

**COLUMBIA RIDGE HOMES LLC –
“RAINIER COURT – PHASES 2, 3 & 4”
PLP#003-19 & SEPA#041-19**

**City Council
Closed Record Public Hearing
May 5, 2020**

EXHIBIT LIST

Applicant:	Columbia Ridge Homes LLC c/o Justin Hellem
File Numbers:	PLP#003-19 & SEPA#041-19
Site Address:	Vic. of N 92 nd Ave & Summitview Ave
Staff Contact:	Colleda Monick, Community Development Specialist

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**COLUMBIA RIDGE HOMES LLC –
“RAINIER COURT – PHASES 2, 3 & 4”
PLP#003-19 & SEPA#041-19**

EXHIBIT LIST

CHAPTER AA

Yakima Planning Commission's Recommendation

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

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YAKIMA PLANNING COMMISSION

**RECOMMENDATION TO THE YAKIMA CITY COUNCIL
FOR
PRELIMINARY LONG PLAT
PLP#003-19 & SEPA#041-19**

March 11, 2020

WHEREAS, On December 3, 2019 applications for Preliminary Long Plat were submitted by Columbia Ridge Homes LLC, for the subdivision of three parcels and apportion of a fourth parcel, totaling approximately 26 acres into 78 single-family residential lots, in the Single-Family (R-1) zoning district, parcel numbers 181319-21003, -22005, -23402, and -24009; and

WHEREAS, the applications were considered complete for processing on December 11, 2019 and public notice was provided, in accordance with the provisions of YMC Ch. 16.10, on December 19, 2019; and

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on January 16, 2020, which was not appealed (City File SEPA#041-19); and

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

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

WHEREAS, on February 12, 2020, the Yakima Planning Commission held an open record public hearing, which was continued to February 26, 2020, to consider the application for a 78 lot single-family subdivision known as Rainier Court – Phases 2, 3, and 4, submitted by Columbia Ridge Homes LLC c/o Justin Hellem. (PLP #003-19), to hear testimony from the public and provide a recommendation to the Yakima City Council; and

WHEREAS, the staff report presented by Community Development Specialist, Colleda Monick, recommended approval of the proposed 78-lot preliminary plat, subject to conditions; and

WHEREAS, based on testimony received at the February 12, 2020 and February 26, 2020 public hearings, the Yakima Planning Commission has recommended approval of the plat, subject to conditions.

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

APPLICATION # PLP#003-19, SEPA#041-19
APPLICANT: Columbia Ridge Homes LLC, c/o Justin Hellem
APPLICANT ADDRESS: 404 S 51st Ave., Yakima, WA 98908
PROJECT LOCATION: Vicinity of N 92nd Ave & Summitview Ave
PARCEL(S): 181319-21003, -22005, -23402, & -24009

I. FINDINGS OF FACT

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

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

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

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

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

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

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

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

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

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

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

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

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

Goal 5.2. Preserve and improve existing residential neighborhoods.

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

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

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

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

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

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

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

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

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

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

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

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

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The subject property has frontage upon Summitview Ave., and proposes new public streets to provide adequate access to all internal lots. A right-of-way vacation will be required for the proposed vacation of the north half of N. 92nd Ave, and a public access street will need to be provided for the parcels to the north, should the right-of-way vacation be approved.

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

Yakima Transit Route 1 passes the proposed subdivision along Summitview Ave.

9. **Subsection 14.20.100(4)(f) -- Appropriate provisions for potable water supplies, irrigation and other water suppliers:**

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

10. **Subsection 14.20.100(4)(g) -- Appropriate provisions for sanitary waste disposal:**

Public sewer is required to service all lots. A City of Yakima sewer main lies within Summitview Ave., south of the proposed development, and is capable of being extended to handle the demands of this development.

11. **Subsection 14.20.100(4)(h)(i) -- Appropriate provisions for parks and recreation and playgrounds:**

Open space, parks, recreation, and playgrounds are located approximately within 2.5 miles of this subdivision due to the proximity of West Valley Park. The proposed preliminary plat is not located in a planned parks and recreation area. Provisions for parks and recreation areas are not necessary within the proposed preliminary plat due to the size, number and location of the proposed lots and provisions for playgrounds exist at the schools which children within the proposed preliminary plat would be attending, and could also be individually provided on the lots themselves which are of a size which would allow for playground areas as needed or desired.

12. **Subsection 14.20.100(4)(j) -- Appropriate provisions for schools and school grounds:**

Apple Valley Elementary School is located approximately within 0.4 miles, West Valley Middle School is located approximately within 2.9 miles, and West Valley School is located approximately within 2.0 miles of this subdivision.

13. **Subsection 14.20.100(4)(k) -- Appropriate provisions for sidewalks:**

Sidewalks are required and will be provided along this developments frontage.

14. **Subsection 14.20.100(4)(l) -- Appropriate provisions for other planning features that assure safe walking conditions for students who walk to and from school:**

Future plans for a Hawk crossing system at No. 88th Ave is required.

15. **Subsection 14.20.100(5) -- Public use and interest:**

The evidence indicated that this proposed preliminary plat, as conditioned, would be consistent with neighboring land uses and would help serve the residential needs of this area. With the recommended conditions, it will comply with the City's zoning ordinance, subdivision ordinance and comprehensive plan. It will also make appropriate and adequate provisions for the public health, safety and general welfare, open spaces, drainage ways, streets, transit stops, potable water, sanitary waste disposal, parks and recreation, playgrounds and sidewalks, and is in a location

where additional provisions for schools or for additional planning features for students who walk to and from school have not been recommended or deemed necessary.

II. Consistency Analysis YMC § 16.06.020(B).

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

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

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

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

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

III. CONCLUSIONS

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

1. The YPC has jurisdiction to recommend to the Yakima City Council the approval of a proposed preliminary plat pursuant to Section 14.20.100 of the subdivision ordinance.
2. Notice of the public hearing sent on December 19, 2019, was given in accordance with applicable requirements.
3. The SEPA Determination of Nonsignificance (DNS) for this proposed preliminary plat was issued on January 16, 2020, and became final without any appeal.
4. The proposed preliminary plat was reviewed and approved for traffic concurrency under the Transportation Capacity Management Ordinance on February 4, 2020.
5. This preliminary subdivision complies with the goals and objectives of the 2040

Comprehensive Plan, the intent and purpose of the R-1 zoning district, the provisions of the Urban Area Zoning Ordinance, Subdivision Ordinance, Title 12's Development Standards and Chapter 12.08 Traffic Concurrency Ordinance.

6. This preliminary plat is in compliance with the consistency requirements of Subsection 16.06.020(B) of the Yakima Municipal Code.
7. With the recommended conditions, the proposed preliminary plat as described in the application narrative and preliminary plat received December 3, 2019 and revised on February 12, 2020 and February 19, 2020, is in compliance with the City's Urban Area Comprehensive Plan, subdivision ordinance and zoning ordinance; makes appropriate and adequate provisions for the public health, safety and general welfare and for open spaces, drainage ways, streets, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds and sidewalks; and, according to the weight of the evidence presented at the hearing, does not require that specific provisions be made for the other requisite plat considerations such as additional schools, additional school grounds or additional planning features that assure safe walking conditions for students who walk to and from school; and serves the public use and interest.

IV. PUBLIC HEARING TESTIMONY

February 12, 2020, Yakima Planning Commission Minutes:

John Andring, 215 N 93rd Ave, asked when soil testing would be done since an orchard used to occupy the land. He explained that the height of the new housing would disrupt his and his neighbors' view.

Michele Hauff, 420 N 92nd Ave, also shared concerns about soil testing and disagreed with the City recommending soil testing but not requiring it. Hauff spoke on the mitigation that was done at the nearby Apple Valley Elementary school in response to results from soil testing. She voiced her concern that dust mitigation would not be handled during hours that the Department of Ecology (DOE) is closed. Lastly, Hauff spoke on the danger of traveling up and down the hill on N 92nd Ave in icy conditions and that the new sharp turn onto Lincoln Ave will create more of a hazard.

Candie Turner, 206 N 93rd Ave, spoke on the 14-foot-tall height restriction for the Reed's Addition subdivision and her desire for the new houses to be built to preserve the neighbors' views. Turner said that she will speak to the developer to further address her and her neighbors' concerns.

Jamie Evans of Evans & Son Inc. Earthmoving (2206 Terrace Heights Dr.), spoke in favor of the proposal, countered some of the concerns expressed by the neighbors, and emphasized the need for more housing in Yakima.

Chair Liddicoat closed the public testimony portion of the hearing. Calhoun clarified that staff's request is for the public testimony to be left open and for the hearing to be continued to February 26th, at which time the Commission can make their decision after having sufficient time to review the revised plat and consider the public testimony.

Per the Commission's request, staff indicated they will look into whether the City can make it a requirement for the developer to have the soil tested and notify potential homeowners of contaminants.

Chair Liddicoat re-opened the public testimony portion of the hearing.

Brian Mauch, 216 N 90th Ave, mentioned that the orchard has been pulled up so there is already open soil. Mauch asked what dust control measures will be in place in the meantime, to which the Commission advised that neighbors can contact DOE or the Yakima Regional Clean Air Agency.

Councilmember Funk discussed that lead exposure is measured through blood tests and that the Apple Valley Elementary report does not specify the levels that were found. She would like the Health District to share this data.

Chair Liddicoat stated that the public testimony will remain open and the public hearing is continued to February 26th.

Monick shared that the City is working closely with DOE to support the creation of a regional workgroup that will address protocol and criteria for the sampling, documentation, and potential mitigation of lead and arsenic in new residential developments. She added that DOE provides soil testing for free, and that it has been the City's practice to take the exact language from DOE's comments and put it in staff's recommendation.

Public Hearing cont. on February 26, 2020, Yakima Planning Commission Minutes:

Tom Durant of PLSA Engineering & Surveying Inc. (applicant's representative/surveyor), clarified that the vacation of the northern most portion of N. 92nd Ave cannot be applied for until Phase 4 of the plat. Durant wanted to state on the record that he disagreed with City staff's application of RCW 36.70B.040 Determination of Consistency for individual project review. He indicated Columbia Ridge Homes' objection to requiring sampling of the soil and notifying potential buyers of contaminants if above the Model Toxics Control Act (MTCA) cleanup levels. He provided to staff and the Commission a publication from DOE entitled "Soil Sampling and Safety Guidance for People Concerned about Arsenic and Lead." Durant clarified that while they do not currently intend to have the soil tested, if the soil is tested and contaminants are above the MTCA cleanup levels, they would notify potential buyers. However, if contaminants are below the MTCA cleanup levels, they may not notify potential buyers.

Justin Hellem, Columbia Ridge Homes LLC, stated that they will comply with dust control regulations of the Yakima Regional Clean Air Agency and that someone will be on-call 24/7. Hellem clarified that the properties will have irrigation shares, that their typical construction hours are from 7 a.m. to 5 p.m., and that they will work with the Engineering Division to determine an appropriate traffic calming measure.

Wayne Morrison, 205 N 93rd Ave, spoke in opposition to two-story housing in this neighborhood and the small lot sizes.

Neil Hauff, 420 N 92nd Ave, shared his concerns about lack of communication from the developer, the narrow width of 92nd Ave, the location of the swales, the development's impact on the aesthetics of the neighborhood, the change in mailing addresses for current residents, and the lot size and density of the proposed development. He spoke in opposition

to the City adopting DOE's language which recommends soil testing and notification to potential buyers but does not require it.

Michele Hauff, 420 N 92nd Ave, expressed her concern about the allowed construction hours. She indicated that she spoke with the Yakima Regional Clean Air Agency and was told there is no after-hours emergency contact; the developer would need to be contacted. Hauff stated her opposition to the developer not being required to sample the soil and notify potential buyers.

Jamie Evans of Evans & Son Inc. stated that their business mails letters to surrounding property owners that provides an after-hours contact. He explained their process of watering down the soil before leaving the site for the day.

Chair Liddicoat closed the public testimony at approximately 4:06 p.m.

Further discussion took place amongst the Commission members regarding the details of this plat. Calhoun indicated that the next meeting for the regional workgroup that will address soil sampling for new residential developments is on March 17th, which is the 2nd of the 3 workshops that are planned. The next meeting is in late April or early May. Planning Commissions will not have a role in this unless the workgroup makes a recommendation that would require a change to the zoning ordinance.

In relation to the timing of this plat and the associated permits, Calhoun stated that once the preliminary plat is approved, a construction stormwater water permit from DOE would be required 30 days prior to any grading on the site. He added that while minor changes can be made to the plat as the developer continues to work out the details, the code dictates that the final plat must be substantially the same as what was preliminarily approved. He added that once this hearing is closed, no new evidence can be submitted when City Council makes their decision on the Planning Commission's recommendation.

In response to a letter received from neighbors objecting to the vacation of a portion of N 92nd Ave, Calhoun specified that the RCW cited in the letter (RCW 35.79.020) that would prohibit the vacation from moving forward is not relevant at this time as this is not the hearing for the right-of-way vacation. This plat would not vacate that right-of-way; a right-of-way vacation petition would need to be filed by the developer to begin the application process.

Discussion took place regarding the retention of stormwater on site and the idea of connecting Rainier Dr and Lincoln Ave as an intersection.

Discussion took place on the request from some of the neighbors that the height of this proposed development be further restricted beyond the zoning ordinance standard of 35 feet. It was noted that this would need to be addressed by City Council or the legislature rather than at the Planning Commission level. Per the Commission's request, Justin Hellem explained that Columbia Ridge Homes mostly builds single-story homes.

Calhoun reiterated that the City would not have authority to enforce that the developer sample the soil for lead, arsenic, and organochlorine pesticides and notify potential buyers of any contaminants above the MTCA cleanup levels. It was a recommendation by DOE that the developer do this but not a requirement; therefore, it would be in DOE's jurisdiction to enforce.

The Commission had consensus for staff to clarify in the Planning Commission findings document that the site plan submitted on February 12th is the one being recommended for approval.

It was motioned by Vice-Chair Hughes-Mickel and seconded by Commissioner Rose to direct staff to draft findings of fact and forward a recommendation of approval to the Yakima City Council. The motion carried 5-0; Commissioner Ostriem absent, Commissioner Place recused herself from voting.

V. RECOMMENDATION TO CITY COUNCIL

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

Based upon the findings outlined above, it was moved and seconded that the City of Yakima Planning Commission recommends **APPROVAL** of this proposed 78-lot preliminary plat in accordance with the application and related documents submitted for file numbers PLP#003-19 and SEPA#041-19, and subject to the following conditions:

1. A Right-of-Way Vacation shall be applied for, for the vacation of the northern most portion of N. 92nd Ave. If approved, public access must be provided for the lots using the ROW to be vacated.
2. The applicant shall submit and gain approval of civil engineered plans which provide for design of all Title 12 development standards, including but not limited to curb, gutter, sidewalk, street lighting, stormwater, and street design.
3. Prior to approval of the final plat, all approved improvements shall be constructed or financially secured according to the standards and requirements of the City Engineer and YMC Title 12.
4. All lots shall be served with public water from the Nob Hill Water Company. No individual domestic or irrigation wells shall be permitted for any of the lots. Prior to final plat approval, written verification from Nob Hill Water must be submitted to the Planning Division indicating that all construction required to provide each lot with domestic water has been completed and the fees paid.
5. All lots shall be provided with public sewer service according to YMC Title 12 standards. Prior to final plat approval, written verification from the City of Yakima Engineering Department must be provided to the Planning Division indicating that all sewer extensions have been completed and inspected or financially secured.
6. A minimum 8-foot wide public utility easement must be provided adjacent to all public road rights-of-way.
7. Easements for new and/or future utilities shall be a minimum of 16-feet in width, provided that the width of easements for buried utilities will be twice the depth of the planned excavation.

8. All public and private utilities shall be located underground, with the exception of telephone boxes and such similar structures.
9. Turnarounds shall be as approved by the City Engineer, and provided during each phase of the construction at the ends of all roadways.
10. No private roads are to be sole access to public roads, all public roads are to adhere to city standards.
11. The developer shall be required to design in or otherwise provide for traffic calming features on Rainier Drive, N. 90th and N. 89th roadways to limit probable speeding issues.
12. Prior to final plat approval, all drainage swales and other land not dedicated to the City of Yakima for rights-of-way shall be maintained and held by an HOA created by the developer. In the event an HOA is not created, or is disbanded, each and every property owner within the Plat shall be equally responsible for all drainage swales, land on the plat not dedicated to the City of Yakima for rights-of-way or part of any lot, or any other common area or property indicated on the Plat.
13. All public and private utilities to be located within public road rights-of-way must be constructed prior to the start of road construction.
14. The developer shall contribute towards a HAWK or similar pedestrian signal on Summitview to provide for safer crossing by school aged children.
15. Fire hydrants shall be placed at the locations specified by the Building Codes and Planning Division and the Yakima Fire Department. All lots must be provided with adequate fire flow.
16. All permits required by the Yakima Regional Clean Air Authority shall be obtained and a copy provided to the City of Yakima Code Administration prior to commencement of site preparation. The developer shall designate during working hours a responsible party to serve as contact for suspected air quality violations.
17. 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.
18. A NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required. The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. Permit coverage and erosion control measures must be made at least 30 days prior to construction. These Plans and control measures must be reviewed and approved by the City of Yakima's engineering Division prior to construction.

19. The topography north of the planned development includes a natural hillside that appears to drain through Rainier Court. The applicant's Drainage Report will need to address this per YMC 7.83.140.
20. A final binding stormwater and drainage control plan for the entire property shall be submitted and approved by the City's Engineering Division prior to construction of improvements for any area of the development.
21. Grading and/or building permits shall not be issued without the project site first passing an erosion control inspection.
22. All addresses shall be as specified in Exhibit "A" of this report. All addresses must be clearly shown on the face of the final plat as required by RCW 58.17.280.
23. This plat shall be subject to the following notes, which must be placed on the face of the plat:
 - a. The addresses shown on this plat are accurate as of the date of recording, but may be subject to change. The City of Yakima Building Codes Division is responsible for the confirmation or reassignment of addresses at the time of building permit issuance.
 - b. The owners shown hereon, their grantees and assignees in interest hereby covenant and agree to retain all surface water generated within the plat on-site.
 - c. Drainage swales identified on the Plat shall be clearly labeled "unbuildable" for future development, and shall be used solely for drainage swale and maintenance thereof.
24. Irrigation approval, if any is required, shall be shown on the face of the final plat.
25. Lighting shall be provided to illuminate any off street parking or loading spaces used at night. When provided, lighting shall be directed to reflect away from adjacent properties.
26. During project construction, all contractors shall adhere to the City of Yakima noise regulations regarding hours of construction.
27. All other requirements of the zoning and subdivision ordinance, although not specifically set forth herein, shall be complied with in their entirety.
28. Upon preliminary plat approval, the applicant has five years to submit the final plat. Thereafter, 30 days prior to the expiration of said approval the applicant must submit to the City Council a written request asking to extend the approval period for a maximum period of one year.

RECOMMENDED this 11th day of March, 2020.

By: _____

**Jacob Liddicoat, Chair
Yakima Planning Commission**

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EXHIBIT LIST

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DEPARTMENT OF COMMUNITY DEVELOPMENT

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CITY OF YAKIMA PLANNING DIVISION'S

FINDINGS OF FACT, CONCLUSIONS & RECOMMENDATION

TO THE CITY OF YAKIMA PLANNING COMMISSION

for

REQUEST FOR PRELIMINARY LONG PLAT

File Number(s): PLP#003-19 & SEPA#041-19 & TCO#010-19

APPLICANT:	Columbia Ridge Homes LLC
APPLICANT ADDRESS:	404 S 51 st Ave., Yakima, WA 98908
PROJECT LOCATION:	Vicinity of N 92 nd Ave & Summitview Ave
NAME OF PLAT:	Rainier Court – Phases 2, 3, & 4
TAX PARCEL NUMBERS:	181319-21003, -22005, -23402, & -24009
DATE OF REQUEST:	December 3, 2019
DATE OF RECOMMENDATION:	February 12, 2020
STAFF CONTACT:	Colleda Monick, Community Development Specialist

I. DESCRIPTION OF REQUEST:

On December 3, 2019, the City of Yakima Department of Community Development received an application to subdivide three parcels and a portion of a fourth parcel totaling approximately 26 acres into 78 single-family residential lots in the R-1 zoning district. The proposed plat includes a Tract "A" to be subdivided and developed in a future phase.

II. SUMMARY OF RECOMMENDATION:

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

III. FACTS:

A. Statement of Cause:

Pursuant to YMC Ch. 14.20, the applicant's statement in the Preliminary Long Plat application dated December 3, 2019 – This proposed plat will subdivide approximately 26 acres into 78 Single-Family lots. Lot sizes will range from approximately 7,839 sq ft to 34,802 sq ft. The lots will have frontage on a public roadways which will be improved as part of this project.

B. Comprehensive Plan.

The 2040 Comprehensive Plan and Future Land Use Map designates the subject property as suitable for Low Density Residential development. Single-family detached dwellings are the predominant dwelling type. Other dwelling types may be allowed under certain circumstances, such as accessory dwellings and cottage housing. The permitted density

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

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

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

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

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

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

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

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

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

Goal 5.2. Preserve and improve existing residential neighborhoods.

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

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

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

C. Urban Area Zoning Ordinance.

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

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

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

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

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

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

D. Environmental Review.

This project (SEPA#041-19) underwent a State Environmental Policy Act review and a Mitigated Determination of Nonsignificance (MDNS) was issued on January 16, 2020. No appeals have been filed with the City of Yakima.

E. Processing.

1. The application for a Preliminary Long Plat was received on December 3, 2019.
2. The proposed plat is larger than nine lots, and is therefore being processed under the provisions of YMC Ch. 14.20 & 6.88.
3. The application was deemed complete for processing on December 11, 2019.
4. A SEPA MDNS was issued for this plat on January 16, 2020, no appeals have been filed.

5. Pursuant to RCW Ch. 58.17, YMC § 1.42.030 and YMC § 14.20.100, the City of Yakima Planning Commission (Planning Commission) is authorized to make a recommendation for approval or disapproval, with written findings of fact and conclusions to support the recommendation to the City Council on preliminary plats. Within ten working days of the conclusion of a hearing, unless a longer period is agreed to in writing by the applicant, the Planning Commission shall render a written recommendation which shall include findings and conclusions based on the record.

6. **Public Notice:** Public notice for this application and hearing was provided in accordance with: YMC Title 14, Subdivision Ordinance; YMC Title 15, Urban Area Zoning Ordinance and YMC Title 16, Development Permit Regulations and include the following actions and dates:

- | | |
|---|-------------------|
| a. Date of Application: | December 3, 2019 |
| b. Date of Developer's Notice of Complete Application: | December 11, 2019 |
| c. Date of Notice of Application: | December 19, 2019 |
| d. Date of Posting of Land Use Action Sign on the Property: | December 19, 2019 |
| e. Date of Mailing of Notice of MDNS: | January 16, 2020 |
| f. Notice of Public Hearing | December 19, 2019 |

7. **Public Comment:**

The twenty-day public comment period for this application occurred from December 19, 2019, to January 8, 2020. At the conclusion of the public comment period, the City of Yakima received 17 public comments addressing the environmental impacts and compatibility of the proposed development.

Public Comments Analysis (*staff response in italics*): This list identifies the nature of the comments received from parties of record, based on frequency:

- **Required Height Restrictions/View Obscuring/Limit to one-story only (12):** *YMC § 15.05.030 Table 5.1 allows for a maximum building height in the R-1 zoning district of 35 ft.*
- **Decreases Property Value (9):** *The property is zoned R-1, which allows Single-Family Residential as a Type (1) permitted use.*
- **Restrictive Covenants (existing) (8):** *The City of Yakima does not have the authority to enforce private covenants.*
- **Required Dust Abatement Mitigation (6):** *The YRCAA is the primary agency responsible for regulating air pollution in Yakima County and should be contacted directly if there exists concerns for fugitive dust. On January 16, 2020, a Mitigated Determination of Nonsignificance was issued with the following required mitigation measure: "Applicant shall file a Dust Control Plan with the Yakima Regional Clean Air Agency (YRCAA) and get approval, prior to the start of any work."*
- **Required Design Standards/Aesthetics (6):** *Design standards enforced by the city of Yakima include; lot size, lot coverage, setbacks, and building height. The city does not have standards related to style or materials.*
- **Stormwater Drainage/Water Runoff Concerns/Locations (5):** *Complete stormwater design plans, specifications and runoff/storage calculations*

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supporting the stormwater design are required pursuant to the Eastern Washington Stormwater Manual and City of Yakima standards. These plans and control measures must be completed by a licensed Professional Engineer and then be reviewed and approved by the City of Yakima Surface Water Engineer prior to construction. Grading and/or building permits shall not be issued without the project site first passing an erosion control inspection.

- **Net Residential Density is too Great/ Lot Sizes Should be Bigger (5):** Minimum lot size requirements for the R-1 zoning district is 6,000 sq ft and the maximum density is 7 units/acre. This development includes lot sizes in a range from 7,839 sq ft to 34,802 sq ft. Additionally, the proposed 78 lots on 26 acres equates to 3 units/acre.
- **Concerns Regarding Heavy Traffic/ Traffic Control Measures for Summitview Ave Access (9):** Summitview Ave is a 4 lane minor arterial with approximately 10,000 Average Daily Trips and has an operational level of service "A" for reserve capacity. The proposed 78 homes do not negatively impact level of service. Traffic calming measures are recommended along the straightaways of Rainier Drive, N. 90th and N. 89th Ave. The application has been reviewed and approved for consistency with YMC 12.08 Transportation Capacity management Ordinance.
- **Concerns Regarding Available Irrigation/Water Flow (5):** Historically, this land was once all orchards that were supported by Tieton Irrigation; they would be responsible for assuaging irrigation flow concerns. Tieton Irrigation was notified of this proposal and did not submit comments. Nob Hill water has capacity to serve this development.
- **Concerns Regarding Environmental Toxins/Soil Testing (4):** On January 16, 2020, a Mitigated Determination of Nonsignificance was issued with the following required mitigation measure: "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." The Department of Ecology is the primary agency responsible for managing the MTCA, the City of Yakima does not have permit authority over soil testing.
- **Vacating N 92nd Ave (4):** A Right-of-way vacation application will need to be applied for which includes a public process. If any portion (or all) of N. 92nd is approved for vacation, alternate public access must be provided.
- **Do not want a change of address (3):** At this time, there are no proposed address changes to existing residences within city limits.
- **Lack of privacy (3):** Proposed use and residential density meets city standards.
- **Fire Hazard Mitigation Request/Weed Control (2):** A code compliance case can be started should hazardous vegetation exist. "Hazardous vegetation" means vegetation that is dry and combustible exceeding twelve inches in height which may cause a fire hazard to the immediate and surrounding areas. Hazardous vegetation includes, but is not limited to, trees, shrubs, grass, weeds,

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bushes, vines and other plant materials, including but not limited to clippings, fallen leaves or branches.

- **Property lines drawn incorrectly; Lot 99 (1):** *Preliminary plans do show inconsistent lot lines; an updated site plan will be required.*
- **Maintenance of lots around roundabout (1):** *City staff recommends a Development Agreement or HOA for long-term maintenance of drainage swells and undevelopable parcels.*
- **Requesting access to Rainier Drive via proposed drainage swell (1):** *Access is provided via N. 92nd Ave. Property owner would need to work with the developer to obtain alternate access.*
- **Requesting access to city utilities (1):** *Current property owner(s) wishing to gain access to utilities, will need to work with developer regarding extension or access easements.*
- **Road construction timeline (1):** *The applicant has 5 years to complete the preliminary plat requirements which may include road construction, water, sewer, etc., and has indicated the following timeline: Phase 2 is to be completed first with plat completion in 2020 or 2021, followed by Phases 3 & 4 in the five years allowed for preliminary plats. Phase 5 by separate application.*
- **Requesting Information Regarding Telephone/Internet Connections/Providers (1):** *These are not city utilities, so the city has no oversight.*
- **Noise Control (1):** *Sounds created by construction are allowed from six a.m. to ten p.m. weekdays and from eight a.m. to ten p.m. Sundays and legal holidays. A code compliance case can be filed with the city for non-compliance of ordinance YMC 6.04.180.*
- **There is Not a Demand for This Much Housing (1):** *The city's 2020 comp plan estimates a need of 320 units be built annually to support the current growth projection. This is based off an average house hold size (2.68 people) divided into our projected population growth (17,167) over a 20 year timeline.*
- **Designated School Bus Loading/Unloading Zone (1):** *West Valley School District was notified and did not submit any comments.*
- **Comment Period/Notice Timeline Rushed (1):** *Applications shall be reviewed for completeness within twenty-eight days after receiving an application in accordance with YMC 16.04.010; if accepted as complete, the division shall begin processing the application in accordance with this chapter, and Title 16, Administration of Development Permit Regulations. As per code, appropriate comment periods and notices were followed.*
- **Loss of Nesting Habitat (1):** *The city did not receive any comments during the 20-day comment period from the Department of Fish and Wildlife regarding a concern for habitat loss due to this project.*
- **Speed Bumps (1):** *In 2018, the Yakima City Council updated the policy for reviewing and prioritizing neighborhood requests for traffic calming, including the development of traffic control plans. Funding and implementation of specific*

projects by the City is dependent upon traffic conditions meeting minimum threshold requirements.

Initiation of the traffic study process requires submittal of a petition by the neighborhood representing thirty percent (30%) of the addressed parcels along the section of road where traffic calming is requested. Petition forms can be found at these links or the neighborhood may create their own but the same basic information is required.

(<https://www.yakimawa.gov/services/streets/neighborhood-traffic-program/>)

Additionally, Streets & Traffic are recommending redesign to provide for traffic calming features.

- **N 92nd Ave is too Close to Newly Created Road (1):** City Engineering and Streets & Traffic did not have the same concern.
- **Oppose Roundabout Location (1):** Phase 5 of this development includes a gated community to the northwest of the roundabout, therefore serving as a turnaround point for vehicles who do not have access to Phase 5 or the parcels to the north.
- **Concerned About Tieton Irrigation Access Road (1):** Tieton Irrigation was notified of this project and did not submit any comments during the comment period.
- **Wouldn't Have Purchased Home if I had Known They Were Building More (1):** The RCW allows subdivision of any parcel that meets local and state regulations.
- **Suggests the City Review Submittal and Provide Findings (1):** The city reviews all projects including findings, which are included in this report.
- **Concerns about Lot 39 (1):** Lot 39 is shown as a flag lot which will most likely include a utility easement and will be the lot's driveway access point. Concerns related to conversations previously had with the developer about future lot development should be directed to the developer.

8. Development Services Team (DST) Review: The proposal was reviewed by the DST team on January 7, 2020. Final comments of the DST members are summarized below.

a. Codes:

- i. Preliminary addressing for the Plat can be found in Exhibit "A".
- ii. Pursuant to the International Fire Code, fire hydrants will be required along streets at a maximum of every 500 feet to provide required fire flow coverage for proposed structures.
- iii. These findings are not intended to be an exhaustive review of this proposal.

b. Engineering:

- i. An ENG permit will be required for all civil work to be done on site, and a right of way permit will be required for all work done within the city right of way.
- ii. YMC 8.60 and 12.05 – New curb, gutter and sidewalk, including associated pavement widening and storm drainage, shall be installed along the site's frontage on Summitview and all site access streets. New sidewalk shall be constructed per standard detail R5, including approved ADA ramp at

- intersection. 7' sidewalk along Summitview frontage and 5' sidewalk along all site access streets. Street section shall conform to standard detail R3.
- iii. YMC 8.64 – A residential driveway approach is required which meets the requirements of this chapter and standard detail R4. Driveway width shall be a max. of 20'.
 - iv. YMC 8.67 and 12.05 – Existing curb and gutter along frontage that is unfit or unsafe shall also be repaired/replaced. New sidewalks shall be constructed per standard detail R5.
 - v. YMC 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way.
 - vi. YMC 12.02 – Easements shall be established per this chapter.
 - vii. YMC 12.06.020 – Right of way – Summitview is classified as a Minor Arterial requiring a total of 80' of right of way (40' half width). Adequate right of way shall be dedicated to provide for 40' width along frontage. All interior roads is classified as a Local Access, requiring a total of 50' of right of way.
 - viii. 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.
 - ix. YMC 15.06.065 - No driveway approach on a local access street may be located closer to the street intersection corner than thirty feet as measured from the property line at the corner.
 - x. All improvements and shall be completed prior to Certificate of Occupancy.
 - xi. Turnarounds are to be provided during each phase of the construction at the ends of all roadways.
 - xii. No private roads are to be sole access to public roads, all public roads are to adhere to city standards.
 - xiii. Drainage swales and other community storm drainage are to be maintained by the community and are not to reside within city right of way.
 - c. Nob Hill Water
 - i. Nob hill water can serve Rainier Court phases 2, 3, 4, and 5.
 - ii. Developer will need to submit finalized engineered plans for development.
 - iii. Nob Hill Water will supply cost estimate at time of finalized plans.
 - d. Surface Water
 - i. As this project involves clearing or grading one acre or more, a Large Project Stormwater Permit shall be required from the applicant. The requirements of a Large Project Stormwater Permit are:
 - Drainage plan(s) and calculations
 - Stormwater maintenance agreement and plan
 - Proof that the maintenance agreement was recorded in the Yakima County Auditor's Office
 - Construction Stormwater Pollution Prevention Plan (SWPPP) or Erosivity Waiver. The Construction SWPPP (or Erosivity Waiver Certificate Statement) shall be reviewed and approved by the Surface Water Engineer prior to any grading or construction.
 - In lieu of turning in a Construction Stormwater Pollution Prevention Plan, the applicant can satisfy this requirement by obtaining a Construction Stormwater General Permit through the Washington State

Department of Ecology. A copy of the signed General Permit shall be delivered to the Surface Water Engineer.

- A narrative explaining how Core Elements 1-8 are being satisfied.
- ii. The topography north of the planned development includes a natural hillside that appears to drain through Rainier Court. The applicant's Drainage Report will need to address this per YMC 7.83.140.b(14) The overflow of runoff in excess of the design storm quantities must be situated or directed to where it would have overflowed under the conditions existing prior to proposed development. The capacity of the drainage course downstream of the development may be required to be evaluated.
- iii. Grading and/or building permits shall not be issued without the project site first passing an erosion control inspection.
- iv. Complete stormwater design plans, specifications and runoff/storage calculations supporting the stormwater design are required pursuant to the Eastern Washington Stormwater Manual and City of Yakima standards. These plans and control measures must be completed by a licensed Professional Engineer and then be reviewed and approved by the City of Yakima Surface Water Engineer prior to construction.
- v. As UIC Registration - Stormwater
In accordance with the August 2019 edition of the Department of Ecology's Stormwater Management Manual for Eastern Washington (SMMEW), Underground Injection Control (UIC) wells constructed on or after February 3, 2006 are considered new and must be registered with the Department of Ecology (DOE) 60 days prior to construction. UIC wells that receive polluted runoff shall retain the larger of the 100-year 3-hour and 100-year 24-hour storms and shall be designed for treatment using Table 5.23 of the SMMEW.
- e. Streets and Traffic
 - i. The overall development shows 99 lots with 3 access points to Summitview. The three roads are significant downhill grades on straight or nearly straight alignments, two of which pass through existing neighborhoods. The developer should be required to design in or otherwise provide for traffic calming features on these roadways to limit probable speeding issues.
 - ii. In addition, this is a large number of new homes in close proximity to Apple Valley School on 88th Avenue across Summitview Avenue. The developer should be required to contribute towards a HAWK or similar pedestrian signal on Summitview to provide for safer crossing by school aged children.
- f. Wastewater
 - i. Sewer is available. Sewer will need to be constructed to serve entire site per YMC Title 12 and City Engineering standards.
- g. Yakima Clean Air Agency
 - i. 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; and
 - ii. This project is located within Yakima's Urban Growth Area; therefore, burning is prohibited at all times;
- h. Washington State Department of Ecology

- i. 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.
- ii. If the 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, with questions about this permit.

IV. APPLICABLE LAW:

- A. **YMC § 15.05.020 (H): Site design requirements and standards: Access Required:**
All new development shall have a minimum of twenty-feet of lot frontage upon a public road or be served by an access easement at least twenty feet in width. The purpose of this standards is to provide for vehicular access to all new development; provided, the construction of single-family on existing legally established lots is exempt from the requirements of this section.
- B. **YMC § 15.05.030 (A): Creation of new lots – Subdivision Requirements: Table of Subdivision Requirements:**
 - Establishes basic development criteria for lot size and width that must be met when reviewing an application for a new subdivision. For single-family dwelling construction in the R-1 zoning district, the required minimum lot size is 6,000 square feet.
- C. **YMC § 15.05.055(1) New Development Improvement Standards**
Fire apparatus access roads for multiple-family residential developments and one- or two-family residential developments shall be subject to the provisions of Sections D106 and D107, respectively, of Appendix D of the International Fire Code (2009 Edition).

Additionally, such residential developments shall be subject to the requirements of Section D105 of Appendix D, International Fire Code (2009 Edition), pertaining to aerial fire apparatus roads, as applicable. All provisions of the International Fire Code referenced above are hereby adopted and incorporated herein by this reference, as now existing or as hereafter amended and adopted by the city. Minimum requirements for the primary and secondary access will be at least twenty feet wide, unobstructed, paved lanes.

D. YMC § 12.02.010 Establishment of Easements:

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

E. YMC § 12.02.020 Easement location and width:

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

F. YMC § 12.03.010 Sewer service required:

All new lots and development shall be served by a sanitary sewer line located adjacent to the lot or development site.

G. YMC § 12.03.040 Minimum sewer line size:

The minimum size for public sewer lines is eight inches in diameter.

H. YMC § 12.03.070 Side sewer service:

Each building containing sanitary facilities shall be served by a separate private side sewer line from a public main.

I. YMC § 12.04.010 Water service required:

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

J. YMC § 12.04.020 Water line extension required:

Water lines shall be extended to the point where the adjoining property owner's responsibility for further extension begins. This typically requires extension across the street or easement frontage of the developing property. In some cases it will require

dedication of on easement and a line extension across the property or extension along two or more sides of the developing property. Extensions will be consistent with and implement the City's adopted water comprehensive plan.

K. YMC § 12.04.040 Minimum size and material standards:

New water lines in the city of Yakima water system shall be constructed of Class 52 ductile iron and shall be a minimum of eight inches in diameter. Improvements and additions to the Nob Hill Water Company system shall conform to the requirements of Nob Hill Water Company.

L. YMC § 12.05.010 Sidewalk installation required:

"Sidewalks shall be installed along both sides of all new, improved, and reconstructed streets..."

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

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

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

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

O. RCW 58.17.110 and YMC 14.20.120:

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

V. FINDINGS:

1. The majority of the subject properties are currently vacant, with the exception of a single family home, which will be separated from the plat.
2. This proposed preliminary plat is approximately 26 acres in size and has been designed for single-family residences. Tract A to be subdivided and developed in a future phase.
3. The Preliminary Long Plat is occurring as a single action and thus the density calculation is based upon a single action of dividing 26 acres in to 78 residential lots.

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4. The density calculations are listed below:

Density for the proposed development as a whole:

Square footage for total lots = ~876,950 square feet

→ ~876,950 square feet / 43,560 square feet per acre

→ = 20 acres

→ = 78 dwelling units / 20 acres

→ = 3.95 Dwelling Units Per Net Residential Acre

5. The preliminarily platted right-of-way of Rainer Dr., Hawthorne Ave, Lincoln Ave, No. 90th Ave, and No. 89th Ave., are classified as residential access streets, requiring a total of 50 feet of right-of-way.
6. A right-of-way vacation will be required for the proposed vacation of the north half of No. 92nd Ave. and a public access street will need to be provided for the parcels to the north, should the right-of-way vacation be approved.
7. Full street improvements will be required for the proposed extensions of No. 90th Ave, and No. 89th Ave.
8. Summitview is classified as a Minor Arterial requiring a total of 80' of right of way (40' half width). Adequate right of way shall be dedicated to provide for 40' width along frontage. All interior roads is classified as a Local Access, requiring a total of 50' of right of way.
9. All drainage swells and parcels too small for development shall be indicated on the plat as individual tracts out of city right-of-way, and be included in a maintenance and development agreement.
10. Environmental Review was completed for this development, and a MDNS was issued on January 16, 2020.

11. **URBAN AREA ZONING ORDINANCE (UAZO)**

Zoning: The subject property is zoned Single-Family Residential (R-1).

- a. **Lot Coverage:** The maximum lot coverage permitted in the R-1 zoning district is 60% and all lots will comply with that limitation.
- b. **Lot Size:** The preliminary plat indicates lot sizes that range from 7,389 sq ft to 34,802 sq ft. Table 5-2 of Chapter 15.05 of the UAZO provides that the minimum lot size for single family construction is 6,000 square feet.
- c. **Lot Width:** Table 5-2 of Chapter 15.05 of the UAZO prescribes a minimum lot width of 50 feet for detached single family dwelling units. All proposed lots meet or exceed the minimum requirement.
- d. **Density:** With a density of about 3 dwelling units per net residential acre (3.95 du/nra), the proposed preliminary plat complies with YMC § 15.05.030(B) and

Table 4-1 of Chapter 15.04 of the UAZO which prescribe a maximum of seven (7) dwelling units per net residential acre in the R-1 zone.

12. SUBDIVISION ORDINANCE:

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

- a. The proposed subdivision must be consistent with the provisions of the urban area zoning ordinance;
- b. The proposed subdivision must be consistent with the city of Yakima's comprehensive plan;
- c. The proposed subdivision must be consistent with the provisions of this title; and
- d. As required by RCW Chapter 58.17, the proposed subdivision must make appropriate provisions for:
 - i. **Public health, safety, welfare:** The construction of new single-family dwellings will complement adjacent uses will promote the public health, safety and general welfare insofar as there is a need in this community for additional housing and insofar as this proposed preliminary plat would be required to comply with all applicable City development standards, and all conditions of approval specified by the City of Yakima Planning Commission.
 - ii. **Open spaces:** The proposed lots are larger than minimum sizes required in the R-1 zoning district. Lot coverage of 60% or less in the R-1 zoning district will provide adequate light and air for future residents in accordance with the standards in the zoning ordinance without additional open spaces.
 - iii. **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.
 - iv. **Streets, alleys, and other public ways:** The subject property has frontage upon Summitview Ave., designated as a Minor Arterial street which requires 60-feet of right-of-way. The subject property also has frontage upon Rainier Dr., Hawthorne Ave., No. 91st Ave., and No. 89th Ave., which are designated as a Residential Access streets, requiring a total of 50 feet of right-of-way.
 - v. **Transit Stops:** Yakima Transit Route 1 passes the proposed subdivision along Summitview Ave.
 - vi. **Water supplies:** Public water is required to be used for domestic and fire flow purposes. An adequate water supply for this development is available from Nob Hill Water Company.
 - vii. **Sanitary waste disposal:** Public sewer is required to service all lots. A City of Yakima sewer main lies within Summitview Ave., south of the proposed development, and is capable of being extended to handle the

- demands of this development.
- viii. **Parks and playgrounds:** Open space, parks, recreation, and playgrounds are located approximately within 2.5 miles of this subdivision due to the proximity of West Valley Park. The proposed preliminary plat is not located in a planned parks and recreation area. Provisions for parks and recreation areas are not necessary within the proposed preliminary plat due to the size, number and location of the proposed lots and provisions for playgrounds exist at the schools which children within the proposed preliminary plat would be attending, and could also be individually provided on the lots themselves which are of a size which would allow for playground areas as needed or desired.
 - ix. **Sites for schools:** Apple Valley Elementary School is located approximately within 0.4 miles, West Valley Middle School is located approximately within 2.9 miles, and West Valley School is located approximately within 2.0 miles of this subdivision.
 - x. **Sidewalks:** Sidewalks are required and will be provided along this developments frontage.
 - xi. **Other planning Features that Assure Safe Walking Conditions for Students Who Walk to and From School:** Future plans for a Hawk crossing system at No. 88th Ave is required.

13. Based upon standards above, a finding that the public use and interest will be served by the approval of this subdivision: This proposed 78-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.

14. **TRANSPORTATION CONCURRENCY:**

This application was reviewed and approved for consistency with YMC 12.08 Transportation Capacity Management Ordinance on February 4, 2020. The proposed development will not exceed the PM peak hour capacity of the City Arterial street system and reserve capacity exists on all impacted streets. This review does not include any site development or safety issues which may be discussed at the project level or SEPA review.

15. **TIME LIMITATION:**

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

VI. CONCLUSIONS:

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

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2. The proposed subdivision meets the density standards of the R-1 zoning district having 3 dwelling units per net residential acre (3.95 du/nra).
3. The proposed Preliminary Long Plat has primary access via Summitview Ave and new interior local access streets.
4. Affected streets have sufficient capacity for this proposal.
5. This proposed plat serves the public use and interest and provides for the possibility of creating new additional housing within the City of Yakima.
6. The Planning Commission has jurisdiction to review a recommendation to City Council. (RCW Ch. 58.17, YMC § 1.42.030, and YMC § 14.20.100)
7. This recommendation is based upon a project narrative and site plan received December 3, 2019, and additional materials that have been secured from the applicant, their consultants, and other agencies.
8. A Mitigated Determination of Nonsignificance (MDNS) was issued on January 16, 2020.
9. This preliminary subdivision complies with the goals and objectives of the 2040 Comprehensive Plan, the intent and purpose of the R-1 zoning district, the provisions of the Urban Area Zoning Ordinance, Subdivision Ordinance, Title 12's Development Standards and Chapter 12.08 the Traffic Concurrency Ordinance.
10. During project review it has been found that this request is in compliance with YMC §16.06.020 (B) for making a Determination of Consistency as follows:
 - a. The proposed use is permitted within the R-1 zoning district.
 - b. The proposed development is consistent with densities deemed appropriate for the R-1 zoning district by the Yakima Municipal Code, and is similar to densities of surrounding subdivisions.
 - c. This proposal is consistent with existing development regulations for this location.
11. The proposed plat complies with the provisions of RCW 58.17.110 and YMC 14.20.100, providing appropriately for: the public health, safety, and general welfare, open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, sidewalks and other planning features that assure safe walking conditions for citizen of the neighborhood.

VII. RECOMMENDATION

The Planning Division recommends that the 78-lot subdivision known as "Rainier Court – Phases 2, 3, & 4" be approved subject to the following conditions:

1. A Right-of-Way Vacation shall be applied for, for the vacation of the northern most portion of N. 92nd Ave. If approved, public access must be provided for the lots using the ROW to be vacated.

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2. The applicant shall submit and gain approval of civil engineered plans which provide for design of all Title 12 development standards, including but not limited to curb, gutter, sidewalk, street lighting, stormwater, and street design.
3. Prior to approval of the final plat, all approved improvements shall be constructed or financially secured according to the standards and requirements of the City Engineer and YMC Title 12.
4. All lots shall be served with public water from the Nob Hill Water Company. No individual domestic or irrigation wells shall be permitted for any of the lots. Prior to final plat approval, written verification from Nob Hill Water must be submitted to the Planning Division indicating that all construction required to provide each lot with domestic water has been completed and the fees paid.
5. All lots shall be provided with public sewer service according to YMC Title 12 standards. Prior to final plat approval, written verification from the City of Yakima Engineering Department must be provided to the Planning Division indicating that all sewer extensions have been completed and inspected or financially secured.
6. A minimum 8-foot wide public utility easement must be provided adjacent to all public road rights-of-way.
7. Easements for new and/or future utilities shall be a minimum of 16-feet in width, provided that the width of easements for buried utilities will be twice the depth of the planned excavation.
8. All public and private utilities shall be located underground, with the exception of telephone boxes and such similar structures.
9. Turnarounds shall be as approved by the City Engineer, and provided during each phase of the construction at the ends of all roadways.
10. No private roads are to be sole access to public roads, all public roads are to adhere to city standards.
11. The developer shall be required to design in or otherwise provide for traffic calming features on Rainier Drive, N. 90th and N. 89th roadways to limit probable speeding issues.
12. Prior to final plat approval, all drainage swales and other land not dedicated to the City of Yakima for rights-of-way shall be maintained and held by an HOA created by the developer. In the event an HOA is not created, or is disbanded, each and every property owner within the Plat shall be equally responsible for all drainage swales, land on the plat not dedicated to the City of Yakima for rights-of-way or part of any lot, or any other common area or property indicated on the Plat.
13. All public and private utilities to be located within public road rights-of-way must be constructed prior to the start of road construction.

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14. The developer shall contribute towards a HAWK or similar pedestrian signal on Summitview to provide for safer crossing by school aged children.
15. Fire hydrants shall be placed at the locations specified by the Building Codes and Planning Division and the Yakima Fire Department. All lots must be provided with adequate fire flow.
16. All permits required by the Yakima Regional Clean Air Authority shall be obtained and a copy provided to the City of Yakima Code Administration prior to commencement of site preparation. The developer shall designate during working hours a responsible party to serve as contact for suspected air quality violations.
17. 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.
18. A NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required. The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. Permit coverage and erosion control measures must be made at least 30 days prior to construction. These Plans and control measures must be reviewed and approved by the City of Yakima's engineering Division prior to construction.
19. The topography north of the planned development includes a natural hillside that appears to drain through Rainier Court. The applicant's Drainage Report will need to address this per YMC 7.83.140.
20. A final binding stormwater and drainage control plan for the entire property shall be submitted and approved by the City's Engineering Division prior to construction of improvements for any area of the development.
21. Grading and/or building permits shall not be issued without the project site first passing an erosion control inspection.
22. All addresses shall be as specified in Exhibit "A" of this report. All addresses must be clearly shown on the face of the final plat as required by RCW 58.17.280.
23. This plat shall be subject to the following notes, which must be placed on the face of the plat:
 - a. The addresses shown on this plat are accurate as of the date of recording, but may be subject to change. The City of Yakima Building Codes Division is responsible for the confirmation or reassignment of addresses at the time of building permit issuance.
 - b. The owners shown hereon, their grantees and assignees in interest hereby covenant and agree to retain all surface water generated within the plat on-site.

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c. Drainage swales identified on the Plat shall be clearly labeled "unbuildable" for future development, and shall be used solely for drainage swale and maintenance thereof.

24. Irrigation approval, if any is required, shall be shown on the face of the final plat.
25. Lighting shall be provided to illuminate any off street parking or loading spaces used at night. When provided, lighting shall be directed to reflect away from adjacent properties.
26. During project construction, all contractors shall adhere to the City of Yakima noise regulations regarding hours of construction.
27. All other requirements of the zoning and subdivision ordinance, although not specifically set forth herein, shall be complied with in their entirety.
28. 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.

Exhibit A

**Preliminary Addressing for the Plat of Rainier Court – Phase 2, 3, 4 and Future Phase 5
(UPDATED FEBRUARY 18, 2020)**

2/18/2020	Lot #	Rainier Court - Phases 2, 3 & 4
	1	202 Rainier Dr
	2	204 Rainier Dr
	3	206 Rainier Dr
	4	208 Rainier Dr
	5	209 Rainier Dr
	6	207 Rainier Dr
	7	211 Rainier Dr
	8	213 Rainier Dr
	9	210 Rainier Dr
	10	212 Rainier Dr
	11	217 Rainier Dr
	12	215 Rainier Dr
	13	219 Rainier Dr
	14	221 Rainier Dr
	15	214 Rainier Dr
	16	216 Rainier Dr
	17	300 Rainier Dr
	18	302 Rainier Dr
	19	304 Rainier Dr
	20	306 Rainier Dr
	21	400 Rainier Dr
	22	401 Rainier Dr / 9105 Hawthorne Dr
	23	9103 Hawthorne Dr
	24	305 Rainier Dr / 9106 Hawthorne Dr
	25	9104 Hawthorne Dr
	26	9102 Hawthorne Dr
	27	9101 Hawthorne Dr / 400 N 91st Ave
	28	402 N 91st Ave
	29	404 N 91st Ave
	30	9007 W Lincoln Ave
	31	9005 W Lincoln Ave
	32	9003 W Lincoln Ave
	33	9004 W Lincoln Ave / 403 N 91st Ave
	34	401 N 91st Ave
	35	309 N 91st Ave
	36	307 N 91st Ave / 9003 Hawthorne Dr

	Lot #	Rainier Court - Phases 2, 3 & 4
	37	9004 Hawthorne Dr
	38	302 N 90th Ave
	39	304 N 90th Ave
	40	306 N 90th Ave / 9002 Hawthorne Dr
	41	9001 Hawthorne Dr / 308 N 90th Ave
	42	402 N 90th Ave
	43	404 N 90th Ave
	44	406 N 90th Ave / 9002 W Lincoln Ave
	45	405 N 90th Ave / 8904 W Lincoln Ave
	46	403 N 90th Ave
	47	401 N 90th Ave
	48	309 N 90th Ave
	49	307 N 90th Ave
	50	305 N 90th Ave
	51	303 N 90th Ave
	52	301 N 90th Ave
	53	302 N 89th Ave
	54	301 N 89th Ave
	55	305 N 89th Ave
	56	304 N 89th Ave
	57	306 N 89th Ave
	58	308 N 89th Ave
	59	309 N 89th Ave
	60	313 N 89th Ave
	61	310 N 89th Ave
	62	402 N 89th Ave
	63	317 N 89th Ave
	64	403 N 89th Ave
	65	404 N 89th Ave
	66	406 N 89th Ave / 8902 W Lincoln Ave
	67	409 N 89th Ave
	68	415 N 89th Ave
	69	8901 W Lincoln Ave / 412 N 89th Ave
	70	416 N 89th Ave
	71	422 N 89th Ave
	72	419 N 89th Ave

	Lot #	Rainier Court - Phases 2, 3 & 4
	73	423 N 89th Ave
	74	427 N 89th Ave
	75	431 N 89th Ave
	76	426 N 89th Ave
	77	430 N 89th Ave
	78	435 N 89th Ave

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

Planning Division
Joseph Calhoun, Manager
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CITY OF YAKIMA PLANNING DIVISION'S
FINDINGS OF FACT, CONCLUSIONS & RECOMMENDATION
TO THE CITY OF YAKIMA PLANNING COMMISSION
for

REQUEST FOR PRELIMINARY LONG PLAT

File Number(s): PLP#003-19 & SEPA#041-19 & TCO#010-19

APPLICANT:	Columbia Ridge Homes LLC
APPLICANT ADDRESS:	404 S 51 st Ave., Yakima, WA 98908
PROJECT LOCATION:	Vicinity of N 92 nd Ave & Summitview Ave
NAME OF PLAT:	Rainier Court – Phases 2, 3, & 4
TAX PARCEL NUMBERS:	181319-21003, -22005, -23402, & -24009
DATE OF REQUEST:	December 3, 2019
DATE OF RECOMMENDATION:	February 12, 2020
STAFF CONTACT:	Colleda Monick, Community Development Specialist

I. DESCRIPTION OF REQUEST:

On December 3, 2019, the City of Yakima Department of Community Development received an application to subdivide three parcels and a portion of a fourth parcel totaling approximately 26 acres into 79 single-family residential lots in the R-1 zoning district. The proposed plat includes a Tract "A" to be subdivided and developed in a future phase.

II. SUMMARY OF RECOMMENDATION:

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

III. FACTS:

A. Statement of Cause:

Pursuant to YMC Ch. 14.20, the applicant's statement in the Preliminary Long Plat application dated December 3, 2019 – This proposed plat will subdivide approximately 26 acres into 79 Single-Family lots. Lot sizes will range from approximately 7,839 sq ft to 34,802 sq ft. The lots will have frontage on a public roadways which will be improved as part of this project.

B. Comprehensive Plan.

The 2040 Comprehensive Plan and Future Land Use Map designates the subject property as suitable for Low Density Residential development. Single-family detached dwellings are the predominant dwelling type. Other dwelling types may be allowed under certain circumstances, such as accessory dwellings and cottage housing. The permitted density

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

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

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

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

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

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

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

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

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

Goal 5.2. Preserve and improve existing residential neighborhoods.

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

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

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

C. Urban Area Zoning Ordinance.

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

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

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

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

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

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

D. Environmental Review.

This project (SEPA#041-19) underwent a State Environmental Policy Act review and a Mitigated Determination of Nonsignificance (MDNS) was issued on January 16, 2020. No appeals have been filed with the City of Yakima.

E. Processing.

1. The application for a Preliminary Long Plat was received on December 3, 2019.
2. The proposed plat is larger than nine lots, and is therefore being processed under the provisions of YMC Ch. 14.20 & 6.88.
3. The application was deemed complete for processing on December 11, 2019.
4. A SEPA MDNS was issued for this plat on January 16, 2020, no appeals have been filed.

5. Pursuant to RCW Ch. 58.17, YMC § 1.42.030 and YMC § 14.20.100, the City of Yakima Planning Commission (Planning Commission) is authorized to make a recommendation for approval or disapproval, with written findings of fact and conclusions to support the recommendation to the City Council on preliminary plats. Within ten working days of the conclusion of a hearing, unless a longer period is agreed to in writing by the applicant, the Planning Commission shall render a written recommendation which shall include findings and conclusions based on the record.

6. **Public Notice:** Public notice for this application and hearing was provided in accordance with: YMC Title 14, Subdivision Ordinance; YMC Title 15, Urban Area Zoning Ordinance and YMC Title 16, Development Permit Regulations and include the following actions and dates:

a. Date of Application:	December 3, 2019
b. Date of Developer's Notice of Complete Application:	December 11, 2019
c. Date of Notice of Application:	December 19, 2019
d. Date of Posting of Land Use Action Sign on the Property:	December 19, 2019
e. Date of Mailing of Notice of MDNS:	January 16, 2020
f. Notice of Public Hearing	December 19, 2019

7. **Public Comment:**

The twenty-day public comment period for this application occurred from December 19, 2019, to January 8, 2020. At the conclusion of the public comment period, the City of Yakima received 17 public comments addressing the environmental impacts and compatibility of the proposed development.

Public Comments Analysis (*staff response in italics*): This list identifies the nature of the comments received from parties of record, based on frequency:

- **Required Height Restrictions/View Obscuring/Limit to one-story only (12):** *YMC § 15.05.030 Table 5.1 allows for a maximum building height in the R-1 zoning district of 35 ft.*
- **Decreases Property Value (9):** *The property is zoned R-1, which allows Single-Family Residential as a Type (1) permitted use.*
- **Restrictive Covenants (existing) (8):** *The City of Yakima does not have the authority to enforce private covenants.*
- **Required Dust Abatement Mitigation (6):** *The YRCAA is the primary agency responsible for regulating air pollution in Yakima County and should be contacted directly if there exists concerns for fugitive dust. On January 16, 2020, a Mitigated Determination of Nonsignificance was issued with the following required mitigation measure: "Applicant shall file a Dust Control Plan with the Yakima Regional Clean Air Agency (YRCAA) and get approval, prior to the start of any work."*
- **Required Design Standards/Aesthetics (6):** *Design standards enforced by the city of Yakima include; lot size, lot coverage, setbacks, and building height. The city does not have standards related to style or materials.*
- **Stormwater Drainage/Water Runoff Concerns/Locations (5):** *Complete stormwater design plans, specifications and runoff/storage calculations*

supporting the stormwater design are required pursuant to the Eastern Washington Stormwater Manual and City of Yakima standards. These plans and control measures must be completed by a licensed Professional Engineer and then be reviewed and approved by the City of Yakima Surface Water Engineer prior to construction. Grading and/or building permits shall not be issued without the project site first passing an erosion control inspection.

- **Net Residential Density is too Great/ Lot Sizes Should be Bigger (5):** Minimum lot size requirements for the R-1 zoning district is 6,000 sq ft and the maximum density is 7 units/acre. This development includes lot sizes in a range from 7,839 sq ft to 34,802 sq ft. Additionally, the proposed 79 lots on 26 acres equates to 3 units/acre.
- **Concerns Regarding Heavy Traffic/ Traffic Control Measures for Summitview Ave Access (9):** Summitview Ave is a 4 lane minor arterial with approximately 10,000 Average Daily Trips and has an operational level of service "A" for reserve capacity. The proposed 79 homes do not negatively impact level of service. Traffic calming measures are recommended along the straightaways of Rainier Drive, N. 90th and N. 89th Ave. The application has been reviewed and approved for consistency with YMC 12.08 Transportation Capacity management Ordinance.
- **Concerns Regarding Available Irrigation/Water Flow (5):** Historically, this land was once all orchards that were supported by Tieton Irrigation; they would be responsible for assuaging irrigation flow concerns. Tieton Irrigation was notified of this proposal and did not submit comments. Nob Hill water has capacity to serve this development.
- **Concerns Regarding Environmental Toxins/Soil Testing (4):** On January 16, 2020, a Mitigated Determination of Nonsignificance was issued with the following required mitigation measure: "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." The Department of Ecology is the primary agency responsible for managing the MTCA, the City of Yakima does not have permit authority over soil testing.
- **Vacating N 92nd Ave (4):** A Right-of-way vacation application will need to be applied for which includes a public process. If any portion (or all) of N. 92nd is approved for vacation, alternate public access must be provided.
- **Do not want a change of address (3):** At this time, there are no proposed address changes to existing residences within city limits.
- **Lack of privacy (3):** Proposed use and residential density meets city standards.
- **Fire Hazard Mitigation Request/Weed Control (2):** A code compliance case can be started should hazardous vegetation exist. "Hazardous vegetation" means vegetation that is dry and combustible exceeding twelve inches in height which may cause a fire hazard to the immediate and surrounding areas. Hazardous vegetation includes, but is not limited to, trees, shrubs, grass, weeds,

bushes, vines and other plant materials, including but not limited to clippings, fallen leaves or branches.

- **Property lines drawn incorrectly; Lot 99 (1):** *Preliminary plans do show inconsistent lot lines; an updated site plan will be required.*
- **Maintenance of lots around roundabout (1):** *City staff recommends a Development Agreement or HOA for long-term maintenance of drainage swells and undevelopable parcels.*
- **Requesting access to Rainier Drive via proposed drainage swell (1):** *Access is provided via N. 92nd Ave. Property owner would need to work with the developer to obtain alternate access.*
- **Requesting access to city utilities (1):** *Current property owner(s) wishing to gain access to utilities, will need to work with developer regarding extension or access easements.*
- **Road construction timeline (1):** *The applicant has 5 years to complete the preliminary plat requirements which may include road construction, water, sewer, etc., and has indicated the following timeline: Phase 2 is to be completed first with plat completion in 2020 or 2021, followed by Phases 3 & 4 in the five years allowed for preliminary plats. Phase 5 by separate application.*
- **Requesting Information Regarding Telephone/Internet Connections/Providers (1):** *These are not city utilities, so the city has no oversight.*
- **Noise Control (1):** *Sounds created by construction are allowed from six a.m. to ten p.m. weekdays and from eight a.m. to ten p.m. Sundays and legal holidays. A code compliance case can be filed with the city for non-compliance of ordinance YMC 6.04.180.*
- **There is Not a Demand for This Much Housing (1):** *The city's 2020 comp plan estimates a need of 320 units be built annually to support the current growth projection. This is based off an average house hold size (2.68 people) divided into our projected population growth (17,167) over a 20 year timeline.*
- **Designated School Bus Loading/Unloading Zone (1):** *West Valley School District was notified and did not submit any comments.*
- **Comment Period/Notice Timeline Rushed (1):** *Applications shall be reviewed for completeness within twenty-eight days after receiving an application in accordance with YMC 16.04.010; if accepted as complete, the division shall begin processing the application in accordance with this chapter, and Title 16, Administration of Development Permit Regulations. As per code, appropriate comment periods and notices were followed.*
- **Loss of Nesting Habitat (1):** *The city did not receive any comments during the 20-day comment period from the Department of Fish and Wildlife regarding a concern for habitat loss due to this project.*
- **Speed Bumps (1):** *In 2018, the Yakima City Council updated the policy for reviewing and prioritizing neighborhood requests for traffic calming, including the development of traffic control plans. Funding and implementation of specific*

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projects by the City is dependent upon traffic conditions meeting minimum threshold requirements.

Initiation of the traffic study process requires submittal of a petition by the neighborhood representing thirty percent (30%) of the addressed parcels along the section of road where traffic calming is requested. Petition forms can be found at these links or the neighborhood may create their own but the same basic information is required.

[\(https://www.yakimawa.gov/services/streets/neighborhood-traffic-program/\)](https://www.yakimawa.gov/services/streets/neighborhood-traffic-program/)

Additionally, Streets & Traffic are recommending redesign to provide for traffic calming features.

- **N 92nd Ave is too Close to Newly Created Road (1):** City Engineering and Streets & Traffic did not have the same concern.
- **Oppose Roundabout Location (1):** Phase 5 of this development includes a gated community to the northwest of the roundabout, therefore serving as a turnaround point for vehicles who do not have access to Phase 5 or the parcels to the north.
- **Concerned About Tieton Irrigation Access Road (1):** Tieton Irrigation was notified of this project and did not submit any comments during the comment period.
- **Wouldn't Have Purchased Home if I had Known They Were Building More (1):** The RCW allows subdivision of any parcel that meets local and state regulations.
- **Suggests the City Review Submittal and Provide Findings (1):** The city reviews all projects including findings, which are included in this report.
- **Concerns about Lot 39 (1):** Lot 39 is shown as a flag lot which will most likely include a utility easement and will be the lot's driveway access point. Concerns related to conversations previously had with the developer about future lot development should be directed to the developer.

8. Development Services Team (DST) Review: The proposal was reviewed by the DST team on January 7, 2020. Final comments of the DST members are summarized below.

a. Codes:

- i. Preliminary addressing for the Plat can be found in Exhibit "A".
- ii. Pursuant to the International Fire Code, fire hydrants will be required along streets at a maximum of every 500 feet to provide required fire flow coverage for proposed structures.
- iii. These findings are not intended to be an exhaustive review of this proposal.

b. Engineering:

- i. An ENG permit will be required for all civil work to be done on site, and a right of way permit will be required for all work done within the city right of way.
- ii. YMC 8.60 and 12.05 – New curb, gutter and sidewalk, including associated pavement widening and storm drainage, shall be installed along the site's frontage on Summitview and all site access streets. New sidewalk shall be constructed per standard detail R5, including approved ADA ramp at

- intersection. 7' sidewalk along Summitview frontage and 5' sidewalk along all site access streets. Street section shall conform to standard detail R3.
- iii. YMC 8.64 – A residential driveway approach is required which meets the requirements of this chapter and standard detail R4. Driveway width shall be a max. of 20'.
 - iv. YMC 8.67 and 12.05 – Existing curb and gutter along frontage that is unfit or unsafe shall also be repaired/replaced. New sidewalks shall be constructed per standard detail R5.
 - v. YMC 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way.
 - vi. YMC 12.02 – Easements shall be established per this chapter.
 - vii. YMC 12.06.020 – Right of way – Summitview is classified as a Minor Arterial requiring a total of 80' of right of way (40' half width). Adequate right of way shall be dedicated to provide for 40' width along frontage. All interior roads is classified as a Local Access, requiring a total of 50' of right of way.
 - viii. 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.
 - ix. YMC 15.06.065 - No driveway approach on a local access street may be located closer to the street intersection corner than thirty feet as measured from the property line at the corner.
 - x. All improvements and shall be completed prior to Certificate of Occupancy.
 - xi. Turnarounds are to be provided during each phase of the construction at the ends of all roadways.
 - xii. No private roads are to be sole access to public roads, all public roads are to adhere to city standards.
 - xiii. Drainage swales and other community storm drainage are to be maintained by the community and are not to reside within city right of way.
- c. Nob Hill Water
 - i. Nob hill water can serve Rainier Court phases 2, 3, 4, and 5.
 - ii. Developer will need to submit finalized engineered plans for development.
 - iii. Nob Hill Water will supply cost estimate at time of finalized plans.
 - d. Surface Water
 - i. As this project involves clearing or grading one acre or more, a Large Project Stormwater Permit shall be required from the applicant. The requirements of a Large Project Stormwater Permit are:
 - Drainage plan(s) and calculations
 - Stormwater maintenance agreement and plan
 - Proof that the maintenance agreement was recorded in the Yakima County Auditor's Office
 - Construction Stormwater Pollution Prevention Plan (SWPPP) or Erosivity Waiver. The Construction SWPPP (or Erosivity Waiver Certificate Statement) shall be reviewed and approved by the Surface Water Engineer prior to any grading or construction.
 - In lieu of turning in a Construction Stormwater Pollution Prevention Plan, the applicant can satisfy this requirement by obtaining a Construction Stormwater General Permit through the Washington State

Department of Ecology. A copy of the signed General Permit shall be delivered to the Surface Water Engineer.

- A narrative explaining how Core Elements 1-8 are being satisfied.
- ii. The topography north of the planned development includes a natural hillside that appears to drain through Rainier Court. The applicant's Drainage Report will need to address this per YMC 7.83.140.b(14) The overflow of runoff in excess of the design storm quantities must be situated or directed to where it would have overflowed under the conditions existing prior to proposed development. The capacity of the drainage course downstream of the development may be required to be evaluated.
- iii. Grading and/or building permits shall not be issued without the project site first passing an erosion control inspection.
- iv. Complete stormwater design plans, specifications and runoff/storage calculations supporting the stormwater design are required pursuant to the Eastern Washington Stormwater Manual and City of Yakima standards. These plans and control measures must be completed by a licensed Professional Engineer and then be reviewed and approved by the City of Yakima Surface Water Engineer prior to construction.
- v. As UIC Registration - Stormwater
In accordance with the August 2019 edition of the Department of Ecology's Stormwater Management Manual for Eastern Washington (SMMEW), Underground Injection Control (UIC) wells constructed on or after February 3, 2006 are considered new and must be registered with the Department of Ecology (DOE) 60 days prior to construction. UIC wells that receive polluted runoff shall retain the larger of the 100-year 3-hour and 100-year 24-hour storms and shall be designed for treatment using Table 5.23 of the SMMEW.
- e. Streets and Traffic
 - i. The overall development shows 99 lots with 3 access points to Summitview. The three roads are significant downhill grades on straight or nearly straight alignments, two of which pass through existing neighborhoods. The developer should be required to design in or otherwise provide for traffic calming features on these roadways to limit probable speeding issues.
 - ii. In addition, this is a large number of new homes in close proximity to Apple Valley School on 88th Avenue across Summitview Avenue. The developer should be required to contribute towards a HAWK or similar pedestrian signal on Summitview to provide for safer crossing by school aged children.
- f. Wastewater
 - i. Sewer is available. Sewer will need to be constructed to serve entire site per YMC Title 12 and City Engineering standards.
- g. Yakima Clean Air Agency
 - i. 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; and
 - ii. This project is located within Yakima's Urban Growth Area; therefore, burning is prohibited at all times;
- h. Washington State Department of Ecology

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- i. 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.
- ii. If the 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, with questions about this permit.

IV. APPLICABLE LAW:

- A. **YMC § 15.05.020 (H): Site design requirements and standards: Access Required:**
All new development shall have a minimum of twenty-feet of lot frontage upon a public road or be served by an access easement at least twenty feet in width. The purpose of this standards is to provide for vehicular access to all new development; provided, the construction of single-family on existing legally established lots is exempt from the requirements of this section.
- B. **YMC § 15.05.030 (A): Creation of new lots – Subdivision Requirements: Table of Subdivision Requirements:**
 - Establishes basic development criteria for lot size and width that must be met when reviewing an application for a new subdivision. For single-family dwelling construction in the R-1 zoning district, the required minimum lot size is 6,000 square feet.
- C. **YMC § 15.05.055(1) New Development Improvement Standards**
Fire apparatus access roads for multiple-family residential developments and one- or two-family residential developments shall be subject to the provisions of Sections D106 and D107, respectively, of Appendix D of the International Fire Code (2009 Edition).

Additionally, such residential developments shall be subject to the requirements of Section D105 of Appendix D, International Fire Code (2009 Edition), pertaining to aerial fire apparatus roads, as applicable. All provisions of the International Fire Code referenced above are hereby adopted and incorporated herein by this reference, as now existing or as hereafter amended and adopted by the city. Minimum requirements for the primary and secondary access will be at least twenty feet wide, unobstructed, paved lanes.

D. YMC § 12.02.010 Establishment of Easements:

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

E. YMC § 12.02.020 Easement location and width:

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

F. YMC § 12.03.010 Sewer service required:

All new lots and development shall be served by a sanitary sewer line located adjacent to the lot or development site.

G. YMC § 12.03.040 Minimum sewer line size:

The minimum size for public sewer lines is eight inches in diameter.

H. YMC § 12.03.070 Side sewer service:

Each building containing sanitary facilities shall be served by a separate private side sewer line from a public main.

I. YMC § 12.04.010 Water service required:

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

J. YMC § 12.04.020 Water line extension required:

Water lines shall be extended to the point where the adjoining property owner's responsibility for further extension begins. This typically requires extension across the street or easement frontage of the developing property. In some cases it will require

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dedication of on easement and a line extension across the property or extension along two or more sides of the developing property. Extensions will be consistent with and implement the City's adopted water comprehensive plan.

K. YMC § 12.04.040 Minimum size and material standards:

New water lines in the city of Yakima water system shall be constructed of Class 52 ductile iron and shall be a minimum of eight inches in diameter. Improvements and additions to the Nob Hill Water Company system shall conform to the requirements of Nob Hill Water Company.

L. YMC § 12.05.010 Sidewalk installation required:

"Sidewalks shall be installed along both sides of all new, improved, and reconstructed streets..."

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

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

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

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

O. RCW 58.17.110 and YMC 14.20.120:

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

V. FINDINGS:

1. The majority of the subject properties are currently vacant, with the exception of a single family home, which will be separated from the plat.
2. This proposed preliminary plat is approximately 26 acres in size and has been designed for single-family residences. Tract A to be subdivided and developed in a future phase.
3. The Preliminary Long Plat is occurring as a single action and thus the density calculation is based upon a single action of dividing 26 acres in to 79 residential lots.

4. The density calculations are listed below:

Density for the proposed development as a whole:

Square footage for total lots = ~876,950 square feet

→ ~876,950 square feet / 43,560 square feet per acre

→ = 20 acres

→ = 79 dwelling units / 20 acres

→ = 3.95 Dwelling Units Per Net Residential Acre

5. The preliminarily platted right-of-way of Rainer Dr., Hawthorne Ave, Lincoln Ave, No. 90th Ave, and No. 89th Ave., are classified as residential access streets, requiring a total of 50 feet of right-of-way.
6. A right-of-way vacation will be required for the proposed vacation of the north half of No. 92nd Ave. and a public access street will need to be provided for the parcels to the north, should the right-of-way vacation be approved.
7. Full street improvements will be required for the proposed extensions of No. 90th Ave, and No. 89th Ave.
8. Summitview is classified as a Minor Arterial requiring a total of 80' of right of way (40' half width). Adequate right of way shall be dedicated to provide for 40' width along frontage. All interior roads is classified as a Local Access, requiring a total of 50' of right of way.
9. All drainage swells and parcels too small for development shall be indicated on the plat as individual tracts out of city right-of-way, and be included in a maintenance and development agreement.
10. Environmental Review was completed for this development, and a MDNS was issued on January 16, 2020.

11. **URBAN AREA ZONING ORDINANCE (UAZO)**

Zoning: The subject property is zoned Single-Family Residential (R-1).

- a. **Lot Coverage:** The maximum lot coverage permitted in the R-1 zoning district is 60% and all lots will comply with that limitation.
- b. **Lot Size:** The preliminary plat indicates lot sizes that range from 7,389 sq ft to 34,802 sq ft. Table 5-2 of Chapter 15.05 of the UAZO provides that the minimum lot size for single family construction is 6,000 square feet.
- c. **Lot Width:** Table 5-2 of Chapter 15.05 of the UAZO prescribes a minimum lot width of 50 feet for detached single family dwelling units. All proposed lots meet or exceed the minimum requirement.
- d. **Density:** With a density of about 3 dwelling units per net residential acre (3.95 du/nra), the proposed preliminary plat complies with YMC § 15.05.030(B) and

Table 4-1 of Chapter 15.04 of the UAZO which prescribe a maximum of seven (7) dwelling units per net residential acre in the R-1 zone.

12. SUBDIVISION ORDINANCE:

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

- a. The proposed subdivision must be consistent with the provisions of the urban area zoning ordinance;
- b. The proposed subdivision must be consistent with the city of Yakima's comprehensive plan;
- c. The proposed subdivision must be consistent with the provisions of this title; and
- d. As required by RCW Chapter 58.17, the proposed subdivision must make appropriate provisions for:
 - i. **Public health, safety, welfare:** The construction of new single-family dwellings will complement adjacent uses will promote the public health, safety and general welfare insofar as there is a need in this community for additional housing and insofar as this proposed preliminary plat would be required to comply with all applicable City development standards, and all conditions of approval specified by the City of Yakima Planning Commission.
 - ii. **Open spaces:** The proposed lots are larger than minimum sizes required in the R-1 zoning district. Lot coverage of 60% or less in the R-1 zoning district will provide adequate light and air for future residents in accordance with the standards in the zoning ordinance without additional open spaces.
 - iii. **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.
 - iv. **Streets, alleys, and other public ways:** The subject property has frontage upon Summitview Ave., designated as a Minor Arterial street which requires 60-feet of right-of-way. The subject property also has frontage upon Rainier Dr., Hawthorne Ave., No. 91st Ave., and No. 89th Ave., which are designated as a Residential Access streets, requiring a total of 50 feet of right-of-way.
 - v. **Transit Stops:** Yakima Transit Route 1 passes the proposed subdivision along Summitview Ave.
 - vi. **Water supplies:** Public water is required to be used for domestic and fire flow purposes. An adequate water supply for this development is available from Nob Hill Water Company.
 - vii. **Sanitary waste disposal:** Public sewer is required to service all lots. A City of Yakima sewer main lies within Summitview Ave., south of the proposed development, and is capable of being extended to handle the

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- demands of this development.
- viii. **Parks and playgrounds:** Open space, parks, recreation, and playgrounds are located approximately within 2.5 miles of this subdivision due to the proximity of West Valley Park. The proposed preliminary plat is not located in a planned parks and recreation area. Provisions for parks and recreation areas are not necessary within the proposed preliminary plat due to the size, number and location of the proposed lots and provisions for playgrounds exist at the schools which children within the proposed preliminary plat would be attending, and could also be individually provided on the lots themselves which are of a size which would allow for playground areas as needed or desired.
 - ix. **Sites for schools:** Apple Valley Elementary School is located approximately within 0.4 miles, West Valley Middle School is located approximately within 2.9 miles, and West Valley School is located approximately within 2.0 miles of this subdivision.
 - x. **Sidewalks:** Sidewalks are required and will be provided along this developments frontage.
 - xi. **Other planning Features that Assure Safe Walking Conditions for Students Who Walk to and From School:** Future plans for a Hawk crossing system at No. 88th Ave is required.

13. Based upon standards above, a finding that the public use and interest will be served by the approval of this subdivision: This proposed 79-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.

14. **TRANSPORTATION CONCURRENCY:**

This application was reviewed and approved for consistency with YMC 12.08 Transportation Capacity Management Ordinance on February 4, 2020. The proposed development will not exceed the PM peak hour capacity of the City Arterial street system and reserve capacity exists on all impacted streets. This review does not include any site development or safety issues which may be discussed at the project level or SEPA review.

15. **TIME LIMITATION:**

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

VI. **CONCLUSIONS:**

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

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2. The proposed subdivision meets the density standards of the R-1 zoning district having 3 dwelling units per net residential acre (3.95 du/nra).
3. The proposed Preliminary Long Plat has primary access via Summitview Ave and new interior local access streets.
4. Affected streets have sufficient capacity for this proposal.
5. This proposed plat serves the public use and interest and provides for the possibility of creating new additional housing within the City of Yakima.
6. The Planning Commission has jurisdiction to review a recommendation to City Council. (RCW Ch. 58.17, YMC § 1.42.030, and YMC § 14.20.100)
7. This recommendation is based upon a project narrative and site plan received December 3, 2019, and additional materials that have been secured from the applicant, their consultants, and other agencies.
8. A Mitigated Determination of Nonsignificance (MDNS) was issued on January 16, 2020.
9. This preliminary subdivision complies with the goals and objectives of the 2040 Comprehensive Plan, the intent and purpose of the R-1 zoning district, the provisions of the Urban Area Zoning Ordinance, Subdivision Ordinance, Title 12's Development Standards and Chapter 12.08 the Traffic Concurrency Ordinance.
10. During project review it has been found that this request is in compliance with YMC §16.06.020 (B) for making a Determination of Consistency as follows:
 - a. The proposed use is permitted within the R-1 zoning district.
 - b. The proposed development is consistent with densities deemed appropriate for the R-1 zoning district by the Yakima Municipal Code, and is similar to densities of surrounding subdivisions.
 - c. This proposal is consistent with existing development regulations for this location.
11. The proposed plat complies with the provisions of RCW 58.17.110 and YMC 14.20.100, providing appropriately for: the public health, safety, and general welfare, open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, sidewalks and other planning features that assure safe walking conditions for citizen of the neighborhood.

VII. RECOMMENDATION

The Planning Division recommends that the 79-lot subdivision known as "Rainier Court – Phases 2, 3, & 4" be approved subject to the following conditions:

1. A Right-of-Way Vacation shall be applied for, for the vacation of the northern most portion of N. 92nd Ave. If approved, public access must be provided for the lots using the ROW to be vacated.

2. The applicant shall submit and gain approval of civil engineered plans which provide for design of all Title 12 development standards, including but not limited to curb, gutter, sidewalk, street lighting, stormwater, and street design.
3. Prior to approval of the final plat, all approved improvements shall be constructed or financially secured according to the standards and requirements of the City Engineer and YMC Title 12.
4. All lots shall be served with public water from the Nob Hill Water Company. No individual domestic or irrigation wells shall be permitted for any of the lots. Prior to final plat approval, written verification from Nob Hill Water must be submitted to the Planning Division indicating that all construction required to provide each lot with domestic water has been completed and the fees paid.
5. All lots shall be provided with public sewer service according to YMC Title 12 standards. Prior to final plat approval, written verification from the City of Yakima Engineering Department must be provided to the Planning Division indicating that all sewer extensions have been completed and inspected or financially secured.
6. A minimum 8-foot wide public utility easement must be provided adjacent to all public road rights-of-way.
7. Easements for new and/or future utilities shall be a minimum of 16-feet in width, provided that the width of easements for buried utilities will be twice the depth of the planned excavation.
8. All public and private utilities shall be located underground, with the exception of telephone boxes and such similar structures.
9. Turnarounds shall be approved by the City Engineer, and provided during each phase of the construction at the ends of all roadways.
10. No private roads are to be sole access to public roads, all public roads are to adhere to city standards.
11. The developer shall be required to design in or otherwise provide for traffic calming features on Rainier Drive, N. 90th and N. 89th roadways to limit probable speeding issues.
12. Prior to final plat approval, the developer shall submit a Development Agreement for all drainage swales and other community storm drainage, which shall be maintained by the community, and are not to reside within city right of way.
13. All public and private utilities to be located within public road rights-of-way must be constructed prior to the start of road construction.
14. The developer shall contribute towards a HAWK or similar pedestrian signal on Summitview to provide for safer crossing by school aged children.

15. Fire hydrants shall be placed at the locations specified by the Building Codes and Planning Division and the Yakima Fire Department. All lots must be provided with adequate fire flow.
16. All permits required by the Yakima Regional Clean Air Authority shall be obtained and a copy provided to the City of Yakima Code Administration prior to commencement of site preparation. The developer shall designate during working hours a responsible party to serve as contact for suspected air quality violations.
17. 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.
18. A NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required. The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. Permit coverage and erosion control measures must be made at least 30 days prior to construction. These Plans and control measures must be reviewed and approved by the City of Yakima's engineering Division prior to construction.
19. The topography north of the planned development includes a natural hillside that appears to drain through Rainier Court. The applicant's Drainage Report will need to address this per YMC 7.83.140.
20. A final binding stormwater and drainage control plan for the entire property shall be submitted and approved by the City's Engineering Division prior to construction of improvements for any area of the development.
21. Grading and/or building permits shall not be issued without the project site first passing an erosion control inspection.
22. All addresses shall be as specified in Exhibit "A" of this report. All addresses must be clearly shown on the face of the final plat as required by RCW 58.17.280.
23. This plat shall be subject to the following notes, which must be placed on the face of the plat:
 - a. The addresses shown on this plat are accurate as of the date of recording, but may be subject to change. The City of Yakima Building Codes Division is responsible for the confirmation or reassignment of addresses at the time of building permit issuance.
 - b. The owners shown hereon, their grantees and assignees in interest hereby covenant and agree to retain all surface water generated within the plat on-site.
 - c. Drainage swales shall be identified as tracts a, b, c..., and shall be noted as "unbuildable".
24. Irrigation approval, if any is required, shall be shown on the face of the final plat.

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

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Exhibit A

Preliminary Addressing for the Plat of Rainier Court – Phase 2, 3, 4 and Future Phase 5

12/30/2019	Lot #	Rainier Court - Phases 2, 3 & 4
	1	202 Rainier Dr
	2	204 Rainier Dr
	3	206 Rainier Dr
	4	208 Rainier Dr
	5	209 Rainier Dr
	6	207 Rainier Dr
	7	211 Rainier Dr
	8	213 Rainier Dr
	9	210 Rainier Dr
	10	212 Rainier Dr
	11	217 Rainier Dr
	12	215 Rainier Dr
	13	219 Rainier Dr
	14	221 Rainier Dr
	15	214 Rainier Dr
	16	216 Rainier Dr
	17	300 Rainier Dr
	18	302 Rainier Dr
	19	304 Rainier Dr
	20	306 Rainier Dr
	21	400 Rainier Dr
	22	401 Rainier Dr / 9105 Hawthorne Dr
	23	9103 Hawthorne Dr
	24	305 Rainier Dr / 9104 Hawthorne Dr
	25	9102 Hawthorne Dr
	26	9100 Hawthorne Dr
	27	9101 Hawthorne Dr / 400 N 91st Ave
	28	402 N 91st Ave
	29	404 N 91st Ave
	30	406 N 91st Ave
	31	9007 W Lincoln Ave
	32	9005 W Lincoln Ave
	33	9003 W Lincoln Ave
	34	9002 W Lincoln Ave / 403 N 91st Ave
	35	401 N 91st Ave
	36	309 N 91st Ave

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Lot #	Rainier Court - Phases 2, 3 & 4
37	307 N 91st Ave / 9003 Hawthorne Dr
38	9002 Hawthorne Dr
39	300 N 90th Ave
40	302 N 90th Ave
41	304 N 90th Ave / 9000 Hawthorne Dr
42	9001 Hawthorne Dr / 308 N 90th Ave
43	400 N 90th Ave
44	402 N 90th Ave
45	404 N 90th Ave / 9000 W Lincoln Ave
46	405 N 90th Ave / 8902 W Lincoln Ave
47	403 N 90th Ave
48	401 N 90th Ave
49	309 N 90th Ave
50	307 N 90th Ave
51	305 N 90th Ave
52	303 N 90th Ave
53	301 N 90th Ave
54	300 N 89th Ave
55	301 N 89th Ave
56	303 N 89th Ave
57	302 N 89th Ave
58	304 N 89th Ave
59	306 N 89th Ave
60	305 N 89th Ave
61	307 N 89th Ave
62	308 N 89th Ave
63	400 N 89th Ave
64	309 N 89th Ave
65	401 N 89th Ave
66	402 N 89th Ave
67	404 N 89th Ave / 8900 W Lincoln Ave
68	403 N 89th Ave
69	405 N 89th Ave
70	8901 W Lincoln Ave / 406 N 89th Ave
71	408 N 89th Ave
72	410 N 89th Ave

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Lot #	Rainier Court - Phases 2, 3 & 4
73	407 N 89th Ave
74	409 N 89th Ave
75	411 N 89th Ave
76	413 N 89th Ave
77	412 N 89th Ave
78	414 N 89th Ave
79	415 N 89th Ave
80	402 Rainier Dr
81	405 Rainier Dr
82	403 Rainier Dr
83	407 Rainier Dr
84	409 Rainier Dr
85	502 Rainier Dr
86	504 Rainier Dr
87	506 Rainier Dr
88	508 Rainier Dr
89	510 Rainier Dr
90	512 Rainier Dr
91	514 Rainier Dr
92	516 Rainier Dr
93	518 Rainier Dr
94	520 Rainier Dr
95	541 Rainier Dr
96	533 Rainier Dr
97	525 Rainier Dr
98	517 Rainier Dr
99	509 Rainier Dr

EXHIBIT LIST

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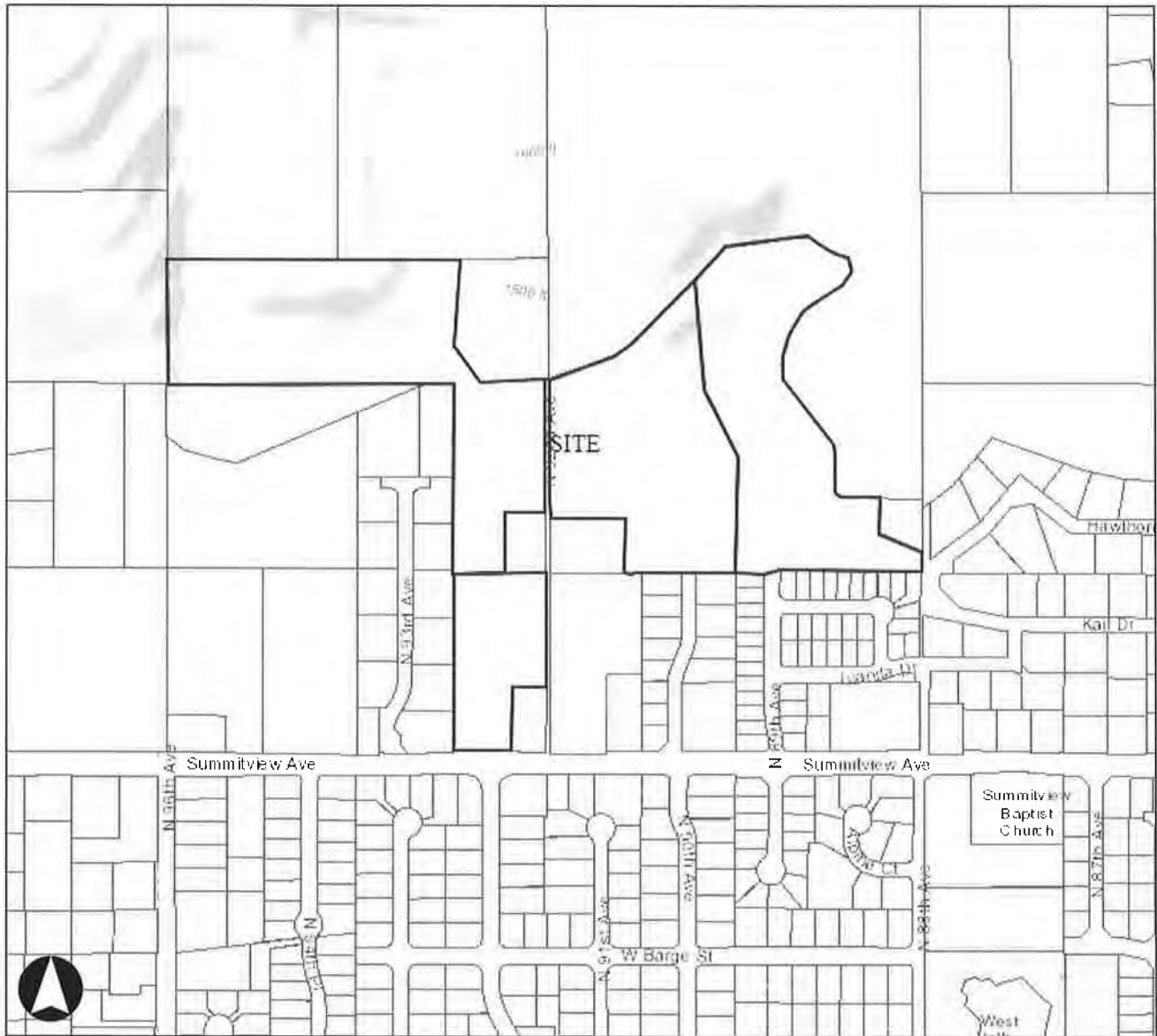
VICINITY MAP



File Number: PLP#003-19 & SEPA#041-19

Project Name: COLUMBIA RIDGE HOMES LLC - "RAINIER COURT - PHASES 2, 3 & 4"

Site Address: VIC. OF N 92ND AVE & SUMMITVIEW AVE



Proposal: Proposal to subdivide three parcels and a portion of a fourth parcel totaling approximately 26 acres into 79 single-family residential lots in the R-1 zoning district. The proposed plat includes a Tract "A" to be subdivided and developed in a future phase.

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.

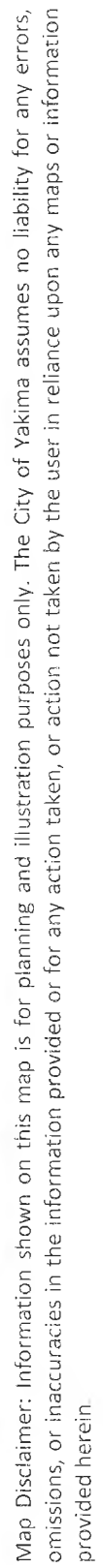
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CITY OF YAKIMA
Planning

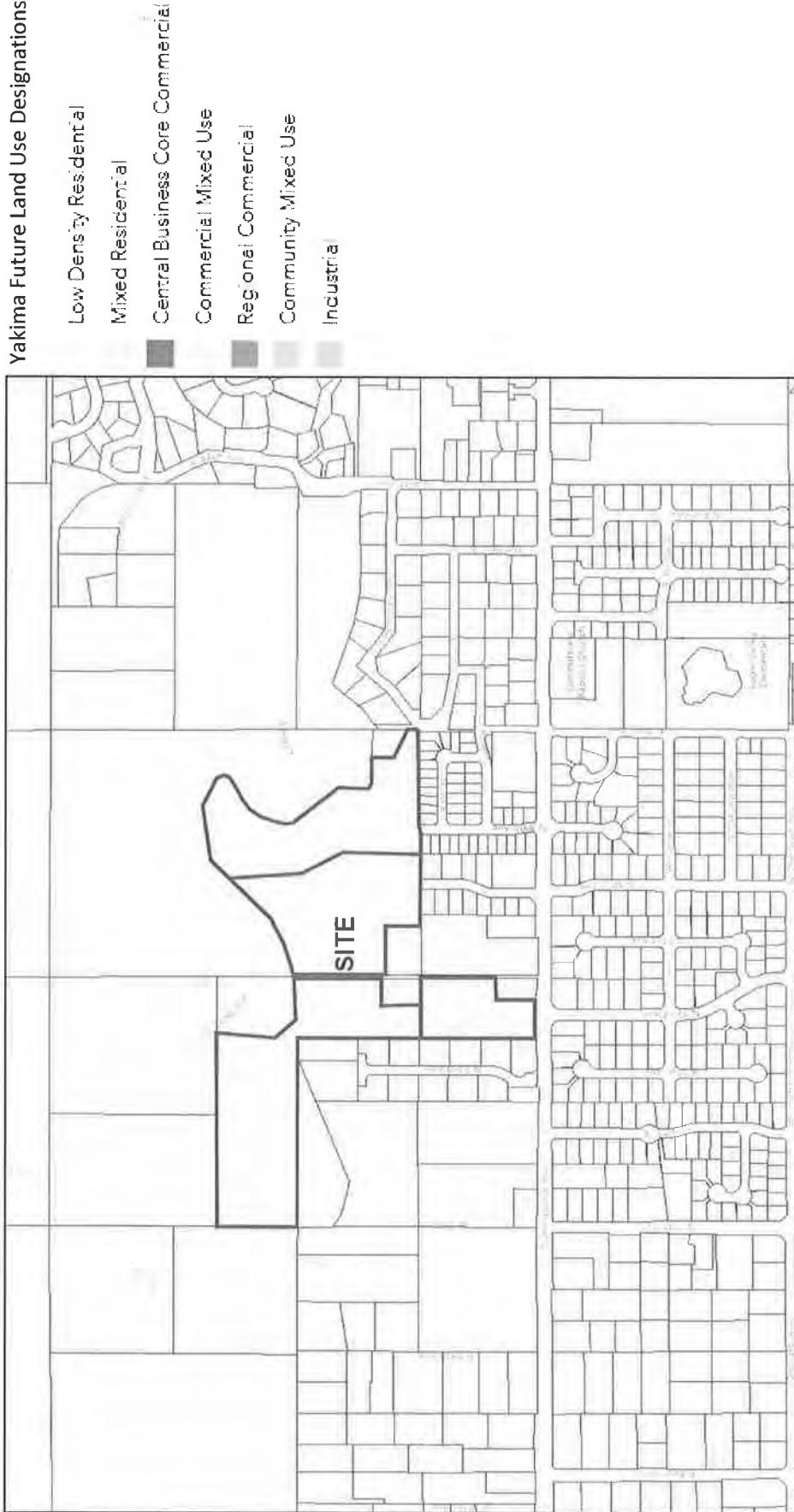


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FUTURE LAND USE MAP



File Number: PLP#003-19 & SEPA#041-19
 Project Name: COLUMBIA RIDGE HOMES LLC – “RAINIER COURT PHASES 2, 3 & 4”
 Site Address: VIC. OF N 92ND AVE & SUMMITVIEW AVE



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: 12/3/2019



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AERIAL MAP

File Number: PLP#003-19 & SEPA#041-19
Project Name: COLUMBIA RIDGE HOMES LLC – “RAINIER COURT – PHASES 2, 3 & 4”
Site Address: VIC. OF N 92ND AVE & SUMMITVIEW AVE



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: 12/3/2019



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EXHIBIT LIST

[illegible]

[illegible]



CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Columbia Ridge Homes LLC – “Rainer Court – Phase 2, 3 & 4”

File Number: PLP#003-19 & SEPA#041-19

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		Turnarounds are to be provided during each phase of the construction at the ends of all roadways. No private roads are to be sole access to public roads, all public roads are to adhere to city standards. Drainage swales and other community storm drainage are to be maintained by the community and are not to reside within city right of way.	TYLER.WITTHU HN@YAKIMAWA. GOV	01/31/20

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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Columbia Ridge Homes LLC – “Rainer Court – Phase 2, 3 & 4”

File Number: PLP#003-19 & SEPA#041-19

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		<p>The overall development shows 94 lots with 3 access points to Summitview. The three roads are significant downhill grades on straight or nearly straight alignments, two of which pass through existing neighborhoods.</p> <p>The developer should be required to design in or otherwise provide for traffic calming features on these roadways to limit probable speeding issues.</p> <p>In addition, this is a large number of new homes in close proximity to Apple Valley School on 88th Avenue across Summitview Avenue. The developer should be required to contribute towards a HAWK or similar pedestrian signal on Summitview to provide for safer crossing by school aged children.</p>	joe.rosenlund@yakimawa.gov	01/30/20

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DATE: January 28, 2020

TO: Colleda Monick, Assistant Planner

FROM: Tyler Witthuhn, Development Engineer

RE: PLP#003-19 — Summitview and 92nd– Columbia Ridge Homes - "Rainier Court"

Project Description – Proposal to subdivide three parcels and a portion of a fourth parcel totaling approximately 26 acres into 79 single-family residential lots in the R-1 zoning district. The proposed plat includes a Tract "A" to be subdivided and developed in a future phase.

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, including associated pavement widening and storm drainage, shall be installed along the site's frontage on Summitview and all site access streets. New sidewalk shall be constructed per standard detail R5, including approved ADA ramp at intersection. 7' sidewalk along Summitview frontage and 5' sidewalk along all site access streets. Street section shall conform to standard detail R3.

YMC 8.64 – A residential driveway approach is required which meets the requirements of this chapter and standard detail R4. Driveway width shall be a max. of 20'.

YMC 8.67 and 12.05 –Existing curb and gutter along frontage that is unfit or unsafe shall also be repaired/replaced. New sidewalks shall be constructed per standard detail R5.

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

YMC 12.02 – Easements shall be established per this chapter.

YMC 12.06.020 – Right of way – Summitview is classified as a Minor Arterial requiring a total of 80' of right of way (40' half width). Adequate right of way shall be dedicated to provide for 40' width along frontage. All interior roads is classified as a Local Access, requiring a total of 50' of right of way.

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.

YMC 15.06.065 - No driveway approach on a local access street may be located closer to the street intersection corner than thirty feet as measured from the property line at the corner.

An ENG permit is required for all civil work to be performed on site.

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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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Columbia Ridge Homes LLC – “Rainer Court – Phase 2, 3 & 4”

File Number: PLP#003-19 & SEPA#041-19

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		an ENG permit will be required for all civil work to be done on site, and a right of way permit will be required for all work done within the city right of way.	TYLER.WITTHU HN@YAKIMAWA. GOV	01/13/20

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COMMUNITY DEVELOPMENT DEPARTMENT

Code Administration Division

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

Phone (509) 575-6126 • Fax (509) 576-6576

codes@yakimawa.gov • www.buildingyakima.com

January 10, 2020

Colleda Monick
City of Yakima Planning Division
129 N 2nd St
Yakima, WA 98901

From: Glenn Denman, Building Official

Re: DST Comments: PLP#003-19 N 92nd Ave & Summitview

Pursuant to the International Fire Code, fire hydrants will be required along streets at a maximum of every 500 feet to provide required fire flow coverage for proposed structures.

These findings are not intended to be an exhaustive review of this proposal.

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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Columbia Ridge Homes LLC – “Rainer Court – Phase 2, 3 & 4”

File Number: PLP#003-19 & SEPA#041-19

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		DEVELOPER WILL NEED TO SUBMIT FINALIZED ENGINEERED PLANS FOR DEVELOPMENT. NOB HILL WATER WILL SUPPLY COST ESTIMATE AT THAT TIME. NOI HILL WATER IS AVAILABLE TO SERVE RAINIER COURT PHASES 2,3,4, AND 5.	kirsten.mcpherso n@yakimawa.gov	01/09/20

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CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Columbia Ridge Homes LLC – “Rainer Court – Phase 2, 3 & 4”

File Number: PLP#003-19 & SEPA#041-19

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		Sewer will need to be constructed to serve entire site per YMC Title 12 and City Engineering standards.	dana.kallevig@yakimawa.gov	01/08/20

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City of Yakima Stormwater

Memorandum

Date: January 6, 2020

To: Colleda Monick
Community Development Specialist

From: Randy Meloy
Surface Water Engineer

Subject: PLP#003-19, SEPA#041-19
Rainier Court – Phases 2, 3 & 4

Colleda,

As this project involves clearing or grading one acre or more, a Large Project Stormwater Permit shall be required from the applicant. The requirements of a Large Project Stormwater Permit are:

- **Drainage plan(s) and calculations**
- **Stormwater maintenance agreement and plan**
- Proof that the maintenance agreement was **recorded** in the Yakima County Auditor's Office
- **Construction Stormwater Pollution Prevention Plan (SWPPP) or Erosivity Waiver.** The Construction SWPPP (or Erosivity Waiver Certificate Statement) shall be reviewed and approved by the Surface Water Engineer prior to any grading or construction.
- In lieu of turning in a Construction Stormwater Pollution Prevention Plan, the applicant can satisfy this requirement by obtaining a Construction Stormwater General Permit through the Washington State Department of Ecology. A copy of the signed General Permit shall be delivered to the Surface Water Engineer.
- A narrative explaining how Core Elements 1-8 are being satisfied.

The topography north of the planned development includes a natural hillside that appears to drain through Rainier Court. The applicant's Drainage Report will need to address this per YMC 7.83.140.b)14 *The overflow of runoff in excess of the design storm quantities must be situated or directed to where it would have overflowed under the conditions existing prior to proposed development. The capacity of the drainage course downstream of the development may be required to be evaluated.*

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Grading and/or building permits shall not be issued without the project site first passing an erosion control inspection.

Complete stormwater design plans, specifications and runoff/storage calculations supporting the stormwater design are required pursuant to the Eastern Washington Stormwater Manual and City of Yakima standards. These plans and control measures must be completed by a licensed Professional Engineer and then be reviewed and approved by the City of Yakima Surface Water Engineer prior to construction.

UIC Registration - Stormwater

In accordance with the August 2019 edition of the Department of Ecology's Stormwater Management Manual for Eastern Washington (SMMEW), Underground Injection Control (UIC) wells constructed on or after February 3, 2006 are considered new and must be registered with the Department of Ecology (DOE) 60 days prior to construction. UIC wells that receive polluted runoff shall retain the larger of the 100-year 3-hour and 100-year 24-hour storms and shall be designed for treatment using Table 5.23 of the SMMEW.

Randy Meloy
Surface Water Engineer
City of Yakima
(509) 576-6606

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

RECEIVED
JAN 03 2020
CITY OF YAKIMA
PLANNING DIV.

January 3, 2020

Colleda Monick
City of Yakima
129 North 2nd Street
Yakima, WA 98901

Re: PLP#003-19, SEPA#041-19

Dear Colleda Monick:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the subdivision of approximately 26 into 79 lots, proposed by Columbia Ridge Homes, LLC. We have reviewed the documents and have the following comments.

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.

WATER QUALITY

Project with Potential to Discharge Off-Site

If the 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

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Collida Monick
January 3, 2020
Page 2

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, with questions about this permit.

Sincerely,



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

201907178

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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

December 30, 2019

To: Colleda Monick, Community Development Specialist
From: Carolyn Belles, Permit Project Coordinator
Parcels: 181319-21003, 181319-22005, 181319-23402 and 181319-24009

Refer to enclosed excel document and development plat.

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12/30/2019	Lot #	Rainier Court - Phases 2, 3 & 4
	1	202 Rainier Dr
	2	204 Rainier Dr
	3	206 Rainier Dr
	4	208 Rainier Dr
	5	209 Rainier Dr
	6	207 Rainier Dr
	7	211 Rainier Dr
	8	213 Rainier Dr
	9	210 Rainier Dr
	10	212 Rainier Dr
	11	217 Rainier Dr
	12	215 Rainier Dr
	13	219 Rainier Dr
	14	221 Rainier Dr
	15	214 Rainier Dr
	16	216 Rainier Dr
	17	300 Rainier Dr
	18	302 Rainier Dr
	19	304 Rainier Dr
	20	306 Rainier Dr
	21	400 Rainier Dr
	22	401 Rainier Dr / 9105 Hawthorne Dr
	23	9103 Hawthorne Dr
	24	305 Rainier Dr / 9104 Hawthorne Dr
	25	9102 Hawthorne Dr
	26	9100 Hawthorne Dr
	27	9101 Hawthorne Dr / 400 N 91st Ave
	28	402 N 91st Ave
	29	404 N 91st Ave
	30	406 N 91st Ave
	31	9007 W Lincoln Ave
	32	9005 W Lincoln Ave
	33	9003 W Lincoln Ave
	34	9002 W Lincoln Ave / 403 N 91st Ave
	35	401 N 91st Ave
	36	309 N 91st Ave

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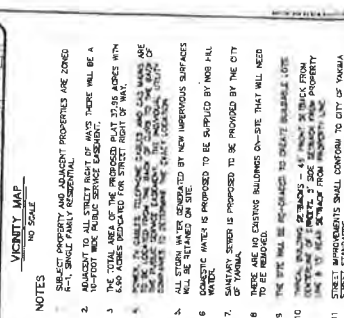
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	Lot #	Rainier Court - Phases 2, 3 & 4
	37	307 N 91st Ave / 9003 Hawthorne Dr
	38	9002 Hawthorne Dr
	39	300 N 90th Ave
	40	302 N 90th Ave
	41	304 N 90th Ave / 9000 Hawthorne Dr
	42	9001 Hawthorne Dr / 308 N 90th Ave
	43	400 N 90th Ave
	44	402 N 90th Ave
	45	404 N 90th Ave / 9000 W Lincoln Ave
	46	405 N 90th Ave / 8902 W Lincoln Ave
	47	403 N 90th Ave
	48	401 N 90th Ave
	49	309 N 90th Ave
	50	307 N 90th Ave
	51	305 N 90th Ave
	52	303 N 90th Ave
	53	301 N 90th Ave
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	56	303 N 89th Ave
	57	302 N 89th Ave
	58	304 N 89th Ave
	59	306 N 89th Ave
	60	305 N 89th Ave
	61	307 N 89th Ave
	62	308 N 89th Ave
	63	400 N 89th Ave
	64	309 N 89th Ave
	65	401 N 89th Ave
	66	402 N 89th Ave
	67	404 N 89th Ave / 8900 W Lincoln Ave
	68	403 N 89th Ave
	69	405 N 89th Ave
	70	8901 W Lincoln Ave / 406 N 89th Ave
	71	408 N 89th Ave
	72	410 N 89th Ave

	Lot #	Rainier Court - Phases 2, 3 & 4
	73	407 N 89th Ave
	74	409 N 89th Ave
	75	411 N 89th Ave
	76	413 N 89th Ave
	77	412 N 89th Ave
	78	414 N 89th Ave
	79	415 N 89th Ave
	80	402 Rainier Dr
	81	405 Rainier Dr
	82	403 Rainier Dr
	83	407 Rainier Dr
	84	409 Rainier Dr
	85	502 Rainier Dr
	86	504 Rainier Dr
	87	506 Rainier Dr
	88	508 Rainier Dr
	89	510 Rainier Dr
	90	512 Rainier Dr
	91	514 Rainier Dr
	92	516 Rainier Dr
	93	518 Rainier Dr
	94	520 Rainier Dr
	95	541 Rainier Dr
	96	533 Rainier Dr
	97	525 Rainier Dr
	98	517 Rainier Dr
	99	509 Rainier Dr

IN THE NW 1/4, SEC. 19, T-13 N, R-18 E, WM

PRELIMINARY PLAT OF



NOTES	NO SCALE
1. SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE ZONED R-1, SINGLE FAMILY RESIDENTIAL.	
2. ADJACENT TO ALL STREET RIGHT OF WAYS THERE WILL BE A 10-FOOT WIDE PUBLIC SERVICE EASEMENT.	
3. THE TOTAL AREA OF THE PROPOSED PLOT IS 23.4 ACRES WITH 10.4 ACRES OF STREET RIGHT OF WAY.	
4. THERE ARE 1000' OF EXISTING UTILITY LINES ALONG THE EAST AND WEST BOUNDARIES OF THE PLOT.	
5. ALL STORM WATER GENERATED BY NEW IMPROVED SURFACES WILL BE RETAINED ON SITE.	
6. WASTEWATER IS PROPOSED TO BE SUPPLIED BY INDIAN HILL WASTEWATER TREATMENT PLANT.	
7. SANITARY SEWER IS PROPOSED TO BE PROVIDED BY THE CITY OF YANHA.	
8. THERE ARE NO EXISTING BUILDINGS ON-SITE THAT WILL NEED TO BE DEMOLISHED.	
9. THERE WILL BE REQUIRED TO OBTAIN A BUILDING PERMIT FOR THE CONSTRUCTION OF THE HOUSES.	
10. THERE WILL BE REQUIRED TO OBTAIN A TRUCK FROM THE CITY OF YANHA TO BE USED TO RELOCATE FROM PROPERTY.	
STREET IMPROVEMENTS SHALL CONFORM TO CITY OF YANHA	

ENGINEER/SURVEYOR
ROD MEUR FOR
11250 S. ENGINEERING AND SURVEYING
TACOMA, WASHINGTON 98402
PH: 575-9930

OWNER/DEVELOPER
PARCEL NO. 181913-2000
PARCEL NO. 2-0009
AUSTIN HILLUM FOR COLUMBIA
1601 S. 1ST AVE
TACOMA, WASHINGTON 98408
PH: 548-5507

OWNER OF PARCEL NO.
181913-2000, NOT A
DEVELOPER
SOUTHERN-LEXCO
5050 1ST AVE
TACOMA, WASHINGTON 98408

RECEIVED
DEC 18 2004

PHASE 2
LOTS 1 THRU 25
PHASE 3
LOTS 26 THRU 53
PHASE 4
LOTS 54 THRU 79
FUTURE PHASE 5 (NOT INCLUDED
WITHIN THIS PRELIMINARY PLAT)
LOTS 80 THRU 89

[illegible]

LEGAL DESCRIPTIONS

PA RCEL NO 181316-21003

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FOIA b7 - EXEMPT FROM DISCLOSURE

[illegible]

MOORE & WILCOX, INC.

[illegible]

1. IT SAYS IN 47, RECORDED IN 1950

U.S. DEPARTMENT OF AGRICULTURE
WASHINGTON, D.C. 20250-1500

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December 20, 2019

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

RECEIVED
DEC 20 2019
CITY OF YAKIMA
PLANNING DIV.

RE: Subdivision of 26 Acres into 79 single-family residential lots - PLP#003-19 & SEPA#041-19

Dear Ms. Davenport:

Thank you for providing the Yakima Regional Clean Air Agency (YRCAA) the opportunity to review and comment on subdivision of 26 Acres into 79 single-family residential lots - PLP#003-19 & SEPA#041-19. In the vicinity of N 92nd Ave. and Summitview, Yakima.

Following review YRCAA has the following comment(s):

1. 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; and
2. This project is located within Yakima's 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.
Engineering, Compliance and Planning Division Supervisor

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City of Yakima Development Services Team
Request For Comments
December 18, 2019

To:	City of Yakima Development Services Team
From:	Colleda Monick, Community Development Specialist
Subject:	Request for Comments
Applicant:	Columbia Ridge Homes LLC - "Rainier Court - Phases 2, 3, & 4"
File Number:	PLP#003-19, SEPA#041-19, & TCO#010-19
Location:	vicinity of N 92nd Ave & Summitview Ave
Parcel Number(s):	181319-21003, -22005, -23402, & -24009
DST MEETING DATE:	1/7/2020

Proposal to subdivide three parcels and a portion of a fourth parcel totaling approximately 26 acres into 79 single-family residential lots in the R-1 zoning district. The proposed plat includes a Tract "A" to be subdivided and developed in a future phase.

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 January 7, 2020 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 colleda.monick@yakimawa.gov and the Planning Department's fax number is (509) 575-6105. Should you have any questions, or require additional information, please call me at (509) 576-6772.

Comments:

Contact Person

Department/Agency

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EXHIBIT LIST

[illegible]



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

RECEIVED
DEC 03 2019
CITY OF YAKIMA
PLANNING DIV.

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

Answer all questions completely. If you have any questions about this form or the application process, 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:	Justin Hellem, Columbia Ridge Homes						
	Mailing Address:	404 S. 51st Ave						
	City:	Yakima	St:	WA	Zip:	98908	Phone:	(509) 949-6557
	E-Mail:							
2. Applicant's Interest in Property:	Check One:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other			
3. Property Owner's Information (If other than Applicant):	Name:	Patsy Valentine-Wilcox						
	Mailing Address:	308 N. 88th Ave						
	City:	Yakima	St:	WA	Zip:	98908	Phone:	()
	E-Mail:							

4. Subject Property's Assessor's Parcel Number(s): 181319-21003, 22005, 23402, 24009

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

See preliminary plat

6. Property Address: N. 89th, 90th, 92nd Avenues, Summitview Ave

7. Property's Existing Zoning:

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

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

☒ Preliminary Long Plat ☒ Environmental Checklist (SEPA Review) ☐ Planned Development
☒ Transportation Concurrency ☐ Other: ☐ Other:

PART II - SUPPLEMENTAL APPLICATION & PART III - REQUIRED ATTACHMENTS

SEE ATTACHED SHEETS

PART IV - CERTIFICATION

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

Patsy Valentine-Wilcox
Property Owner's Signature

11-26-19
Date

Justin Hellem
Applicant's Signature

11-27-19
Date

FILE/APPLICATION(S)# SEPA#041-19

DATE FEE PAID:

12/3/19

RECEIVED BY:

A. Firth

AMOUNT PAID:

265.00

RECEIPT NO:

CR-19-007157



ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

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

INSTRUCTIONS FOR APPLICANTS

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help you describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

1. Name Of Proposed Project (If Applicable):

Rainier Court -- Phases 2, 3, 4 & 5

2. Applicant's Name & Phone:

Justin Hellem, Columbia Ridge Homes 949-6557

3. Applicant's Address:

404 S. 51st Ave Yakima, WA 98908

4. Contact Person & Phone:

Thomas R. Durant, PLSA Engineering & Surveying 575-6990

5. Agency Requesting Checklist: City of Yakima

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

The entire proposal consists of 4 phases. Three phases (2 through 4) under the current preliminary plat application. Phase 2 is to be completed first with plat completion in 2020 or 2021, followed by Phases 3 & 4 in the five years allowed for preliminary plats. Phase 5 by separate application.

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

Development of Phase 5 (see the previous response), and as described by 'A.11' below.

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

Environmental review was conducted for Rainier Court - Phase 1 with a determination of non-significance issued on September 28, 2015. Other preliminary plats have been approved in the area, all of which presumably went through SEPA review.

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

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

No.

10. List any government approvals or permits that will be needed for your proposal, if known:
Preliminary and final plat approval for Phases 2, 3 and 4; separate application for Phase 5 to be made later. Building permits, utility hookups, etc. for the platted lots.
Review for concurrency under City of Yakima Transportation Capacity Ordinance
Lot line adjustment to segregate existing house parcel from Phase 4
Grading permit. NPDES Construction Stormwater Permit may be required.
Right-of-way vacation of part of unopened right-of-way through the site.

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

Subdivide four parcels totaling 39.26 acres into 99 lots ranging in size from 7,839 square feet to 3.86 acres and 3 drainage swale tracts, served by residential streets with connection to and extension of sanitary sewer, domestic water and other utilities. Phases 2 through 4, the subject of the current preliminary plat application consists of 79 lots ranging in size from 7,839 to 34,802 square feet. Phase 5 consists of 20 lots ranging in size from 8,013 square feet to 3.86 acres. Part of Phase 5 is to be gated with 16 lots served by private roads.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist:
The site spans an area generally from N. 88th to N. 96th Avenues and north from Summitview Avenue for about 1,700 feet in the NW quarter of Section 19, T. 13 N., R. 18 E.W.M. Phase 2 is on the north side of Summitview Avenue across from the intersection of N. 92nd Avenue and includes the northerly extension of that street. Phase 3 is the northerly extension of N. 90th Avenue about 600 feet north of the intersection with Summitview Avenue. Phase 4 is the northerly extension of N.89th Avenue about 130 feet north of the intersection with Kail Drive and 670 feet north of Summitview Avenue. Phase 5 is northwest of Phase 3 and would continue N. 92nd Avenue as a private street.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**EARTH****1. General description of the site (✓ one):**

☐ flat ☐ rolling ☒ hilly ☒ steep slopes ☐ mountainous ☐ other: _____

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

Slopes of 80% or more in the sides of a natural draw in Phase 5

3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soils on the site identified by the Yakima County Area Soil Survey are Cowiche loam and Simcoe silt loam. Neither are classified as prime agricultural soils and the site is not designated agricultural land of long-term commercial significance due to its location in the City limits and urban growth area. No removal of soil is expected.

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

No.

5. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Grading and excavation for streets and utilities. Grading of approximately 120,000 cubic yards for homesites in Phases 3 and 4. Cuts and fills are expected to balance.

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

Some erosion potential during construction that can be addressed through commonly used construction practices.

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

Streets cover less than 18% of the total site. City lot coverage standard for individual lots is 60% in the R-1 zone.

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

Best management practices used to control erosion during construction.

AIR**1. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

Some dust emissions during construction. Vehicle exhaust emissions from the completed development.

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

No.

3. Proposed measures to reduce or control emissions or other impacts to air, if any:

Dust control measures as specified by dust control plan such as application of water and controlling vehicle track-out. Vehicle emissions controlled at the source by the State.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

SURFACE WATER

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

No.

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

N/A.

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

N/A.

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

No. Irrigation water is available from the Yakima-Tieton Irrigation District.

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

No.

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

No.

GROUND WATER

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No. Domestic water is available from Nob Hill Water.

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.

None. City sewer service is available.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**WATER RUNOFF (INCLUDING STORM WATER)**

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.

Impervious surfaces including hard surfaced streets, parking and roofs are sources of run-off. Retention of storm water generated by new impervious surfaces on-site. Areas to be set aside for drainage swales shown on the preliminary plat.

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

No.

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Storm drainage improvements may retain and infiltrate some off-site runoff from upslope draws.

4. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Approved stormwater plan for drainage including swales and other measures as appropriate.

PLANTS

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

Deciduous Trees:	Evergreen Trees:	Wet Soil Plants:	Water Plants:	Other:
<input type="checkbox"/> Alder	<input type="checkbox"/> Fir	<input type="checkbox"/> Cattail	<input type="checkbox"/> Milfoil	<input checked="" type="checkbox"/> Shrubs
<input type="checkbox"/> Maple	<input type="checkbox"/> Cedar	<input type="checkbox"/> Buttercup	<input type="checkbox"/> Eelgrass	<input checked="" type="checkbox"/> Grass
<input type="checkbox"/> Aspen	<input type="checkbox"/> Pine	<input type="checkbox"/> Bullrush	<input type="checkbox"/> Water Lily	<input type="checkbox"/> Pasture
<input type="checkbox"/> Other	<input type="checkbox"/> Other	<input type="checkbox"/> Skunk Cabbage	<input type="checkbox"/> Other	<input type="checkbox"/> Crop Or Grain
		<input type="checkbox"/> Other		<input type="checkbox"/> Orchards, vineyards, or other permanent crops
				<input type="checkbox"/> Other types of vegetation

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

Site to be cleared of vegetation in each phase for development.

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

None

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

Typical residential landscaping.

5. List all noxious weeds and invasive species known to be on or near the site.

Not aware of any.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**ANIMALS**

1. List any birds or other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

Song birds, small mammals, hawk, coyotes

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

None.

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

Washington State is within the Pacific Flyway.

4. Proposed measures to preserve or enhance wildlife, if any:

None.

5. List any invasive animal species known to be on or near the site.

None.

ENERGY AND NATURAL RESOURCES

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

Electricity and natural gas for residential heating, lighting, for street lights and other energy needs.

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

No.

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

None.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

ENVIRONMENTAL HEALTH

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

No.

2. Describe any known or possible contamination at the site from present or past uses.

None known.

3. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None.

4. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Chemicals used for cleaning, maintenance and landscaping but nothing out of the ordinary for a typical residential land use.

5. Describe special emergency services that might be required.

None.

6. Proposed measures to reduce or control environmental health hazards, if any:

None.

NOISE

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

None.

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 equipment noise during construction and traffic noise from development.
Construction is typically during day time hours.

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

None proposed.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

LAND AND SHORELINE USE

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
The subdivision site is mostly vacant. There is an existing residence on the east end of the property to be segregated by lot line adjustment. Surrounding land uses include mostly urban density residential to the south, vacant hillsides with a few residences on large lots to the north. Three large residential lots and a large vacant parcel will have reconfigured access through the site.
2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
Much of the site has been in agricultural production in the past. The site is not designated agricultural land of long-term commercial significance due to its location in the City limits and urban growth area so none would be converted by this proposal. None of the property has current use tax status.
3. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.
4. Describe any structures on the site.
A single family residence that is proposed to be excluded from the subdivision by using a lot line adjustment to separate it from the rest of the site.
5. Will any structures be demolished? If so, what?

No.
6. What is the current zoning classification of the site?
R-1, Single-Family Residential
7. What is the current comprehensive plan designation of the site?
Low Density Residential
8. If applicable, what is the current shoreline master program designation of the site?
N/A.
9. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.
10. Approximately how many people would reside or work in the completed project?
About 158 to 198 residents on build-out of Phases 2 through 4. Phase 5 would add 40 to 50 residents for a total of about 198 to 248 residents on full build-out.
11. Approximately how many people would the completed project displace?

None.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)
LAND AND SHORELINE USE
<p>12. Proposed measures to avoid or reduce displacement impacts, if any.</p> <p>N/A.</p>
<p>13. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Proposed use and density are consistent with zoning and future land use designations. Adjacent residences that are not in existing urban density residential developments either have separate legal and physical access to the City street network or they will be provided with access through the proposed development.</p>
<p>14. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:</p> <p>None. No agricultural or forest lands of long term commercial significance in the immediate vicinity.</p>
HOUSING
<p>1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>79 middle income units in Phases 2 through 4, 20 units in Phase 5 for a total of 99 units.</p>
<p>2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>None.</p>
<p>3. Proposed measures to reduce or control housing impacts, if any:</p> <p>None.</p>
AESTHETICS
<p>1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>Conventional home construction. The maximum building height standard in the R-1 zone is 35 feet.</p>
<p>2. What views in the immediate vicinity would be altered or obstructed?</p> <p>Most of the lots are upslope from existing residences and they are generally far enough in both vertical and horizontal distance from residences that are above them that there should not be any substantial view obstruction. Appearance of the hillside will change from open to developed.</p>
<p>3. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>No specific measures proposed. The development will be consistent in type and style with that of surrounding areas.</p>

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**LIGHT AND GLARE**

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

Street lights, residential outside lighting. During hours of darkness.

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

No.

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

None.

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

None.

RECREATION

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

West Valley and Galleon Parks. Apple Tree Golf Course. Cowiche Canyon and trail access.

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

No.

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

None.

HISTORIC AND CULTURAL PRESERVATION

1. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

There are nearby structures that are over 45 years old, including the residence on the site, but none are shown to be listed or eligible for listing.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)

HISTORIC AND CULTURAL PRESERVATION

2. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

Not aware of any.

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3. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

TRANSPORTATION

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
Access to the site is from 89th, 90th and Summitview Avenues, all City of Yakima streets. The proposal will extend 89th and 90th into the site and extend 92nd Avenue from Summitview. Phase 5 served mostly by private streets. Part of unopened right-of-way into the site is to be vacated, with the parcels it serves provided with alternate access.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes. There is a bus route on Summitview.

3. How many parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Off-street parking for 2 or more vehicles as typical for each dwelling. None eliminated.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Construction of interior streets with sidewalks in the subdivision. All streets are to be public except for a private gated street proposed in Phase 5 and a 25 foot wide access road providing continuous access from the North end of N. 92nd Avenue in Phase 2 to the portion of the unopened right-of-way off of the site and the properties to the north that it serves.

5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

990 trips per day based on commonly used estimate of 10 vehicle trips per day per unit for single family residential. Broken down by phase: Phase 2: 250 trips; Phases 3 and 4: 540 trips; Phase 5: 200 trips. Peak volumes expected to coincide with typical morning and late afternoon peak hours for the area. The percentage of trucks, commercial and non-passenger vehicles not determined but expected to be as typical in single-family residential areas.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**TRANSPORTATION**

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:

No.

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

The street improvements described under 'B.4' above provide for circulation and pedestrian access. Streets stub out to property lines providing for reasonable connectivity given the constraints of slope and surrounding lot configurations. Properties accessed by unopened right-of-way proposed for vacation to be provided with alternate access through the subdivision.

PUBLIC SERVICES

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

Increase in these public services as would be expected from residential development.

2. Proposed measures to reduce or control direct impacts on public services, if any.

No measures proposed. Proposal is consistent with single family residential and population growth planned for this area and the City. It will provide housing for population growth helping to prevent the reduction of impacts on public services that result from lack of or substandard housing.

UTILITIES

1. Check (✓) utilities currently available at the site:

☒ electricity ☒ natural gas ☒ water ☒ refuse service ☒ telephone

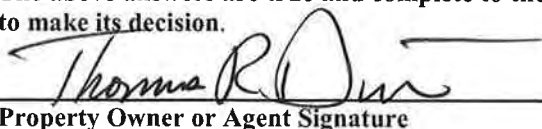
☒ sanitary sewer ☐ septic system ☒ other Irrigation

2. 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.

Sewer service from City of Yakima, domestic water from Nob Hill Water, Electric power from Pacific Power, natural gas from Cascade Natural Gas. Irrigation provided by Yakima-Tieton Irrigation District. Construction would be trenching for installation of underground utility lines. A pump station may be needed for water service to Phase 5.

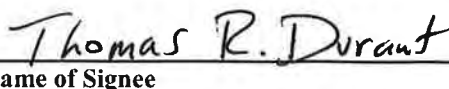
C. SIGNATURE (To be completed by the applicant.)

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.

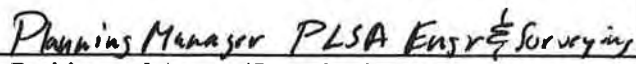


Property Owner or Agent Signature

Date Submitted



Name of Signee


Position and Agency/Organization

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

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EXHIBIT LIST

[illegible]

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CITY OF YAKIMA
PLANNING DIV.

Transmitted to Tyler W. on 12/4/19

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.

APPLICATION INFORMATION

FEE: \$250 (Receipt # CA-19-007156)Applicant Name: Columbia Ridge HomesProject Address: Phase 2: 92nd/SummitviewContact Person: Justin HellemPhase 3: 90th N. of SummitviewMailing Address: 404 S. 51st AvePhase 4: 89th N. of Kail Dr.Yakima, WA 98908Parcel No(s): 181319-21003, 23402, 24009portion of 22005

Preliminary Plat, 4 phases

RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Housing Type* <u>Single Family Res</u> (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 <u>79</u>	Number of Employees _____	Number of Employees _____

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

Project Description: Residential subdivision in 4 phases. Phase 2: 25 lots, Phase 3: 28 lots, Phase 4: 26 lots

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 98901 - (509) 575-6183

TCO # 010-19



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

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DEC 03 2019

CITY OF YAKIMA
PLANNING DIV.

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

Answer all questions completely. If you have any questions about this form or the application process, 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:	Justin Hellem, Columbia Ridge Homes						
Mailing Address:	404 S. 51st Ave						
City:	Yakima	St:	WA	Zip:	98908	Phone:	(509) 949-6557
E-Mail:							

2. Applicant's Interest in Property:

Check One:	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____
------------	---	--------------------------------	------------------------------------	--------------------------------------

3. Property Owner's Information (If other than Applicant):

Name:	Patsy Valentine-Wilcox						
Mailing Address:	308 N. 88th Ave						
City:	Yakima	St:	WA	Zip:	98908	Phone:	()
E-Mail:							

4. Subject Property's Assessor's Parcel Number(s): 181319-21003, 22005, 23402, 24009

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

See preliminary plat

6. Property Address: N. 89th, 90th, 92nd Avenues, Summitview Ave

7. Property's Existing Zoning:

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

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

☒ Preliminary Long Plat ☒ Environmental Checklist (SEPA Review) ☐ Planned Development

☒ Transportation Concurrency ☐ Other: _____ ☐ Other: _____

PART II – SUPPLEMENTAL APPLICATION & PART III – REQUIRED ATTACHMENTS

SEE ATTACHED SHEETS

PART IV – CERTIFICATION

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

Patsy Valentine-Wilcox
Property Owner's Signature

11-26-19
Date

Justin Hellem
Applicant's Signature

11-27-19
Date

FILE/APPLICATION(S)# PLP#003-19

DATE FEE PAID:

12/3/19

RECEIVED BY:

A. Firth

AMOUNT PAID:

1720.00

RECEIPT NO:

CR-19-007157



Supplemental Application For:
PRELIMINARY LONG PLAT
CITY OF YAKIMA, SUBDIVISION ORDINANCE, TITLE 14

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CITY OF YAKIMA
PLANNING DIV.

PART II - APPLICATION INFORMATION

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

Columbia Ridge Homes
404 S. 51st Avenue
Yakima, WA 98908

Patsy Valentine-Wilcox
308 N. 88th Avenue
Yakima, WA 98908

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

PLSA Engineering & Surveying
521 N. 20th Ave, Suite 3, Yakima, 575-6990

Contact: Thomas R Durant
Surveyor: Rick Wehr

3. NAME OF SUBDIVISION: Rainier Court - Phases 2, 3 & 4

4. NUMBER OF LOTS AND THE RANGE OF LOT SIZES: 79 lots, 7,839 to 34,802 square feet

5. SITE FEATURES:

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

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

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

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

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

7. OTHER INFORMATION:

A. Distance to Closest Fire Hydrant: 73 to 1,200 feet

B. Distance to Nearest School (and name of school): Apple Valley School -- 1/2 to 3/4 mile

C. Distance to Nearest Park (and name of park): Galleon Park 1 3/4 to 2 miles

D. Method of Handling Stormwater Drainage: Stormwater plan, drainage swales, on-site retention.

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

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

PART III - REQUIRED ATTACHMENTS

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

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

3 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.

Justin Heller

Patsy Valentine-Wilcox
Property Owner Signature (required)

11-27-19

11-26-19

Date

PLAT PLAN CHECKLIST

Please complete this checklist and include it with your preliminary plat. Preliminary plats shall be prepared by a land surveyor registered in the state of Washington.

<input checked="" type="checkbox"/>	The plat plan shall be legibly drawn in ink on paper that is at least 18 x 24 inches in size
<input checked="" type="checkbox"/>	All plat plans shall be drawn at a scale of 1"=100' or larger. The scale shall be noted on the plat.
<input checked="" type="checkbox"/>	All existing lots or parcels included in the proposed subdivision.
<input checked="" type="checkbox"/>	The proposed name of the subdivision. This name shall not duplicate any name used on a recorded plat or subdivision in Yakima County, including the municipalities of Yakima County.
<input checked="" type="checkbox"/>	An accurate and complete legal description of the proposed subdivision.
<input checked="" type="checkbox"/>	Date the plat was prepared.
<input checked="" type="checkbox"/>	North Arrow
<input type="checkbox"/>	Boundary lines based upon a recent land survey of the land proposed to be subdivided and boundary lines of all proposed lots and streets.
<input checked="" type="checkbox"/>	Location and size of water and sewer lines, utility easements, and drainage system proposed to serve the lots within the proposed subdivision and their point(s) of connection with existing services.
<input checked="" type="checkbox"/>	Location, size, purpose, and nature of existing roads, streets, rights-of-way, and easements adjacent to, or across, the land.
<input checked="" type="checkbox"/>	Location of any streets, rights-of-way, or easements proposed to serve the lots within the proposed subdivision with a clear designation of their size, purpose, and nature.
<input checked="" type="checkbox"/>	Parcels of land intended or required to be dedicated for streets or other public purposes.
<input checked="" type="checkbox"/>	Contour lines at two-foot elevation intervals for slopes less than ten percent and five-foot elevation intervals for slopes more than ten percent. Elevations shall be based upon city of Yakima datum if available.

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

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**COLUMBIA RIDGE HOMES LLC –
“RAINIER COURT – PHASES 2, 3 & 4”
PLP#003-19 & SEPA#041-19**

EXHIBIT LIST

**CHAPTER G
Public Comments**

DOC INDEX #	DOCUMENT	DATE
G-1	Comment Letter from Brian & Megan Mauch	01/03/2020
G-2	Comment Letter from Dean & Jan Bass	01/06/2020
G-3	Comment Letter from Melissa Paul	01/06/2020
G-4	Comment Letter from Ken & Karen Spanton	01/07/2020
G-5	Comment Letter from Wayne & Bette Morrison	01/07/2020
G-6	Comment Letter from James & Laura Turner	01/07/2020
G-7	Comment Letter from Jennifer Wyle & David Smith	01/08/2020
G-8	Comment Letter from John & Rita Andring	01/08/2020
G-9	Comment Letter from Dale & Julie Turner	01/08/2020
G-10	Comment Letter from Sangeetha & Biju Kunhiraman	01/08/2020
G-11	Comment Letter from Jerry & Debby Runge	01/08/2020
G-12	Comment Letter from Neil & Michele Hauff	01/08/2020
G-13	Comment Letter from Barbara Boutaine	01/08/2020
G-14	Comment Letter from David Brush	01/08/2020
G-15	Comment Letter from Maricella Benfiet	01/08/2020
G-16	Comment Letter from Diana Alvarez & Noe Guizar	01/08/2020
G-17	Comment Letter from Ronnie & Bonnie Bloxham	01/08/2020
G-18	Comment Letter from Robin Gravbrot	01/13/2020
G-19	Email Comments from Neil & Michele Hauff	01/24/2020
G-20	Follow-Up Email from Neil & Michele Hauff (with staff response)	01/28/2020
G-21	Additional Email Comments from Neil & Michele Hauff	02/03/2020
G-22	Comment Letter from Neil & Michele Hauff, Marchal Tyler, Noe Guizar Barajas & Diana Alvarez	02/12/2020

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February 12, 2020

FEB 12 10:02

Office of the City Clerk
129 North Second Street
Yakima, WA 98901

YAKIMA CITY CLERK

RE: Objection to the vacation of N 92nd Ave Per FILE NUMBER PLP#003-19 & SEPA#041-19

"According to RCW 35.79.020 Notice of hearing—Objection prior to hearing ---- PROVIDED, That if fifty percent of the abutting property owners file written objection to the proposed vacation with the clerk, prior to the time of hearing, the city shall be prohibited from proceeding with the resolution."

We are writing this letter in opposition to the vacation of N 92nd avenue. As property owners Neil & Michele Hauff parcel 18131922001, Marchal Tyler parcel 18131922002 and Noe Guizar Barajas & Diana Alvarez parcel 18131922004 we object to the vacation of N 92 Ave.

Adjacent land owners of land rights.

Neil & Michele Hauff
Neil & Michele Hauff

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FEB 12 2020

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

Marchal Tyler

Marchal Tyler
Noe Guizar Barajas Diana Alvarez

28
Diana Alvarez

DOC.

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6-22

Maxey, Lisa

From: Davenport, Joan
Sent: Monday, February 03, 2020 4:16 PM
To: Maxey, Lisa; Monick, Colleda
Subject: FW: Soil Testing on the Columbial Ridge Homes Development Parcels 18131922005, 18131924009, 18131923402

Fyi and for the file

From: michele hauff [mailto:shelleyhauff@gmail.com]
Sent: Monday, February 03, 2020 4:13 PM
To: Davenport, Joan <Joan.Davenport@yakimawa.gov>
Subject: Soil Testing on the Columbial Ridge Homes Development Parcels 18131922005, 18131924009, 18131923402

Thank you for your response to my email. Going forward I am pleased that the City of Yakima and Department of Ecology will be address sampling of lead and arsenic soils. I realize that the historic orchard lands were not in the city limits but as the City of Yakima continues to annex land for their tax base, you now have the responsibility to protect land owners form contaminated soils. Your due diligence to this issue as the lead agency is expected, required and appreciated. Any wavering from what is right is not being a steward of the land. So that brings us to the big question.... Are you going to require sampling of the soil for this project on the historical orchard land? Your last email was unclear and vague to our original question and request. In other words, could you answer the question without smoke and mirrors?

Neil and Michele Hauff

Monick, Colleda

From: Davenport, Joan
Sent: Tuesday, January 28, 2020 5:33 PM
To: 'michele hauff'
Cc: Monick, Colleda; Calhoun, Joseph; 'valerie.bound@ecy.wa.gov'; 'james.pendowski@ecy.wa.gov'
Subject: RE: Second Request, Email dated January 24, 2020
Attachments: NOTICE OF MDNS_ Rainier Ct Ph 2-4 - PLP SEPA.pdf

Hello Michele and Neil Hauff!

Thank you for taking the time to inquire about this proposed new plat of 26 acres creating 79 new lots in the vicinity of Summitview Avenue and N 92nd Ave within the City of Yakima, Washington. I am enclosing a copy of the Mitigated Determination of Non-Significance (MDNS) the City of Yakima issued for the environmental review of this development. As you are aware, on the bottom of page 3 of the MDNS, the City has included (verbatim) the comment from Department of Ecology related to investigations of lead and arsenic contamination for this project.

The City of Yakima is working closely with our South Central Region office of Department of Ecology to support the formation of a regional work group that will address protocol and criteria for the sampling, documentation and potential mitigation of lead arsenic in new residential development. The result of the collaborative process may result in new standards and requirements for new residential development. Initially, Department of Ecology will provide sampling at no cost for property owners, they will document and create public maps of sampling results, DOE will provide guidance, education and outreach for this issue. Department of Ecology is working to create a one-stop shop for individuals searching for information on potential exposure to lead and arsenic in soils.

Should you want to find out more about the updating of the regional approach to lead and arsenic, I would encourage you to contact Department of Ecology. Of course, the City of Yakima would be happy to participate in a conversation on this topic as well.

Joan Davenport, AICP
Director of Community Development
City of Yakima
129 North 2nd St
Yakima, WA 98901
Joan.davenport@yakimawa.gov
(509)576-6417

From: michele hauff [mailto:shelleyhauff@gmail.com]
Sent: Tuesday, January 28, 2020 4:56 PM
To: Davenport, Joan <Joan.Davenport@yakimawa.gov>
Subject: Second Request, Email dated January 24, 2020

Joan,
Just checking in to see if you received my email dated January 24, 2020 regarding your letter dated January 16, 2020 Washington State Environmental Policy Act Mitigated Determination of Nonsignificance City of Yakima, Washington.

Once again I need clarification regarding sampling the soil as recommended by Ecology. Will Columbia Ridge Homes be required to sample the soil.

Neil and Michele Hauff

Maxey, Lisa

From: Davenport, Joan
Sent: Friday, January 24, 2020 1:46 PM
To: Maxey, Lisa; Calhoun, Joseph; Monick, Colleda
Subject: FW: WA State Environmental Policy Act Mitigated Determination of Nonsignificance City of Yakima

Fyi-
Did we get a comment from DOE including a recommendation on Lead and Arsenic?
Joan

From: michele hauff [mailto:shelleyhauff@gmail.com]
Sent: Friday, January 24, 2020 1:42 PM
To: Davenport, Joan
Subject: WA State Environmental Policy Act Mitigated Determination of Nonsignificance City of Yakima

Joan,

In your letter dated January 16, 2020 you stated in the required mitigation measures: Ecology recommends that the soil 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. Are you going to require Columbia Ridge Homes to take soil samples? If not please explain why you are not.

On the notice of application, environmental review & public hearing, Columbia Ridge Homes plans on grading 120,000 cubic yards of soil. With the historic orchard footprint and use of lead and arsenic on these lands, I am very concerned about the extensive excavation of the land and exposure to lead and arsenic in the dust.

Being the lead agency, I think it is prudent that you step up to the plate and take the necessary steps to avert a poor development for the neighborhood and the city of Yakima. Informing the potential homeowners at the time of purchase is not a good solution to a known problem.

Neil and Michele Hauff

January 2, 2020

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COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St.
Yakima, WA 98908

Re: PLP#003-19, SEPA#041-19
Columbia Ridge Home Application

Joan,

The major concerns with this proposed development that seem to arise are:

--small lot sizes proposed that aren't consistent with home subdivisions to the west of 92nd and north of Summitview Ave. (93rd, 96th, 98th, 100th etc); the proposed development creates a "high density" feel. Does Yakima need this type of subdivision when Columbia Ridge Homes has already provided these smaller lots on 90th Ave and Summit Crest has provided duplexes on 89th Ave, all north of Summitview?

--what happens to landowners north of this proposed development when they want to subdivide their lands? It seems this proposed development "blocks" parcels such as 18131922002, 18131922001, 17132411001, and myself 17132411002 from an opportunity to connect to public road extensions if Phase 5 is a gated community and the road layout for Phases 2,3, and 4 make potential access extremely difficult to engineer a road extension compatible with required slopes and width needed for City or County requirements.

--how is Columbia Ridge Homes proposing the extended road access for the parcels north of this proposed development at the termination of the roundabout? It's very difficult to determine what the plans are, which factors into the concerns for any future development potential for us landowners above and to the west of this proposal. Currently, it seems very "exclusive" and not "user friendly" for any other landowners who would like to have the opportunity to connect to this future public road.

--How is Columbia Ridge Homes addressing the existing landowners on the current 92nd Ave (that are below the extension and to the east on Hawthorn Ave.) and their road access so there's not 2 entrances onto Summitview so close together, which could create greater hazards entering onto Summitview Ave.

It seems that this proposed application needs some revisions to address the needs of the existing landowners who desire to have a quality of life that won't be achieved with the proposal as it is, and who would like Columbia Ridge Homes to consider working with us landowners affected by his plan.

Sincerely,

Robin Pravost

Home/land owner parcel 17132411002

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To: Department of Community Development

1/08/2020

Subject: We would like to express our concerns regarding the subdivision and development proposal (vicinity of N 92nd Ave & Summitview Ave) that Applicant, Columbia Ridge Homes LLC, has filed with your department. (PLP#003-19 SEPA#041-19)

We recently purchased a home from Justin Hellem "Columbia Ridge Homes". If we had known they were in the works of building over 100 homes including our own, we would have considered a different area.

With that being said, we have great concerns with traffic with that many houses. We are on a shared irrigation system. With that many people watering, I doubt that anybody would have any water pressure.

There are concerns with water runoff. We had a puddle of water in our front yard the duration of building our house. Then, when they put our grass in, our water flooded the development behind us on 89th Ave. Justin was notified about the water from his development flooding that area. They dug a big hole and small open trench to contain the water making a swamp and a haven for swarms of bees. It was left like that instead of being fixed properly. We already had an issue with Justin refusing to finish off the bank. It was left in a mess. They had moved dirt to finish off the lots but didn't bother to clean up and finish the banks. There are sticks, rocks, and rough terrain. We, as property owners, are responsible for maintaining the bank, which is fine. We just wanted Justin to finish it off like the covenants requires. We finally got him to fill in the big hole with gravel which was dangerous for us or anybody that ventured back there. He said that was all he was going to do with it.

(See attached: Protective covenant number 3.23)

So, we have concerns with his lack of compassion and lack of concern for peoples' safety. Justin's attitude concerning the unstable bank and mess behind the fence of our back yard was "out of sight, out of mind". The people living off of 89th Ave. and dealing with that kind of eye sore from their properties have a different opinion. Property needs to be maintained which at this time is almost impossible on our own because of the safety issues of the bank. We moved from our country home to our retirement home here at Rainier court feeling we were settling in to a safe and desirable neighborhood that would suit our retirement needs. We now are faced with wondering if this was the right choice.

Concerns:

Heavy traffic

Dirt, dust, garbage, building material left to blow around

Water runoff with excess rain or heavy snow melt. We would be engulfed in mud

Lack of irrigation water

Heavy truck traffic

Over building, our home's value?

Lack of compassion and concern of people's safety over profit

Not conforming to protective covenants

Safety in our neighborhood and upkeep of properties

Respectively yours,

Ronnie and Bonnie Bloxham
211 No. 90th Ave.
Yakima, WA 98908
509-952-7301

Ronnie L. Bloxham
Bonnie H. Bloxham

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JAN 08 2020
CITY OF YAKIMA
PLANNING DIV

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G-17

1 3.19 Illegal Activities. No illegal activities are permitted.

2 3.20 Antenna. There shall be no antenna of any sort either installed or
3 maintained which is visible from neighboring parcels. Satellite dishes and Direct TV are
4 prohibited except small dishes less than 18" in diameter.

5 3.21 Sightliness. Lot owners shall screen, conceal and/or wall in all
6 clotheslines, garbage cans, equipment, and storage piles to conceal them from the direct view or
7 line of sight of the neighboring lots and streets. Lot owners shall screen or garage recreational
8 vehicles, including but not limited to, campers, trailers, all-terrain vehicles, boats, motorcycles,
9 snowmobiles and motor homes, so as to reasonably conceal such recreational vehicles from the
10 direct view or line of sight of neighboring lots and streets beyond the front face of home or
11 garage. No recreational vehicles, boats or trailer may be stored or parked on the public street.

12 3.22 Fires. There shall be no exterior fires whatsoever, except for barbecues
13 and built-in outdoor fireplaces with chimneys, subject to county approval.

14 3.23 Disturbed Earth. Removal and disruption of vegetative cover shall be
15 minimized to protect the existing vegetation to the fullest extent possible. Disturbed areas shall
16 be reseeded or landscaped. All banks created by house excavation must be compacted and
17 rounded, and seeded or landscaped rather than simply sloughed off, and shall not exceed a slope
18 of two to one, unless the lot owner provides an engineer report indicating that steeper slope is
19 appropriate.

20 3.24 Driveways. At the time a structure is built on a lot, adequate off-street
21 parking for at least two (2) cars shall be provided on the lot. All driveways shall be constructed of
22 asphalt paving, concrete or pavers, unless approval for use of other material is granted in
23 advance in writing by the Architectural Control Committee.

24 3.25 Trucks. No trucks larger than one (1) ton, construction type equipment or
25 mobile or stationary trailers shall be permitted on any lot, except for the purpose of construction of
26 improvements within the subdivision unless approved in advance by the Architectural Control
Committee.

3.26 Overnight Rentals. With the exception of short term occupancy pursuant
to a pending sale of a completed single family home to buyer, short-term rentals for periods less
than thirty (30) days shall be prohibited.

BUILDING COVENANTS

4.1 Aesthetic Control. No building, including outbuildings, shall be erected,
placed or altered on any lot until construction plans and specifications and a plan showing the
location of the structure, have been approved by the Architectural Control Committee appointed
by the Board of Directors as to quality materials, harmony of external design with existing
structures and the intended nature of the plat, conformance with these covenants and location
with respect to topography and finished grade elevation. Harmony is to be maintained through
use of earth-tone colors and natural building materials where possible. Bright colors and
reflective materials are to be avoided. The Architectural Control Committee shall have the right to
reasonably require placement of the homes, garages or shops on the lots.

PROTECTIVE COVENANTS
Page 5
40M4143

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JAN 08 2020
CITY OF YAKIMA
PLANNING DIV.

Jeffers, Daniebon, Sonn & Aylward, P.S.
Attorneys at Law
2600 Chester Kinnin Road / P.O. Box 1688
Wenatchee, WA 98807-1688
(509) 662-3685 / (509) 662-2452 FAX

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* G-17

RECEIVED

Date 1-8-2020

JAN 08 2020

Good afternoon Colleda,

**CITY OF YAKIMA
PLANNING DIV.**

We had spoken last week when I went into the planning department and you had let me know that I could email my comments concerning the proposed planning developmen of N. 92n and Summitview. The File number is PLP#003-19 & SEPA#041-19. The following are my comments.

How will issues of dust be addressed. It is very windy at our location of 406 N. 92nd Ave. my 4 year old has breathing issues that are being addressed with the ENT and Children's hospital visits the dust will impact her health as well as my allergies. Will the dirt be wet consistently?

As it was addressed this area that is going to be developed was used in agriculture in the past has there been environmental test for toxins used such as lead, or other chemicals that were used on the property, how will this be addressed for health reasons?

We at 406 N. 92nd Ave oppose vacating our road. We would like to continue using our road of N. 92nd. The proposed change will interfere not only with our privacy, and the following: the new proposed road that would have us drive through the round-about would have us make a sharp right turn off a round about to then make a sharp 180 degree left turn into our property is more than inconvenient it is also dangerous. How are we to have a 53 foot moving truck through these turns. As well as a 40 foot hauling trailer attached to the back of dually truck? How are we going to be able to fit working machinery as a buckle through these entrances and drive through the new, heavily populated area? The corner exit of my property (end of my driveway) that connects with 92nd ave is slopped and with snow it is very difficult if not impossible at times to move up the road, and the new proposed road will have homes surrounding this area from out driveway that we would have to make 180 degree turn, and what ever else machinery we use. Have any of you driven on this road during these conditions and with hauling machinery? I have the city of Yakima garbage tell me that they do want to go up this corner because of how slick it is, and it's a constant battle for them to pick my garbage up. With the new proposed road this corner area of my driveway will worsen as it will turn to a 180 degree turn for anyone coming up this way. Now there will also be the safety of the homes around this corner. How will this be addressed?

Moving on, our area will change to a highly populated area through the new proposed road, how will traffic control be addressed as people leave to work and take kids to school/bus in the morning. There will be enormous amount of congestion in the area below. Which brings me to my next point. On the left- hand, south corner of my property there is a proposed round-about being built. This makes no sense as the gated development phase 5 will have a very low density of people than phase 2. It would make more sense for the round- about to be down below in the highly populated area of phase 2.

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Having a round-about essentially in front of my home is going to devalue my property, which will also lower revenue for the city. There could be a normal unobstructed road that would not lower my property. Having a busy road as that one is also dangerous for my small children. There's essentially two new roads that will be in front, and on the right side of my home. This will devalue my property; how will this be addressed? It is not fair for our property to devalue to have others profit from that.

The proposed plan also addressed the buildings could be up to 35 feet. Our property was bought for the view. This limit of 35 feet that is propose will cover my view and we oppose. The residencies should not be more than one-story high. Any landscaping or street lighting should not obstruct, block, cover partially or completely our view.

We also have a make-shift parallel drive-way a couple feet below from our driveway for Nob hill irrigation water to check the pumps and turn around. It is an agreement with only them, no one else. There is no one else allowed on our parallel drive-way and it is not a right-away for anyone else to use to connect to other homes. I have the documented agreement. This drive-way/ or any part of it will not be used to make the 25' proposed road coming of the round -bout to the right.

Also, what is going to become of the irrigation pump, and canal for the well water that the Nob hill irrigation comes to check?

Concerning the map of the proposed development my property lines are incorrectly stated. Lot 99 has inverted my line as the letter "V". I am hoping this was a mistake as I have not agreed for my property to taken away to be used for the developers' lot 99.

I would hope that our concerns are looked into as a serious manner. I would not want my property to decrease as we all have worked very hard to have our homes in nice, private, quiet areas. I would not like my home to devalue because of the new proposed roads, or have other homes or objects block my beautiful view which is the reason we bought this property. I would like more transparency on the population increasing as I feel it is going to be closer to 400 people with that many units. I am concerned with the traffic as well.

Again I would like to stress that we at 406 N. 92nd Ave oppose vacating our road, and having the inconvenience of having to change our address with everything.

Thank you for your time,

Diana Alvarez & Noe Guizar

Anaid98902@gmail.com

509-793-442
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PLANNING DIV

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Dept of Community Development
Joan Davenport, AICP Director
Planning Division
129 N 2nd St, 2nd floor, Yakima, Wa 98901

January 8, 2020

Dear Joan Davenport,

This letter is concerning file # PLP#1 10-19 & SEPA# 041-19

I live at 212 N 93rd Ave Yakima and live next to the new development going in.
I have concerns over losing my view and losing property value. Privacy is also an issue.

For these reasons and others, it would not be in our best interest to have two story homes built.
I am also concerned about environmental issues, wildlife in the area.

Please take our 93rd association, my neighbors concerns into consideration.

Thank you,

Maricella Benfiet



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January 8, 2020

To: Joan Davenport, AICP, Community Development Director

From: David Brush, owner/resident at 215 N. 90th Ave., Yakima, WA

Subject: Columbia Ridge Homes Development

File numbers: PLP#003-19, SEPA#041-19

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This is in reference to the area north of the developed properties on 89th, 90th, and 92nd Avenues. My home is located at the current north end of 90th Ave., directly adjacent to the proposed development. Since moving in last May we have seen some practices that must be addressed in this current proposal.

Weed control. The Spring rains brought on a large number of weeds and tall grasses on the former orchard area. Nothing was done about them for many months, and they dried out and became a potential fire hazard, as well as releasing seeds onto adjacent properties. I had to cut some of them that bordered on my property to keep them from spreading onto my new lawn.

Wildfire hazard. The trees were also not irrigated all year and they dried out as well. Finally in late summer a single worker with a mower showed up to cut the weeds down. The cuttings were not removed, simply left on the ground to dry out even further. A few weeks later they began removing the trees, a process that lasted for over a month. We worried all summer about the possibility of a grass/wildland fire starting on this hill side.

We now have a large empty lot next to us covered in grass, and it appears it will remain this way for a minimum of two years during the Phase 2 construction, and at least part of it will remain undeveloped for as much as the 5-year period proposed for Phases 3 & 4. During this time, rains will come, more weeds will grow and then dry out, becoming a potential fire hazard every summer. I would like to see this addressed in the proposal with a weed control and fire hazard mitigation plan.

The road construction timeline is not mentioned. Will the road system be built over the entire area at the onset of construction, or only the roads within each phase when that phase is started? On several occasions there have been construction trucks blocking our road while they deliver materials (usually cement) to the lots to our south, preventing us from leaving to take care of our business, and potentially blocking emergency vehicles (fortunately there were no incidents that I'm aware of). All but one of the lots in our area are finished now, so we shouldn't have any more trouble with this, but if the same method is used on 92nd Ave. (Phase 2) there could be more problems there if 92nd is left as a dead end street until the next phase begins.

Stormwater drainage. The nearest drain to my property is about 150 feet south in the roadway. There are several swales in the proposal, but none on 90th Ave. I can't tell if there is a stormwater drainpipe in the street passing my property. The rainwater from further up the hill will need to be routed down the hill. Can it be verified that there is a pipe to connect to before construction?

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Telephone connections. The proposal indicates that there will be telephone service available, but does not name the provider. When we moved in, I called Century Link to have my phone service moved from our previous residence. The company sent out two people to check into it and they told me that they could not provide us with a landline. Not only was there no phone cable to our new house, but there is no conduit in the street to install it in. And since above ground cabling is prohibited by our covenants, that is also not an option. We ultimately chose to use a cable TV telephone service, but in the event of a power outage, it will not work. If any home buyer to the north of us on the extended 90th Ave. wants a landline, it will not be available since the conduit is not there. Their only option would be to pay for cable TV or a wireless internet service that they may not want, or cellular service that is also vulnerable to power and internet outages. I don't know about cable access on 89th or the new 92nd Ave., so I can't comment on those.

Thank you for consideration of my comments.

David A. Brush

215 N. 90th Ave.

Yakima, WA 98908

(509) 952-3283

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To: Department of Community Development

1/07/2020

From: Barbara Boutaine
215 Summit Crest Way
Yakima, WA
(509)952-7829

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CITY OF YAKIMA
PLANNING DIV.

I would like to express my concerns regarding the subdivision and development proposal (vicinity of N 92nd Ave & Summitview Ave) that the Applicant, Columbia Ridge Homes LLC, has filed with your department. **PLP#003-19 SEPA#041-19**

I recently moved into the new townhouse development that is off of 89th and Summitview and have watched the progress of the construction of the homes built on 90th and surrounding areas. I have met and talked with several of the folks that recently had homes built in that area by Columbia Ridge Homes LLC and I am very concerned about the "quantity and quality" of additional homes that are proposed to be built in that area.

I am familiar with a couple of families that have recently moved into their new homes built on 90th and have seen how the "ball has been dropped" on them once they move in. Safety issues or concerns, even ones under contract are not addressed (just pretty much ignored). Covenants and ordinances violations ignored. There have been water runoff issues that have been shrugged off. If that is the attitude (lack of abiding by the contract, covenants, ordinances, and planning for the safety of clients, I hate to think about how much of this lack of professionalism and lack of concern for clients would be like on a much larger scale such as the projected building project of "79" homes in the area. If the covenants, ordinances, and the safety of the home buyers (at this time) are being ignored and not enforced, then I doubt very much if this will change later on with "79" newly added homes. What a mess that would be.

Questions:

What will happen with water issues? Will there be enough water, water pressure? Waste-disposal problems? High energy consumption problems? Is it the plan to have all "cookie-cutter" homes or will there be a variety of different building designs to make it more appealing? Will there be road congestion, more pollution in the air? What impact will it have on the visual character "sense of place" that make the region/area unique and desirable? How will it affect Infrastructure and the safety or convenience of street/road users?

Thank you for the opportunity to voice my concerns and thoughts.

Barbara Boutaine

Barbara Boutaine

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