lie outside said critical areas;
f. Degraded vegetative buffers shall be restored, or provided with protection measures that will allow them to recover;
g. Floodplains and critical areas shall be depicted on preliminary subdivision plats and relevant information about them disclosed on the final plat.
h. Lots or parcels that lie entirely within geologically hazardous areas (excluding erosion, oversteepened slopes of intermediate risk, stream undercutting, and earthquake hazards), FEMA floodways, channel migration zones (CMZs), streams, wetlands, and/or vegetative buffers may not be further divided.

YMC § 15.27.407 – General Standards – The following regulations shall apply in all special flood hazard areas pursuant to the IBC, ASCE-24, and HUD 24 CFR Part 3280:

A. Anchoring and Construction Techniques. All manufactured homes must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors. (For additional information please refer to guidebook, FEMA-85.) Anchoring shall meet the specifications set forth below for structures located within one hundred feet of a floodway or the ordinary high water mark if no floodway has been established.
B. Construction Materials and Methods.
   1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
   2. All new and substantial improvements shall be constructed using methods and practices that minimize flood damage.
   3. Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during the conditions of flooding.
C. All new construction and any improvements or additions to existing floodproofed structures that would extend beyond the existing floodproofing located within one hundred feet of the floodway or one hundred feet of the ordinary high water mark if no floodway has been established shall be elevated to a height equal to or greater than the base flood, using zero-rise methods such as piers, posts, columns, or other methodology, unless it can be

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demonstrated that non-zero-rise construction methods will not impede the movement of floodwater or displace a significant volume of water. The size and spacing of any support devices used to achieve elevation shall be designed to penetrate bearing soil, and be sufficiently anchored, as specified above in subsections A and B of this section.

D. Except where otherwise authorized, all new construction and substantial improvements to existing structures shall require certification by a registered professional engineer, architect or surveyor that the design and construction standards are in accordance with adopted floodproofing techniques.

E. Utilities.

a. All new and replacement water supply systems and sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters; and on-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

b. Water wells shall be located on high ground that is not in the floodway.

F. Subdivision Proposals. Subdivision proposals shall:

a. Be consistent with the need to minimize flood damage;

b. Have roadways, public utilities and other facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;

c. Have adequate drainage provided to reduce exposure to flood damage;

d. Include base flood elevation data; and

e. In the cases where base flood elevation is not available and the subdivision is greater than five acres or fifty lots, a step-back water analysis shall be required to generate the base flood elevation data.

G. Watercourse Alterations. The flood-carrying capacity within altered or relocated portions of any watercourse shall be maintained. Prior to the approval of any alteration or relocation of a watercourse in riverine situations, the department shall notify adjacent communities, the Department of Ecology and FEMA of the proposed development.

YMC § 15.27.408 – Specific Standards – In all special flood hazard areas where base elevation data has been provided as set forth in YMC 15.27.400, the following regulations shall apply, in addition to the general standards of YMC 15.27.407:

A. Residential Construction.

1. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated at a minimum to or above the base flood elevation.

2. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;

b. The bottom of all openings shall be no higher than one foot above grade; and

c. Openings may be equipped with screens, louvers, or other coverings or devices; provided, that they permit the automatic entry and exit of floodwaters.

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3. Residential construction within one hundred feet of a floodway, or the ordinary high water mark if no floodway has been established, shall also meet the requirements of YMC 15.27.407(C).

YMC § 15.27.411 – Permitted Uses

Permitted uses include any use permitted in the zoning district in accordance with this title; provided, that said use is in compliance with the flood hazard protection standards of YMC 15.27.407 and 15.27.408 and other applicable provisions of this chapter and will have a negligible effect upon the floodway in accordance with the floodway encroachment provisions of YMC 15.27.412(B). Permitted uses include:

A. All encroachments, including fill, new construction and other development unless certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that the effect of the subject encroachment together with the cumulative effects of all similar potential encroachments shall not materially cause water to be diverted from the established floodway, cause erosion, obstruct the natural flow of water, reduce the carrying capacity of the floodway, or result in any increase in flood levels during the occurrence of the base flood discharge

B. Item B does not apply

C. Utility transmission lines, unless otherwise prohibited by this chapter; except that when the primary purpose of such a transmission line is to transfer bulk products or energy through a floodway en route to another destination, as opposed to serving customers within a floodway, such transmission lines shall conform to the following:

1. All utility transmission lines shall cross floodways by the most direct route feasible, as opposed to paralleling floodways;
2. Electric transmission lines shall span the floodway with support towers located in flood fringe areas or beyond. Where floodway areas cannot be spanned due to excessive width, support towers shall be located to avoid high floodwater velocity and/or depth areas, and shall be adequately floodproofed;
3. Buried utility transmission lines transporting hazardous and nonhazardous materials, including but not limited to crude and refined petroleum products and natural gas, shall be buried a minimum of four feet below the maximum established scour of the waterway, as calculated on the basis of hydrologic analyses. Such burial depth shall be maintained horizontally within the hydraulic floodway to the maximum extent of potential channel migration as determined by hydrologic analyses. In the event potential channel migration extends beyond the hydraulic floodway, conditions imposed upon floodway fringe and special flood hazard areas shall also govern placement. All hydrologic analyses are subject to acceptance by the city of Yakima, which shall assume the conditions of a one-hundred-year frequency flood as verified by the U.S. Army Corps of Engineers, and shall include on-site investigations and consideration of historical meander characteristics in addition to other pertinent facts and data. The use of riprap as a meander containment mechanism within the hydraulic floodway shall be consistent with the city of Yakima shoreline master program regulations;
4. Beyond the maximum extent of potential channel migration, utility transmission lines transporting hazardous and nonhazardous materials shall be buried below existing natural and artificial drainage features; and
5. Aboveground utility transmission lines, not including electric transmission lines, shall only be allowed for the transportation of nonhazardous materials where an existing or new bridge or other structure is available and capable of supporting the line. When located on existing or new bridges or other structures with elevations

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below the one-hundred-year flood level, the transmission line shall be placed on the downstream side and protected from flood debris. In such instances, site-specific conditions and flood damage potential shall dictate placement, design and protection throughout the floodway. Applicants must demonstrate that such aboveground lines will have no appreciable effect upon flood depth, velocity or passage, and shall be adequately protected from flood damage…

YMC § 15.27.412 – Prohibited Uses

The following uses/developments are prohibited in the floodway:

A. Any structure, including manufactured homes, designed for or to be used for human habitation of a permanent nature (including temporary dwellings authorized by YMC 15.04.130 and 15.04.140);
B. Any encroachments, including fill, new construction and other development, shall require certification by a registered professional engineer is provided demonstrating through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that the effect of the subject encroachment together with the cumulative effects of all similar potential encroachments shall not materially cause water to be diverted from the established floodway, cause erosion, obstruct the natural flow of water, reduce the carrying capacity of the floodway, or result in any increase in flood levels during the occurrence of the base flood discharge;
C. Aboveground utility transmission line appurtenant structures, including valves, pumping stations, or other control facilities, shall not be permitted in the floodway, except for domestic water and regional wastewater facilities where necessary;
D. Where a floodway has not been determined by preliminary Corps of Engineers' investigations or official designation, a floodway shall be defined by qualified engineering work by the applicant on the basis of a verified one-hundred-year flood event;
E. Construction or reconstruction of residential structures within designated floodways, except for:
    1. Repairs, reconstruction, or improvements to a structure which do not increase the ground floor area; and
    2. Repairs, reconstruction or improvements to a structure, the cost of which does not exceed fifty percent of the assessed value of the structure either:
        a. Before the repair, reconstruction or improvement is started; or
        b. If the structure has been damaged and is being restored, before the damage occurred.
    3. Work done on structures to correct existing violations of existing health, sanitary or safety codes, or to structures identified as historic places, shall not be included in the fifty percent.
    4. If subsection B of this section is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Part Four.
F. The construction or storage of any object subject to flotation or movement during flood level periods;
G. The following uses, due to their high degree of incompatibility with the purpose of establishing and maintaining a functional floodway, are specifically prohibited:
    1. The filling of wetlands, except as authorized under Part Five, Fish and Wildlife Habitat and the Stream Corridor, and Part Six, Wetlands;
    2. Solid waste landfills, dumps, junkyards, outdoor storage of vehicles, and/or materials; and

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3. Damming or relocation of any watercourse that will result in any downstream increase in flood levels during the occurrence of the base flood discharge (see YMC 15.27.509).

H. The listing of prohibited uses in this section shall not be construed to alter the general rule of statutory construction that any use not permitted is prohibited. (Ord. 2008-46 § 1 (part), 2008).

YMC § 15.27.414 – Administration
The administrative official is vested with the duty of administering the rules and regulations relating to flood hazard protection in accordance with the provisions of Part Four and may prepare and require the use of such forms as are essential to such administration.

YMC § 15.27.145 – Authority
Upon application, the administrative official shall have the authority to grant a flood hazard permit when compliance with the applicable conditions as set forth in Part Four of this chapter and in other applicable local, state and federal regulations has been demonstrated and the proposal is found to be consistent with the purpose of the policies of the critical areas ordinance.

YMC § 15.27.200 – Definitions generally
"Wetland" means areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands.

YMC § 15.27.416 – Required
Prior to any development within a special flood hazard area, a flood hazard permit shall be obtained. This permit may be in addition to the critical area development authorization as set forth in Part Three of this chapter.

YMC § 15.27.425 – Elevation and Floodproofing Certification Applicability - Certification for elevation and floodproofing shall be required only for the new construction or substantial improvement of any residential, commercial, industrial, or nonresidential structure located in a special flood hazard area.

YMC § 15.27.515 – Roads, railroads, and Parking – The following provisions shall apply to the location and construction of roads, railroads, and parking within a designated hydrologically related critical area:

B. Roads and railroads shall not be located within a designated stream corridor except where it is necessary to cross the corridor or where existing development, topography, and other conditions preclude locations outside the stream corridor;
   1. Construction of roadways across stream corridors shall be by the most direct route possible having the least impact to the stream corridor;
   2. Roadways that must run parallel to streams or wetlands shall be along routes having the greatest possible distance from stream or wetland and the least impact;

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3. Roadways within the stream corridor shall not hydrologically obstruct, cut off or isolate stream corridor features, unless it is clearly unavoidable;

C. Material excavated from the roadway area to achieve the design grade shall be used as fill where necessary to maintain grade or shall be transported outside the stream corridor;

D. Necessary fill to elevate roadways shall not impede the normal flow of floodwaters or cause displacement that would increase the elevation of flood waters such that it would cause properties not in the floodplain to be flood-prone;

E. Spoil, construction waste, and other debris shall not be used as road fill or buried within the stream corridor;

F. Bridges and water-crossing structures shall not constrict the stream channel or impede the flow of ordinary high water, sediment, and woody debris;

G. The preservation of natural stream channels and drainage ways shall be preferred over the use of culverts. Where culverts are the preferred method, large, natural bottom culverts, multiplate pipes, and bottomless arches are preferred;

H. The alignment and slope of culverts shall parallel and match the natural flow of streams or drainage ways and shall be sized to accommodate the volume, flow and velocity of ordinary high water and shall terminate on stable, erosion-resistant materials;

I. Where fish are present, culverts shall be designed and constructed to specifications provided through the Department of Fish and Wildlife;

J. At least one end of a wood stringer bridge shall be anchored to prevent the bridge from being washed away during a high water event;

K. Roads must be designed and constructed using established flood-resistant design and construction methods when the road is possibly subject to flood water damage; and

L. Roads and bridges within floodways must meet the requirements of YMC 15.27.411(C) and (G), unless an engineer can demonstrate another appropriate method.

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Exhibit B

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Crowell, Eric

From: Cervantes, Andres (DOH) <Andres.Cervantes@DOH.WA.GOV>
Sent: Friday, September 06, 2019 2:26 PM
To: Gardipe, Jamie C (DOH); Crowell, Eric
Cc: Dave England
Subject: RE: Notice of DNS - Cottonwood Partners "Anderson Park" - PLP#002, SEPA#024, CAO#008, & ADJ#013-19

Jaimie,

Sorry thought we had gotten a response from Dave, but I may have been confused with another project.

They have just completed the construction completion report for the replacement of the Minnesota Reservoir.

The difference in the total number of approved connections, given the information provided in the plan equates to an additional 2,282 connections or a total number of approved connections equal to 14,233.

They would be able to handle this new development.

Andres R. Cervantes
Regional Engineer
Office of Drinking Water
Washington State Department of Health
andres.cervantes@doh.wa.gov
509-329-2120 | www.doh.wa.gov

Fax 509.329.2104
Front Desk 509.329.2100

From: Gardipe, Jamie C (DOH)
Sent: Wednesday, August 21, 2019 1:10 PM
To: Crowell, Eric <Eric.Crowell@YAKIMAWA.GOV>; Cervantes, Andres (DOH) <Andres.Cervantes@DOH.WA.GOV>
Subject: RE: Notice of DNS - Cottonwood Partners "Anderson Park" - PLP#002, SEPA#024, CAO#008, & ADJ#013-19

Thank you, Eric.

Andy – This is a 94 lot subdivision. Nob Hill only has 77 connections to spare per their latest WFI (attached). You might want to reach out to them. Their WSP is good until 2022. Do they have anything in the works to boost their capacity?

Jamie Gardipe
Regional Planner
Office of Drinking Water
Environmental Public Health
Washington State Department of Health
jamie.gardipe@doh.wa.gov
509-329-2137 | www.doh.wa.gov
Gender Pronouns: She/Her

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From: Crowell, Eric [mailto:Eric.Crowell@YAKIMAWA.GOV]
Sent: Wednesday, August 21, 2019 11:51 AM
To: Gardipe, Jamie C (DOH) <jamie.gardipe@doh.wa.gov>
Cc: Cervantes, Andres (DOH) <Andres.Cervantes@DOH.WA.GOV>
Subject: RE: Notice of DNS - Cottonwood Partners "Anderson Park" - PLP#002, SEPA#024, CAO#008, & ADJ#013-19

Jamie,

Correct, this subdivision will be served by Nob Hill Water Association.

Eric M. Crowell
Associate Planner
City of Yakima
129 N. 2nd St.
Yakima, WA 98901
(509) 576-6736
eric.crowell@yakimawa.gov

From: Gardipe, Jamie C (DOH) [mailto:jamie.gardipe@doh.wa.gov]
Sent: Wednesday, August 21, 2019 11:36 AM
To: Crowell, Eric <Eric.Crowell@YAKIMAWA.GOV>
Cc: Cervantes, Andres (DOH) <Andres.Cervantes@DOH.WA.GOV>
Subject: RE: Notice of DNS - Cottonwood Partners "Anderson Park" - PLP#002, SEPA#024, CAO#008, & ADJ#013-19

Hi Eric,

Can you verify for me the proposed water purveyor for this development? Is it going to be Nob Hill Water Association (PWS #59700; Yakima County)?

Regards,

Jamie Gardipe
Regional Planner
Office of Drinking Water
Environmental Public Health
Washington State Department of Health
jamie.gardipe@doh.wa.gov
509-329-2137 | www.doh.wa.gov
Gender Pronouns: She/Her

From: Maxey, Lisa [mailto:Lisa.Maxey@YAKIMAWA.GOV]
Sent: Wednesday, August 21, 2019 10:13 AM

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Exhibit C

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Crowell, Eric

From: Hanson, Sydney (DAHP) <Sydney.Hanson@dahp.wa.gov>
Sent: Monday, September 09, 2019 8:23 AM
To: Mike Heit
Cc: Wardlaw, Dennis (DAHP); Crowell, Eric
Subject: RE: Hearing Examiner Packet, Agenda & Staff Report - Cottonwood Partners - Anderson Park (PLP#002-19, SEPA#024-19, CAO#008-19 & ADJ#013-19)

Hi Mike,

Apologies for missing your call on Friday, that's my short day.

You are correct that our comments are only recommendations, not requirements. I made this recommendation for a few reasons: 1) our predictive model indicates that this area has a high probability for archaeological sites, 2) this area (and most of the Yakima Valley) has not been extensively surveyed in the past, and 3) the intensity of ground-disturbing activities that will take place with this project have the potential to damage or destroy archaeological sites (if present). In the end, it is HLA's choice whether or not to proceed with a survey—DAHP simply provides comments to the City so that they can make informed permitting decisions.

I understand your confusion as to why this specific project has received this recommendation. The City of Yakima is required to send us all of their SEPA notices and ask for our opinion. We comment on what we receive on a case-by-case basis. I also understand your confusion about why a survey is necessary if the ground has been previously disturbed, but inadvertent discoveries happen. I would caution you about the idea that "disturbance" negates the need for survey; Washington has a long history of sites being encountered beneath major industrial sites, ports, etc. As I mentioned in the letter, the inadvertent discovery of a site may result in costly construction delays, as well as damage to the site. This would be detrimental to your budget, as well as to the tribes that have interests in this area.

To answer your question: no, this likely won't be the recommendation on all your projects moving forward. Our recommendations are based on multiple factors, and it would be highly unlikely that all of your projects will meet our criteria.

All the best,

Sydney Hanson, MA | Transportation Archaeologist
360.586.3082 | sydney.hanson@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

From: Mike Heit <mheit@hlacivil.com>
Sent: Friday, September 6, 2019 1:33 PM
To: Hanson, Sydney (DAHP) <Sydney.Hanson@dahp.wa.gov>
Cc: Wardlaw, Dennis (DAHP) <dennis.wardlaw@dahp.wa.gov>; Crowell, Eric <Eric.Crowell@YAKIMAWA.GOV>
Subject: RE: Hearing Examiner Packet, Agenda & Staff Report - Cottonwood Partners - Anderson Park (PLP#002-19, SEPA#024-19, CAO#008-19 & ADJ#013-19)

Sydney,

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In talking with the City of Yakima, it sounds like this is the first time they have received a comment from DAHP on this type of project. Given the entire low lands of Yakima Valley are the same highly sensitive area, why was this project singled out for requesting the archeological survey?

We have already done a 35 lot and 40 lot development on this land and did not receive any request. We recently did a multi-family development across the street, and a storage unit development was just approved across the street, which did not receive comment. Since we are on the third phase of development on the land in this area, the ground on this site has already been severely disturbed with construction activity in addition to the farming activity. The land has some soil stripped off it for the previous phases of development, it has had stripping's from the previous phases placed on this section, and then regraded into the soils to level it back out for farming again. The land has road improvements, water, sewer, dry utilities, and a 24" irrigation culvert dug through it already.

I have not received DAHP comments on other recent projects that are much closer to the river (same or higher risk potential), so I am trying to understand what is triggering comments on only this site?

I understand the historical sites are protected but traditionally there has not been a request for an archeological survey for this type of project. The entire low lands of Eastern Washington have this same level of sensitivity, so will this be a comment on all projects moving forward or was it just this project?

The comment letter only says this is a recommendation, so this isn't a requirement?

Very Truly Yours,

Mike Heit P.E.
HLA Engineering & Land Surveying, Inc.
2803 River Road
Yakima, WA 98902
Phone: 509-966-7000

HLA
Engineering and Land Surveying, Inc.

From: Hanson, Sydney (DAHP) <Sydney.Hanson@dahp.wa.gov>
Sent: Friday, September 6, 2019 11:22 AM
To: Mike Heit <mheit@hlacivil.com>
Cc: Wardlaw, Dennis (DAHP) <dennis.wardlaw@dahp.wa.gov>; Crowell, Eric <Eric.Crowell@YAKIMAWA.GOV>
Subject: RE: Hearing Examiner Packet, Agenda & Staff Report - Cottonwood Partners - Anderson Park (PLP#002-19, SEPA#024-19, CAO#008-19 & ADJ#013-19)

Good morning Mike,

Thank you for your email. DAHP is the expert agency for cultural resources in the State of Washington; we comment on a wide range of projects, including federally funded, state funded, and privately funded projects. This is why we are involved in the SEPA review process. This is our first time seeing this project, so even if prior environmental reviews have been conducted, this is our first time reviewing it.

Your description of the project area is helpful; however, this area is still highly sensitive according to our Statewide Predictive Model. Furthermore, archaeological sites may still be intact in the project area, despite prior use of the area

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for staging and farming. Prehistoric and significant historic sites are protected under state law (see RCW 27.53), even if they are not listed on the National Register.

I hope this helps. If you have any further questions, please feel free to give me a call.

All the best,

Sydney Hanson, MA | Transportation Archaeologist
360.586.3082 | sydney.hanson@dahp.wa.gov

Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343

From: Crowell, Eric <Eric.Crowell@YAKIMAWA.GOV>
Sent: Friday, September 6, 2019 8:27 AM
To: Hanson, Sydney (DAHP) <Sydney.Hanson@dahp.wa.gov>
Subject: RE: Hearing Examiner Packet, Agenda & Staff Report - Cottonwood Partners - Anderson Park (PLP#002-19, SEPA#024-19, CAO#008-19 & ADJ#013-19)

Attached is the original comment letter.

Eric M. Crowell
Associate Planner
City of Yakima
129 N. 2nd St.
Yakima, WA 98901
(509) 576-6736
eric.crowell@yakimawa.gov

From: Crowell, Eric
Sent: Friday, September 06, 2019 8:24 AM
To: 'Sydney.Hanson@dahp.wa.gov' <Sydney.Hanson@dahp.wa.gov>
Cc: 'Mike Heit' <mheit@hlacivil.com>; Calhoun, Joseph <Joseph.Calhoun@YAKIMAWA.GOV>
Subject: FW: Hearing Examiner Packet, Agenda & Staff Report - Cottonwood Partners - Anderson Park (PLP#002-19, SEPA#024-19, CAO#008-19 & ADJ#013-19)

Sydney,

Please provide a written response to Mike's questions below, and we can add it as an exhibit to the public hearing on September 12th.

Eric M. Crowell
Associate Planner
City of Yakima
129 N. 2nd St.

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Yakima, WA 98901
(509) 576-6736
eric.crowell@yakimawa.gov

Planning

From: Mike Heit [mailto:mheit@hlacivil.com]
Sent: Thursday, September 05, 2019 6:27 PM
To: Crowell, Eric <Eric.Crowell@YAKIMAWA.GOV>
Cc: Calhoun, Joseph <Joseph.Calhoun@YAKIMAWA.GOV>
Subject: RE: Hearing Examiner Packet, Agenda & Staff Report - Cottonwood Partners - Anderson Park (PLP#002-19, SEPA#024-19, CAO#008-19 & ADJ#013-19)

Eric,

I am a little confused by the requirement to have an Archaeological Survey. I have never seen dahp comment on a project that was not State funded, and I do not believe they even review a project that isn't on the State or National registry, so why would the be commenting on this project? In reviewing their information it appears that only the local jurisdiction can determine if a Survey is required, and can request additional studies, but the City already issued an DNS.

Since we already have a DNS on the project, how does additional environmental conditions relate to the project? We have two prior SEPA decisions on this property where this was not a requirement.

In addition, this land has already been disturbed as it has been used as a construction staging area for the last two subdivisions. It has also been hay and alfalfa fields, and has been plowed and striped so many times over the years there is no undisturbed ground left. None of the neighboring developments have had this condition either.

Very Truly Yours,

Mike Heit P.E.
HLA Engineering & Land Surveying, Inc.
2803 River Road
Yakima, WA 98902
Phone: 509-966-7000

HLA
Engineering and Land Surveying, Inc.

From: Maxey, Lisa <Lisa.Maxey@YAKIMAWA.GOV>
Sent: Thursday, September 5, 2019 5:10 PM
To: Mike Heit <mheit@hlacivil.com>
Cc: Crowell, Eric <Eric.Crowell@YAKIMAWA.GOV>
Subject: Hearing Examiner Packet, Agenda & Staff Report - Cottonwood Partners - Anderson Park (PLP#002-19, SEPA#024-19, CAO#008-19 & ADJ#013-19)

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Good afternoon, Mike -

Attached is the agenda, staff report, and complete record for the upcoming public hearing on Thursday September 12th regarding the above-entitled project. We have printed one hardcopy of the complete record for the public hearing that you may pick up if desired. I'll leave it at the Permits Counter on the 2nd floor of City Hall (129 N 2nd St, Yakima, WA 98901). Office hours are noted below. Thank you!

Office Hours:
Monday-Friday (except Wednesdays)
8:30 am - 5:00 pm
Wednesdays
9:00 am - 5:00 pm

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

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WEST CONSULTANTS, INC.

TECHNICAL MEMORANDUM

Date: April 10, 2019

To: Mike Heit, HLA Engineering and Land Surveying, Inc.

From: Dan Eggers, P.E., WEST Consultants, Inc.

RE: **Spring Creek Tributary Floodplain Impacts**

Cottonwood Partners, LLC propose to develop a portion of the FEMA regulatory floodplain along Tributary 1 to Spring Creek in the City of Yakima, WA. The proposed development (hereafter referred to as the Anderson Park development) is generally located to the southeast of the intersection of S 64th Ave and Occidental Road and extends approximately 1,900 feet to the east and 700 feet to the south of the intersection. See Figure 1 for the location of the proposed development.

The effective FEMA flood insurance rate map shows that the proposed development is located within the floodplain of a tributary to Spring Creek referred to as the *Spring Creek 1 – Tributary 1* reach and is shown in Figure 2. WEST Consultants, Inc. (WEST) estimated the impacts associated with the proposed grading plan for the development by modifying the "effective" HEC-RAS hydraulic model of the reach to represent the pre- and post-grading conditions on the property and compared differences in flows and water surface elevations between the two conditions for the 100-year flow.

1. HEC-RAS MODEL DEVELOPMENT

The area of interest in the model consists of a roughly rectangular area just southeast of the intersection of S 64th Ave and Occidental Road in Yakima, WA. To analyze the impacts of the Anderson Park grading plan, WEST modified the "effective" HEC-RAS model used to develop the Yakima County, WA and Unincorporated Areas FIS. Because the proposed development lies in an area with multiple flow splits in the effective hydraulic model, it was necessary to maintain the effective flow splits in the proposed conditions to prevent impacts to downstream property owners. Because of this, WEST worked with HLA Engineering and Land Surveying, Inc. (HLA) to develop grading plan that maintained flow splits that reasonably duplicated the flow splits in the effective hydraulic model.

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12509 Bel-Red Road, Suite 100, Bellevue, WA 98005
(425) 646-8806 (425) 646-0570 FAX

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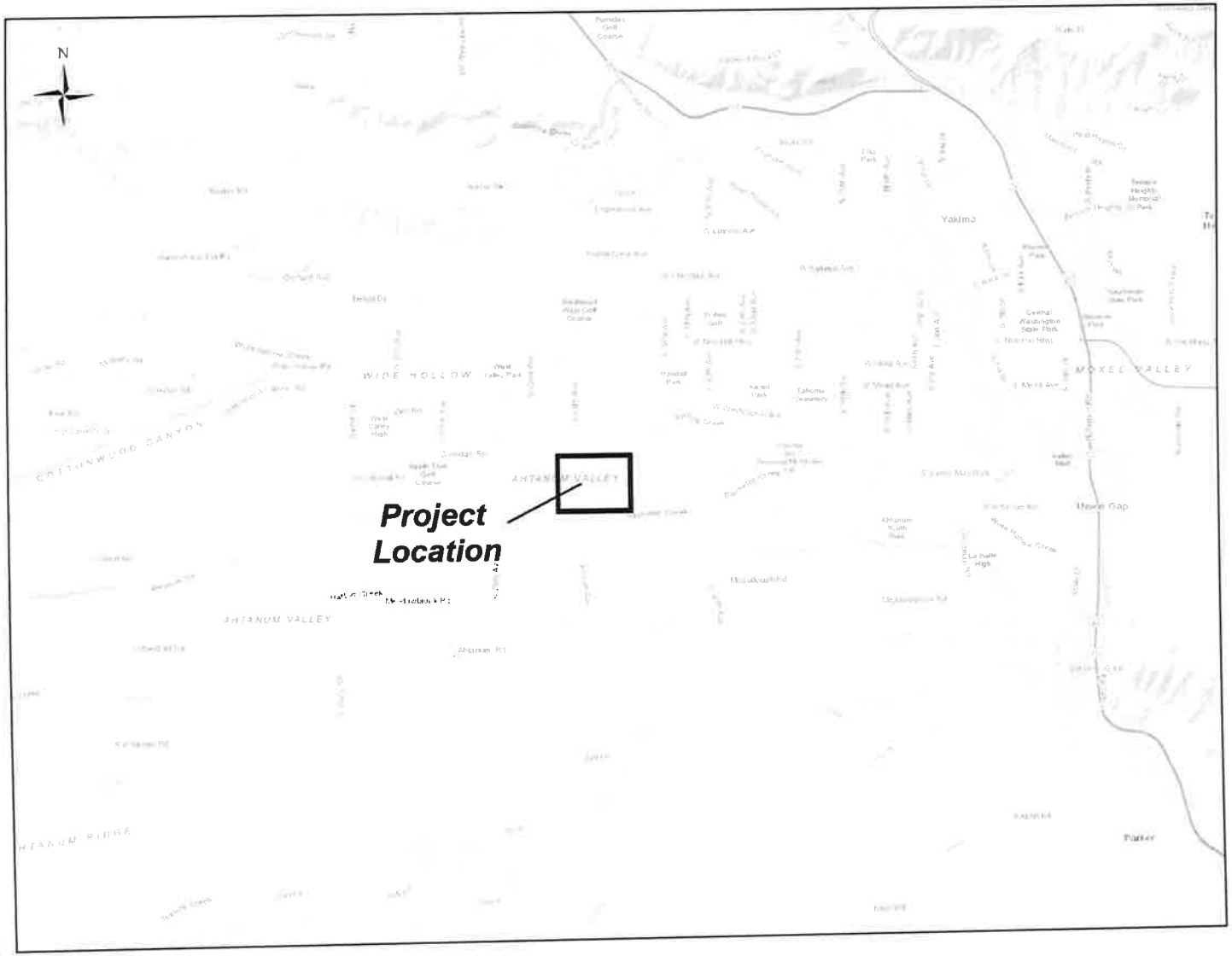

Figure 1. Anderson Park Development Location.

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Figure 2. FEMA Special Flood Hazard Area Boundaries near the Proposed Anderson Park Development.

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1.1 *Existing Conditions*

To develop the pre-construction conditions model, WEST used the effective HEC-RAS hydraulic model of the area. HEC-RAS is a standard-step, steady state, backwater model that has been used to develop many FEMA floodplain maps and was used to develop the floodplain maps for the Ahtanum Creek and tributaries floodplain maps for unincorporated Yakima County and some areas of the City of Yakima. The effective HEC-RAS modeling was performed using Version 4.1 of the HEC-RAS software. Even though Version 5 of the HEC-RAS software is currently available, Version 4.1 was used for this analysis to maintain consistency with the effective modeling and mapping.

As mentioned previously, one of the objectives of the proposed grading plan for the development was to maintain the flow splits from the effective modeling to prevent impacts to downstream landowners. Figure 3 shows the flow splits that are entered in the effective HEC-RAS model. The *Spring Creek 1 – Tributary 1* (labeled as *SC1T1-BelowSC1T1_b* in the HEC-RAS model) reach in the HEC-RAS model has 502 cfs approaching S 64th Avenue from the west at the 100-year event. Of the 502 cfs total flow approaching the site, 127 cfs crosses Occidental Avenue to the north, upstream (west) of S 64th Avenue and proceeds off-site to the northeast. In the effective HEC-RAS model, the remaining 375 cfs continues east along the southern edge of the site. In the effective model, there is floodplain mapped along the northern edge of the site. Though this area is mapped as 100-year floodplain, it is represented as an area without active flow in the easterly direction in the effective hydraulic model. In the effective HEC-RAS model, at the downstream (east) end of the site, 151 cfs of the remaining 375 cfs 100-year peak flow leaves the *Spring Creek 1 – Tributary 1* reach to the northeast and continues off-site to the northeast, leaving 224 cfs in the *Spring Creek 1 – Tributary 1* reach.

The cross section schematic of the effective HEC-RAS model is shown Figure 4.

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Figure 3. Flow splits in the vicinity of the Anderson Park Development in the effective HEC-RAS model.

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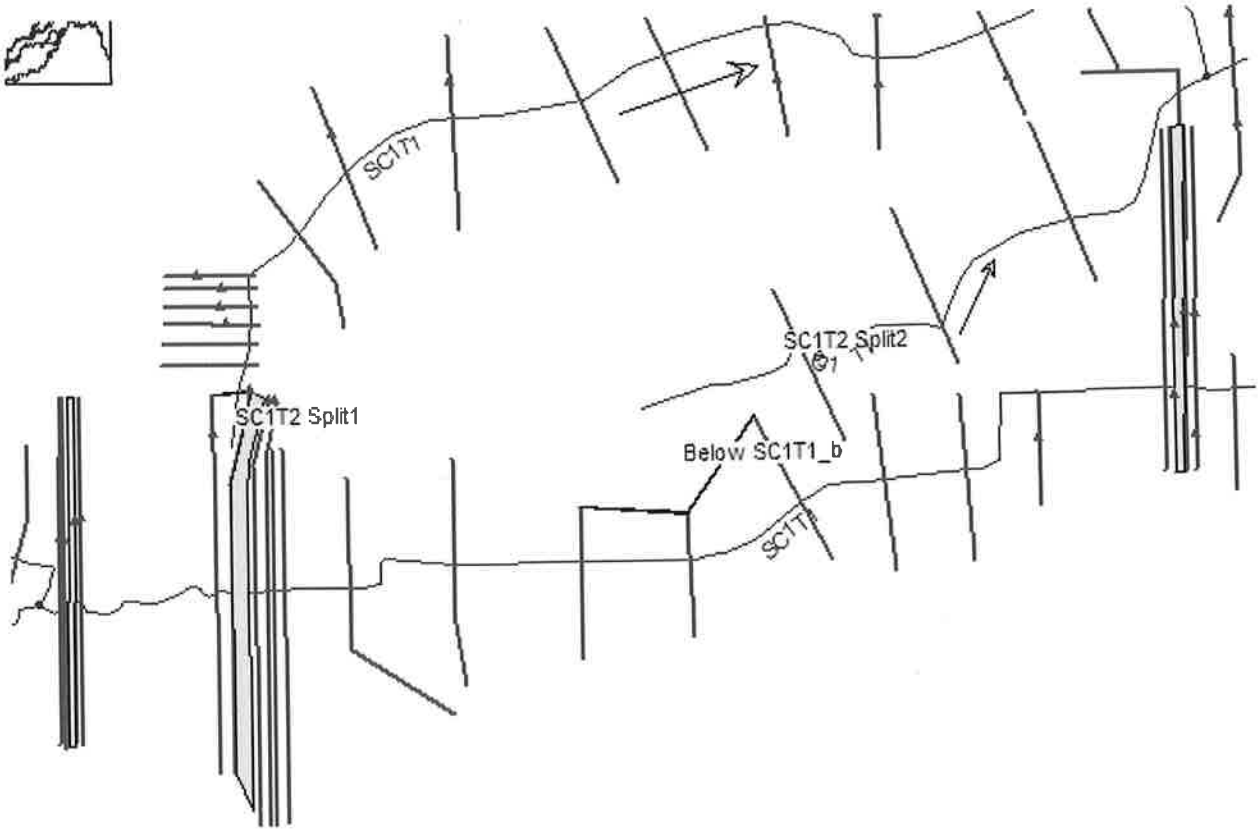

Figure 4. Effective cross section schematic in the vicinity of the project site.

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1.2 *Proposed Conditions*

As mentioned previously, one of the objectives of the proposed grading plan for the development was to maintain the flow splits from the effective modeling to prevent impacts to downstream landowners. HLA developed a grading plan that would allow floodwater into the proposed development, but that would be somewhat channelized to prevent flooding to specific parcels that would be planned for development and to have similar flow splits exiting the site compared to the existing condition. The proposed grading plan developed by HLA is shown in Figure 5, with the areas proposed to convey floodwaters shaded gray.

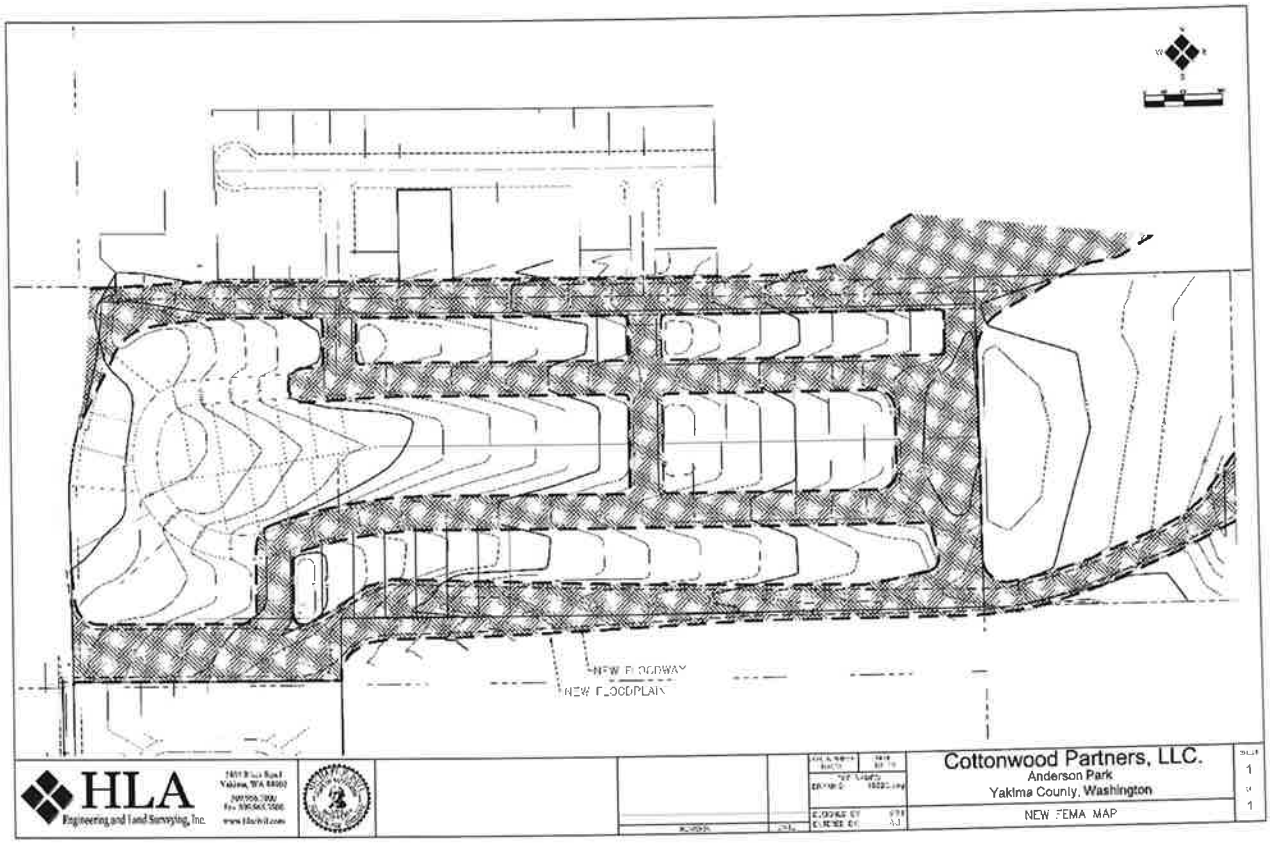

Figure 5. Proposed site grading plan.

To assess whether the objective was met by the proposed grading plan, the effective HEC-RAS model was modified to represent the proposed grading plan. The proposed site topography was incorporated by modifying the cross section shape and layout, and the flow exchanges between the different flowpaths created by the proposed grading were represented by using the lateral structure tool within HEC-RAS. The HEC-RAS cross section schematic representing the proposed conditions is shown in Figure 6.

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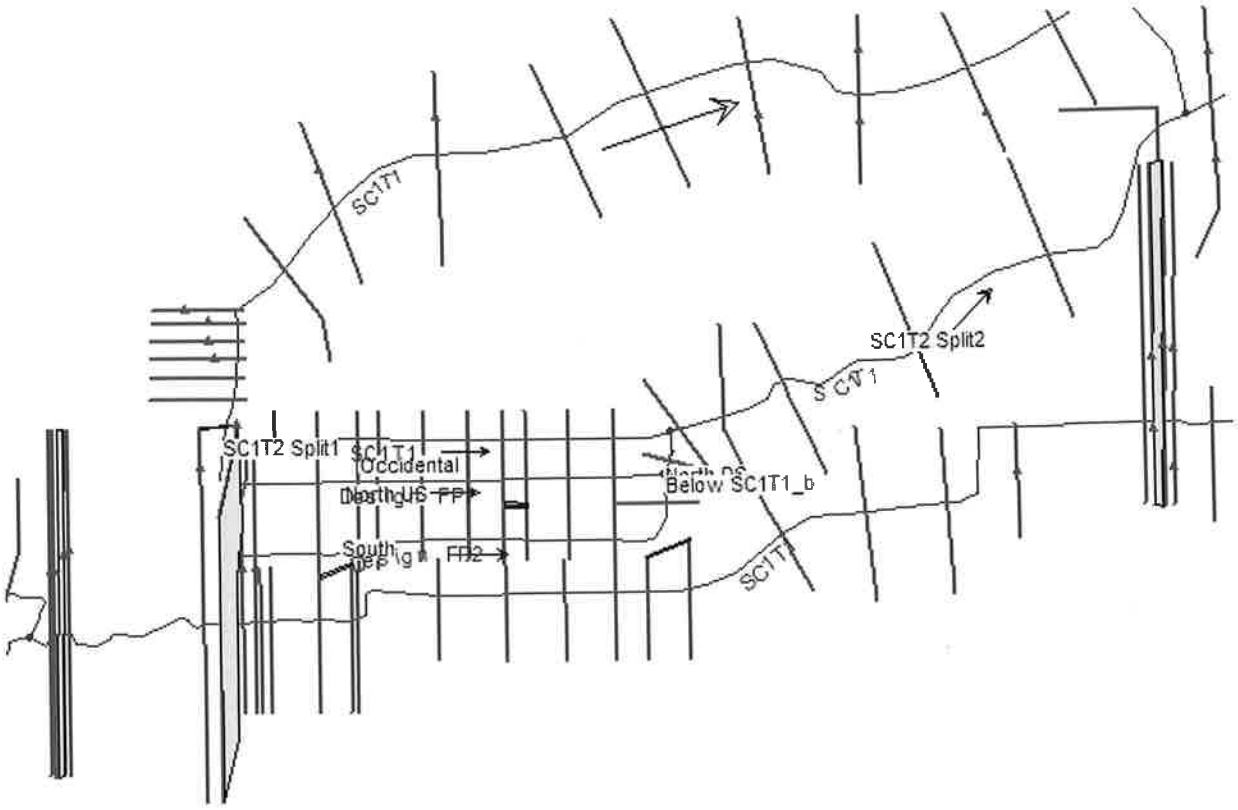

Figure 6. Proposed cross section schematic in the vicinity of the project site.

2. HEC-RAS RESULTS

In order to prevent off-site impacts, the proposed grading plan was developed in such a way that changes to the effective flow splits were minimized. The underlying assumption for this methodology was that if the flow splits are maintained and no grading is performed off-site, then the water surface elevations and lateral extents associated with the 100-year floodplain ought to be reasonably similar off-site. To assess whether this is the case, the proposed flow splits, off-site 100-year water surface elevations, and off-site floodplain extents were compared to the effective FEMA floodplain and Base Flood Elevations (BFEs).

Figure 7 shows the effective floodplain in red overlain with the proposed floodplain in blue. The black lines represent where we would propose to "tie in" to the effective mapping. In other words, the proposed changes to the FEMA floodplain would be limited to the areas between the black lines as water surface elevation differences outside of this area between the existing and proposed conditions 100-year results are less than 0.1 feet and result in floodplain extents that are indistinguishable on a FEMA floodplain map.

Figure 7 also shows the 100-year flow splits resulting from the proposed grading plan. If the flow splits in Figure 7 are compared to the effective flow splits in Figure 3, it is seen that all of the flows heading off-site are within 1 cfs of eachother. Flows through the site are different, but as they flow off-site, they are similar.

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Figure 7. Effective (red) and Proposed (blue) 100-year floodplain extents.

Figure 7 shows that the 100-year flow splits and floodplain extents off-site are similar, but we also want to check that off-site water surface elevations are similar. To quantify the water surface elevation impact due to the proposed grading plan, the 100-year water surface elevations along three reaches were compared. The three reaches in the HEC-RAS model are: *Split 1*, *Split2*, and *Below SC1T1_b* and are circled in the HEC-RAS cross section layout in Figure 8.

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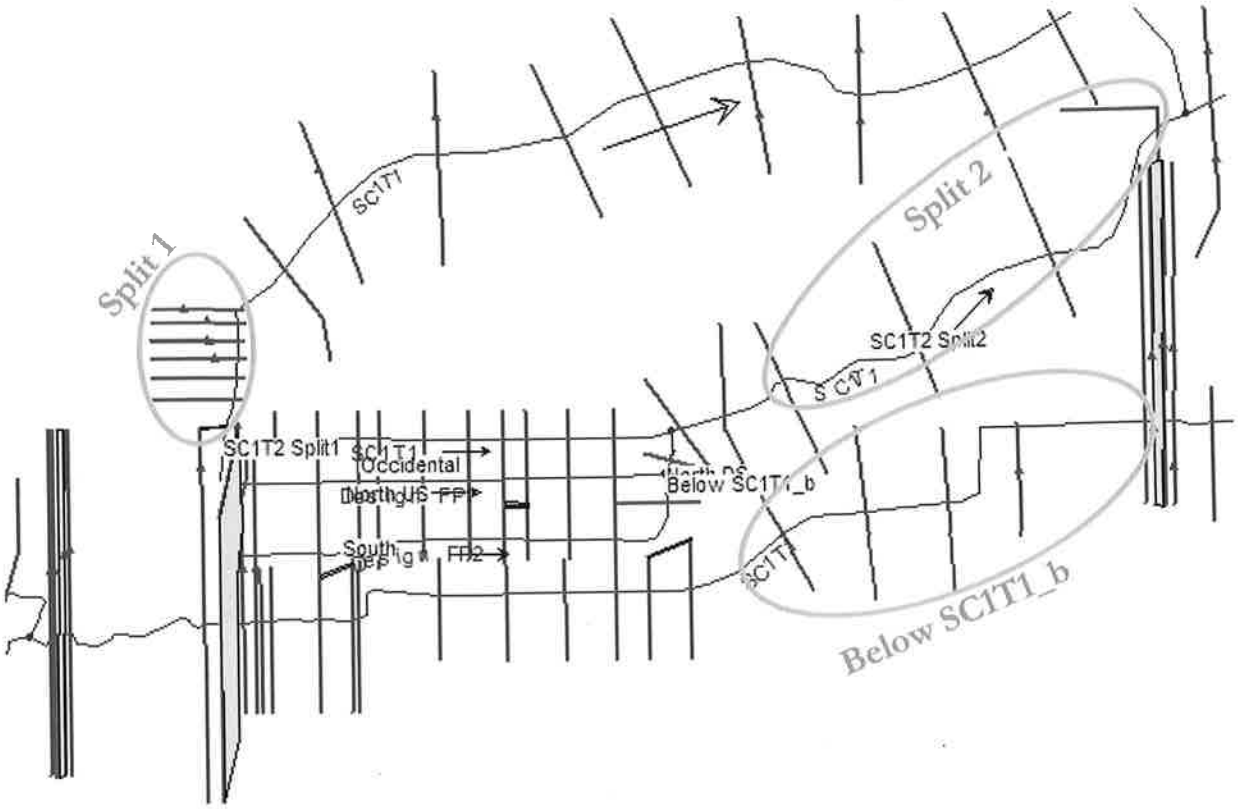

Figure 8. Proposed conditions HEC-RAS cross section layout with locations of WSEL comparisons circled.

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Table 1. Existing and Proposed conditions 100-year water surface elevations.

HEC-RAS Reach	HEC-RAS River Station	Effective BFE (feet NAVD)	Proposed BFE (feet NAVD)	Difference* (feet)
Split 1	5257	1176.7	1176.7	0.0
Split 1	5163	1176.1	1176.1	0.0
Split 1	5080	1175.4	1175.4	0.0
Split 1	5005	1174.9	1174.9	0.0
Split 1	4927	1174.3	1174.3	0.0
Split 1	4871	1173.5	1173.5	0.0
Split 2	7404	1150.0	1150.0	0.0
Split 2	6777	1143.5	1143.4	-0.1
Split 2	6050	1136.7	1136.8	0.1
Split 2	5238	1133.8	1133.8	0.0
Below SC1T1_b	9609	1151.3	1151.3	0.0
Below SC1T1_b	9221	1148.0	1148.0	0.0
Below SC1T1_b	8865	1144.3	1144.4	0.1
Below SC1T1_b	8275	1141.2	1141.1	-0.1
Below SC1T1_b	7721	1137.3	1137.3	0.0

- Positive values indicate an increase in the proposed condition computed water surface elevation compared to the existing condition.

Table 1 shows the computed impacts of the proposed grading plan. As is shown in the table, the computed changes in water surface elevation off of the project site are all within one tenth of one foot for the 100-year flood.

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COTTONWOOD PARTNERS LLC – "ANDERSON PARK"
PLP#002-19, SEPA#024-19, ADJ#013-19 & CAO#008-19

EXHIBIT LIST

CHAPTER J
Exhibits Submitted at/after Public Hearing

DOC INDEX #	DOCUMENT	DATE
J-1	Map with Floodplain Designations – S 52nd Ave & Walla Walla St	09/12/2019
J-2	Emails between Hearing Examiner, Planner Eric Crowell and Applicant Mike Heit re: Extension of due date for Recommendation and Clarification of Buffer Issues Surrounding Hugh Bowman Ditch	10/02/2019

Maxey, Lisa

From: tcbgc@aol.com
Sent: Wednesday, October 02, 2019 5:13 PM
To: Crowell, Eric
Cc: mheit@hlacivil.com
Subject: Re: Any Need for Agreed Buffer Specificity for Anderson Park Plat? -- Reply

OK, Eric. I agree and will finalize the recommendation as if the CAO review was completed like the SEPA review with no changes, and if the matter ever comes up again, the CAO Administrative Official can address it without the City Council getting involved. It sounds like the concern Mike brought up at the hearing does not need further attention on my part. Thank you. -- Gary

-----Original Message-----
From: Crowell, Eric <Eric.Crowell@YAKIMAWA.GOV>
To: tcbgc@aol.com <tcbgc@aol.com>
Sent: Wed, Oct 2, 2019 4:52 pm
Subject: RE: Any Need for Agreed Buffer Specificity for Anderson Park Plat? -- Reply

Gary,

I think the CAO condition is fine as long as the buffer language references the floodplain (which it appears to do) rather than the irrigation ditch. The new homes will of course still need to consider the existing floodplain.

Eric M. Crowell
Associate Planner
City of Yakima
129 N. 2nd St.
Yakima, WA 98901
(509) 576-6736
eric.crowell@yakimawa.gov

CITY OF YAKIMA
Planning

From: tcbgc@aol.com [mailto:tcbgc@aol.com]
Sent: Wednesday, October 02, 2019 4:28 PM
To: Crowell, Eric <Eric.Crowell@YAKIMAWA.GOV>
Subject: Re: Any Need for Agreed Buffer Specificity for Anderson Park Plat? -- Reply

Eric -- Thank you for the input. That makes sense to me. With that in mind, is it OK to leave the CAO condition re adequate buffers as is or need to remove same? -- Gary

-----Original Message-----
From: Crowell, Eric <Eric.Crowell@YAKIMAWA.GOV>
To: tcbgc@aol.com <tcbgc@aol.com>
Cc: mheit@hlacivil.com <mheit@hlacivil.com>
Sent: Wed, Oct 2, 2019 3:49 pm
Subject: RE: Any Need for Agreed Buffer Specificity for Anderson Park Plat?

Gary,

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In conferring with Joseph, we are in agreement that there is no apparent need for a buffer along the open part of the Hugh Bowman Ditch and that any problems that do develop can be addressed at a later date by the Administrative Official.

I think this is especially true since there is a precedent for treating it as a ditch and not as a natural stream with the previous land use review this parcel went through.

Eric M. Crowell
Associate Planner
City of Yakima
129 N. 2nd St.
Yakima, WA 98901
(509) 576-6736
eric.crowell@yakimawa.gov

From: tcbgc@aol.com [mailto:tcbgc@aol.com]
Sent: Wednesday, October 02, 2019 3:04 PM
To: mheit@hlacivil.com
Subject: Re: Any Need for Agreed Buffer Specificity for Anderson Park Plat?

Mike and Eric -- With that in mind, is the CAO reference to adequate buffers a problem or Ok?

-----Original Message-----
From: Mike Heit <mheit@hlacivil.com>
To: tcbgc@aol.com <tcbgc@aol.com>; Eric.Crowell@YAKIMAWA.GOV <Eric.Crowell@YAKIMAWA.GOV>
Sent: Wed, Oct 2, 2019 12:42 pm
Subject: RE: Any Need for Agreed Buffer Specificity for Anderson Park Plat?

Gary,

I am not sure how the City feels but in my opinion since the City already required us to pipe Hugh Bowman Ditch across this piece of property. Therefore, it has already determined that they agree that it was an irrigation ditch and not subject to any Stream Buffers, which was the case on the previous development. If the City believed this to be a stream, they could not have required the developer to pipe the ditch. Furthermore we would have needed to go through a the JARPA process to even work around it.

Very Truly Yours,

Mike Heit P.E.
HLA Engineering & Land Surveying, Inc.
2803 River Road
Yakima, WA 98902
Phone: 509-966-7000

From: tcbgc@aol.com <tcbgc@aol.com>
Sent: Wednesday, October 2, 2019 12:09 PM
To: Eric.Crowell@YAKIMAWA.GOV

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Cc: Mike Heit <mheit@hlacivil.com>
Subject: Re: Any Need for Agreed Buffer Specificity for Anderson Park Plat?

Eric and Mike -- Do the City and Applicant have any agreed more specific buffer language they would like to see added to the recommendation due tomorrow which currently would just note that the CAO finding relative to the buffers on the south is: "The impact to critical area features will be minimal as long as the subdivision provides adequate buffers between the residential lots and the floodplain that crosses the subject parcel"? Or do we just presume that there is no problem regarding a buffer along the open part of the Hugh Bowman Ditch or that it can be addressed again later by the CAO Administrative Official if there is? Please let me know by way of a joint response if possible since this detail was left up in the air at the hearing and is of no concern to anyone other than the City and the Applicant, if that. Thank you. -- Gary

-----Original Message-----
From: tcbgc <tcbgc@aol.com>
To: mheit <mheit@hlacivil.com>
Sent: Thu, Sep 26, 2019 8:23 am
Subject: Re: Request for delay in recommendation for PLP#002-19 -- Reply

Mike -- Thank you for the additional information. I will ask that it be included in the record of this matter to be available for the City Council's consideration if it should become something the Council should decide in connection with the preliminary plat. I think Eric thinks this is a Type 2 stream rather than Type 3 which I assume would be more of a problem here. Anyway maybe in any event the floodplain definition in the Critical Areas Ordinance needs to be amended to include irrigation ditches because the City is assuming CAO jurisdiction over this one when it conducts CAO review as if it is a stream since there is no wetland area. Does FEMA chart floodplains and floodways for irrigation ditches? Can the City change what FEMA determines is a stream? I thought the reason there might be a buffer requirement where the "whatever" is open is because that is the only place it can escape from its channel during a flood. I will email a copy of this to Eric so I can finalize this Recommendation when he returns Monday by maybe including something in the recommendation to address the issue if the 50-foot buffer could present a future problem by coming 40 feet onto the property where the "whatever" is open rather than piped since the rest of the rear setback is requested to be 15 feet. If it would not present a future problem, I won't need to worry about what the buffer reduction criteria are. There was no one at the hearing or commenting on this preliminary plat that is interested in this matter to also email a copy to. This is the only detail left before I can deliver my recommendation to the City. -- Gary

-----Original Message-----
From: Mike Heit <mheit@hlacivil.com>
To: tcbgc@aol.com <tcbgc@aol.com>
Cc: Crowell, Eric <Eric.Crowell@YAKIMAWA.GOV>
Sent: Wed, Sep 25, 2019 9:57 pm
Subject: RE: Request for delay in recommendation for PLP#002-19 -- Reply

Gary,

The stream is classified as a Type 3 stream which means it would have a 50 foot setback, a Type 2 has a 100 foot setback. A Type 3 stream is a perennial stream, meaning it has water in it year around. Hugh-Bowman Irrigation Ditch has a slide gate at its headworks, operated by Ahtanum Irrigation District. Hugh Bowman Irrigation Ditch has limited irrigation rights and Ahtanum Irrigation District is only allowed by the Yakama Nation to supply irrigation water to it for approximately one month a year. Therefore, the ditch is dry throughout most of the calendar year and clearly does not meet the definition of a Type 3 Perennial Stream. I attached pictures of the irrigation ditch prior to being piped showing it was dry, and clearly not a Type 3 perennial stream.

This point was argued during the previous phase when the City tried to impose the 50 foot setback, while calling it Hugh Bowman Irrigation Ditch, and requiring the developer to pipe the irrigation per Ahtanum Irrigation Districts requirements. Our argument was that if the City considered it a Type 3 Stream, the developer could not be required to pipe the stream per Ahtanum Irrigation Districts requirement. Conversely, if the developer was required to pipe the irrigation ditch, then it solidified this as an irrigation ditch and we were not subject to any setbacks. Ultimately, the City determined there were going to treat it as an irrigation ditch, and we were not subject to any setbacks.

Since that piped irrigation ditch occurs on this vary property, it would appear that based on the previous determination that the City has decided to call this an irrigation ditch. I do not see how it could be determined that we have 50 foot setbacks in one section of the irrigation ditch, and no setbacks in another section of the ditch, all along the same property line. The only reason Ahtanum Irrigation District did not require the developer to pipe the remainder of the irrigation ditch is because it was not on the developer's property. In

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the previous phase they had made the request that we pipe the entire distance because they thought it was all on the developer's property, but the piped irrigation ditch was limited to the portion on the developer's property.

Furthermore, there is approximately 4,000 feet of ditch between 64th Avenue and 52nd Avenue. Of that distance, approximately 2,200 feet of it has been piped, and were not subject to any setbacks. There are also large portion of the ditch piped further to the west.

Floodplain do not necessarily need to follow streams, although the can. It is actually very common for floodplains to be associated with irrigation ditches because irrigation ditches like streams tend to follow the low lands. Like streams and irrigation ditches, floodplains also follow the low lands because as stormwater runs off the hills it runs to the lowest point creating the floodplain. Floodplains tend to follow roads as well, because they also tend to be built along the flat land at the bottom of a valley.

Very Truly Yours,

Mike Heit P.E.
HLA Engineering & Land Surveying, Inc.
2803 River Road
Yakima, WA 98902
Phone: 509-966-7000

HLA
Engineering and Land Surveying, Inc.

From: tcbgc@aol.com <tcbgc@aol.com>
Sent: Wednesday, September 25, 2019 6:55 PM
To: Mike Heit <mheit@hlacivil.com>
Subject: Fwd: Request for delay in recommendation for PLP#002-19 -- Reply

-----Original Message-----
From: tcbgc <tcbgc@aol.com>
To: Eric.Crowell <Eric.Crowell@YAKIMAWA.GOV>
Sent: Wed, Sep 25, 2019 6:52 pm
Subject: Re: Request for delay in recommendation for PLP#002-19 -- Reply

Eric -- Thank you for requesting that delay because I think whether there is a need for a CAO buffer adjustment along the open part of the stream or ditch on the south is important to determine and deal with now if it is needed. As you know, the CAO "floodplain" definition includes streams rather than irrigation ditches and the CAO "stream" definition excludes irrigation ditches in YMC Chapter 15.27. The existence of a floodplain there means it is considered to be a stream rather than an irrigation ditch regardless of what the irrigation district calls it and how the district uses it. If there is a need for an adjustment of the 100-foot buffer that would extend about 90 feet into the south part of the Anderson Park property where the stream or ditch is open rather than piped, it would be better for everyone to address the issue now if 90 feet of buffer area would present a problem, that is unless everyone prefers to let the CAO Administrative Official make the determinations in that regard later. The one week is acceptable to me if it can be nailed down by then and the email from Mr. Heit is acceptable without further formality. -- Gary.

-----Original Message-----
From: Crowell, Eric <Eric.Crowell@YAKIMAWA.GOV>
To: tcbgc@aol.com <tcbgc@aol.com>; gary@cuillierlaw.com <gary@cuillierlaw.com>
Sent: Wed, Sep 25, 2019 5:04 pm
Subject: FW: Request for delay in recommendation for PLP#002-19

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Gary,

See below.

Eric M. Crowell
Associate Planner
City of Yakima
129 N. 2nd St.
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(509) 576-6736
eric.crowell@yakimawa.gov

From: Mike Heit [mailto:mheit@hlacivil.com]
Sent: Wednesday, September 25, 2019 5:02 PM
To: Crowell, Eric <Eric.Crowell@YAKIMAWA.GOV>
Cc: Calhoun, Joseph <Joseph.Calhoun@YAKIMAWA.GOV>
Subject: RE: Request for delay in recommendation for PLP#002-19

We are acceptable to a one week extension. Will the email be acceptable?

Very Truly Yours,

Mike Heit P.E.
HLA Engineering & Land Surveying, Inc.
2803 River Road
Yakima, WA 98902
Phone: 509-966-7000

From: Crowell, Eric <Eric.Crowell@YAKIMAWA.GOV>
Sent: Wednesday, September 25, 2019 4:59 PM
To: Mike Heit <mheit@hlacivil.com>
Cc: Calhoun, Joseph <Joseph.Calhoun@YAKIMAWA.GOV>
Subject: Request for delay in recommendation for PLP#002-19
Importance: High

Mike,

I spoke with the Hearing Examiner this afternoon and he is requesting some additional time (one week) to write the recommendation for this project. Per YMC § 1.43.120, *within ten working days of the conclusion of a hearing, unless longer period is agreed to in writing by the applicant, the examiner shall render a written decision which shall include findings and conclusions based on the record.*

If you in agreement with this request, please provide a statement in writing saying so.

I am out of the office tomorrow and Friday, and will being checking email sporadically on Thursday if I can. If you have urgent questions during this time, please call Joseph at (509) 575-6042.

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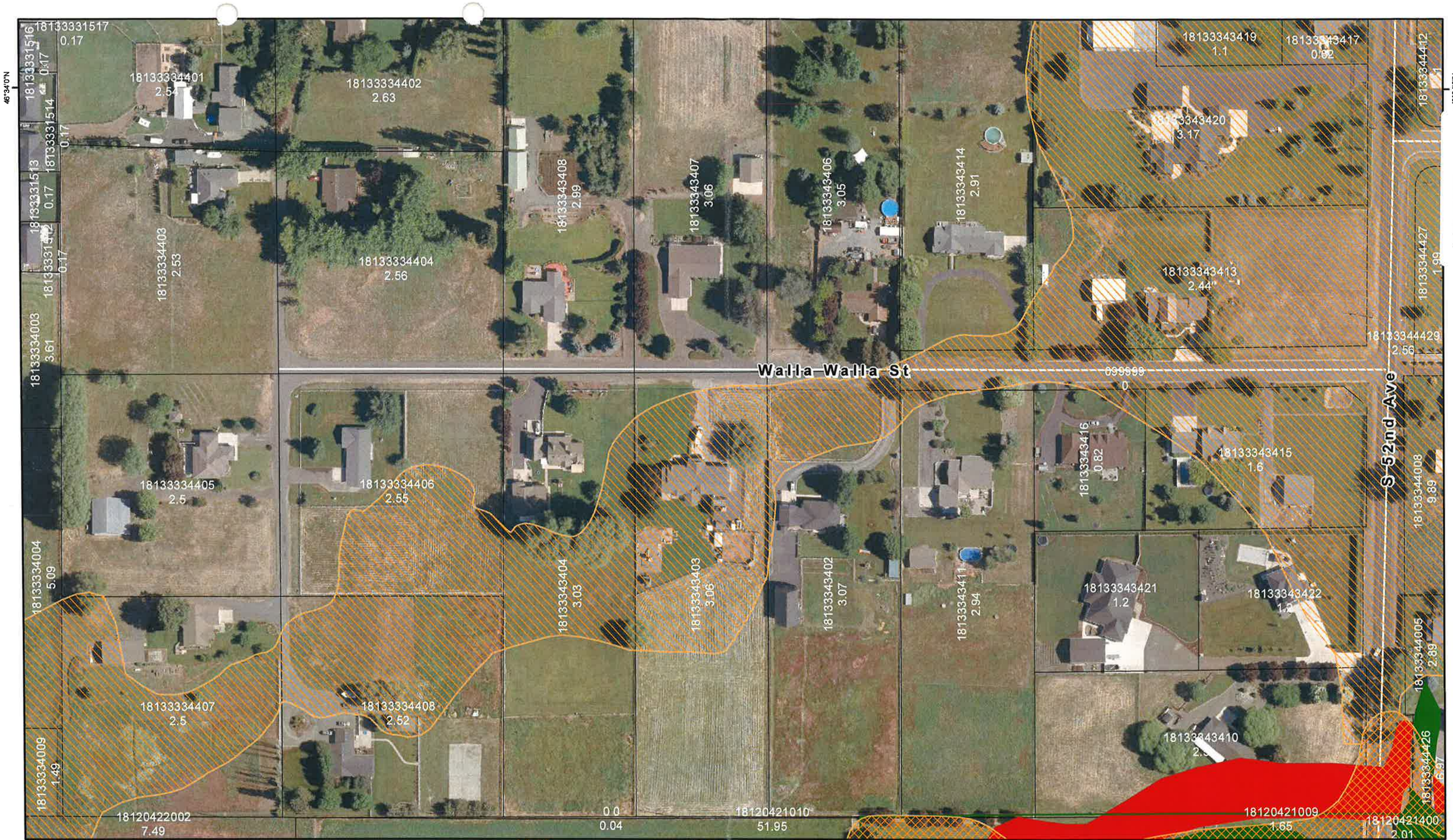

5709 Walla Walla St

2017 Ortho-Photography

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