

**“PLAT OF ASPEN ESTATES”
PLP#003-20 & SEPA#014-20**

**City Council
Closed Record Public Hearing
December 8, 2020**

EXHIBIT LIST

Applicant: Aspen Estates LLC
File Numbers: PLP#003-20 & SEPA#014-20
Site Address: Vic. of S 60th Ave & W Washington Ave
Staff Contact: Trevor Martin, Associate Planner

Table of Contents

CHAPTER AA	Yakima Planning Commission’s Recommendation
CHAPTER A	Staff Report
CHAPTER B	Maps
CHAPTER C	Site Plan
CHAPTER D	DST Review & Agency Comments
CHAPTER E	SEPA Checklist
CHAPTER F	Applications
CHAPTER G	Public Notices



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

YAKIMA PLANNING COMMISSION

**RECOMMENDATION TO THE YAKIMA CITY COUNCIL
FOR
PRELIMINARY LONG PLAT
PLP#003-20 & SEPA#014-20**

November 10, 2020

WHEREAS, on July 14, 2020, an application for a Preliminary Long Plat was submitted by Aspen Estates LLC. for the subdivision of one parcel, totaling approximately 22.64 acres into 105 single-family residential lots, in the Single-Family (R-1) zoning district, parcel number 181333-32406; and

WHEREAS, the application was considered complete for processing on August 6, 2020, and public notice was provided in accordance with the provisions of YMC Ch. 16.10 on August 27, 2020; and

WHEREAS, SEPA Environmental Review was completed with a Mitigated Determination of Nonsignificance issued on September 29, 2020, which was not appealed (City File SEPA#014-20); 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 October 28, 2020, the Yakima Planning Commission held an open record public hearing, to consider the application for a 105 lot single-family subdivision known as Aspen Estates – Phases 1 & 2, submitted by HLA Engineering and Surveying. (PLP#003-20), to hear testimony from the public and provide a recommendation to the Yakima City Council; and

WHEREAS, the staff report presented by Associate Planner, Trevor Martin, recommended approval of the proposed 105-lot preliminary plat, subject to conditions; and

WHEREAS, based on testimony received at the October 28, 2020 virtual public hearing, the Yakima Planning Commission has recommended approval of the plat, subject to conditions.

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



**DOC.
INDEX
AA-1**

APPLICATION # PLP#003-20, SEPA#014-20
APPLICANT: Aspen Estates LLC.
APPLICANT ADDRESS: 2550 Borton Rd., Yakima, WA 98903
PROJECT LOCATION: Vicinity of W. Washington Ave. and S. 64th Ave.
PARCEL(S): 181333-32406

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 is 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:**

The subject property has frontage upon W. Washington Ave. and S. 60th Ave, and proposes new public streets to provide adequate access to all internal lots.

8. **Subsection 14.20.100(4)(e) -- Appropriate provisions for transit stops:**
Yakima Transit Routes 2 & 5 pass within 1/10 of a mile of the site.
9. **Subsection 14.20.100(4)(f) -- Appropriate provisions for potable water supplies, irrigation and other water suppliers:**
Public water is required to be used for domestic and fire flow purposes. An adequate water supply for this development is available from Nob Hill Water Company.
10. **Subsection 14.20.100(4)(g) -- Appropriate provisions for sanitary waste disposal:**
Public sewer is required to service all lots. City of Yakima sewer lines are within W Washington Ave and S. 60th Ave, and are 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 1.7 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:**
West Valley Middle and West Valley Jr High Schools are located approximately within 1.3 miles, and West Valley high School is located approximately within 1.7 miles of this subdivision.
13. **Subsection 14.20.100(4)(k) -- Appropriate provisions for sidewalks:**
Sidewalks are required and will be provided on the new interior streets and 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:**
There are no plan requirements that are different than the conditions within the decision.
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 October 28, 2020, was given in accordance with applicable requirements.
3. The SEPA Mitigated Determination of Nonsignificance (MDNS) for this proposed preliminary plat was issued on September 29, 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 July 27, 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 found in the staff report, which are found to be appropriate, the proposed preliminary plat as described in the application narrative and preliminary plat received July 14, 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

The applicant's representative testified in favor of the proposal. There were no other comments from the public during the hearing.

V. PLANNING COMMISSION ACTION

Commissioner Rose moved, Commissioner Place seconded to direct staff to draft findings of fact and forward a recommendation of approval to the Yakima City Council. The motion carried 4-0.

VI. RECOMMENDATION TO CITY COUNCIL

Based upon the findings outlined above, the City of Yakima Planning Commission recommends **APPROVAL** of the proposed 105-lot preliminary plat of Aspen Estates in accordance with the application and related documents submitted for file numbers PLP#003-20 and SEPA#014-20, and subject to the following conditions:

1. The applicant shall submit and gain approval of civil engineered plans which provide for design of all Title 12 development standards, including but not limited to curb, gutter, sidewalk, street lighting, stormwater, and street design.
2. 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.
3. 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.
4. 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

DOC.
INDEX 6
AA-1

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

5. A minimum 8-foot wide public utility easement must be provided adjacent to all public road rights-of-way.
6. 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.
7. All public and private utilities shall be located underground, with the exception of telephone boxes and such similar structures.
8. Turnarounds shall be as approved by the City Engineer, and provided during each phase of the construction at the ends of all roadways.
9. All public and private utilities to be located within public road rights-of-way must be constructed prior to the start of road construction.
10. Fire hydrants shall be placed at the locations specified by the Building Codes and Planning Division and the Yakima Fire Department. All lots must be provided with adequate fire flow.
11. All permits required by the Yakima Regional Clean Air Authority shall be obtained and a copy provided to the City of Yakima Code Administration prior to commencement of site preparation. The developer shall designate during working hours a responsible party to serve as contact for suspected air quality violations.
12. A 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.
13. Grading and/or building permits shall not be issued without the project site first passing an erosion control inspection.
14. All addresses shall be as specified in Exhibit "A" of the staff report. All addresses must be clearly shown on the face of the final plat as required by RCW 58.17.280.
15. This plat shall be subject to the following notes, which must be placed on the face of the plat:
 - a. The addresses shown on this plat are accurate as of the date of recording, but may be subject to change. The City of Yakima Building Codes Division is responsible for the confirmation or reassignment of addresses at the time of building permit issuance.
 - b. The owners shown hereon, their grantees and assignees in interest hereby covenant and agree to retain all surface water generated within the plat on-site.
16. Irrigation approval, for the Ahtanum Irrigation District, shall be shown on the face of the final plat.

17. Prior to Final Plat Approval, the Mitigation Measure listed in the September 29, 2020 MDNS shall be complied with.
18. All other requirements of the zoning and subdivision ordinance, although not specifically set forth herein, shall be complied with in their entirety.
19. 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 10th day of November, 2020.

By: _____



**Jacob Liddicoat, Chair
Yakima Planning Commission**



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

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

for

REQUEST FOR PRELIMINARY LONG PLAT

File Number(s): PLP#003-20 & SEPA#014-20 & TCO#005-20

APPLICANT: Aspen Estates LLC.
APPLICANT ADDRESS: 2550 Borton Rd., Yakima, WA 98903
PROJECT LOCATION: Vicinity of W. Washington Ave. and S. 64th Ave.
NAME OF PLAT: Aspen Estates
TAX PARCEL NUMBERS: 181333-32406
DATE OF REQUEST: July 14, 2020
DATE OF RECOMMENDATION: October 28, 2020
STAFF CONTACT: Trevor Martin, Associate Planner

I. DESCRIPTION OF REQUEST:

Preliminary Long Plat to subdivide one parcel, totaling approximately 22.64 acres, into 105 single-family residential lots in the R-1 zoning district over two phases.

II. SUMMARY OF RECOMMENDATION:

Approved, 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 July 14, 2020 – This proposed plat will subdivide approximately 22.64 acres into 105 Single-Family lots. Lot sizes will range from approximately 6,185 sq ft to 10,080 sq ft. The lots will have frontage on a public roadways which will be improved as part of this project.

B. 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:

DOC.
INDEX
A-1



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.

C. Environmental Review.

This project (SEPA#014-20) underwent a State Environmental Policy Act review and a Mitigated Determination of Nonsignificance (MDNS) was issued on September 29, 2020. No appeals have been filed with the City of Yakima.

D. Processing.

1. The application for a Preliminary Long Plat was received on July 14, 2020.
2. The proposed plat is larger than nine lots, and is therefore being processed under the provisions of YMC Ch. 14.20 and YMC Ch. 6.88.
3. The application was deemed complete for processing on August 6, 2020.
4. A SEPA MDNS was issued for this plat on September 29, 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

DOC.
INDEX
A-1

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 upon 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:	July 14, 2020
b. Date of Developer's Notice of Complete Application:	August 6, 2020
c. Date of Notice of Application:	August 27, 2020
d. Date of Posting of Land Use Action Sign on the Property:	August 27, 2020
e. Date of Mailing of Notice of MDNS:	September 29, 2020
f. Notice of Public Hearing	September 29, 2020

7. **Public Comment:**

The twenty-day public comment period for this application occurred from August 27, 2020, to September 16, 2020. At the conclusion of the public comment period, the City of Yakima received three (3) comments addressing the environmental impacts and compatibility of the proposed development from SEPA agencies. Comments are summarized below:

- i. Ahtanum Irrigation District: "Our records indicate the above parcel has no surface water rights as established in the Final Decree (2019), the Conditional Final Order Subbasin No.23 (Ahtanum0 (2019), and the final Schedule of Rights dated May 9, 2019 in the State of Washington Department of Ecology v. Acquavella, et al (2019).

However, our Board must sign off the plan for the subdivision. The surveyor will need to provide us with the original plat, as well as one copy, for District Signature. As our Board meets one per month, please telephone in advance for meeting dates to avoid delays."

- ii. Washington Department of Transportation: "Washington State Department of Transportation (WSDOT) has reviewed the SEPA package and the site for the development is located in Zone 6 of the WSDOT Airports and Compatible Land Use Guidebook Compatibility Zones. The proposed development is consistent with WSDOT's guidance, but given the proximity of the location to the airport it should be noted that the property may experience low flying aircraft, aircraft engine and propeller noise, vibrations, exhaust fumes, which may be perceived as a nuisance to the future residents.

Also because the property is in Zone 6 there should be a plan in place to ensure that the construction and the subsequent development to ensure that there will not be height hazard obstructions, smoke, glare, electronic interference, wildlife attractants, or other hazards to the airspace.

Below is a link the WSDOT Airport Stormwater Guidance Manual for Best Management Practices in order to assist in reducing wildlife attractants.
<https://www.wsdot.wa.gov/aviation/AirportStormwaterGuidanceManual.htm>”

- iii. Washington Department of Archaeology and Historic Preservation: “...A desktop review of our Statewide Predictive Model has identified the proposed project area as having high potential for archaeological resources. This is due, in part, to the proximity of the proposed project area to several water sources (Spring and Bachelor Creeks). Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

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

Staff note – the MDNS issued on September 29, 2020 included the following mitigation measure:

“A professional archaeological survey of the site shall be conducted, including notifying DAHP and consultation with the Yakama Nation, prior to any ground disturbing activities being permitted.”

8. Development Services Team (DST) Review: The proposal was reviewed by the DST team on August 11, 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 Chapter 5 of the International Fire Code, fire hydrants will be required along streets spaced at maximum 500 foot intervals that will provide required fire flow coverage for proposed structures.
- iii. These findings are not intended to be an exhaustive review of this proposal.

b. Engineering:

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

- i. YMC 8.60 and 12.05 – New curb, gutter and sidewalk required within new development and along site’s frontage of S. 60th Ave. Street section shall conform to standard detail R3. New sidewalks shall be constructed per standard detail R5.
- ii. 12.02 – Easements shall be established per this chapter.
- iii. 12.06.020 – Right of way – W. Washington Ave. is classified as a Minor Arterial requiring a total of 80’ of right of way (40’ half width). Existing right of way is adequate. S. 60th Ave. is classified as a Residential Access requiring a total 50’ of right of way (25’ half width). Adequate right of way shall be

dedicated along frontage. 50' of right of way shall be provided for all new Residential Access streets within development.

- iv. 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.
 - v. 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.
 - vi. YMC 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way.
 - vii. Civil plans and an ENG permit is required for all public improvements to be performed on site.
 - viii. All improvements and shall be completed prior to Certificate of Occupancy.
- c. Nob Hill Water
- i. Nob hill water is available to serve the proposed development. Finalized engineered plans will need to be submitted to nob hill water so that a design and cost estimate can be done for development.
- d. Surface Water
- Once grading begins there will be required temporary erosion and sediment controls. No comments for the long plat but to note that there will be drainage requirements once construction starts.
- e. Streets and Traffic
- i. Streetlight required at each intersection internal to the subdivision and at midblock on each east/west road. Reconstruct the curb radius and pedestrian ramp at the southwest corner of 60th/Washington to meet standards. Required traffic signs will be identified with civil engineering plans. Fences adjacent to Washington Avenue shall be placed so as not to restrict sight distance from 60th Avenue or 61st Avenue per AASHTO standards.
- f. Wastewater
- i. City sewer will need to be extended throughout development in accordance with YMC Title 12 and City of Yakima Standard Details. Wastewater will review and approve the Engineered drawings submitted for this work.

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

K. YMC § 12.04.040 Minimum size and material standards:

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

L. YMC § 12.05.010 Sidewalk installation required:

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

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

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

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

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

O. RCW 58.17.110 and YMC 14.20.120:

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

V. FINDINGS:

1. This proposed preliminary plat is approximately 22.64 acres in size and has been designed for single-family residences.
2. The Preliminary Long Plat is occurring over two phases and thus the density calculation is based upon a single action of dividing 22.64 acres in to 105 residential lots.
3. The density calculations are listed below:

Density for the proposed development as a whole:

→= 105 dwelling units / 17.05 acres (acreage with streets removed)

→= 6.15 Dwelling Units Per Net Residential Acre

4. The preliminarily platted rights-of-way are classified as residential access streets, requiring a total of 50 feet of right-of-way.
5. Full street improvements will be required for all preliminary platted right-of-way.
6. W. Washington Ave. is classified as a Minor Arterial requiring a total of 80' of right of way (40' half width) – existing right-of-way is adequate.
7. Environmental Review was completed for this development, and an MDNS was issued on September 29, 2020.

8. **Zoning Ordinance:**

The subject property is zoned Single-Family Residential (R-1). The proposed subdivision is consistent with the following zoning standards:

- 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 6,185 sq ft to 10,080 sq ft., consistent with YMC § 15.05.030, Table 5-2 which provides that the minimum lot size for single family construction is 6,000 square feet.
- c. **Lot Width:** YMC § 15.05.030, Table 5-2, 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 6 dwelling units per net residential acre (6.15 du/nra), the proposed preliminary plat complies with YMC § 15.05.030(B) and YMC § 15.03.020(B) which prescribe a maximum of seven (7) dwelling units per net residential acre in the R-1 zone.

E. 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 is up to seven net dwelling units per acre for infill development. On larger sites (over two

DOC.

INDEX

* A-1

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.

9. **SUBDIVISION ORDINANCE:**

As proposed, and with the recommended conditions, this preliminary plat meets all the design requirements of YMC Ch. 14.25 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 Washington Ave., designated as a Minor Arterial street which requires 80-feet of right-of-way. New interior streets will be designated as Local Access, requiring 50-feet of right-of-way.
 - v. **Transit Stops:** Yakima Transit Routes 2 and 5 are accessible at the corner of Washington and 64th Avenues, approximately 1/10 of a mile to the west.
 - 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. City of Yakima sewer mains are within Washington Ave. and S 60th Ave, and are 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 1.7 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:** West Valle Middle and West Valley Jr High Schools are located approximately within 1.3 miles, and West Valley high School is located approximately within 1.7 miles of this subdivision.
- x. **Sidewalks:** Sidewalks are required and will be provided along this developments frontage.

13. Based upon standards above, a finding that the public use and interest will be served by the approval of this subdivision: This proposed 105-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 July 27, 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.
2. The proposed subdivision meets the density standards of the R-1 zoning district having 6.15 dwelling units per net residential acre.
3. The proposed Preliminary Long Plat has primary access via W. Washington 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 July 14, 2020, 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 September 29, 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 105-lot subdivision known as "Aspen Estates – Phases 1 & 2" be approved subject to the following conditions:

1. The applicant shall submit and gain approval of civil engineered plans which provide for design of all Title 12 development standards, including but not limited to curb, gutter, sidewalk, street lighting, stormwater, and street design.
2. 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.
3. 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.
4. 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.

DOC.

INDEX

A-1

5. A minimum 8-foot wide public utility easement must be provided adjacent to all public road rights-of-way.
6. 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.
7. All public and private utilities shall be located underground, with the exception of telephone boxes and such similar structures.
8. Turnarounds shall be as approved by the City Engineer, and provided during each phase of the construction at the ends of all roadways.
9. All public and private utilities to be located within public road rights-of-way must be constructed prior to the start of road construction.
10. Fire hydrants shall be placed at the locations specified by the Building Codes and Planning Division and the Yakima Fire Department. All lots must be provided with adequate fire flow.
11. All permits required by the Yakima Regional Clean Air Authority shall be obtained and a copy provided to the City of Yakima Code Administration prior to commencement of site preparation. The developer shall designate during working hours a responsible party to serve as contact for suspected air quality violations.
12. A 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.
13. Grading and/or building permits shall not be issued without the project site first passing an erosion control inspection.
14. 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.
15. This plat shall be subject to the following notes, which must be placed on the face of the plat:
 - a. The addresses shown on this plat are accurate as of the date of recording, but may be subject to change. The City of Yakima Building Codes Division is responsible for the confirmation or reassignment of addresses at the time of building permit issuance.
 - b. The owners shown hereon, their grantees and assignees in interest hereby covenant and agree to retain all surface water generated within the plat on-site.
16. Irrigation approval, for the Ahtanum Irrigation District, shall be shown on the face of the final plat.

17. Prior to Final Plat Approval, the Mitigation Measure listed in the September 29, 2020 MDNS shall be complied with.
18. All other requirements of the zoning and subdivision ordinance, although not specifically set forth herein, shall be complied with in their entirety.
19. 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 Aspen Estates – Phase 1 & 2

Lot 1	1900 S 62ND AVE	Lot 54	6106 IAN AVE
Lot 2	1902 S 62ND AVE	Lot 55	6104 IAN AVE
Lot 3	1904 S 62ND AVE	Lot 56	6102 IAN AVE
Lot 4	1906 S 62ND AVE	Lot 57	6101 JUDD AVE
Lot 5	1908 S 62ND AVE	Lot 58	6103 JUDD AVE
Lot 6	1910 S 62ND AVE	Lot 59	6105 JUDD AVE
Lot 7	1912 S 62ND AVE	Lot 60	6107 JUDD AVE
Lot 8	1914 S 62ND AVE	Lot 61	6109 JUDD AVE
Lot 9	2000 S 62ND AVE	Lot 62	6111 JUDD AVE
Lot 10	2002 S 62ND AVE	Lot 63	6113 JUDD AVE
Lot 11	2004 S 62ND AVE	Lot 64	6114 JUDD AVE
Lot 12	2006 S 62ND AVE	Lot 65	6112 JUDD AVE
Lot 13	2008 S 62ND AVE	Lot 66	6110 JUDD AVE
Lot 14	2010 S 62ND AVE	Lot 67	6108 JUDD AVE
Lot 15	2012 S 62ND AVE	Lot 68	6106 JUDD AVE
Lot 16	2014 S 62ND AVE	Lot 69	6104 JUDD AVE
Lot 17	2016 S 62ND AVE	Lot 70	6102 JUDD AVE
Lot 18	6116 WHITMAN AVE	Lot 71	6101 CROWN CREST AVE
Lot 19	6114 WHITMAN AVE	Lot 72	6103 CROWN CREST AVE
Lot 20	6112 WHITMAN AVE	Lot 73	6105 CROWN CREST AVE
Lot 21	6110 WHITMAN AVE	Lot 74	6107 CROWN CREST AVE
Lot 22	6108 WHITMAN AVE	Lot 75	6109 CROWN CREST AVE
Lot 23	6106 WHITMAN AVE	Lot 76	6111 CROWN CREST AVE
Lot 24	6104 WHITMAN AVE	Lot 77	6113 CROWN CREST AVE
Lot 25	6102 WHITMAN AVE	Lot 78	6114 CROWN CREST AVE
Lot 26	6100 WHITMAN AVE	Lot 79	6112 CROWN CREST AVE
Lot 27	2017 S 61ST AVE	Lot 80	6110 CROWN CREST AVE
Lot 28	2015 S 61ST AVE	Lot 81	6108 CROWN CREST AVE
Lot 29	2013 S 61ST AVE	Lot 82	6106 CROWN CREST AVE
Lot 30	2011 S 61ST AVE	Lot 83	6104 CROWN CREST AVE
Lot 31	2009 S 61ST AVE	Lot 84	6102 CROWN CREST AVE
Lot 32	2007 S 61ST AVE	Lot 85	6101 WHATCOM AVE
Lot 33	2005 S 61ST AVE	Lot 86	6103 WHATCOM AVE
Lot 34	2003 S 61ST AVE	Lot 87	6105 WHATCOM AVE
Lot 35	2001 S 61ST AVE	Lot 88	6107 WHATCOM AVE
Lot 36	1915 S 61ST AVE	Lot 89	6109 WHATCOM AVE
Lot 37	1913 S 61ST AVE	Lot 90	6111 WHATCOM AVE
Lot 38	1911 S 61ST AVE	Lot 91	6113 WHATCOM AVE
Lot 39	1909 S 61ST AVE	Lot 92	6114 WHATCOM AVE

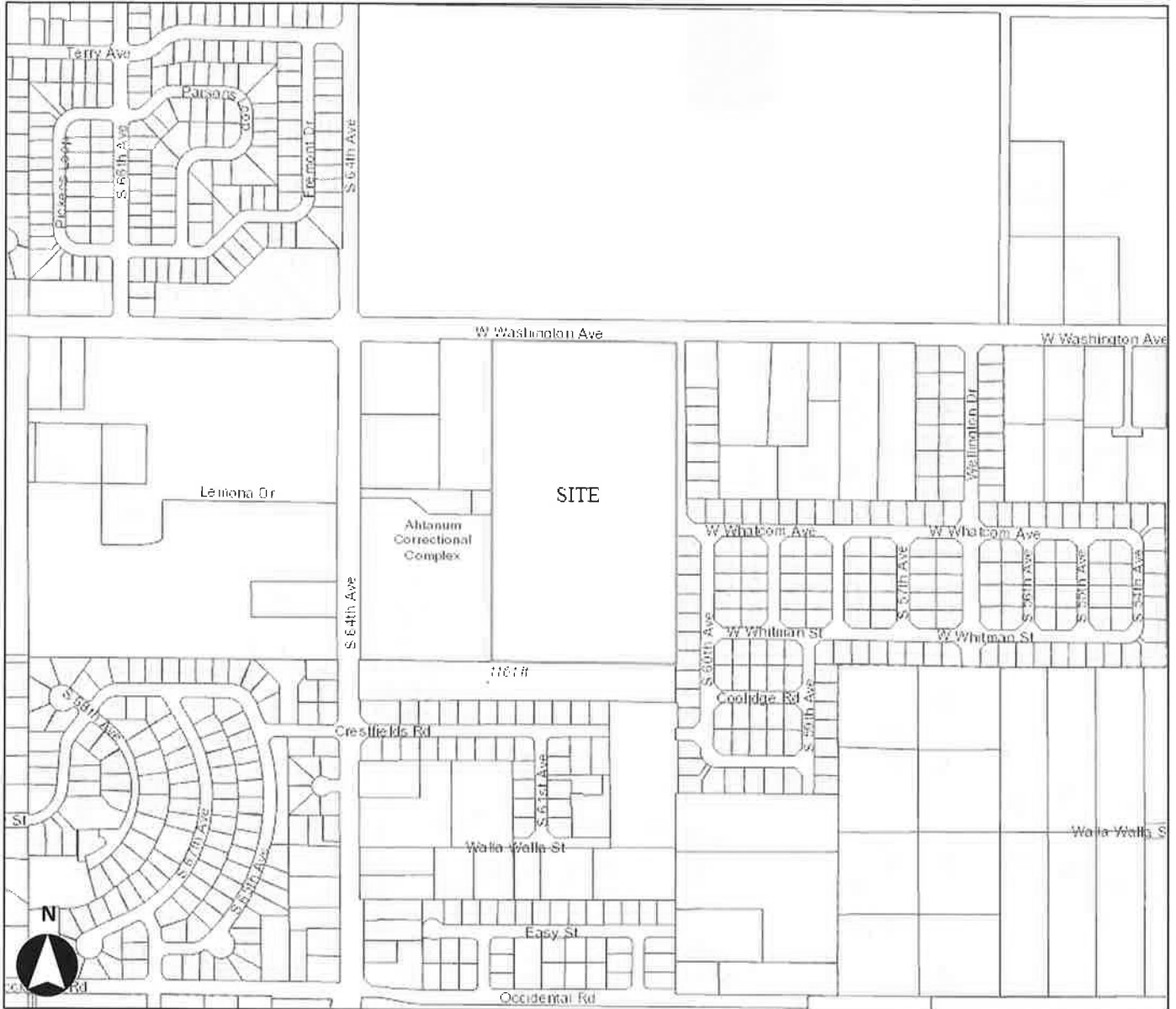
DOC.
INDEX
A-1

Lot 40	1907 S 61ST AVE	Lot 93	6112 WHATCOM AVE
Lot 41	1905 S 61ST AVE	Lot 94	6110 WHATCOM AVE
Lot 42	1903 S 61ST AVE	Lot 95	6108 WHATCOM AVE
Lot 43	6101 IAN AVE	Lot 96	6106 WHATCOM AVE
Lot 44	6103 IAN AVE	Lot 97	6104 WHATCOM AVE
Lot 45	6105 IAN AVE	Lot 98	6102 WHATCOM AVE
Lot 46	6107 IAN AVE	Lot 99	6101 WHITMAN AVE
Lot 47	6109 IAN AVE	Lot 100	6103 WHITMAN AVE
Lot 48	6111 IAN AVE	Lot 101	6105 WHITMAN AVE
Lot 49	6113 IAN AVE	Lot 102	6107 WHITMAN AVE
Lot 50	6114 IAN AVE	Lot 103	6109 WHITMAN AVE
Lot 51	6112 IAN AVE	Lot 104	6111 WHITMAN AVE
Lot 52	6110 IAN AVE	Lot 105	6113 WHITMAN AVE
Lot 53	6108 IAN AVE		

VICINITY MAP



File Number: PLP#003-20 & SEPA#014-20
Project Name: ASPEN ESTATES LLC – “PLAT OF ASPEN ESTATES”
Site Address: VIC. OF S 60TH AVE & W WASHINGTON AVE



Proposal: Proposed long plat that will subdivide approximately 22.64 acres in the R-1 zoning district into 105 single-family lots. The project will be completed in two phases with approximately 62 lots in Phase 1 and 43 lots in Phase 2.

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

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

Date Created: 7/16/2020



DOC,
INDEX
B-1

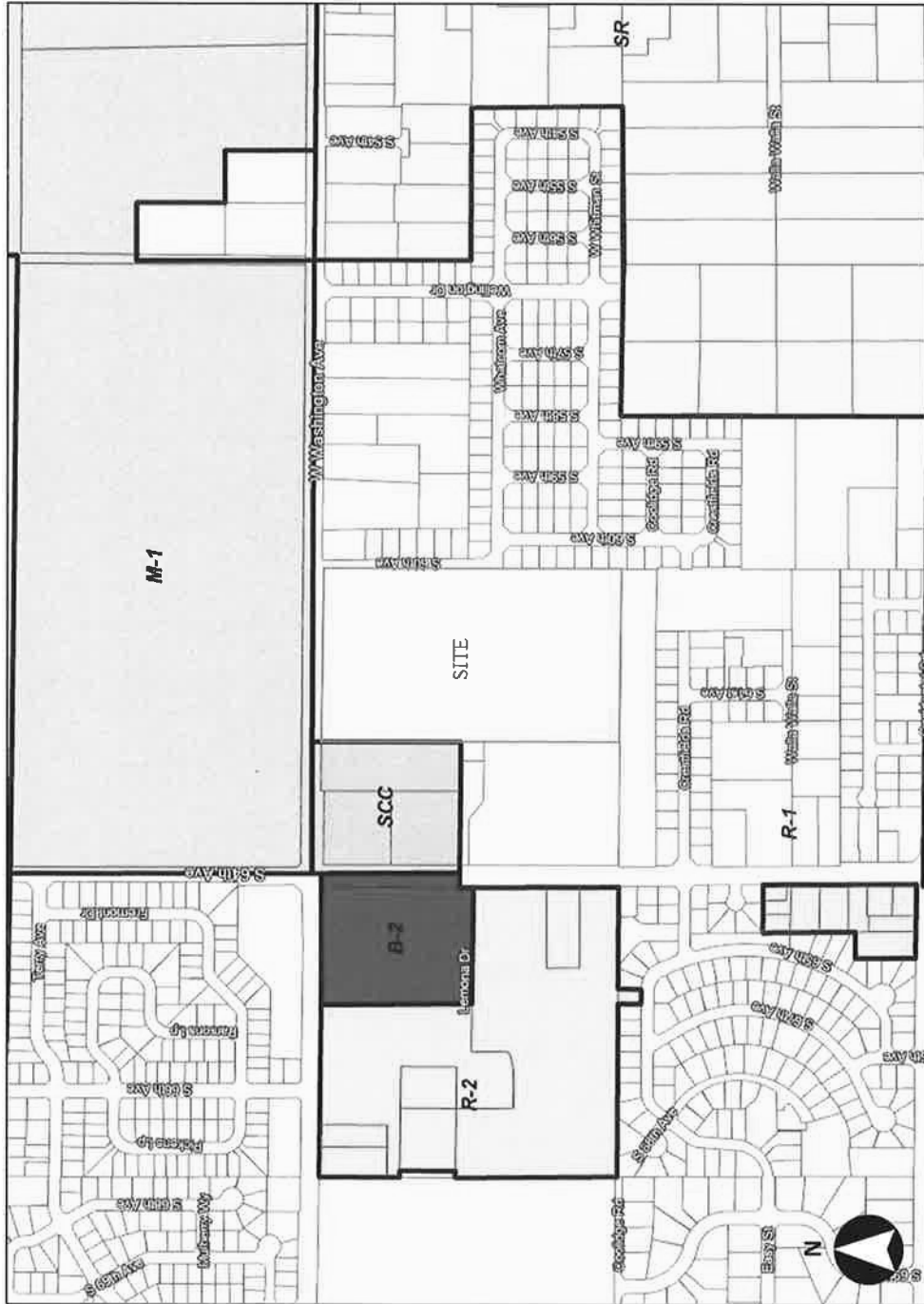


ZONING MAP

File Number: PLP#003-20 & SEPA#014-20

Project Name: ASPEN ESTATES LLC – “PLAT OF ASPEN ESTATES”

Site Address: VIC. OF S 60TH AVE & W WASHINGTON AVE



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

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.



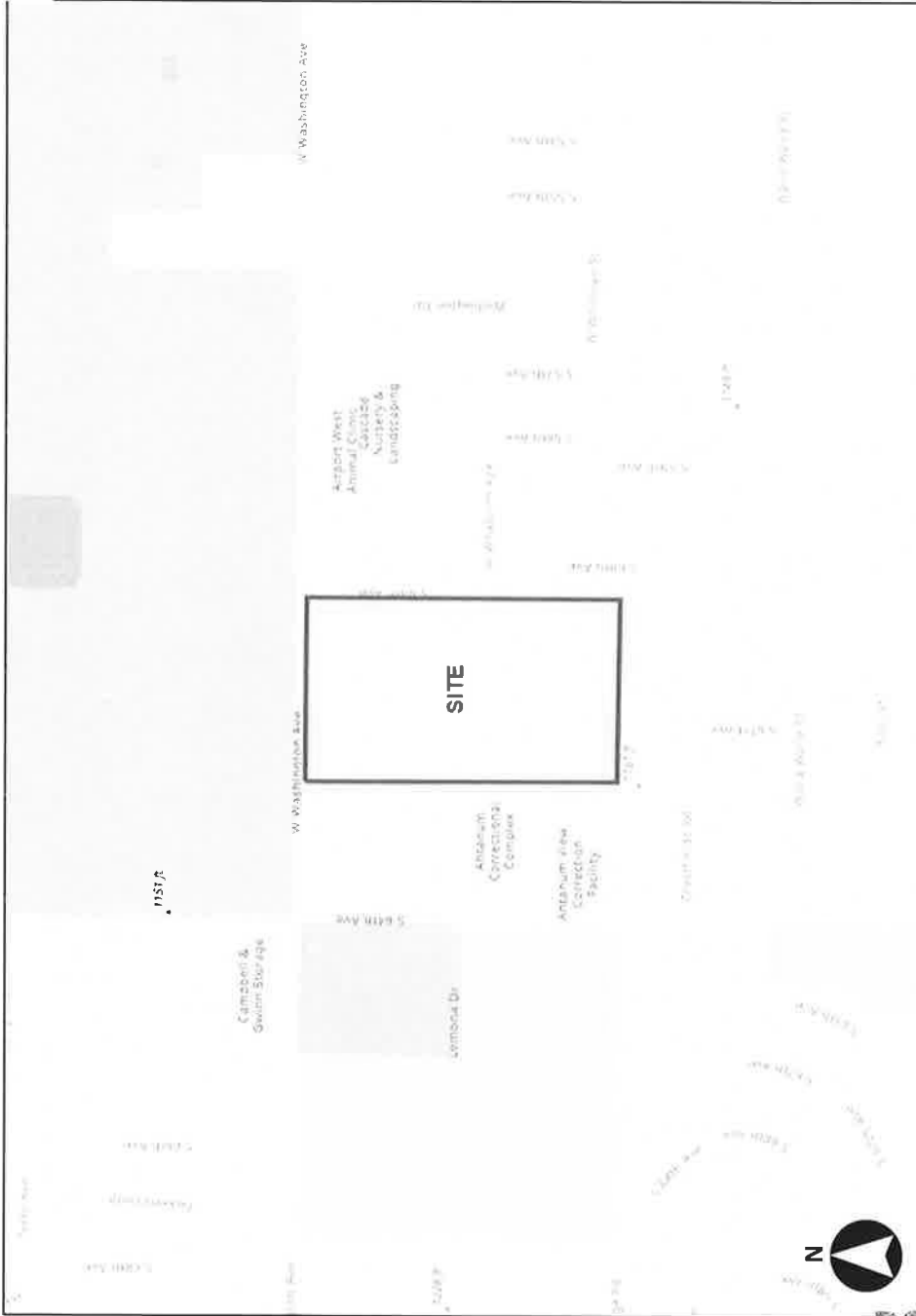
DOC. INDEX

B-1

FUTURE LAND USE MAP



File Number: PLP#003-20 & SEPA#014-20
Project Name: ASPEN ESTATES LLC – “PLAT OF ASPEN ESTATES”
Site Address: VIC. OF S 60TH AVE & W WASHINGTON AVE



Yakima Future Land Use Designations

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



Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.
 Date Created: 7/16/2020



DOC.
INDEX

B-1



AERIAL MAP

File Number: PLP#003-20 & SEPA#014-20
Project Name: ASPEN ESTATES LLC – “PLAT OF ASPEN ESTATES”
Site Address: VIC. OF S 60TH AVE & W WASHINGTON AVE

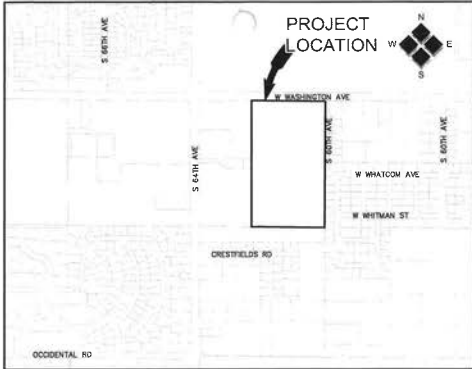


Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.
Date Created: 7/16/2020



DOC.
INDEX

B-1



VICINITY MAP - N.T.S.

DATUM ELEVATION
ELEVATIONS BASED ON
WASHINGTON STATE
REFERENCE NETWORK
(WRSN) NAVD83

PRELIMINARY PLAT OF "ASPEN ESTATES"

(A PORTION OF THE SW 1/4, SECTION 33, TOWNSHIP
13 NORTH, RANGE 18 EAST, W.M.)

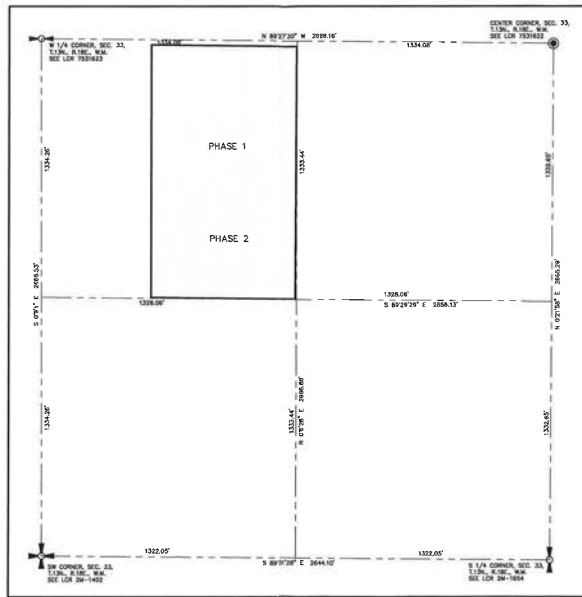
DOC. INDEX

LEGAL DESCRIPTION

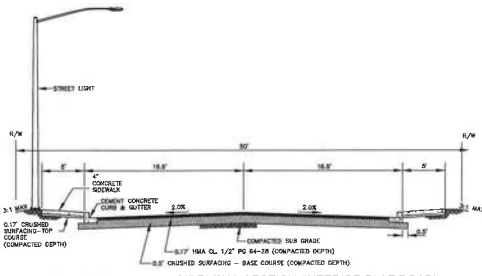
LOT 4 OF SHORT PLAT, RECORDED IN BOOK 80 OF SHORT PLATS, PAGE 173, UNDER AUDITOR'S FILE NO. 2596713, RECORDS OF YAKIMA COUNTY, WASHINGTON.

NOTES

- SUBJECT PROPERTY IS ZONED R-1, SINGLE-FAMILY RESIDENTIAL.
- STREET IMPROVEMENTS SHALL CONFORM TO CITY OF YAKIMA STANDARDS FOR PLAT REVIEW.
- SEWER IS PROVIDED BY CITY OF YAKIMA.
- ALL STORM WATER GENERATED BY NEW IMPERVIOUS SURFACES TO BE RETAINED AND DISPOSED OF ON SITE IN ACCORDANCE WITH CITY OF YAKIMA STORMWATER ENGINEERING DIVISION REQUIREMENTS.
- WATER IS PROPOSED TO BE PROVIDED BY NOB HILL WATER SYSTEM, INCLUDING VALVES, FITTINGS, AND FIRE HYDRANT LOCATIONS, TO BE DESIGNED AND CONSTRUCTED BY NOB HILL WATER CO. FIRE HYDRANT LOCATIONS NOT YET DETERMINED AND NOT SHOWN ON THIS PLAN.
- POWER, TV CABLES, TELEPHONE CABLES AND NATURAL GAS MAINS ARE NOT SHOWN ON THESE PLANS BUT ARE TO BE LOCATED WITHIN THE PUBLIC UTILITY EASEMENT. DEVELOPER TO COORDINATE WITH THE SERVING UTILITY COMPANY FOR DESIGN AND INSTALLATION OF THEIR FACILITIES.
- TYPICAL BUILDING SETBACKS - 45' FRONT SETBACK FROM CENTERLINE OF RIGHT OF WAY ON WASHINGTON AVE, 40' SIDE SETBACK FROM CENTERLINE OF RIGHT OF WAY, AND SIDE 5' SETBACK FROM PROPERTY LINE.
- BOUNDARY SHOWN HEREON PREVIOUSLY SURVEYED. SEE SHORT PLAT 80-173 FOR ADDITIONAL INFORMATION.



SW 1/4, SEC. 33, T.13N., R.18, W.M.



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

DEVELOPER

ASPEN ESTATES, LLC
7550 BORTON RD
YAKIMA, WA 98903
BYRON BORTON
(509) 945-2428

ENGINEER/SURVEYOR

HLA ENGINEERING AND LAND SURVEYING, INC.
2803 RIVER ROAD
YAKIMA, WASHINGTON 98902
MICHAEL R. HEIT, P.E.
TIM FRIGER, PLS
(509) 966-7000

RECEIVED
JUL 14 2020
CITY OF YAKIMA
PLANNING DIV.

PARCEL NO. 181333-32406



2803 River Road
Yakima, WA 98902
509.965.7000
Fax 509.965.3800
www.hla civil.com



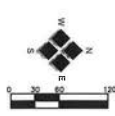
REVISION	DATE	ENTERED BY:	DATE	CHECKED BY:	DATE

JOB NUMBER: 20096	DATE: 7-14-20
FILE NAME: 20096.dwg	
ENTERED BY: MCH	
CHECKED BY: MRJ	
ASPEN ESTATES	
PARCEL 181333-32406	
CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON	
PRELIMINARY PLAT	

SHEET	1

PRELIMINARY PLAT OF "ASPEN ESTATES"

(A PORTION OF THE SW 1/4, SECTION 33, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M.)



DATUM ELEVATION
ELEVATIONS BASED ON
WASHINGTON STATE
REFERENCE NETWORK
(WSRN) NAVD88

EASEMENT FOR SEWAGE "ABSORPTION
BED" FOR "TRACT A" S.P. "B-3" LABEL
SUCH THAT TRACT "A" IS
CONNECTED TO MUNICIPAL SEWER, PER
A.F.H.O. 2416335 AND S.P. 80-173

EASEMENT FOR D.I.D. NO. 41, NO WIDTH
DEFERRED SHOWN ON S.P. 80-173
AND REFERENCED IN A.F.H.O. 2416335

DOC. INDEX
C-1



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	89°17'40"	25.00	36.87	N 44°46'40" W	35.14
C2	89°14'20"	25.00	36.86	S 45°02'20" W	35.57
C3	89°19'20"	25.00	36.89	S 44°46'40" E	35.15
C4	89°12'20"	25.00	36.86	S 45°02'20" W	35.18
C5	89°12'20"	25.00	36.86	S 44°46'40" E	35.15
C6	89°14'20"	25.00	36.86	S 45°02'20" W	35.56
C7	89°19'20"	25.00	36.89	S 44°46'40" E	35.15
C8	89°12'20"	25.00	36.86	S 45°02'20" W	35.56
C9	89°19'20"	25.00	36.89	S 44°46'40" E	35.15
C10	89°14'20"	25.00	36.86	S 45°02'20" W	35.56
C11	89°12'20"	25.00	36.86	S 44°46'40" E	35.15
C12	18°17'20"	75.00	24.81	S 60°25'48" E	24.50
C13	18°17'20"	75.00	24.81	S 31°42'20" E	31.88
C14	24°32'20"	75.00	32.23	S 31°42'20" E	31.88
C15	27°06'20"	75.00	36.48	S 67°58'38" E	35.15
C16	18°17'20"	75.00	24.81	S 60°25'48" E	24.50
C17	18°17'20"	75.00	24.81	S 31°42'20" E	31.88
C18	15°27'58"	75.00	20.24	N 30°29'30" E	20.18
C19	15°27'58"	75.00	20.24	N 30°29'30" E	20.18
C20	30°49'20"	75.00	40.24	N 15°17'30" E	39.80
C21	89°14'20"	25.00	36.86	S 45°02'20" W	35.15
C22	89°12'20"	25.00	36.86	S 44°46'40" E	35.15
C23	89°12'20"	25.00	36.86	S 45°02'20" W	35.15
C24	89°12'20"	25.00	36.86	S 45°02'20" W	35.15
C25	89°12'20"	25.00	36.86	S 45°02'20" W	35.15
C26	89°12'20"	25.00	36.86	S 44°46'40" E	35.15
C27	89°12'20"	25.00	36.86	S 45°02'20" W	35.15
C28	89°19'20"	25.00	36.89	S 44°46'40" E	35.15
C29	89°12'20"	25.00	36.86	S 45°02'20" W	35.15
C30	89°12'20"	25.00	36.86	S 44°46'40" E	35.15
C31	89°12'20"	25.00	36.86	S 45°02'20" W	35.15
C32	89°12'20"	25.00	36.86	S 44°46'40" E	35.15
C33	28°12'20"	75.00	38.24	N 14°48'00" W	37.82
C34	18°17'20"	75.00	24.81	S 31°42'20" W	29.75
C35	15°17'20"	75.00	20.24	N 18°46'00" W	23.18
C36	21°03'20"	75.00	27.50	N 78°29'20" W	27.42
C37	89°12'20"	25.00	36.86	S 44°46'40" W	35.14

LINE TABLE

LINE	BEARING	LENGTH
L1	N 43°30'20" W	13.59
L2	N 43°30'20" W	13.52
L3	E 38°54'40" W	17.08
L4	S 84°22'20" E	420.20

RECEIVED
JUL 14 2020
CITY OF YAKIMA
PLANNING DIV.

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



JOB NUMBER	20096	DATE	7-14-20
FILE NAME	20096.dwg		
DRAWING	20096.dwg		
ENTERED BY	MMH	CHECKED BY	MMH
REVISION	DATE		

ASPEN ESTATES
PARCEL 181333-32406
CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON
PRELIMINARY LOT LAYOUT

PARCEL NO. 181333-32406
SHEET 2 of 2

Maxey, Lisa

From: Calhoun, Joseph
Sent: Tuesday, September 29, 2020 1:20 PM
To: Maxey, Lisa
Subject: FW: Notice of Public Hearing & MDNS - Aspen Estates LLC - PLP#003-20 & SEPA# 014-20
Attachments: NOTICE OF HEARING & MDNS_Aspen Estates LLC - PLP#003-20 & SEPA#014-20.pdf

FYI – for the packet

Joseph Calhoun

From: Peterson, Robert
Sent: Tuesday, September 29, 2020 1:15 PM
To: Martin, Trevor <Trevor.Martin@YAKIMAWA.GOV>
Cc: Calhoun, Joseph <Joseph.Calhoun@YAKIMAWA.GOV>; 'Platts, Max' <PlattsT@wsdot.wa.gov>
Subject: FW: Notice of Public Hearing & MDNS - Aspen Estates LLC - PLP#003-20 & SEPA#014-20

Trevor,

Good afternoon and thank you for sharing the attached notice of public hearing relating to Aspen Estates LLC development. I've discovered SEPA comments included information related to the Airport Safety Overlay District and the close proximity to the airport. Unfortunately, I'll be out of the office during this timeframe and not able to attend the public hearing. However, I wanted to make sure the comments provided will be reviewed by the Planning Commission? Additionally, is there an opportunity to provide the future owners of each individual parcel that they are purchasing a home within the Airport Safety Overlay District and are subject to the noises, vibrations, fumes, and low flying aircraft? This action would be beneficial to avoid future noise complaints similar to the noise complaints we receive from the neighborhood adjacent to Kissel Park and south of the airport.

Let me know if you have any questions or concerns.

Have a great day.

Sincerely,

Robert Peterson, C.M.

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

(509) 575-6149 (Office)

(509) 575-6185 (Fax)

www.flyykm.com

rob.peterson@yakimaairterminal.com



Important Notice: This email is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and/or exempt from disclosure under applicable law. This email may not be provided to any other party without the sender's consent. If you feel you have received this email in error, please delete it, notify the sender and do not retain, read, copy or disseminate this email.

From: Maxey, Lisa

Sent: Tuesday, September 29, 2020 12:48 PM

To: Belles, Carolyn <Carolyn.Belles@yakimawa.gov>; Brown, David <David.Brown@yakimawa.gov>; Calhoun, Joseph <Joseph.Calhoun@YAKIMAWA.GOV>; Contreras, Pedro <Pedro.Contreras@YAKIMAWA.GOV>; Corona, Silvia <Silvia.Corona@yakimawa.gov>; Cutter, Jeff <Jeff.Cutter@yakimawa.gov>; Davenport, Joan <Joan.Davenport@yakimawa.gov>; Dean, James <James.Dean@yakimawa.gov>; DeBusschere, Suzanne <suzanne.debuschere@yakimawa.gov>; Denman, Glenn <Glenn.Denman@yakimawa.gov>; Desgrosellier, Bob <Bob.Desgrosellier@yakimawa.gov>; Doan, Tony <Tony.Doan@YAKIMAWA.GOV>; Horton, Kelli <Kelli.Horton@yakimawa.gov>; Ibarra, Rosalinda <Rosalinda.Ibarra@yakimawa.gov>; Kallevig, Dana <Dana.Kallevig@yakimawa.gov>; Layman, Randy <Randy.Layman@yakimawa.gov>; Markham, Aaron <aaron.markham@yakimawa.gov>; Matthews, Archie <Archie.Matthews@yakimawa.gov>; Maxey, Lisa <Lisa.Maxey@YAKIMAWA.GOV>; Meloy, Randy <Randy.Meloy@yakimawa.gov>; Murray, Matthew <matt.murray@yakimawa.gov>; Reid, Patrick <pat.reid@yakimawa.gov>; Riddle, Dan <Dan.Riddle@yakimawa.gov>; Rossignol, Linda <Linda.Rossignol@yakimawa.gov>; Schafer, Scott <Scott.Schafer@yakimawa.gov>; Shane, Mike <Mike.Shane@yakimawa.gov>; Story, Gregory <Gregory.Story@yakimawa.gov>; Watkins, Sara <Sara.Watkins@YAKIMAWA.GOV>; Zabell, John <John.Zabell@yakimawa.gov>; Zammarchi, Loretta <Loretta.Zammarchi@YAKIMAWA.GOV>; Ahtanum Irrigation District - Beth Ann Brulotte <bethb@ahtanum.net>; Cawley, Marc <Marc.Cawley@yakimawa.gov>; Chamber of Commerce <chamber@yakima.org>; Department of Agriculture <kmclain@agr.wa.gov>; Department of Commerce (CTED) - Review Team <reviewteam@commerce.wa.gov>; Department of Ecology <sepaunit@ecy.wa.gov>; Department of Ecology - Lori White <lori.white@ecy.wa.gov>; Department of Ecology - SEPA Register <separegister@ecy.wa.gov>; Department of Ecology - CRO Coordinator <crosepacoordinator@ecy.wa.gov>; Department of Fish and Wildlife <SEPAdesk@dfw.wa.gov>; Department of Fish and Wildlife <TeamYakima@dfw.wa.gov>; Department of Fish and Wildlife - Eric Bartrand <Eric.Bartrand@dfw.wa.gov>; Department of Fish and Wildlife - Scott Downes <Scott.Downes@dfw.wa.gov>; Department of Natural Resources <sepacenter@dnr.wa.gov>; Dept of Social & Health Svcs - Robert Hubenthal <Robert.Hubenthal@dshs.wa.gov>; Dept. Archaeology & Historic Preservation - SEPA Review <sepa@dahp.wa.gov>; Desgrosellier, Bob <Bob.Desgrosellier@yakimawa.gov>; Energy Facility Site Evaluation Council - Stephen Posner <sposner@utc.wa.gov>; Henne, Dennis <Dennis.Henne@uniongapwa.gov>; Ibarra, Rosalinda <Rosalinda.Ibarra@yakimawa.gov>; Kallevig, Dana <Dana.Kallevig@yakimawa.gov>; Nob Hill Water - Bob Irving <bob@nobhillwater.org>; Office of Rural & Farmworker Housing - Marty Miller <martym@orfh.org>; Peterson, Robert <Rob.Peterson@yakimaairterminal.com>; Riddle, Dan <Dan.Riddle@yakimawa.gov>; US Army Corps of Engineers - David Moore <david.j.moore@usace.army.mil>; WA State Dept of Health, Office of Drinking Water <SEPA.reviewteam@doh.wa.gov>; WA State Dept of Health, Office of Drinking Water <jamie.gardipe@doh.wa.gov>; WA State Parks & Recreation Commission <jessica.logan@parks.wa.gov>; WSDOT - Paul Gonseth <Gonsetp@wsdot.wa.gov>; WSDOT - South Central Regional Planning Office <SCplanning@wsdot.wa.gov>; WSDOT Aviation - Max Platts <plattst@wsdot.wa.gov>; WVSD - Angela Watts, Asst Supt of Bus/Fin <vonessena@wvsd208.org>; WVSD - Mike Brophy, Supt. <brophym@wvsd208.org>; Yakama Bureau of Indian Affairs - Rocco Clark <rocco.clark@bia.gov>; **Yakama Nation**

Environmental Management Program - Elizabeth Sanchez <esanchez@yakama.com>; Yakama-Klickitat Fisheries - John Marvin <jmarvin@yakama.com>; Yakima County Building Official - Harold Maclean <Harold.maclean@co.yakima.wa.us>; Yakima County Commissioners <commissioners.web@co.yakima.wa.us>; Yakima County Flood Control District - Dianna Woods <dianna.woods@co.yakima.wa.us>; Yakima County Flood Control District - Troy Havens <Troy.Havens@co.yakima.wa.us>; Yakima County Health District <yhd@co.yakima.wa.us>; Yakima County Health District - Ryan Ibach <ryan.ibach@co.yakima.wa.us>; Yakima County Planning - Manager - Tommy Carroll <thomas.carroll@co.yakima.wa.us>; Yakima County Planning - Zoning/Sub - Jason Earles <jason.earles@co.yakima.wa.us>; Yakima County Public Svcs Director, Lisa Freund <lisa.freund@co.yakima.wa.us>; Yakima Greenway Foundation - Kellie Connaughton <Kellie@yakimagreenway.org>; Yakima Regional Clean Air Agency - Hasan Tahat <hasan@yrcaa.org>; Yakima School District - Jay Baucom <baucom.jay@yakimaschools.org>; Yakima School District - Stacey Locke <locke.stacey@ysd7.org>; Yakima School District - Trevor Greene <greenes.trevor@ysd7.org>; Yakima Valley Museum - Peter Arnold, Exec Director <peter@yvmuseum.org>; Yakima Valley Trolleys <info@yakimavalleytrolleys.org>; Yakima Waste Systems - Keith Kovalenko <keithk@wasteconnections.com>; YVCOG - Lynn Deitrick <lynn.deitrick@yvcog.org>; Al Rose <aar7040@gmail.com>; Funk, Kay <Kay.Funk@YAKIMAWA.GOV>; Jacob Liddicoat <jake@3dyakima.com>; Leanne Hughes-Mickel <leanne.mickel@me.com>; Lisa Wallace <lisakwallace@hotmail.com>; Mary Place <placeml@charter.net>; Philip Ostriem <Philipostriem@gmail.com>; Rob McCormick <rob@mccormickaircenter.com>; Brown, Michael <Michael.Brown@yakimawa.gov>; Davido, Sean <Sean.Davido@yakimawa.gov>; El Mundo <info@elmundous.com>; El Sol de Yakima <gibanez@yakimaherald.com>; Fannin, John <John.Fannin@YAKIMAWA.GOV>; KAPP TV News <kappnews@kapptv.com>; KBBO-KRSE Radio - manager <kellyg@yakimaradiogroup.com>; KDNA Noticias <info@kdna.org>; KDNA Radio - Francisco Rios <frios@kdna.org>; KEPR TV News <newsroom@keprrtv.com>; KIMA TV News <tips@kimatv.com>; KIT News <kitnews@townsquaremedia.com>; KIT/KATS/DMVW/KFFM - Lance Tormey <lancetormey@townsquaremedia.com>; KNDO TV News <news@kndo.com>; KNDU TV News <news@kndu.com>; KUNW-TV Univision <noticias@kunwvtv.com>; KVEW TV News <kvevnews@kvevntv.com>; La Casa Hogar <info@lacasahogar.org>; La Voz <lavoznewspaper@gmail.com>; Lozano, Bonnie <Bonnie.Lozano@yakimawa.gov>; NWCN News <nwnews@nwcn.com>; NWPR - Anna King <aking@wsu.edu>; Randy Luvaas - Yakima Business Times <rluvaas@yvpub.com>; RCDR - Maria DJ Rodriguez <mdjrodriguez@rcdr.biz>; Reed C. Pell <reed@reedcpell.net>; Tu Decides <info@tudecidesmedia.com>; Tu Decides - Albert Torres <albert@tudecidesmedia.com>; West Valley School District - Angela Watts <wattsa@wvwsd208.org>; Yakima Herald Republic - Mai Hoang <maihoang@yakimaherald.com>; Yakima Herald Republic Newspaper <news@yakimaherald.com>; Yakima Valley Business Times <news@yvpub.com>; Beehler, Randy <Randy.Beehler@yakimawa.gov>

Cc: Martin, Trevor <Trevor.Martin@YAKIMAWA.GOV>

Subject: Notice of Public Hearing & MDNS - Aspen Estates LLC - PLP#003-20 & SEPA#014-20

Attached is a Notice of Public Hearing and SEPA Mitigated Determination of Nonsignificance (MDNS) regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at trevor.martin@yakimawa.gov. Thank you!



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



**Washington State
Department of Transportation**

Aviation Division
7702 Terminal St SW
Tumwater, WA 98501
360-709-8015 / FAX: 360-709-8009
Toll Free: 1-800-552-0666
TTY: 1-800-833-6388
www.wsdot.wa.gov

September 14, 2020

Trevor Martin
Associate Planner
City of Yakima
129 N. Second Street
Yakima, WA 98901

RECEIVED
SEP 14 2020
CITY OF YAKIMA
PLANNING DIV.

RE: Request for Comments - Development Services Team.
Applicant: Aspen Estates, LLC.
File Number: SEPA #014-20

Dear Mr. Martin

Thank you for the opportunity to provide comment regarding the Aspen Estates Development, SEPA #014-20 near the Yakima Air Terminal.

Washington State Department of Transportation (WSDOT) has reviewed the SEPA package and the site for the development is located in Zone 6 of the WSDOT Airports and Compatible Land Use Guidebook Compatibility Zones. The proposed development is consistent with WSDOT's guidance, but given the proximity of the location to the airport it should be noted that the property may experience low flying aircraft, aircraft engine and propeller noise, vibrations, exhaust fumes, which may be perceived as a nuisance to the future residents.

Also because the property is in Zone 6 there should be a plan in place to ensure that the construction and the subsequent development to ensure that there will not be height hazard obstructions, smoke, glare, electronic interference, wildlife attractants, or other hazards to the airspace.

Below is a link the WSDOT Airport Stormwater Guidance Manual for Best Management Practices in order to assist in reducing wildlife attractants.

<https://www.wsdot.wa.gov/aviation/AirportStormwaterGuidanceManual.htm>

We appreciate the opportunity to offer written comments. Our office is available for any questions or further discussions on airport land use planning. Please don't hesitate to contact me at (360) 890-5258, PlattsT@wsdot.wa.gov.

Sincerely,
Thomas S. "Max" Platts
Aviation Planner, WSDOT Aviation Division

ATTACHMENT: WSDOT Airports and Compatible Land Use Guidebook

DOC.
INDEX
D-12



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

September 10, 2020

Trevor Martin
Planner
City of Yakima
129 North 2nd Street
Yakima, WA 98901

RECEIVED
SEP 10 2020
CITY OF YAKIMA
PLANNING DIV.

In future correspondence please refer to:
Project Tracking Code: 2020-09-05693
Property: City of Yakima_Aspen Estates Preliminary Plat (SEPA#014-20)
Re: Survey Requested

Dear Trevor Martin:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. A desktop review of our Statewide Predictive Model has identified the proposed project area as having high potential for archaeological resources. This is due, in part, to the proximity of the proposed project area to several water sources (Spring and Bachelor Creeks). Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

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

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

Sincerely,

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov



DOC.
INDEX
D-11



CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Aspen Estates LLC – “Plat of Aspen Estates”

File Number: PLP#003-20 & SEPA#014-20

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		Once grading begins there will be required temporary erosion and sediment controls. No comments for the long plat but to note that there will be drainage requirements once construction starts.	randy.meloy@yak imawa.gov	09/22/20

DOC.
INDEX
D-10

Maxey, Lisa

From: Martin, Trevor
Sent: Thursday, August 27, 2020 3:39 PM
To: Maxey, Lisa
Subject: FW: Question from Ahtanum Irrigation re Aspen Estates LLC - PLP#003-20 & SEPA# 014-20

From: Martin, Trevor
Sent: Thursday, August 27, 2020 3:36 PM
To: 'bethb@ahtanum.net' <bethb@ahtanum.net>
Subject: RE: Question from Ahtanum Irrigation re Aspen Estates LLC - PLP#003-20 & SEPA#014-20

Good afternoon Beth,

I think the comments you have provided will be sufficient. I will let the applicant know in the decision, but from what I gather, even if you are not providing water, the subdivision ordinance required an irrigation district signature. I will have to do a little more research to see what the rules are when the irrigation district is not providing water.

Thank you,
Trevor

Trevor Martin
Associate Planner
City of Yakima
129 North 2nd Street
Yakima, WA 98901
(509) 575-6162
trevor.martin@yakimawa.gov



From: Beth Brulotte [<mailto:bethb@ahtanum.net>]
Sent: Thursday, August 27, 2020 3:28 PM
To: Martin, Trevor <Trevor.Martin@YAKIMAWA.GOV>
Subject: Question from Ahtanum Irrigation re Aspen Estates LLC - PLP#003-20 & SEPA#014-20

Dear Trevor,

Our District sent you a response to the above-mentioned long-plat application earlier this month (copy attached for reference), stating the Acquavella adjudication did not recognize a surface water right on this parcel.

In looking over the paperwork received again today (see email below), I am undecided if I need to be concerned about how to interpret Page 13 of the environmental review (under item 16. Utilities) showing AID listed as the irrigation provider. The property falls within our District boundaries but as there is no water right (as stated in our letter) therefore we will not be providing irrigation water. Do you feel our original letter of response is sufficient in this regard to avoid any confusion?

Thanks for your reply,

Beth Ann Brulotte
Executive Assistant
Ahtanum Irrigation District
(509) 249-0226

From: Maxey, Lisa [<mailto:Lisa.Maxey@YAKIMAWA.GOV>]

Sent: Thursday, August 27, 2020 2:49 PM

To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Desgrosellier, Bob; Doan, Tony; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Dept of Social & Health Svcs - Robert Hubenthal; Dept. Archaeology & Historic Preservation - SEPA Review; Desgrosellier, Bob; Energy Facility Site Evaluation Council - Stephen Posner; Henne, Dennis; Ibarra, Rosalinda; Kallevig, Dana; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Riddle, Dan; US Army Corps of Engineers - David Moore; WA State Dept of Health, Office of Drinking Water; WA State Dept of Health, Office of Drinking Water; WA State Parks & Recreation Commission; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Max Platts; WVSD - Angela Watts, Asst Supt of Bus/Fin; WVSD - Mike Brophy, Supt.; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Terry Keenhan; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Manager - Tommy Carroll; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Public Svcs Director, Lisa Freund; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima School District - Jay Baucom; Yakima School District - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Museum - Peter Arnold, Exec Director; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko; YVCOG - Lynn Deitrick

Cc: Martin, Trevor

Subject: Notice of Application & SEPA - Aspen Estates LLC - PLP#003-20 & SEPA#014-20

Attached is a Notice of Application and SEPA Environmental Review regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at trevor.martin@yakimawa.gov. Thank you!



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

8/26/2020 Aspen Estates

Lot 1	1900 S 62ND AVE
Lot 2	1902 S 62ND AVE
Lot 3	1904 S 62ND AVE
Lot 4	1906 S 62ND AVE
Lot 5	1908 S 62ND AVE
Lot 6	1910 S 62ND AVE
Lot 7	1912 S 62ND AVE
Lot 8	1914 S 62ND AVE
Lot 9	2000 S 62ND AVE
Lot 10	2002 S 62ND AVE
Lot 11	2004 S 62ND AVE
Lot 12	2006 S 62ND AVE
Lot 13	2008 S 62ND AVE
Lot 14	2010 S 62ND AVE
Lot 15	2012 S 62ND AVE
Lot 16	2014 S 62ND AVE
Lot 17	2016 S 62ND AVE
Lot 18	6116 WHITMAN AVE
Lot 19	6114 WHITMAN AVE
Lot 20	6112 WHITMAN AVE
Lot 21	6110 WHITMAN AVE
Lot 22	6108 WHITMAN AVE
Lot 23	6106 WHITMAN AVE
Lot 24	6104 WHITMAN AVE
Lot 25	6102 WHITMAN AVE
Lot 26	6100 WHITMAN AVE
Lot 27	2017 S 61ST AVE
Lot 28	2015 S 61ST AVE
Lot 29	2013 S 61ST AVE
Lot 30	2011 S 61ST AVE
Lot 31	2009 S 61ST AVE
Lot 32	2007 S 61ST AVE
Lot 33	2005 S 61ST AVE
Lot 34	2003 S 61ST AVE
Lot 35	2001 S 61ST AVE
Lot 36	1915 S 61ST AVE
Lot 37	1913 S 61ST AVE
Lot 38	1911 S 61ST AVE
Lot 39	1909 S 61ST AVE
Lot 40	1907 S 61ST AVE
Lot 41	1905 S 61ST AVE
Lot 42	1903 S 61ST AVE
Lot 43	6101 IAN AVE
Lot 44	6103 IAN AVE
Lot 45	6105 IAN AVE
Lot 46	6107 IAN AVE
Lot 47	6109 IAN AVE
Lot 48	6111 IAN AVE

Lot 49	6113 IAN AVE
Lot 50	6114 IAN AVE
Lot 51	6112 IAN AVE
Lot 52	6110 IAN AVE
Lot 53	6108 IAN AVE
Lot 54	6106 IAN AVE
Lot 55	6104 IAN AVE
Lot 56	6102 IAN AVE
Lot 57	6101 JUDD AVE
Lot 58	6103 JUDD AVE
Lot 59	6105 JUDD AVE
Lot 60	6107 JUDD AVE
Lot 61	6109 JUDD AVE
Lot 62	6111 JUDD AVE
Lot 63	6113 JUDD AVE
Lot 64	6114 JUDD AVE
Lot 65	6112 JUDD AVE
Lot 66	6110 JUDD AVE
Lot 67	6108 JUDD AVE
Lot 68	6106 JUDD AVE
Lot 69	6104 JUDD AVE
Lot 70	6102 JUDD AVE
Lot 71	6101 CROWN CREST AVE
Lot 72	6103 CROWN CREST AVE
Lot 73	6105 CROWN CREST AVE
Lot 74	6107 CROWN CREST AVE
Lot 75	6109 CROWN CREST AVE
Lot 76	6111 CROWN CREST AVE
Lot 77	6113 CROWN CREST AVE
Lot 78	6114 CROWN CREST AVE
Lot 79	6112 CROWN CREST AVE
Lot 80	6110 CROWN CREST AVE
Lot 81	6108 CROWN CREST AVE
Lot 82	6106 CROWN CREST AVE
Lot 83	6104 CROWN CREST AVE
Lot 84	6102 CROWN CREST AVE
Lot 85	6101 WHATCOM AVE
Lot 86	6103 WHATCOM AVE
Lot 87	6105 WHATCOM AVE
Lot 88	6107 WHATCOM AVE
Lot 89	6109 WHATCOM AVE
Lot 90	6111 WHATCOM AVE
Lot 91	6113 WHATCOM AVE
Lot 92	6114 WHATCOM AVE
Lot 93	6112 WHATCOM AVE
Lot 94	6110 WHATCOM AVE
Lot 95	6108 WHATCOM AVE
Lot 96	6106 WHATCOM AVE
Lot 97	6104 WHATCOM AVE

DOC.
INDEX

D-8

Lot 98	6102 WHATCOM AVE
Lot 99	6101 WHITMAN AVE
Lot 100	6103 WHITMAN AVE
Lot 101	6105 WHITMAN AVE
Lot 102	6107 WHITMAN AVE
Lot 103	6109 WHITMAN AVE
Lot 104	6111 WHITMAN AVE
Lot 105	6113 WHITMAN AVE

DOC.
INDEX
D-8

PRELIMINARY PLAT OF "ASPEN ESTATES"

(A PORTION OF THE SW 1/4, SECTION 33, TOWNSHIP
13 NORTH, RANGE 18 EAST, W.M.)

EASEMENT FOR SERVICE CONNECTION FROM THE
MUNICIPAL WATER AND SEWER MAINS TO THE
PROPERTY LOCATED ON THE EAST SIDE OF THE
MUNICIPAL WATER AND SEWER MAINS PER
A.F.N.C. 241833S AND S.P. 80-175



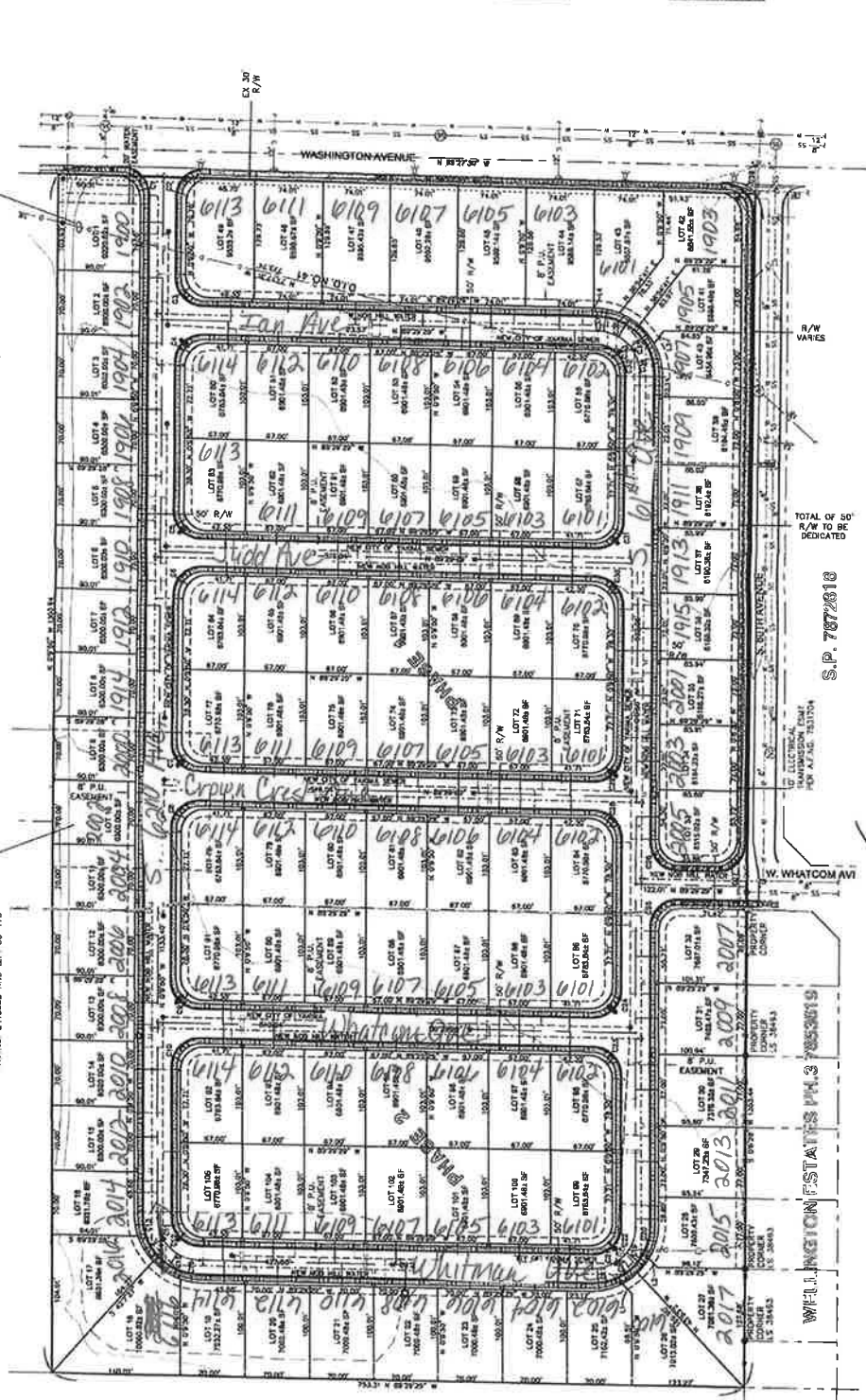
CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CURVE	DIRECTION	CHORD LENGTH
C1	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C2	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C3	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C4	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C5	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C6	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C7	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C8	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C9	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C10	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C11	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C12	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C13	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C14	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C15	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C16	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C17	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C18	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C19	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C20	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C21	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C22	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C23	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C24	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C25	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C26	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C27	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C28	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C29	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C30	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C31	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C32	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C33	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C34	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C35	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C36	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C37	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C38	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C39	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C40	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C41	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C42	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C43	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C44	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C45	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C46	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C47	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C48	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C49	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C50	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C51	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C52	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C53	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C54	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C55	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C56	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C57	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C58	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C59	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C60	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C61	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C62	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C63	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C64	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C65	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C66	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C67	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C68	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C69	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C70	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C71	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C72	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C73	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C74	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C75	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C76	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C77	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C78	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C79	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C80	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C81	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C82	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C83	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C84	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C85	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C86	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C87	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C88	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C89	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C90	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C91	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C92	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C93	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C94	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C95	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C96	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C97	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C98	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C99	187°14'46"	265.00	265.00	M	44°54'00" N	201.14
C100	187°14'46"	265.00	265.00	M	44°54'00" N	201.14

RECEIVED
JUL 14 2020
CITY OF YAKIMA
PLANNING DIV.

LINE TABLE

LINE	BEARING	LENGTH
L1	N 43°30'00" E	15.00
L2	N 43°30'00" E	15.00
L3	N 43°30'00" E	15.00
L4	N 43°30'00" E	15.00



ASPIEN ESTATES
PARCEL 181333-32406
CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON
PRELIMINARY LOT LAYOUT

JOB NUMBER: 20086
DATE: 7-14-20
FILE NAME: 20086.dwg
DRAWING: 20086.dwg

DESIGNED BY: MOH
CHECKED BY: MOH

DATE: 7-14-20

ENCLOSURE

2003 River Road
Yakima, WA 98902
509.965.7000
Fax 509.965.3800
www.hla.com

HLA
Engineering and Land Surveying, Inc.

INDEX
D-8

PARCEL NO. 181333-32406

SHEET 2 of 2



CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Aspen Estates LLC – “Plat of Aspen Estates”

File Number: PLP#003-20 & SEPA#014-20

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		NOB HILL WATER IS AVAILABLE TO SERVE THE PROPOSED DEVELOPMENT. FINALIZED ENGINEERED PLANS WILL NEED TO BE SUBMITTED TO NOB HILL WATER SO THAT A DESIGN AND COST ESTIMATE CAN BE DONE FOR DEVELOPMENT.	kirsten.mcpherson@yakimawa.gov	08/14/20

DOC.
INDEX

D-7



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

August 12, 2020

Trevor Martin
City of Yakima Planning Division
129 N 2nd St.
Yakima, WA 98901

From: Glenn Denman, Building Official

Re: DST Comments: PLP#003-20, S 60th and W Washington Ave

Pursuant to the Chapter 5 of the International Fire Code, fire hydrants will be required along streets spaced at maximum 500 foot intervals that will provide required fire flow coverage for proposed structures.

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



CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Aspen Estates LLC – “Plat of Aspen Estates”

File Number: PLP#003-20 & SEPA#014-20

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		City sewer will need to be extended throughout development in accordance with YMC Title 12 and City of Yakima Standard Details. Wastewater will review and approve the Engineered drawings submitted for this work.	dana.kallevig@ya kimawa.gov	08/12/20

DOC.
INDEX
D-5



AHTANUM IRRIGATION DISTRICT

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

August 10, 2020

RECEIVED
AUG 14 2020
CITY OF YAKIMA
PLANNING DIV.

City of Yakima, Department of Community Development
Trevor Martin, Associate Planner
129 North Second Street - 2nd Floor
Yakima, Washington 98901

Subject: PLP#003-20 & SEPA#014-20
Parcel 181333-32406 Aspen Estates LLC

Dear Mr. Martin:

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

Our records indicate the above parcel has no surface water right as established in the Final Decree (2019), the Conditional Final Order Subbasin No. 23 (Ahtanum) (2019), and the Final Schedule of Rights dated May 9, 2019 in State of Washington, Dept. of Ecology v. Acquavella, et al (2019).

However, our Board must sign off on the plat for this subdivision. The surveyor will need to provide us with the original Mylar, as well as one copy, for District signature. As our Board meets once per month, please telephone in advance for meeting dates to avoid delays.

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

Sincerely,

AHTANUM IRRIGATION DISTRICT

George D. Marshall

George D. Marshall, Stream Patrolman

GM:bab

Cc: Owner: Ball RE, LLC
Applicant: Aspen Estates, LLC (Byron Borton)
Surveyor: HLA Engineering and Land Surveying Inc. (Michael R. Heit)

DOC.
INDEX

D-4



CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS

Project Name: Aspen Estates LLC – “Plat of Aspen Estates”

File Number: PLP#003-20 & SEPA#014-20

Note Type	Note Code	Text	Created By	Begin Date
DST COMMENTS		streetlight required at each intersection internal to the subdivision and at midblock on each east/west road. Reconstruct the curb radius and ped ramp at the southwest corner of 60th/Washington to meet standards. Required traffic signs will be identified with civil engineering plans. Fences adjacent to Washington Avenue shall be placed so as not to restrict sight distance from 60th Avenue or 61st Avenue per AASHTO standards.	joe.rosenlund@yakimawa.gov	08/10/20

DOC.
INDEX
D-3



**City of Yakima Development Services Team
Request For Comments
August 7, 2020**

To:	City of Yakima Development Services Team
From:	Trevor Martin, Associate Planner
Subject:	Request for Comments
Applicant:	Aspen Estates LLC
File Number:	PLP#003-20 & SEPA#014-20
Location:	Vic. of S 60th Ave & W Washington Ave
Parcel Number(s):	181333-32406

Proposal:
Proposed long plat that will subdivide approximately 22.64 acres in the R-1 zoning district into 105 single-family lots. The project will be completed in two phases with approximately 62 lots in Phase 1 and 43 lots in Phase 2.
Please review the attached application and site plan and prepare any written comments you have regarding this proposal. Attach your comments in Smartgov or send them to my email address: trevor.martin@yakimawa.gov . Should you have any questions or require additional information, please email me or call me at (509) 575-6162.

Comments:

Contact Person

Department/Agency

DOC,
INDEX
* D-2

DATE: October 21, 2020
TO: Trevor Martin, Associate Planner
FROM: Mike Shane, Interim Development Engineer
RE: PLP#003-20 — S. 60th Ave. and W. Washington Ave. (Parcel #18133332406) – ASPEN ESTATES LLC - "PLAT OF ASPEN ESTATES"

Project Description – Proposed long plat that will subdivide approximately 22.64 acres in the R-1 zoning district into 105 single-family lots. The project will be completed in two phases with approximately 62 lots in Phase 1 and 43 lots in Phase 2.

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 required within new development and along site’s frontage of S. 60th Ave. Street section shall conform to standard detail R3. New sidewalks shall be constructed per standard detail R5.

12.02 – Easements shall be established per this chapter.

12.06.020 – Right of way – W. Washington Ave. is classified as a Minor Arterial requiring a total of 80’ of right of way (40’ half width). Existing right of way is adequate. S. 60th Ave. is classified as a Residential Access requiring a total 50’ of right of way (25’ half width). Adequate right of way shall be dedicated along frontage. 50’ of right of way shall be provided for all new Residential Access streets within development.

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.

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

Civil plans and an ENG permit is required for all public improvements to be performed on site.

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

Mike Shane – Interim Development Engineer
(509) 575-6005
mike.shane@yakimawa.gov

DOC,
INDEX
D-1



ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

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

INSTRUCTIONS FOR APPLICANTS

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

1. **Name Of Proposed Project (If Applicable):** Preliminary Plat of Aspen Estates
2. **Applicant's Name & Phone:** Aspen Estates, LLC (509) 945-3438
3. **Applicant's Address:** 2550 Borton Rd., WA 98903
4. **Contact Person & Phone:** Byron Borton, (509) 945-3438
5. **Agency Requesting Checklist:** City of Yakima
6. **Date The Checklist Was Prepared:** July 12, 2020
7. **Proposed Timing Or Schedule (Including Phasing, If Applicable):** The Plat of Aspen Estates will be developed in two phases, and anticipate construction starting in Fall, 2020.
8. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:** This SEPA is in conjunction with a Preliminary Plat Application for Aspen Estates and construction of the proposed residential buildings. The property will be fully developed upon completion of this project.

RECEIVED

JUL 14 2020

CITY OF YAKIMA
PLANNING DIV.

DOC

INDEX

E-1

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal: There is no known environmental information. Any environmental information prepared would be available at the City of Yakima Planning Department

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

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

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

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

The proposed Preliminary Plat of Aspen Estates will subdivide approximately 22.64 acres into 105 single family lots. The lot sizes will vary in size from approximately 6,185 square feet to 10,080 square feet. The lots will have frontage onto a public roadway, which will need to be improved as part of this project. The project will be a two phased project with approximately 62 lots in phase 1 and 43 lots in phase 2.

Access to the plat will be from public road extensions off W. Washington Avenue, and W. Whatcom Avenue. S. 60th Avenue half street improvements will need to be completed as part of this project. Nob Hill Water will serve the lots with domestic water, and City of Yakima Sewer will serve the sewerage needs. Storm water will all be contained on-site in retention swales, or underground infiltration.

There are no existing surface bodies of water within the development although there is a lined irrigation pond in the southwest corner. There are no critical areas known to be on the site.

RECEIVED
JUL 14 2020
CITY OF YAKIMA
PLANNING DIV.

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

The proposed Aspen Estates property is located along the south side of W. Washington Avenue at the southwest corner of the intersection of South 60th Avenue and W. Washington Avenue. The SW Quarter of Section 33, Township 13 North, Range 18 E.W.M

DOC.
INDEX
E-1

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>1. Earth</p> <p>a. General description of the site (✓ one): <input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other Gently Sloping</p> <p>b. What is the steepest slope on the site (approximate percent slope)? The steepest slope is approximately 2 percent.</p> <p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. National Resources Conservation Service Soil Mapping was consulted regarding the on-site soils at the plant site. The USDA Soil Conservation Service (SCS) indicated the primary soil for the site is a Naches Loam which is a ML or A-4 soil type. The Naches Loam are considered prime farmland if irrigated.</p> <p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. There are no known indications of unstable soils on site or in the immediate vicinity.</p> <p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. The project consists of usual and normal embankment construction for new streets and building lots in Aspen Estates. As it applies to the entire development, there is minimal grading proposed for the private road and building lot development expected. No net increase or decrease in quantity of material is anticipated for the subdivision improvements. The existing lined irrigation pond will be filled in and the quantities are approximately 12,000 cubic yards of fill, and exact quantities will be determined during the design phase of the development. Source of fill will be from on-site excavations and from approved/permitted borrow site. Backfilling for utilities will consist of crushed aggregate for pipe zone bedding and native material for trench backfill. All excess soil will be re-distributed on site for landscaping beds or used to fill the irrigation pond.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. It is possible erosion could occur during the construction phase of the development, but it is not expected. After construction is completed, each individual residential lot will be landscaped, and long-term erosion is unlikely to occur.</p> <p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Aspen Estates will be constructed in accordance with R-1 standards, with approximately 40-percent of the site will be covered with impervious surfacing. The lot coverage maximum in the R-1 zone is 60 percent.</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: During the site development and construction activities, the contractor will be required to utilize appropriate erosion control Best Management Practices, and regulatory erosion control stormwater management plans will be implemented. Silt fencing and dust control measures will be implemented. Storm drainage improvements will be constructed to comply with City of Yakima standards. The site will be permanently stabilized post-construction by sodding and landscaping.</p>	<p>RECEIVED JUL 14 2020 CITY OF YAKIMA PLANNING DIV.</p> <p>DOC. INDEX # E-1</p>

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>2. Air</p> <p>a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. Typical emissions of dust and automobile odors will be generated during construction. Dust control procedures will be in place during construction to limit the dust to the maximum extent practicable. Construction activity will be limited to area immediately adjacent to the construction area. Dust is not expected after construction as the site will be fully landscaped and irrigated, or will be covered with asphalt concrete pavement. After project completion, there will be no adverse effects on the air, the emissions will be from automobiles belonging to local residents and staff. Minimal emissions from commercial heating devices may occur after project completion. Approximate quantities are not known.</p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None are known to exist.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any: The contractor shall comply with Yakima Regional Clean Air Agency regulatory requirements. The contractor may be required to use dust control measures such as watering of the construction area to eliminate wind-borne erosion if a problem arises. The contractor will also be required to clean mud and dust from public roadways as necessary. In addition, construction equipment will be well maintained to prevent excessive exhaust emissions.</p>	
<p>3. Water</p> <p>a. Surface:</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. There are no existing surface bodies of water within the development. There is a lined irrigation pond in the southwest corner of the Aspen Estates property.</p> <p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. There is no work proposed in or adjacent to a surface body of water.</p> <p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. No fill or dredge material will be placed or removed from any surface water or wetlands.</p> <p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. The new development will not require any surface water withdrawals or diversions.</p> <p>5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. The proposal does not lie within the floodplain.</p> <p>6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. The proposal will not discharge any waste material to surface waters.</p> <p>b. Ground:</p>	<p>RECEIVED JUL 14 2020 CITY OF YAKIMA PLANNING DIV. DOC. INDEX # E-1</p>

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. The proposal will not withdraw or discharge to ground water. Temporary dewatering during construction of the sewer line is likely to occur, quantities are unknown. Domestic water supply is proposed from the Nob Hill Water which has deep source water wells.</p>	
<p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>Waste materials will not be discharged from any source into the ground. The projects will be connected to City of Yakima public sanitary sewer.</p>	
<p>c. Water Runoff (including stormwater):</p>	
<p>1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. The sources of water runoff will be primarily from rainfall and snowmelt. The runoff is proposed to be collected and managed on-site via surface retention and infiltration facilities or underground infiltration facilities. Stormwater treatment and disposal facilities will be designed and sized in accordance with the Eastern Washington Storm Water Manual and City of Yakima standards. This project will not result in the discharge of storm water into a surface water body.</p>	
<p>2. Could waste materials enter ground or surface waters? If so, generally describe. No waste materials are anticipated to enter ground or surface waters.</p>	
<p>3. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: Stormwater runoff from the roads will be retained, treated, and disposed of on-site via surface retention and infiltration facilities, or underground infiltration facilities. Stormwater from homes will be directed onto landscaped areas on each residential lot. Accepted BMP engineering practices for stormwater drainage systems will be implemented to collect and manage the surface and runoff water impacts.</p>	
<p>4. Plants:</p>	
<p>a. Check (✓) types of vegetation found on the site:</p>	
<p>Deciduous Tree: <input type="checkbox"/> Alder <input type="checkbox"/> Maple <input type="checkbox"/> Aspen <input checked="" type="checkbox"/> Other</p>	
<p>Evergreen Green: <input type="checkbox"/> Fir <input type="checkbox"/> Cedar <input type="checkbox"/> Pine <input type="checkbox"/> Other</p>	
<p> <input type="checkbox"/> Shrubs <input checked="" type="checkbox"/> Grass <input type="checkbox"/> Pasture Crop Or Grain <input type="checkbox"/> Other</p>	
<p>Wet Soil Plants: <input type="checkbox"/> Cattail <input type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush <input type="checkbox"/> Skunk Cabbage <input type="checkbox"/> Other</p>	
<p>Water Plants: <input type="checkbox"/> Milfoil <input type="checkbox"/> Eelgrass <input type="checkbox"/> Water Lily <input type="checkbox"/> Other</p>	
<p>Other Types Of Vegetation:</p>	
<p>b. What kind and amount of vegetation will be removed or altered? The development will be cleared of existing natural occurring pasture grasses and trees where necessary for the construction of the street, utility improvements, and home construction.</p>	
<p>c. List threatened or endangered species known to be on or near the site. There are no listed endangered or threatened plants on the project site or within the general project vicinity.</p>	<p>RECEIVED JUL 14 2020 CITY OF YAKIMA PLANNING DIV. DOC. INDEX # E-1</p>

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: The completed residential homesites will be landscaped with typical residential lawns, trees, flowers, and shrubs. The completed residential apartment complex homesites will be landscaped with typical residential lawns, trees, flowers, and shrubs. Additionally, landscaping will occur within the parking areas, and along the property lines.</p>	
5. Animals:	
<p>a. Check (✓) any birds and animals which have been observed on or near the site or are known to be on or near the site:</p>	
<p>Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds <input type="checkbox"/> Other</p>	
<p>Mammals: <input type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input type="checkbox"/> Other</p>	
<p>Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring <input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p>	
<p>b. List any threatened or endangered species known to be on or near the site. There are no known endangered or threatened species on or near the project site.</p>	
<p>c. Is the site part of a migration route? If so, explain. Most of Washington State is part of the Pacific Flyway migratory route for birds.</p>	
<p>d. Proposed measures to preserve or enhance wildlife, if any: None.</p>	
6. Energy and Natural Resources	
<p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. It is anticipated that electricity and/or natural gas will be the primary sources of cooling and heating the residences. Electricity will also be used for normal residential demands of lighting, etc. During construction: equipment fuel.</p>	
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. The project will not affect the potential use of solar energy by adjacent properties.</p>	
<p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: New construction will be built to Washington State Energy Codes and as required by the International Building Code.</p>	
7. Environmental Health	
<p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. There are no known environmental health hazards that could occur as a result of proposal. A fuel spill may occur as a result of construction activities.</p>	
<p>1. Describe special emergency services that might be required. There are no known emergency services that would be needed as a result of this new building. Emergency medical aid may be required should an injury occur during construction.</p>	
<p>2. Proposed measures to reduce or control environmental health hazards, if any: There are no known environmental health hazards associated with this proposal, therefore there are no proposed measures. The site is a historic pasture and the land was tested for arsenic during previous development and shown to be below the thresholds of concern.</p>	<p style="text-align: right;"> RECEIVED JUL 14 2020 CITY OF YAKIMA PLANNING DIV. DOC. INDEX # E-1 </p>

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
b. Noise	
1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)? Traffic noise from adjacent public streets.	
<p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p> <p>Short-term noise consists of construction activities associated with commercial construction. Construction noise can be expected from approximately 7:00 a.m. to 7:00 p.m.</p> <p>Long-term noise is expected from the typical residential maintenance equipment, i.e. lawn mowers, leaf blowers, power trimmers, snow blowers, etc. during daylight hours.</p>	
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>No adverse noise impacts are anticipated; however, we propose to restrict construction to 7:00 a.m. to 7:00 p.m.. In addition, we will comply with the City of Yakima and Yakima County Noise Ordinance, as it applies to this project.</p>	
8. Land and Shoreline Use	
a. What is the current use of the site and adjacent properties? The project area is currently open land but has been used as farmland and more recently orchard land. There is open land located immediately to the north and east of the subject parcel. Residential homes are located to the all sides of the subject property.	
b. Has the site been used for agriculture? If so, describe. The site has not been used for agriculturally for ground crop production and more recently fruit production. The site has been used to pasture cows, grow alfalfa, and grow apples.	
c. Describe any structures on the site. There is currently no residential home on the Aspen Estates site.	
d. Will any structures be demolished? If so, what? None.	
e. What is the current zoning classification of the site? R-1.	
f. What is the current comprehensive plan designation of the site? R-1.	
g. If applicable, what is the current shoreline master program designation of the site? Not applicable.	
h. Has any part of the site been classified as an "environmentally sensitive" area? If so specify. There are no environmentally sensitive areas on the site.	
i. Approximately how many people would reside or work in the completed project? Approximately 284 people (2.7 people per home) would reside in the completed project.	
j. Approximately how many people would the completed project displace? None	
k. Proposed measures to avoid or reduce displacement impacts, if any. Not applicable.	
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The current zoning for these properties is determined that the properties are suitable for uses permitted in the respective single family zoning district. Project meets the current and future land use plans of the City of Yakima.	

RECEIVED
JUL 14 2020
CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX
E-1

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Approximately 105, middle income, single family housing units will be created.</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None</p> <p>c. Proposed measures to reduce or control housing impacts, if any: Not applicable.</p>	
<p>10. Aesthetics</p> <p>a. What is the tallest height of any proposed structures, not including antennas; what are the principal exterior building materials proposed? Most likely less than 30 feet in max height. Principal building materials will consist of stone, brick, stucco, wood.</p> <p>b. What views in the immediate vicinity would be altered or obstructed? None known.</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any: The proposed buildings will be similar in appearance as neighboring buildings to further control aesthetic impacts. Compliance with zoning and building code regulations regarding building height, lot coverage and setbacks will also be in effect.</p>	
<p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Typical and normal residential and residential apartment security night lighting from dusk until dawn.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views? The light or glare is not expected to pose any safety hazards or interfere with any views.</p> <p>c. What existing off-site sources of light or glare may affect your proposal? None.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>Proposed street lighting, security lighting, and possible accent lighting will be directed downward throughout the development. Encourage the use of lowest necessary wattage.</p>	
<p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity? West Valley Junior High School lies a 4,900 feet to the northwest of the subject property and recreational activities take place at the school fields. City of Yakima owned park West Valley Park at South 80th Avenue lies 6,100 feet to the northwest of the subject property and recreational activities take place at the park fields. Other known recreational activities in the general area consist of fishing, biking, golfing and walking/jogging.</p> <p>b. Would the proposed project displace any existing recreational uses? If so, describe. No.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None needed.</p>	<p>RECEIVED</p> <p>JUL 14 2020</p> <p>CITY OF YAKIMA PLANNING DIV.</p> <p>DOC. INDEX # E-1</p>

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

Space Reserved for Agency Comments

13. Historic and Cultural Preservation

- a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.** According to the Department of Archaeology & Historic Preservation's (DAHP) Washington Information System for Architectural and Archeological Records Data (WISAARD), there are no registered properties within or adjacent to the project limits.
- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural important known to be on or next to the site.** There are no known landmarks or evidence of historic, archaeological, scientific, or other cultural significance located on or near the site.
- c. **Proposed measures to reduce or control impacts, if any:** There are no known impacts, therefore no measures are proposed. If, during construction, artifacts are found, then work within the area will cease and the proper authority will be notified.

14. Transportation

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.** The proposed Aspen Estates development has frontage along W. Washington Avenue to the north and South 60th Avenue to the east. The development has two access points. See site plan.
- b. **Is site currently serviced by public transit? If not, what is the approximate distance to the nearest transit stop?** Yes, nearest transit stop is immediately to the north along Washington Avenue.
- c. **How many parking spaces would the completed project have? How many would the project eliminate?** None

In Aspen Estates, each homesite will have a minimum of 2 off-street parking spaces. There will be on-street parallel parking along the public roadway within the development. No parking spaces will be eliminated.

- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).** The proposed development has frontage along W. Washington Avenue, and S. 60th Avenue which will need to be widened as part of the Aspen Estates project. The development has two access points and will have public internal roads throughout the subdivision. See attached preliminary plat drawing.
- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.** No.

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

In Aspen Estates, based upon the Ninth Edition (2012) of the Institute of Transportation Engineers (ITE) Trip Generation Manual, a single family residential project (Land Use 210) is anticipated to generate approximately 9.57 vehicle trips per weekday per residence. That equates to approximately 1,005 vehicle trips per day for (50% entering and 50% exiting).

The estimated volume during the A.M. peak hour (7:00 a.m. to 9:00 a.m.) of adjacent street traffic (W. Washington Avenue) is 0.74 trips per residence or 78 trips at full build-out of all homesites (25% entering, 75% exiting). The estimated volume during the P.M. peak hour (4:00 p.m. to 6:00 p.m.) of adjacent street traffic is 1.01 trips per residence or 106 trips at full build-out of all homesites (63% entering, 37% exiting).

RECEIVED

JUL 14 2020

CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX
E-1

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>g. Proposed measures to reduce or control transportation impacts, if any: No measures are planned. W. Washington Avenue has frontage improvements and the service level was designed to accommodate traffic loads from within the development.</p>	
15. Public Services	
<p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe:</p> <p>The project will have probable incremental increased demand for fire and police protection, public safety services and schools could be anticipated, relative to the potential population increase.</p>	
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed. Water from Nob Hill Water and Sewer from the City of Yakima are available to serve the property and would be extended to serve new buildings.</p>	
16. Utilities	
<p>a. Circle utilities currently available at the site: <u>electricity, natural gas, water, refuse service, telephone, sanitary sewer</u>, septic system, other.</p>	
<p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed. Answered above</p> <p>Domestic Water: Nob Hill Water Association Sanitary Sewer: City of Yakima Refuse: City of Yakima or private company Power: Pacific Power Telephone: Qwest or Charter Irrigation: Ahtanum Natural Gas: Cascade Natural Gas Company</p>	

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

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

RECEIVED
JUL 14 2020
CITY OF YAKIMA
PLANNING DIV.
DOC.
INDEX
E-1

D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (DO NOT USE THE FOLLOWING FOR PROJECT ACTIONS)	Space Reserved For Agency Comments
<p>Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent the proposal or the types of activities that would likely result from the proposal and how it would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented.</p>	<p style="text-align: right; font-size: 24px; font-weight: bold;">RECEIVED</p> <p style="text-align: right; font-size: 18px;">JUL 14 2020</p> <p style="text-align: right; font-size: 14px;">CITY OF YAKIMA PLANNING DIV.</p> <p style="text-align: right; font-size: 14px; font-weight: bold;">DOC. INDEX</p> <p style="text-align: right; font-size: 24px; font-weight: bold;"># E-1</p>
<p>1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? The proposal will not increase discharges to water, air, release toxic or hazardous substances, or increase noise pollution.</p>	
<p>Proposed measures to avoid or reduce such increases are: This question is not applicable.</p>	
<p>2. How would the proposal be likely to affect plants, animals, fish, or marine life? The proposal will not create any adverse impacts on plants, animals, fish or marine life.</p>	
<p>Proposed measures to protect or conserve plants, animals, fish, or marine life are: This question is not applicable.</p>	
<p>3. How would the proposal be likely to deplete energy or natural resources? The proposal will not deplete energy or natural resources other than through normal building operations of commercial businesses.</p>	
<p>Proposed measures to protect or conserve energy and natural resources are: Energy efficient measures will be installed wherever practicable; for instance, water efficient fixtures will be used.</p>	
<p>4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? The proposal will not affect any sensitive areas or areas designated for governmental protection.</p>	
<p>Proposed measures to protect such resources or to avoid or reduce impacts are: This question is not applicable.</p>	
<p>5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? The proposal will not affect land or shoreline use.</p>	
<p>Proposed measures to avoid or reduce shoreline and land use impacts are: This question is not applicable.</p>	
<p>6. How would the proposal be likely to increase demands on transportation or public services and utilities? The proposal will have a slight increase of daily trips above the original road use, however the increase can be accommodated by the existing surface streets which were constructed to accommodate heavy traffic from surrounding land uses.</p>	
<p>Proposed measures to reduce or respond to such demand(s) are: No negative impacts are anticipated.</p>	
<p>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. The proposal is not known to conflict with local, state, or federal laws protecting the environment.</p>	

RECEIVED
 JUL 14 2020
 CITY OF YAKIMA
 PLANNING DIV



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

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

PART I - GENERAL INFORMATION

1. Applicant's Information:	Name:	Aspen Estates, LLC						
	Mailing Address:	2550 Borton Rd.						
	City:	Yakima	St:	WA	Zip:	98903	Phone:	(509) 945-3438
	E-Mail:	byron@bortonfruit.com						
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input type="checkbox"/> Agent	<input checked="" type="checkbox"/> Purchaser	<input type="checkbox"/> Other			
	Name:	Ball RE, LLC						
3. Property Owner's Information (If other than Applicant):	Mailing Address:	8304 Wide Hollow Rd.						
	City:	Yakima	St:	WA	Zip:	98908	Phone:	()
	E-Mail:							
	4. Subject Property's Assessor's Parcel Number(s):	181333-32406						

5. Legal Description of Property. (if lengthy, please attach it on a separate document)
 Lot 4 of Short Plat 80-173 as recorded under Auditor's File Number 2596713, Yakima County, Washington

6. Property Address: Washington Ave./S. 64th 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)

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

PART II - SUPPLEMENTAL APPLICATION & PART III - REQUIRED ATTACHMENTS

9. SEE ATTACHED SHEETS

PART IV - CERTIFICATION

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

Property Owner's Signature: [Signature] Date: 7-13-20
 Applicant's Signature: [Signature] Date: 7-13-2020

FILE/APPLICATION(S)# _____
 DATE FEE PAID: 7-16-20 RECEIVED BY: [Signature] AMOUNT PAID: 2235.00 RECEIPT NO: PLP#003-20

SEP14# 014-20
 TCO # 005-20
 Page | 3

DOC.
 INDEX
 # F-2



Supplemental Application For:

PRELIMINARY LONG PLAT
CITY OF YAKIMA, SUBDIVISION ORDINANCE, TITLE 14

PART II - APPLICATION INFORMATION

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

Ball Re, LLC
8304 Wide Hollow Rd.
Yakima, WA 98908

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

Byron Borton, Aspen Estates, 509-945-3438
Michael R. Helt, HLA Engineering and Land Surveying, Inc., (509) 966-7000.

3. **NAME OF SUBDIVISION:** Aspen Estates

4. **NUMBER OF LOTS AND THE RANGE OF LOT SIZES:** 105 lots, 6,185 SF - 10,080 SF

5. **SITE FEATURES:**

A. General Description: Flat Gentle Slopes Steepened Slopes

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

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

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

Electricity Telephone Natural Gas Sewer Cable TV Water Irrigation
Nob Hill Ahtanum

7. **OTHER INFORMATION:**

A. Distance to Closest Fire Hydrant: Along boundary of property

B. Distance to Nearest School (and name of school): 4,900 feet, West Valley Junior High

C. Distance to Nearest Park (and name of park): 6,100 feet, West Valley Park

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

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

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

PART III - REQUIRED ATTACHMENTS

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

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

10. **ENVIRONMENTAL CHECKLIST** (required):

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


Property Owner Signature (required)

Date 7-13-20

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

RECEIVED Page | 4

JUL 14 2020

CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX

F-2

RECEIVED

JUL 14 2020

CITY OF YAKIMA
PLANNING DIV.

TCO # 005-20

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 # CR-20-005153)

Applicant Name: <u>Aspen Estaes, LLC</u>	Project Address: <u>Washington Ave./S. 64th Ave.</u>
Contact Person: <u>Byron Borton</u>	<u>Yakima, WA 98908</u>
Mailing Address: <u>2550 Borton Rd.</u>	
<u>Yakima, WA 98903</u>	Parcel No(s): <u>181333-32406</u>

RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Housing Type* <u>Single Family</u> <i>(Single-Family, Apartments, etc)</i>	Describe Use* _____	Describe Use* _____
Special Population* _____ <i>(Nursing Homes, etc)</i>	Gross Floor Area _____	Gross Floor Area _____
Other* _____ <i>(Group Home, Daycare, Church, etc)</i>	Parking Spaces _____ <i>(Required/Provided)</i>	Parking Spaces _____ <i>(Required/Provided)</i>
Number of Units <u>105 Lots</u>	Number of Employees _____	Number of Employees _____

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

Project Description: See attached.

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

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

PROJECT DESCRIPTION TRAFFIC CONCURRENCY

The proposed Preliminary Plat of Aspen Estates will subdivide approximately 22.64 acres into 105 single family lots. The lot sizes will vary in size from approximately 6,185 square feet to 10,080 square feet. The lots will have frontage onto a public roadway, which will need to be improved as part of this project. The project will be a two phased project with approximately 62 lots in phase 1 and 43 lots in phase 2.

Access to the plat will be from public road extensions off W. Washington Avenue, and W. Whatcom Avenue. S. 60th Avenue half street improvements will need to be completed as part of this project. Nob Hill Water will serve the lots with domestic water, and City of Yakima Sewer will serve the sewerage needs. Storm water will all be contained on-site in retention swales, or underground infiltration.

There are no existing surface bodies of water within the development although there is an irrigation pond in the southwest corner. There are no critical areas known to be on the site.

RECEIVED
JUL 14 2020
CITY OF YAKIMA
PLANNING DIV.

**“PLAT OF ASPEN ESTATES”
PLP#003-20 & SEPA#014-20**

EXHIBIT LIST

**CHAPTER G
Public Notices**

DOC INDEX #	DOCUMENT	DATE
G-1	Notice of Decision for Transportation Concurrency Analysis	07/27/2020
G-2	Determination of Complete Application	08/06/2020
G-3	Land Use Action Installation Certificate	08/27/2020
G-4	Notice of Application & SEPA G-4a: Parties and Agencies Notified G-4b: Affidavit of Mailing	08/27/2020
G-5	Notice of Public Hearing and Mitigated Determination of Nonsignificance G-5a: Legal Ad G-5b: Press Release and Distribution Email G-5c: Parties and Agencies Notified G-5d: Affidavit of Mailing	09/29/2020
G-6	YPC Agenda and Packet Distribution List	10/21/2020
G-7	YPC Agenda & Attendee Report	10/28/2020
G-8	Notice of Yakima Planning Commission’s Recommendation (See DOC INDEX#AA-1 for YPC Recommendation) G-8a: Parties and Agencies Notified G-8b: Affidavit of Mailing	11/12/2020
G-9	Letter of Transmittal to City Clerk: City Council Hearing (mailing labels, site plan, and vicinity map)	11/18/2020

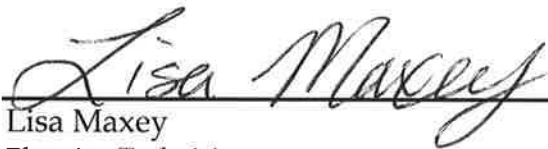
CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

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

1. Mailing labels for "PLAT OF ASPEN ESTATES" (PLP#003-20 & SEPA#014-20) including all labels for parties of record and property owners within a radius of 300 feet of the subject property
2. Site Plan
3. Vicinity Map

Signed this 18th day of November, 2020.



Lisa Maxey
Planning Technician

Received By: 

Date: 11.18.2020

DOC,
INDEX

G-9,

1813332406 ASPEN TREE LLC 2550 BORTON RD YAKIMA, WA 98903	18133244551 AV REAL ESTATE INVESTMENT LLC 8807 BRAEBURN LP YAKIMA, WA 98903	18133244554 AV REAL ESTATE INVESTMENT LLC 8807 BRAEBURN LP YAKIMA, WA 98903
18133241439 BALL RE LLC 8304 WIDE HOLLOW RD YAKIMA, WA 98908	18133333001 BALL RE LLC 8304 WIDE HOLLOW RD YAKIMA, WA 98908	18133323001 CONGDON ORCHARDS INC PO BOX 2725 YAKIMA, WA 98907
18133331567 J & C PROPERTIES WASHINGTON LLC 2410 TERRACE HEIGHTS DR YAKIMA, WA 98901	18133332403 MICK PROPERTIES LLC 1707 S 74TH AVE YAKIMA, WA 98908	18133332404 MICK PROPERTIES LLC 1707 S 74TH AVE YAKIMA, WA 98908
18133332405 MICK PROPERTIES LLC 1707 S 74TH AVE YAKIMA, WA 98908	18133332408 STATE OF WA DEPARTMENT OF CORRECTIONS PO BOX 41015 OLYMPIA, WA 98504	18133332407 WASHINGTON STATE PO BOX 41112 OLYMPIA, WA 98504
18133332409 WASHINGTON STATE PO BOX 41107 OLYMPIA, WA 98504	18133244466 YAKIMA COUNTY TAX TITLE PO BOX 22530 YAKIMA, WA 98907	18133333406 ALAN H & JANICE M LEWIS 6208 CRESTFIELDS RD YAKIMA, WA 98903
18133333425 ANA R VILLAVICENCIO PO BOX 11289 YAKIMA, WA 98909	18133331501 ANDRE ARCAND 2012 S 59TH AVE YAKIMA, WA 98903	18133333430 ANGELA BUCHANAN 435 S 67TH AVE YAKIMA, WA 98908
18133333416 ANGELINA SANTANA SOTO 6100 CRESTFIELDS RD YAKIMA, WA 98903	18133333409 ARTURO GEORGE 6201 CRESTFIELDS RD YAKIMA, WA 98903	18133331559 ASHLEY GRACE CURTIN 2012 S 60TH AVE YAKIMA, WA 98903
18133333414 BENJAMIN & ALICE TORRES 6104 CRESTFIELDS RD YAKIMA, WA 98903	18133331414 BENJAMIN T & MARGIT K TRICKETT 5808 W WASHINGTON AVE YAKIMA, WA 98903	18133333407 BRYAN FRANK ELLIS 6205 CRESTFIELDS RD YAKIMA, WA 98903
18133333426 CANDACE DAWSON 6005 CRESTFIELDS RD YAKIMA, WA 98903	18133333431 CARMELA RENDON 2105 S 61ST AVE YAKIMA, WA 98903	18133334413 CESARIO A & LISA J DOMINGUEZ 2202 S 60TH AVE YAKIMA, WA 98908
18133334431 CHRISTIAN & SUSAN SAUNDERS 14306 SUMMITVIEW EXT YAKIMA, WA 98908	18133333413 CHRISTOPHER STUART THOM 6105 CRESTFIELDS RD YAKIMA, WA 98903	18133333418 CLEMENTE MENDOZA 6308 CRESTFIELDS YAKIMA, WA 98908

DOC.
INDEX

G-9

18133331401 DAVID L & YVONNE K FOUSHAY 5820 W WASHINGTON AVE YAKIMA, WA 98903	18133333410 DIANNA L VANDERSCHOOR 6200 CRESTFIELDS RD YAKIMA, WA 98903	18133331439 DONALD D & SYLVIA MARLER 2010 S 60TH AVE YAKIMA, WA 98903
18133244561 ELVIRA GONZALES 6403 CRESTFIELDS RD YAKIMA, WA 98908	18133333423 ERIC MOODY PO BOX 3262 UNION GAP, WA 98903	18133331571 ERIK F FLORES RAMIREZ & EDELMIR GODINEZ 2001 S 60TH AVE YAKIMA, WA 98903
18133331440 ERNESTO M & LINDA K SANCHEZ 2009 S 60TH AVE YAKIMA, WA 98903	18133331560 EVAN J WOLFF 2014 S 60TH AVE YAKIMA, WA 98903	18133334416 GENE P & JENNIFER A MURPHY 5910 CRESTFIELDS RD YAKIMA, WA 98903
18133331503 GERALD R & LINDA L ANDERSON 2016 S 59TH AVE YAKIMA, WA 98903	18133334426 GILBERT & DINA ESCOBAR 5908 W COOLIDGE RD YAKIMA, WA 98903	18133333405 GINA M CATRON 6209 CRESTFIELDS RD YAKIMA, WA 98903
18133331504 GLORIA & ARTHUR WIDENER 2018 S 59TH AVE YAKIMA, WA 98903	18133333023 GREGORY J GOODMAN 229 CANYON DR APT 2 PROSSER, WA 99350	18133244562 ILDA PARRA 6401 CRESTFIELDS RD YAKIMA, WA 98908
18133331568 JAIME & STEFANIE L VASQUEZ 1909 S 60TH AVE YAKIMA, WA 98908	18133333004 JAMES H FOLKERTS 2107 S 64TH AVE YAKIMA, WA 98903	18133333411 JAMES W FULLERTON 6109 CRESTFIELDS RD YAKIMA, WA 98908
18133334411 JEFFREY & WILMA LEYENDEKKER COBB 21846 34TH AVE S SEATAC, WA 98198	18133331572 JEFFREY N HOON 2003 S 60TH AVE YAKIMA, WA 98903	18133334412 JOHN A FERNANDEZ 2200 S 60TH AVE YAKIMA, WA 98908
18133334433 JOHN R & COLLEEN J LIVINGSTON 5910 WHITMAN ST YAKIMA, WA 98903	18133333429 JOSE GARCIA 6004 CRESTFIELDS RD YAKIMA, WA 98908	18133333420 JOSE L GARZA 6301 CRESTFIELDS RD YAKIMA, WA 98908 <i>OK</i>
18133333424 JOSE T RUIZ SAUCEDO 2109 S 61ST AVE YAKIMA, WA 98908	18133334409 JOSEPH MILLS 2100 S 60TH AVE YAKIMA, WA 98903	18133333428 JOSH & DANIELLE HASSANIN PO BOX 11561 YAKIMA, WA 98909
18133331502 KAREN PARSONS 1518 S 28TH AVE <i>2014 S. 59th Ave</i> YAKIMA, WA 98903 <i>3</i> <i>(updated 11/17/20)</i>	18133331441 KENT & LESLEE HEBDON 5907 WHATCOM AVE YAKIMA, WA 98903	18133331569 LARRY & LISA PURDY 1911 S 60TH AVE YAKIMA, WA 98903

DOC.
INDEX

G-9

18133334414 LELAND M & TONI M CHRIST 2206 S 60TH AVE YAKIMA, WA 98903	18133331563 LEON V LUU 7503 CRESTFIELDS RD YAKIMA, WA 98903	18133331564 LEON V LUU 7503 CRESTFIELDS RD YAKIMA, WA 98903
18133334417 LYNETTE V MARSHALL 5908 CRESTFIELDS RD YAKIMA, WA 98903	18133331562 LYNN D & CAROLYN L NOTMAN 2018 S 60TH AVE YAKIMA, WA 98903	18133333438 MARIANA SEVERINO GOMEZ PO BOX 447 BEVERLY, WA 99321
18133334425 MATTHEW SHUEL 5910 COOLIDGE RD YAKIMA, WA 98903	18133334423 MICHAEL W & KIRSTEN A WAGNER 12704 SUMMITVIEW EXT YAKIMA, WA 98908	18133333415 MIGUEL MUNGIA MARTINEZ 6101 CRESTFIELDS RD YAKIMA, WA 98903
18133331573 MILO H. & FAYE M. MILUM 5904 W WASHINGTON AVE YAKIMA, WA 98903	18133333401 MOSTAFA ALI MOWAHED 6305 CRESTFIELDS RD YAKIMA, WA 98903	18133334434 NICHOLAS R ONEAL PO BOX 11592 YAKIMA, WA 98909
18133244552 RICHARD & KIM I HARRIS 6404 CRESTFIELDS RD YAKIMA, WA 98908	18133331438 RICKY A CLARK 2011 S 60TH AVE YAKIMA, WA 98903	18133331566 ROBERT & BARBARA MACIAS 1210 S 39TH AVE YAKIMA, WA 98902
18133331561 ROBERT L & SHARON A WILSON 2016 S 60TH AVE YAKIMA, WA 98903	18133244564 RON & NORMA SHAEFFER 6407 CRESTFIELDS RD YAKIMA, WA 98903	18133333035 RONALD & KRISTIN BENJAMIN 5903 WALLA WALLA ST YAKIMA, WA 98903
18133241006 RONALD & MARIANNE & CATHERINE BALL 8304 WIDE HOLLOW RD YAKIMA, WA 98908	18133244563 RYAN JAMES DAVIS 6405 CRESTFIELDS RD YAKIMA, WA 98903	18133331437 SALVADOR & ALMA RODRIGUEZ 2010 S 59TH AVE YAKIMA, WA 98903
18133334424 SANGHO LEE 5909 CRESTFIELDS RD YAKIMA, WA 98903	18133333408 SELENE SOTO DIAZ 6204 CRESTFIELDS RD YAKIMA, WA 98908	18133244553 SHANNON CARTER 2128 S 64TH AVE YAKIMA, WA 98908
18133333024 SHAWN MICHAEL GUTIERREZ 6201 WALLA WALLA ST YAKIMA, WA 98903	18133331565 STEPHEN & SONYA MERZ 2017 S 60TH AVE YAKIMA, WA 98903	18133334415 STEPHEN C & DENISE L WILMOTH 2208 S 60TH AVE YAKIMA, WA 98903
18133334410 STEPHEN E & MELISSA S ROBERTSON 2102 S 60TH AVE YAKIMA, WA 98903	18133331443 STEVEN M & GAIL MASON BRILLING 225 4TH AVE A603 KIRKLAND, WA 98033	18133333427 TAMMY J & JACK P SEXTON 6001 CRESTFIELDS RD YAKIMA, WA 98903

Doc.

INDEX

G-9

18133333404 TAURINO A RAMIREZ 6300 CRESTFIELDS RD YAKIMA, WA 98902	18133333417 TED & DENISE WILBURN 6013 CRESTFIELDS RD YAKIMA, WA 98903	18133331442 TED P & MARGARET A CELMER 1811 126TH AVE SE BELLEVUE, WA 98005
18133331570 TYLER M EVANS 1913 S 60TH AVE YAKIMA, WA 98903	18133333412 VINCENT R & OPAL A DURNBAUGH 6108 CRESTFIELDS RD YAKIMA, WA 98903	18133334432 WARFELD M MOTEN 5909 COOLIDGE RD YAKIMA, WA 98903
18133333419 WENDA L SNYDER 6304 CRESTFIELDS RD YAKIMA, WA 98908	18133244002 WILLIAM S WATT 2102 S 64TH AVE YAKIMA, WA 98903	98 Total Parcels - Aspen Estates LLC - PLP#003-20 & SEPA#014-20
Aspen Estates LLC 2550 Borton Rd Yakima, WA 98903	HLA Engineering & Land Surveying Attn: Mike Heit 2803 River Rd Yakima, WA 98902	
	Ntc of City Council Hearing PLP#003/SEPA#014-20 Hearing @ 12/8/20	

DOC.
INDEX

6-9

In-House Distribution E-mail List		
Name	Division	E-mail Address
Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov
Carolyn Belles	Code Administration	Carolyn.Belles@yakimawa.gov
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
John Zabell	Code Administration	John.Zabell@yakimawa.gov
Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov
Linda Rossignol	Code Administration	Linda.Rossignol@yakimawa.gov
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.DeBusschere@yakimawa.gov
Tony Doan	Code Administration	Tony.Doan@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Rosalinda Ibarra	Community Development	Rosalinda.Ibarra@yakimawa.gov
Bob Desgrosellier	Engineering	Bob.Desgrosellier@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
David Della	Engineering	David.Della@yakimawa.gov
Aaron Markham	Fire	Aaron.markham@yakimawa.gov
Pat Reid	Fire	Pat.Reid@yakimawa.gov
Jeff Cutter	Legal	Jeff.Cutter@yakimawa.gov
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov
Lisa Maxey	Planning	Lisa.Maxey@yakimawa.gov
Matt Murray	Police	Matthew.murray@yakimawa.gov
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
Loretta Zammarchi	Refuse	Loretta.Zammarchi@yakimawa.gov
Randy Layman	Refuse	Randy.Layman@yakimawa.gov
Gregory Story	Transit	Gregory.Story@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov

Revised 11/2020

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

Type of Notice: Ntc of City Council Hearing

File Number(s): PLP#003/SEPA#014-20

Date of ~~Mailing~~ Hearing: 12/8/20

DOC.
INDEX
G-9

Maxey, Lisa

From: Maxey, Lisa
Sent: Wednesday, November 18, 2020 8:20 AM
To: Claar Tee, Sonya
Subject: Mailing for City Council Hearing - Plat of Aspen Estates
Attachments: In-House Distribution E-mail List_ updated 11.4.2020; Local Media List _09.18.2020

Good morning Sonya,

When you email the notice, please send it to these distribution groups (attached): In-House Distribution E-mail List updated 11.4.2020 & Local Media List 09.18.2020.

Please also email it to these parties:

Byron@bortonfruit.com
mheit@hlacivil.com

Mailing labels will be brought to you shortly.

Thank you!

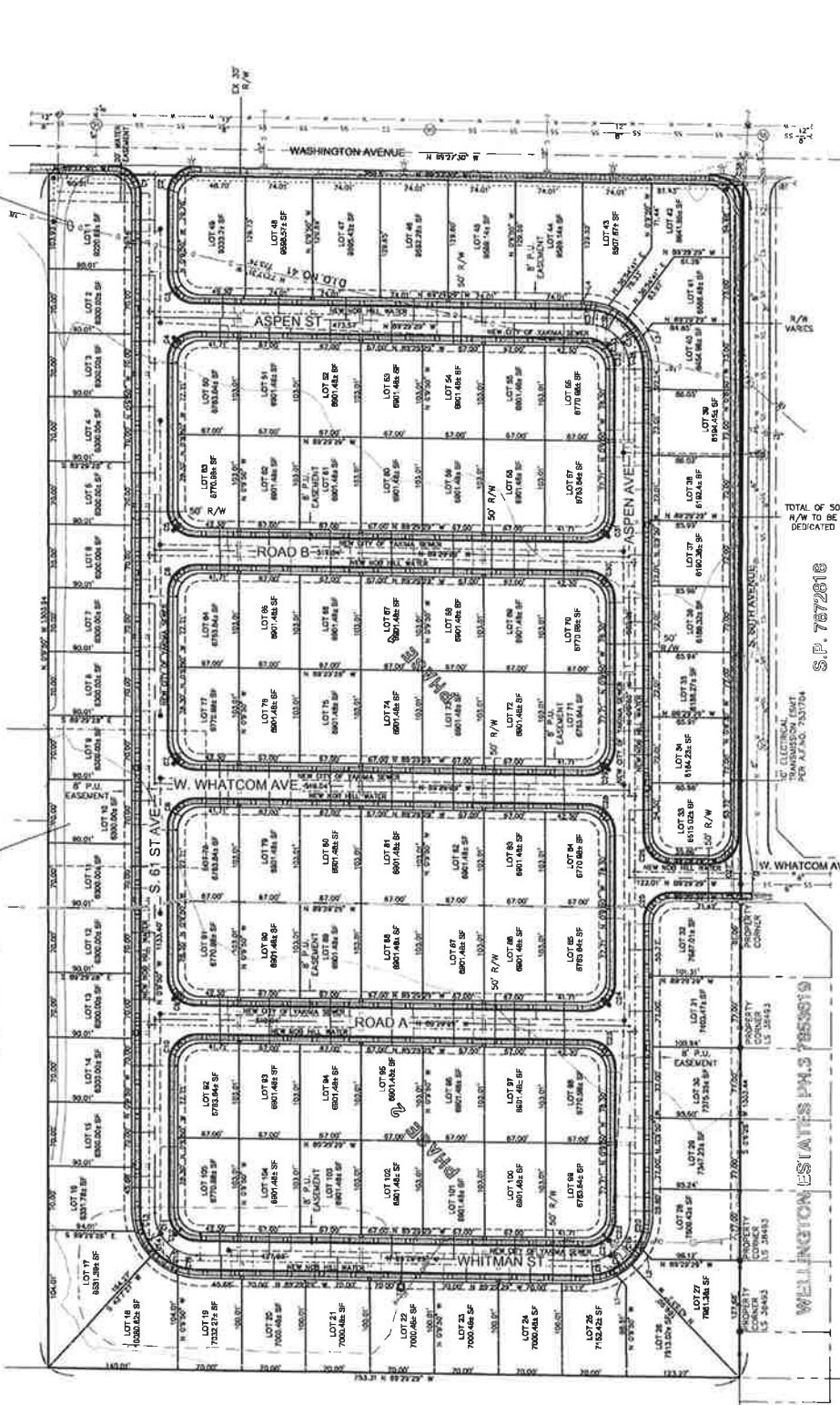
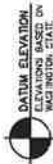


Lisa Maxey
Planning Technician
City of Yakima Planning Division
p: 509.576.6669
129 North 2nd Street, Yakima, Washington, 98901

PRELIMINARY PLAT OF "ASPEN ESTATES"

(A PORTION OF THE SW 1/4, SECTION 33, TOWNSHIP
13 NORTH, RANGE 18 EAST, W.M.)

EASEMENT FOR SEWER, "ABSORPTION
BED" FOR TRACT "A", S.P. 7-14-20, UNTIL
CONNECTION TO MUNICIPAL SEWER, PER
A.F.NO. 2418335 AND S.P. 80-173



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	DIRECTION	CHORD LENGTH
C1	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C2	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C3	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C4	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C5	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C6	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C7	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C8	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C9	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C10	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C11	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C12	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C13	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C14	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C15	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C16	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C17	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C18	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C19	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C20	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C21	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C22	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C23	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C24	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C25	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C26	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C27	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C28	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C29	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C30	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C31	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C32	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C33	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C34	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C35	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C36	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C37	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C38	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C39	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C40	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C41	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C42	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C43	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C44	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C45	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C46	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C47	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C48	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C49	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C50	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C51	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C52	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C53	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C54	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C55	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C56	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C57	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C58	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C59	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C60	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C61	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C62	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C63	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C64	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C65	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C66	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C67	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C68	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C69	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C70	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C71	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C72	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C73	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C74	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C75	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C76	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C77	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C78	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C79	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C80	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C81	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C82	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C83	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C84	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C85	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C86	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C87	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C88	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C89	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C90	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C91	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C92	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C93	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C94	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C95	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C96	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C97	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C98	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88
C99	89°47'47"	25.00	28.88	14.44	N 44°47'47" W	28.88
C100	89°47'47"	25.00	28.88	14.44	S 44°47'47" E	28.88

LINE TABLE

LINE	BEARING	LENGTH
L1	N 03°32'30" E	15.75
L2	S 89°47'47" E	15.75
L3	N 03°32'30" E	15.75
L4	S 89°47'47" E	15.75
L5	N 03°32'30" E	15.75
L6	S 89°47'47" E	15.75

RECEIVED
JUL 14 2020
CITY OF YAKIMA
PLANNING DIV.

PARCEL NO. 181333-32406

SHEET 2 of 2

ASPEN ESTATES
PARCEL 181333-32406
CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON
PRELIMINARY LOT LAYOUT

JOB NUMBER:	20096	DATE:	7-14-20
FILE NAME:	20096.dwg	DATE:	
DRAWING:	20096.dwg	DATE:	
ENTERED BY:	MDH	DATE:	
CHECKED BY:	MDH	DATE:	
REVISION:		DATE:	



2803 River Road
Yakima, WA 98902
509.965.7000
509.965.3800
www.hlaenvil.com



G-9
INDEX
DOC.

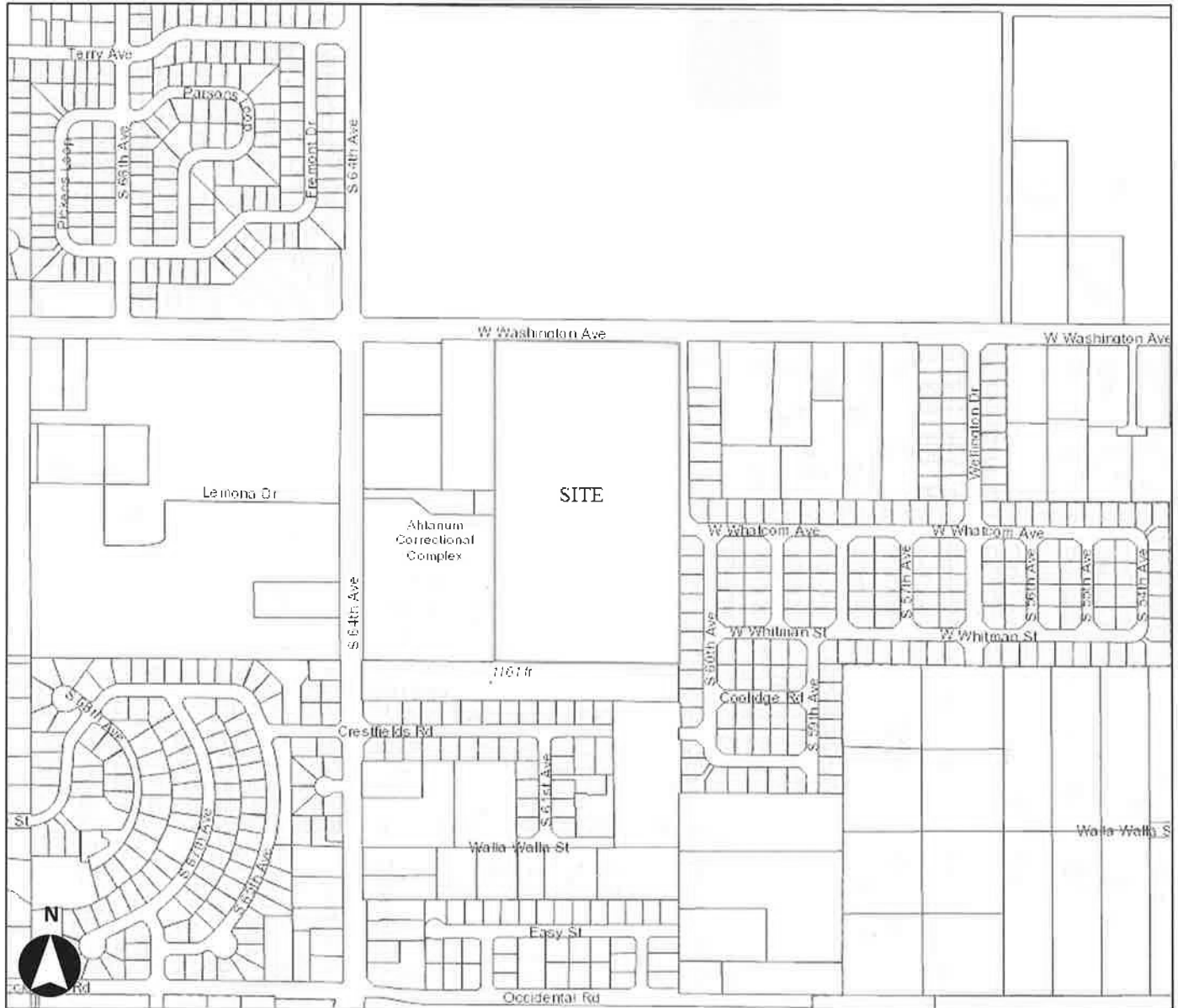
VICINITY MAP



File Number: PLP#003-20 & SEPA#014-20

Project Name: ASPEN ESTATES LLC – “PLAT OF ASPEN ESTATES”

Site Address: VIC. OF S 60TH AVE & W WASHINGTON AVE



Proposal: Proposed long plat that will subdivide approximately 22.64 acres in the R-1 zoning district into 105 single-family lots. The project will be completed in two phases with approximately 62 lots in Phase 1 and 43 lots in Phase 2.

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

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

Date Created: 7/16/2020



DOC.
INDEX

G-9

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: PLP#003-20 & SEPA#014-20

Plat of Aspen Estates

Vic. of S 60th Ave & W Washington Ave

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Yakima Planning Commission's Recommendation to City Council**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, all parties of record, and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 12th day of November, 2020.

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



Lisa Maxey

Planning Technician

**DOC.
INDEX**

G-8b

1813332406 ASPEN TREE LLC 2550 BORTON RD YAKIMA, WA 98903	1813324451 AV REAL ESTATE INVESTMENT LLC 8807 BRAEBURN LP YAKIMA, WA 98903	1813324454 AV REAL ESTATE INVESTMENT LLC 8807 BRAEBURN LP YAKIMA, WA 98903
18133241439 BALL RE LLC 8304 WIDE HOLLOW RD YAKIMA, WA 98908	18133333001 BALL RE LLC 8304 WIDE HOLLOW RD YAKIMA, WA 98908	18133323001 CONGDON ORCHARDS INC PO BOX 2725 YAKIMA, WA 98907
18133331567 J & C PROPERTIES WASHINGTON LLC 2410 TERRACE HEIGHTS DR YAKIMA, WA 98901	18133332403 MICK PROPERTIES LLC 1707 S 74TH AVE YAKIMA, WA 98908	18133332404 MICK PROPERTIES LLC 1707 S 74TH AVE YAKIMA, WA 98908
18133332405 MICK PROPERTIES LLC 1707 S 74TH AVE YAKIMA, WA 98908	18133332408 STATE OF WA DEPARTMENT OF CORRECTIONS PO BOX 41015 OLYMPIA, WA 98504	18133332407 WASHINGTON STATE PO BOX 41112 OLYMPIA, WA 98504
18133332409 WASHINGTON STATE PO BOX 41107 OLYMPIA, WA 98504	18133244466 YAKIMA COUNTY TAX TITLE PO BOX 22530 YAKIMA, WA 98907	18133333406 ALAN H & JANICE M LEWIS 6208 CRESTFIELDS RD YAKIMA, WA 98903
18133333425 ANA R VILLAVICENCIO PO BOX 11289 YAKIMA, WA 98909	18133331501 ANDRE ARCAND 2012 S 59TH AVE YAKIMA, WA 98903	18133333430 ANGELA BUCHANAN 435 S 67TH AVE YAKIMA, WA 98908
18133333416 ANGELINA SANTANA SOTO 6100 CRESTFIELDS RD YAKIMA, WA 98903	18133333409 ARTURO GEORGE 6201 CRESTFIELDS RD YAKIMA, WA 98903	18133331559 ASHLEY GRACE CURTIN 2012 S 60TH AVE YAKIMA, WA 98903
18133333414 BENJAMIN & ALICE TORRES 6104 CRESTFIELDS RD YAKIMA, WA 98903	18133331414 BENJAMIN T & MARGIT K TRICKETT 5808 W WASHINGTON AVE YAKIMA, WA 98903	18133333407 BRYAN FRANK ELLIS 6205 CRESTFIELDS RD YAKIMA, WA 98903
18133333426 CANDACE DAWSON 6005 CRESTFIELDS RD YAKIMA, WA 98903	18133333431 CARMELA RENDON 2105 S 61ST AVE YAKIMA, WA 98903	18133334413 CESARIO A & LISA J DOMINGUEZ 2202 S 60TH AVE YAKIMA, WA 98908
18133334431 CHRISTIAN & SUSAN SAUNDERS 14306 SUMMITVIEW EXT YAKIMA, WA 98908	18133333413 CHRISTOPHER STUART THOM 6105 CRESTFIELDS RD YAKIMA, WA 98903	18133333418 CLEMENTE MENDOZA 6308 CRESTFIELDS YAKIMA, WA 98908

DOC,
INDEX

G-8a

18133331401 DAVID L & YVONNE K FOUSHAY 5820 W WASHINGTON AVE YAKIMA, WA 98903	18133333410 DIANNA L VANDERSCHOOR 6200 CRESTFIELDS RD YAKIMA, WA 98903	18133331439 DONALD D & SYLVIA MARLER 2010 S 60TH AVE YAKIMA, WA 98903
18133244561 ELVIRA GONZALES 6403 CRESTFIELDS RD YAKIMA, WA 98908	18133333423 ERIC MOODY PO BOX 3262 UNION GAP, WA 98903	18133331571 ERIK F FLORES RAMIREZ & EDELMIR GODINEZ 2001 S 60TH AVE YAKIMA, WA 98903
18133331440 ERNESTO M & LINDA K SANCHEZ 2009 S 60TH AVE YAKIMA, WA 98903	18133331560 EVAN J WOLFF 2014 S 60TH AVE YAKIMA, WA 98903	18133334416 GENE P & JENNIFER A MURPHY 5910 CRESTFIELDS RD YAKIMA, WA 98903
18133331503 GERALD R & LINDA L ANDERSON 2016 S 59TH AVE YAKIMA, WA 98903	18133334426 GILBERT & DINA ESCOBAR 5908 W COOLIDGE RD YAKIMA, WA 98903	1813333405 GINA M CATRON 6209 CRESTFIELDS RD YAKIMA, WA 98903
18133331504 GLORIA & ARTHUR WIDENER 2018 S 59TH AVE YAKIMA, WA 98903	18133333023 GREGORY J GOODMAN 229 CANYON DR APT 2 PROSSER, WA 99350	18133244562 ILDA PARRA 6401 CRESTFIELDS RD YAKIMA, WA 98908
18133331568 JAIME & STEFANIE L VASQUEZ 1909 S 60TH AVE YAKIMA, WA 98908	18133333004 JAMES H FOLKERTS 2107 S 64TH AVE YAKIMA, WA 98903	18133333411 JAMES W FULLERTON 6109 CRESTFIELDS RD YAKIMA, WA 98908
18133334411 JEFFREY & WILMA LEYENDEKKER COBB 21846 34TH AVE S SEATAC, WA 98198	18133331572 JEFFREY N HOON 2003 S 60TH AVE YAKIMA, WA 98903	18133334412 JOHN A FERNANDEZ 2200 S 60TH AVE YAKIMA, WA 98908
18133334433 JOHN R & COLLEEN J LIVINGSTON 5910 WHITMAN ST YAKIMA, WA 98903	18133333429 JOSE GARCIA 6004 CRESTFIELDS RD YAKIMA, WA 98908	18133333420 JOSE L GARZA 6301 CRESTFIELDS RD YAKIMA, WA 98908 <i>OK</i>
18133333424 JOSE T RUIZ SAUCEDO 2109 S 61ST AVE YAKIMA, WA 98908	18133334409 JOSEPH MILLS 2100 S 60TH AVE YAKIMA, WA 98903	18133333428 JOSH & DANIELLE HASSANIN PO BOX 11561 YAKIMA, WA 98909
18133331502 KAREN PARSONS 1518 S 28TH AVE YAKIMA, WA 98902	18133331441 KENT & LESLEE HEBDON 5907 WHATCOM AVE YAKIMA, WA 98903	18133331569 LARRY & LISA PURDY 1911 S 60TH AVE YAKIMA, WA 98903

DOC.
INDEX

G-8a

18133334414 LELAND M & TONI M CHRIST 2206 S 60TH AVE YAKIMA, WA 98903	18133331563 LEON V LUU 7503 CRESTFIELDS RD YAKIMA, WA 98903	18133331564 LEON V LUU 7503 CRESTFIELDS RD YAKIMA, WA 98903
18133334417 LYNETTE V MARSHALL 5908 CRESTFIELDS RD YAKIMA, WA 98903	18133331562 LYNN D & CAROLYN L NOTMAN 2018 S 60TH AVE YAKIMA, WA 98903	18133333438 MARIANA SEVERINO GOMEZ PO BOX 447 BEVERLY, WA 99321
18133334425 MATTHEW SHUEL 5910 COOLIDGE RD YAKIMA, WA 98903	18133334423 MICHAEL W & KIRSTEN A WAGNER 12704 SUMMITVIEW EXT YAKIMA, WA 98908	18133333415 MIGUEL MUNGIA MARTINEZ 6101 CRESTFIELDS RD YAKIMA, WA 98903
18133331573 MILO H. & FAYE M. MILUM 5904 W WASHINGTON AVE YAKIMA, WA 98903	18133333401 MOSTAFA ALI MOWAHED 6305 CRESTFIELDS RD YAKIMA, WA 98903	18133334434 NICHOLAS R ONEAL PO BOX 11592 YAKIMA, WA 98909
18133244552 RICHARD & KIM I HARRIS 6404 CRESTFIELDS RD YAKIMA, WA 98908	18133331438 RICKY A CLARK 2011 S 60TH AVE YAKIMA, WA 98903	18133331566 ROBERT & BARBARA MACIAS 1210 S 39TH AVE YAKIMA, WA 98902
18133331561 ROBERT L & SHARON A WILSON 2016 S 60TH AVE YAKIMA, WA 98903	18133244564 RON & NORMA SHAEFFER 6407 CRESTFIELDS RD YAKIMA, WA 98903	18133333035 RONALD & KRISTIN BENJAMIN 5903 WALLA WALLA ST YAKIMA, WA 98903
18133241006 RONALD & MARIANNE & CATHERINE BALL 8304 WIDE HOLLOW RD YAKIMA, WA 98908	18133244563 RYAN JAMES DAVIS 6405 CRESTFIELDS RD YAKIMA, WA 98903	18133331437 SALVADOR & ALMA RODRIGUEZ 2010 S 59TH AVE YAKIMA, WA 98903
18133334424 SANGHO LEE 5909 CRESTFIELDS RD YAKIMA, WA 98903	18133333408 SELENE SOTO DIAZ 6204 CRESTFIELDS RD YAKIMA, WA 98908	18133244553 SHANNON CARTER 2128 S 64TH AVE YAKIMA, WA 98908
18133333024 SHAWN MICHAEL GUTIERREZ 6201 WALLA WALLA ST YAKIMA, WA 98903	18133331565 STEPHEN & SONYA MERZ 2017 S 60TH AVE YAKIMA, WA 98903	18133334415 STEPHEN C & DENISE L WILMOTH 2208 S 60TH AVE YAKIMA, WA 98903
18133334410 STEPHEN E & MELISSA S ROBERTSON 2102 S 60TH AVE YAKIMA, WA 98903	18133331443 STEVEN M & GAIL MASON BRILLING 225 4TH AVE A603 KIRKLAND, WA 98033	18133333427 TAMMY J & JACK P SEXTON 6001 CRESTFIELDS RD YAKIMA, WA 98903

BOC.
INDEX

G-8a

<p>18133333404 TAURINO A RAMIREZ 6300 CRESTFIELDS RD YAKIMA, WA 98902</p>	<p>18133333417 TED & DENISE WILBURN 6013 CRESTFIELDS RD YAKIMA, WA 98903</p>	<p>18133331442 TED P & MARGARET A CELMER 1811 126TH AVE SE BELLEVUE, WA 98005</p>
<p>18133331570 TYLER M EVANS 1913 S 60TH AVE YAKIMA, WA 98903</p>	<p>18133333412 VINCENT R & OPAL A DURNBROUGH 6108 CRESTFIELDS RD YAKIMA, WA 98903</p>	<p>18133334432 WARFELD M MOTEN 5909 COOLIDGE RD YAKIMA, WA 98903</p>
<p>18133333419 WENDA L SNYDER 6304 CRESTFIELDS RD YAKIMA, WA 98908</p>	<p>18133244002 WILLIAM S WATT 2102 S 64TH AVE YAKIMA, WA 98903</p>	<p>98 Total Parcels - Aspen Estates LLC - PLP#003-20 & SEPA#014-20</p>
<p>Aspen Estates LLC 2550 Borton Rd Yakima, WA 98903</p>	<p>HLA Engineering & Land Surveying Attn: Mike Heit 2803 River Rd Yakima, WA 98902</p>	
	<p><i>Ntc of YPC Recommendation PLP #003 / SEPA #014-20 Sent 11/12/20</i></p>	

**DOC.
INDEX**

G-8a

In-House Distribution E-mail List		
		Revised 11/2020
Name	Division	E-mail Address
Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov
Carolyn Belles	Code Administration	Carolyn.Belles@yakimawa.gov
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
John Zabell	Code Administration	John.Zabell@yakimawa.gov
Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov
Linda Rossignol	Code Administration	Linda.Rossignol@yakimawa.gov
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.DeBusschere@yakimawa.gov
Tony Doan	Code Administration	Tony.Doan@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Rosalinda Ibarra	Community Development	Rosalinda.Ibarra@yakimawa.gov
Bob Desgrosellier	Engineering	Bob.Desgrosellier@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
David Della	Engineering	David.Della@yakimawa.gov
Aaron Markham	Fire	Aaron.markham@yakimawa.gov
Pat Reid	Fire	Pat.Reid@yakimawa.gov
Jeff Cutter	Legal	Jeff.Cutter@yakimawa.gov
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov
Lisa Maxey	Planning	Lisa.Maxey@yakimawa.gov
Matt Murray	Police	Matthew.murray@yakimawa.gov
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
Loretta Zammarchi	Refuse	Loretta.Zammarchi@yakimawa.gov
Randy Layman	Refuse	Randy.Layman@yakimawa.gov
Gregory Story	Transit	Gregory.Story@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov

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

Type of Notice: Ntc of YPC Recommendation

File Number(s): PLP # 003 / SEPA # 014-20

Date of Mailing: 11/12/20

DOC.
INDEX
G-8a

Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, November 12, 2020 9:48 AM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Della, David; Denman, Glenn; Desgrosellier, Bob; Doan, Tony; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Zammarchi, Loretta
Cc: Martin, Trevor
Subject: Notice of YPC Recommendation - Plat of Aspen Estates - PLP#003-20 & SEPA#014-20
Attachments: NOTICE OF YPC RECOMMENDATION_Plat of Aspen Estates - PLP SEPA.pdf

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



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

DOC.
INDEX
G-8a



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

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

DATE: November 12, 2020
TO: Applicant, Adjoining Property Owners & Parties of Record
SUBJECT: Notice of the Yakima Planning Commission's Recommendation to the Yakima City Council
FILE #(S): PLP#003-20 & SEPA#014-20
APPLICANT: Aspen Estates LLC
PROJECT LOCATION: Vicinity of S 60th Ave & W Washington Ave

On November 10, 2020, the City of Yakima Planning Commission rendered their written recommendation on **PLP#003-20**, a proposed long plat that will subdivide approximately 22.64 acres in the Single-Family Residential (R-1) zoning district into 105 single-family lots. The project will be completed in two phases with approximately 62 lots in Phase 1 and 43 lots in Phase 2. The application was reviewed at a virtual open record public hearing on October 28, 2020.

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

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

For further information or assistance you may contact Associate Planner Trevor Martin at (509) 576-6162 or email to: trevor.martin@yakimawa.gov.

Trevor Martin
Associate Planner

Date of Mailing: **November 12, 2020**
Enclosures: Planning Commission's Recommendation

**DOC.
INDEX**
G-8



Attendee Report - City of Yakima Planning Commission Meeting on October 28, 2020

Panelist Details

Attended	User Name (Original Name)	Email
Yes	Mike Heit	mheit@hlacivil.com
Yes	Mike Heit	mheit@hlacivil.com
Yes	Trevor Martin	Trevor.martin@yakimawa.gov
Yes	Amy Summe	ajs@shanwil.com
Yes	Lisa Wallace	lisakwallace@hotmail.com
Yes	Al Rose	aar7040@gmail.com
Yes	Byron Borton	byron@bortonfruit.com
Yes	Byron Borton	byron@bortonfruit.com
Yes	Kay Funk	kay.funk@yakimawa.gov
Yes	Mary Place	placeml@charter.net
Yes	Y-PAC (Mike Brown)	michael.brown@yakimawa.gov
Yes	Joseph Calhoun	joseph.calhoun@yakimawa.gov
Yes	Jacob Liddicoat	jake@3dyakima.com
Yes	Jacob Liddicoat	jake@3dyakima.com
Yes	Jacob Liddicoat	jake@3dyakima.com
Yes	Erika Rhett	Erika@berkconsulting.com

Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email
-----------------	----------------------------------	-------------------	------------------	--------------

Other Attended

User Name	Join Time	Leave Time
15099453438	10/28/2020 15:05	10/28/2020 15:35
14254294747	10/28/2020 14:58	10/28/2020 16:14
Call-in User_1	10/28/2020 14:44	10/28/2020 16:29



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

City of Yakima Planning Commission
ZOOM VIRTUAL MEETING
Wednesday October 28, 2020
3:00 p.m. – 5:00 p.m.

YPC MEMBERS:

**Chair Jacob Liddicoat, Vice-Chair Leanne Hughes-Mickel, Al Rose, Robert McCormick,
Philip Ostriem, Mary Place, and Lisa Wallace**

Council Liaison: Kay Funk (District 4)

CITY PLANNING STAFF:

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

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Staff Announcements**
- IV. Approval of Meeting Minutes of September 23, 2020**
- V. Public Hearing – “Plat of Aspen Estates”**
 - Applicant: Aspen Estates LLC
 - File Numbers: PLP#003-20 & SEPA#014-20
 - Site Address: Vicinity of S 60th Ave & W Washington Ave
 - Request: Proposed long plat that will subdivide approximately 22.64 acres in the R-1 zoning district into 105 single-family lots. The project will be completed in two phases with approximately 62 lots in Phase 1 and 43 lots in Phase 2.
- VI. Study Session on Shoreline Master Program (SMP) Update**
- VII. Other Business**
- VIII. Adjourn**

Next Meeting: December 9, 2020

To listen/watch this virtual meeting, please register with your name and email address here:

https://cityofyakima.zoom.us/webinar/register/WN_GFu3VJIZQ_y1PzLxMmRXFA

After registering, you will receive emailed instructions for joining the meeting online with your device or by calling in. The meeting will also be recorded and posted on the Y-PAC website.

DOC.
INDEX

G-7



YPC Staff Report & Packet Distribution List
"Plat of Aspen Estates"
PLP#003-20 & SEPA#014-20

YPC PACKET:

Jake Liddicoat
jake@3dyakima.com

Leanne Hughes-Mickel
leanne.mickel@me.com

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

Rob McCormick
rob@mccormickaircenter.com

Philip Ostriem
Philipostriem@gmail.com

Mary Place
placeml@charter.net

Lisa Wallace
lisakwallace@hotmail.com

(APPLICANT)
Aspen Estates LLC
2550 Borton Rd
Yakima, WA 98903
byron@bortonfruit.com

(OWNER)
Aspen Tree LLC
2550 Borton Rd
Yakima, WA 98903

(SURVEYOR)
HLA Engineering & Surveying
Attn: Mike Heit
2803 River Rd
Yakima, WA 98902
mheit@hlacivil.com

Date Distributed: 10/21/20

DOC.
INDEX
G-6

AFFIDAVIT OF MAILING

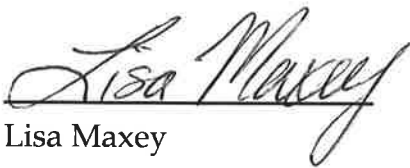
STATE OF WASHINGTON

CITY OF YAKIMA

RE: PLP#003-20 & SEPA#014-20
Aspen Estates LLC - "Plat of Aspen Estates"
Vic. of S 60th Ave & W Washington Ave

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Public Hearing & Mitigated Determination of Non-Significance (MDNS)**, a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, parties of record, listed SEPA agencies and all property owners of record within a radius of 300 feet of subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 29th day of September, 2020.

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



Lisa Maxey
Planning Technician

DOC.
INDEX
G-5d

1813332406 ASPEN TREE LLC 2550 BORTON RD YAKIMA, WA 98903	18133244551 AV REAL ESTATE INVESTMENT LLC 8807 BRAEBURN LP YAKIMA, WA 98903	18133244554 AV REAL ESTATE INVESTMENT LLC 8807 BRAEBURN LP YAKIMA, WA 98903
18133241439 BALL RE LLC 8304 WIDE HOLLOW RD YAKIMA, WA 98908	18133333001 BALL RE LLC 8304 WIDE HOLLOW RD YAKIMA, WA 98908	18133323001 CONGDON ORCHARDS INC PO BOX 2725 YAKIMA, WA 98907
18133331567 J & C PROPERTIES WASHINGTON LLC 2410 TERRACE HEIGHTS DR YAKIMA, WA 98901	18133332403 MICK PROPERTIES LLC 1707 S 74TH AVE YAKIMA, WA 98908	18133332404 MICK PROPERTIES LLC 1707 S 74TH AVE YAKIMA, WA 98908
18133332405 MICK PROPERTIES LLC 1707 S 74TH AVE YAKIMA, WA 98908	18133332408 STATE OF WA DEPARTMENT OF CORRECTIONS PO BOX 41015 OLYMPIA, WA 98504	18133332407 WASHINGTON STATE PO BOX 41112 OLYMPIA, WA 98504
18133332409 WASHINGTON STATE PO BOX 41107 OLYMPIA, WA 98504	18133244466 YAKIMA COUNTY TAX TITLE PO BOX 22530 YAKIMA, WA 98907	18133333406 ALAN H & JANICE M LEWIS 6208 CRESTFIELDS RD YAKIMA, WA 98903
18133333425 ANA R VILLAVICENCIO PO BOX 11289 YAKIMA, WA 98909	18133331501 ANDRE ARCAND 2012 S 59TH AVE YAKIMA, WA 98903	18133333430 ANGELA BUCHANAN 435 S 67TH AVE YAKIMA, WA 98908
18133333416 ANGELINA SANTANA SOTO 6100 CRESTFIELDS RD YAKIMA, WA 98903	18133333409 ARTURO GEORGE 6201 CRESTFIELDS RD YAKIMA, WA 98903	18133331559 ASHLEY GRACE CURTIN 2012 S 60TH AVE YAKIMA, WA 98903
18133333414 BENJAMIN & ALICE TORRES 6104 CRESTFIELDS RD YAKIMA, WA 98903	18133331414 BENJAMIN T & MARGIT K TRICKETT 5808 W WASHINGTON AVE YAKIMA, WA 98903	18133333407 BRYAN FRANK ELLIS 6205 CRESTFIELDS RD YAKIMA, WA 98903
18133333426 CANDACE DAWSON 6005 CRESTFIELDS RD YAKIMA, WA 98903	18133333431 CARMELA RENDON 2105 S 61ST AVE YAKIMA, WA 98903	18133334413 CESARIO A & LISA J DOMINGUEZ 2202 S 60TH AVE YAKIMA, WA 98908
18133334431 CHRISTIAN & SUSAN SAUNDERS 14306 SUMMITVIEW EXT YAKIMA, WA 98908	18133333413 CHRISTOPHER STUART THOM 6105 CRESTFIELDS RD YAKIMA, WA 98903	18133333418 CLEMENTE MENDOZA 6308 CRESTFIELDS YAKIMA, WA 98908

INDEX

G-5c

18133331401 DAVID L & YVONNE K FOUSHAY 5820 W WASHINGTON AVE YAKIMA, WA 98903	18133333410 DIANNA L VANDERSCHOOR 6200 CRESTFIELDS RD YAKIMA, WA 98903	18133331439 DONALD D & SYLVIA MARLER 2010 S 60TH AVE YAKIMA, WA 98903
18133244561 ELVIRA GONZALES 6403 CRESTFIELDS RD YAKIMA, WA 98908	18133333423 ERIC MOODY PO BOX 3262 UNION GAP, WA 98903	18133331571 ERIK F FLORES RAMIREZ & EDELMÍ GODINEZ 2001 S 60TH AVE YAKIMA, WA 98903
18133331440 ERNESTO M & LINDA K SANCHEZ 2009 S 60TH AVE YAKIMA, WA 98903	18133331560 EVAN J WOLFF 2014 S 60TH AVE YAKIMA, WA 98903	18133334416 GENE P & JENNIFER A MURPHY 5910 CRESTFIELDS RD YAKIMA, WA 98903
18133331503 GERALD R & LINDA L ANDERSON 2016 S 59TH AVE YAKIMA, WA 98903	18133334426 GILBERT & DINA ESCOBAR 5908 W COOLIDGE RD YAKIMA, WA 98903	18133333405 GINA M CATRON 6209 CRESTFIELDS RD YAKIMA, WA 98903
18133331504 GLORIA & ARTHUR WIDENER 2018 S 59TH AVE YAKIMA, WA 98903	18133333023 GREGORY J GOODMAN 229 CANYON DR APT 2 PROSSER, WA 99350	18133244562 ILDA PARRA 6401 CRESTFIELDS RD YAKIMA, WA 98908
18133331568 JAIME & STEFANIE L VASQUEZ 1909 S 60TH AVE YAKIMA, WA 98908	18133333004 JAMES H FOLKERTS 2107 S 64TH AVE YAKIMA, WA 98903	18133333411 JAMES W FULLERTON 6109 CRESTFIELDS RD YAKIMA, WA 98908
18133334411 JEFFREY & WILMA LEYENDEKKER COBB 21846 34TH AVE S SEATAC, WA 98198	18133331572 JEFFREY N HOON 2003 S 60TH AVE YAKIMA, WA 98903	18133334412 JOHN A FERNANDEZ 2200 S 60TH AVE YAKIMA, WA 98908
18133334433 JOHN R & COLLEEN J LIVINGSTON 5910 WHITMAN ST YAKIMA, WA 98903	18133333429 JOSE GARCIA 6004 CRESTFIELDS RD YAKIMA, WA 98908	18133333420 JOSE L GARZA 6301 CRESTFIELDS RD YAKIMA, WA 98908
18133333424 JOSE T RUIZ SAUCEDO 2109 S 61ST AVE YAKIMA, WA 98908	18133334409 JOSEPH MILLS 2100 S 60TH AVE YAKIMA, WA 98903	18133333428 JOSH & DANIELLE HASSANIN PO BOX 11561 YAKIMA, WA 98909
18133331502 KAREN PARSONS 1518 S 28TH AVE YAKIMA, WA 98902	18133331441 KENT & LESLEE HEBDON 5907 WHATCOM AVE YAKIMA, WA 98903	18133331569 LARRY & LISA PURDY 1911 S 60TH AVE YAKIMA, WA 98903

INDEX

G-5C

18133334414 LELAND M & TONI M CHRIST 2206 S 60TH AVE YAKIMA, WA 98903	18133331563 LEON V LUU 7503 CRESTFIELDS RD YAKIMA, WA 98903	18133331564 LEON V LUU 7503 CRESTFIELDS RD YAKIMA, WA 98903
18133334417 LYNETTE V MARSHALL 5908 CRESTFIELDS RD YAKIMA, WA 98903	18133331562 LYNN D & CAROLYN L NOTMAN 2018 S 60TH AVE YAKIMA, WA 98903	18133333438 MARIANA SEVERINO GOMEZ PO BOX 447 BEVERLY, WA 99321
18133334425 MATTHEW SHUEL 5910 COOLIDGE RD YAKIMA, WA 98903	18133334423 MICHAEL W & KIRSTEN A WAGNER 12704 SUMMITVIEW EXT YAKIMA, WA 98908	18133333415 MIGUEL MUNGIA MARTINEZ 6101 CRESTFIELDS RD YAKIMA, WA 98903
18133331573 MILO H. & FAYE M. MILUM 5904 W WASHINGTON AVE YAKIMA, WA 98903	18133333401 MOSTAFA ALI MOWAHED 6305 CRESTFIELDS RD YAKIMA, WA 98903	18133334434 NICHOLAS R ONEAL PO BOX 11592 YAKIMA, WA 98909
18133244552 RICHARD & KIM I HARRIS 6404 CRESTFIELDS RD YAKIMA, WA 98908	18133331438 RICKY A CLARK 2011 S 60TH AVE YAKIMA, WA 98903	18133331566 ROBERT & BARBARA MACIAS 1210 S 39TH AVE YAKIMA, WA 98902
18133331561 ROBERT L & SHARON A WILSON 2016 S 60TH AVE YAKIMA, WA 98903	18133244564 RON & NORMA SHAEFFER 6407 CRESTFIELDS RD YAKIMA, WA 98903	18133333035 RONALD & KRISTIN BENJAMIN 5903 WALLA WALLA ST YAKIMA, WA 98903
18133241006 RONALD & MARIANNE & CATHERINE BALL 8304 WIDE HOLLOW RD YAKIMA, WA 98908	18133244563 RYAN JAMES DAVIS 6405 CRESTFIELDS RD YAKIMA, WA 98903	18133331437 SALVADOR & ALMA RODRIGUEZ 2010 S 59TH AVE YAKIMA, WA 98903
18133334424 SANGHO LEE 5909 CRESTFIELDS RD YAKIMA, WA 98903	18133333408 SELENE SOTO DIAZ 6204 CRESTFIELDS RD YAKIMA, WA 98908	18133244553 SHANNON CARTER 2128 S 64TH AVE YAKIMA, WA 98908
18133333024 SHAWN MICHAEL GUTIERREZ 6201 WALLA WALLA ST YAKIMA, WA 98903	18133331565 STEPHEN & SONYA MERZ 2017 S 60TH AVE YAKIMA, WA 98903	18133334415 STEPHEN C & DENISE L WILMOTH 2208 S 60TH AVE YAKIMA, WA 98903
18133334410 STEPHEN E & MELISSA S ROBERTSON 2102 S 60TH AVE YAKIMA, WA 98903	18133331443 STEVEN M & GAIL MASON BRILLING 225 4TH AVE A603 KIRKLAND, WA 98033	18133333427 TAMMY J & JACK P SEXTON 6001 CRESTFIELDS RD YAKIMA, WA 98903

INDEX

G-5c

<p>18133333404 TAURINO A RAMIREZ 6300 CRESTFIELDS RD YAKIMA, WA 98902</p>	<p>18133333417 TED & DENISE WILBURN 6013 CRESTFIELDS RD YAKIMA, WA 98903</p>	<p>18133331442 TED P & MARGARET A CELMER 1811 126TH AVE SE BELLEVUE, WA 98005</p>
<p>18133331570 TYLER M EVANS 1913 S 60TH AVE YAKIMA, WA 98903</p>	<p>18133333412 VINCENT R & OPAL A DURNBROUGH 6108 CRESTFIELDS RD YAKIMA, WA 98903</p>	<p>18133334432 WARFELD M MOTEN 5909 COOLIDGE RD YAKIMA, WA 98903</p>
<p>18133333419 WENDA L SNYDER 6304 CRESTFIELDS RD YAKIMA, WA 98908</p>	<p>18133244002 WILLIAM S WATT 2102 S 64TH AVE YAKIMA, WA 98903</p>	<p>98 Total Parcels - Aspen Estates LLC - PLP#003-20 & SEPA#014-20</p>
<p>Aspen Estates LLC 2550 Borton Rd Yakima, WA 98903</p>	<p>HLA Engineering & Land Surveying Attn: Mike Heit 2803 River Rd Yakima, WA 98902</p>	
	<p><i>Ntc of Hearing & MDNS PLP#003/SEPA#014-20 Sent 9/29/20</i></p>	

DOC.
INDEX

G-5c

<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net</p>	<p>Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336</p>	<p>Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902</p>
<p>Charter Communications Manager 1005 North 16th Ave Yakima, WA 98902</p>	<p>City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903 Dennis.henne@uniongapwa.gov</p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org</p>
<p>Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov</p>	<p>Dept of Archaeology & Historic Preservation 1063 S Capitol Way, Ste 106 Olympia, WA 98504-8343 Sepa@dahp.wa.gov</p>	<p>Department of Commerce Review Team 1011 Plum St SE Olympia, WA 98504-3172 reviewteam@commerce.wa.gov</p>
<p>Department of Ecology Annie Szvetecz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov sepaunit@ecy.wa.gov lori.white@ecy.wa.gov</p>	<p>Department of Ecology Gwen Clear, Central Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov</p>	<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov TeamYakima@dfw.wa.gov</p>
<p>Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov</p>	<p>Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov</p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov</p>
<p>Department of Social & Health Services Robert Hubenthal Office of Capital Programs P.O. Box 45848 Olympia, WA 98504 Robert.Hubenthal@dshs.wa.gov</p>	<p>Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155, 14 D-12 Seattle, WA 98101</p>	<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov</p>
<p>Engineering Division Bob Desgrossellier, Senior Engineer 129 N 2nd Street Yakima, WA 98901 bob.desgrossellier@yakimawa.gov</p>	<p>Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903</p>	<p>Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504</p>
<p>Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 bob@nobhillwater.org</p>	<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org</p>	<p>Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901</p>
<p>Parks & Recreation Commission Jessica Logan PO Box 42650 Olympia, WA 98504 Jessica.logan@parks.wa.gov</p>	<p>North Yakima Conservation District Manager 1606 Perry Street, Ste. C Yakima, WA 98902</p>	<p>Yakima Valley Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901</p>
<p>Yakima Valley Trolleys PO Box 796 Yakima, WA 98907 info@yakimavalleytrolleys.org</p>	<p>United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903</p>	<p>US Army Corps of Engineers Seattle District, Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 david.j.moore@usace.army.mil</p>

REC'D
G-5C

<p>WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902</p>	<p>WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216 SEPA.reviewteam@doh.wa.gov Jamie.gardipe@doh.wa.gov</p>	<p>Wastewater Division Marc Cawley and Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov</p>
<p>West Valley School District Angela Von Essen, Asst. Supt. Of Business & Finance 8902 Zier Road Yakima, WA 98908-9299 vonessena@wvsd208.org</p>	<p>West Valley School District Mike Brophy, Superintendent 8902 Zier Road Yakima, WA 98908-9299 brophym@wvsd208.org</p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov</p>
<p>WSDOT South Central Regional Planning Office SCplanning@wsdot.wa.gov</p>	<p>WSDOT, Aviation Division Max Platts, Aviation Planner 7702 Terminal St SW Tumwater, WA 98501 plattst@wsdot.wa.gov</p>	<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov</p>
<p>Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchez@yakama.com</p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com <i>marj@yakama-fish-nsn.gov</i></p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov</p>
<p>Yakima County Building Department Harold Maclean 128 North 2nd Street, 4th Floor Yakima, WA 98901 Harold.Maclean@co.yakima.wa.us</p>	<p>Yakima County Commissioners Commissioners.web@co.yakima.wa.us</p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us</p>
<p><i>Troy Havens</i> Yakima County Flood Control District Terry Keenhan & Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 Terry.Keenhan@co.yakima.wa.us <i>Troy.Havens</i> Dianna.Woods@co.yakima.wa.us</p>	<p>Yakima County Planning Tommy Carroll & Jason Earles 128 North 2nd Street, 4th Floor Yakima, WA 98901 Thomas.Carroll@co.yakima.wa.us Jason.Earles@co.yakima.wa.us</p>	<p>Yakima County Public Services Lisa Freund, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 lisa.freund@co.yakima.wa.us</p>
<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org</p>	<p>Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948 Yakama Indian</p>	<p>Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948</p>
<p>Yakima Regional Clean Air Agency Hasan Tahat, Compliance, Engineering & Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 hasan@yrcaa.org</p>	<p>Yakima School District Trevor Greene, Superintendent 104 North 4th Ave Yakima, WA 98902 greenetrevor@yakimaschools.org</p>	<p>Yakima School District Stacey Locke, Asst. Supt. of Operations 104 N 4th Ave Yakima, WA 98902 locke.stacey@ysd7.org</p>
<p>Yakima School District Jay Baucom, Asst. Director of Maintenance & Operations 104 N 4th Ave Yakima, WA 98902 baucom.jay@yakimaschools.org</p>	<p>Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908</p>	<p>Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908</p>
<p>Yakima Valley Conference of Governments Lynn Deitrick, Senior Planner 311 North 4th Street, Ste# 202 Yakima, WA 98901 Lynn.Deitrick@yvcog.org</p>	<p>Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 peter@yvmuseum.org</p>	<p>Yakima Waste Systems Keith Kovalenko, District Manager PO Box 2830 Yakima, WA 98907 keithk@wasteconnections.com</p>

DCC.
 INDEX
 5-5c

Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
Charter Communications Manager 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903	Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504
Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155, 14 D-12 Seattle, WA 98101	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	North Yakima Conservation District Manager 1606 Perry Street, Ste. C Yakima, WA 98902	Yakima Valley Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
Yakima Valley Trolleys PO Box 796 Yakima, WA 98907	United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755
WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948
Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948	Yakima School District Trevor Greene, Superintendent 104 North 4th Ave Yakima, WA 98902	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908
Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908		

\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES_updated 07-23-20 - Form List.docx 9-10-20

Type of Notice: Ntc of ~~the~~ Hearing & MDNS

File Number: PLP #003/SEPA #014-20

Date of Mailing: 9/29/20

DOC.
INDEX
G-5c

In-House Distribution E-mail List

Revised 04/2020

Name	Division	E-mail Address
Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov
Carolyn Belles	Code Administration	Carolyn.Belles@yakimawa.gov
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
John Zabell	Code Administration	John.Zabell@yakimawa.gov
Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov
Linda Rossignol	Code Administration	Linda.Rossignol@yakimawa.gov
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.DeBusschere@yakimawa.gov
Tony Doan	Code Administration	Tony.Doan@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Rosalinda Ibarra	Community Development	Rosalinda.Ibarra@yakimawa.gov
Bob Desgrosellier	Engineering	Bob.Desgrosellier@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
Aaron Markham	Fire	Aaron.markham@yakimawa.gov
Pat Reid	Fire	Pat.Reid@yakimawa.gov
Jeff Cutter	Legal	Jeff.Cutter@yakimawa.gov
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov
Lisa Maxey	Planning	Lisa.Maxey@yakimawa.gov
Matt Murray	Police	Matthew.murray@yakimawa.gov
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
Loretta Zammarchi	Refuse	Loretta.Zammarchi@yakimawa.gov
Randy Layman	Refuse	Randy.Layman@yakimawa.gov
Gregory Story	Transit	Gregory.Story@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov

Outside Distribution

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

Type of Notice: Ntc of Hearing + MDNS

File Number(s): PLP # 003 / SEPA # 014-20

Date of Mailing: 9/29/20

DOC.
INDEX
G-5c

Maxey, Lisa

From: Maxey, Lisa
Sent: Tuesday, September 29, 2020 12:48 PM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Desgrosellier, Bob; Doan, Tony; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology - CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bertrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Dept of Social & Health Svcs - Robert Hubenthal; Dept. Archaeology & Historic Preservation - SEPA Review; Desgrosellier, Bob; Energy Facility Site Evaluation Council - Stephen Posner; Henne, Dennis; Ibarra, Rosalinda; Kallevig, Dana; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Riddle, Dan; US Army Corps of Engineers - David Moore; WA State Dept of Health, Office of Drinking Water; WA State Dept of Health, Office of Drinking Water; WA State Parks & Recreation Commission; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Max Platts; WVSD - Angela Watts, Asst Supt of Bus/Fin; WVSD - Mike Brophy, Supt.; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchez; Yakama-Klickitat Fisheries - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Troy Havens; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Manager - Tommy Carroll; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Public Svcs Director, Lisa Freund; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima School District - Jay Baucom; Yakima School District - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Museum - Peter Arnold, Exec Director; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko; YVCOG - Lynn Deitrick; Al Rose; Funk, Kay; Jacob Liddicoat; Leanne Hughes-Mickel; Lisa Wallace; Mary Place; Philip Ostriem; Rob McCormick; Brown, Michael; Davido, Sean; El Mundo; El Sol de Yakima; Fannin, John; KAPP TV News; KBBO-KRSE Radio - manager; KDNA Noticias; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KUNW-TV Univision; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; Randy Luvaas - Yakima Business Times; RCDR - Maria DJ Rodriguez; Reed C. Pell; Tu Decides; Tu Decides - Albert Torres; West Valley School District - Angela Watts; Yakima Herald Republic - Mai Hoang; Yakima Herald Republic Newspaper; Yakima Valley Business Times; YPAC - Randy Beehler
Cc: Martin, Trevor
Subject: Notice of Public Hearing & MDNS - Aspen Estates LLC - PLP#003-20 & SEPA#014-20
Attachments: NOTICE OF HEARING & MDNS_Aspen Estates LLC - PLP#003-20 & SEPA#014-20.pdf

Attached is a Notice of Public Hearing and SEPA Mitigated Determination of Nonsignificance (MDNS) regarding the above-entitled project. If you have any questions about this proposal, please contact assigned

planner Trevor Martin at trevor.martin@yakimawa.gov. Thank you!



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

YAKIMA
HERALD-REPUBLIC
WE TELL YOUR STORIES YAKIMAHERALD.COM

El Sol de Yakima
-Ad Proof-

**This is the proof of your ad scheduled to run on the dates indicated below.
Please proof read notice carefully to check spelling and run dates,
if you need to make changes**

Date:	09/25/20
Account #:	110358
Company Name:	CITY OF YAKIMA PLANNING
Contact:	ROSALINDA IBARRA,AP
Address:	129 N 2ND STREET YAKIMA, WA 98901-2720
Telephone:	(509) 575-6164
Fax:	

Account Rep:	Simon Sizer
Phone #	(509) 577-7740
Email:	ssizer@yakimaherald.com
Ad ID:	960596
Start:	09/29/20
Stop:	09/29/20
Total Cost:	\$211.70
Lines:	116.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	09/29/20

DOC.
INDEX
G-5a

**CITY OF YAKIMA
NOTICE OF PUBLIC HEARING**

DATE: 9/29/2020; **FROM:** Joan Davenport, AICP, Community Development Director; **FILE NO.:** PLP#003-20 & SEPA#014-20; **SITE ADDRESS:** Vicinity of S. 60th Ave. & W. Washington Ave.; **APPLICANT:** Aspen Estates LLC (2550 Borton Rd, Yakima, WA 98903); **PROJECT DESCRIPTION:** Proposed long plat that will subdivide approximately 22.64 acres in the Single-Family (R-1) zoning district into 105 single-family lots. The project will be completed in two phases with approximately 62 lots in Phase 1 and 43 lots in Phase 2. **NOTICE OF HEARING:** Notice is hereby given by the Department of Community Development, Planning Division that the public hearing has been scheduled to be held on Wednesday, October 28, 2020, beginning at 3:00 p.m. or soon thereafter. Due to the COVID-19 pandemic, the hearing will not be held in the City Hall Council Chambers, but will be held via Zoom. All written comments received by 5:00 p.m. on October 21, 2020, will be considered prior to issuing the staff recommendation to the Yakima Planning Commission, and will be made part of the official record.

IF YOU WOULD LIKE TO ATTEND THIS VIRTUAL MEETING TO LISTEN AND/OR TESTIFY, PLEASE REGISTER WITH YOUR NAME AND EMAIL ADDRESS IN ADVANCE HERE: https://cityofyakima.zoom.us/webinar/register/WN_GFu3VJIZQ_y1PzLxMmRXFA

After registering, you will receive emailed instructions for joining the meeting online with your device or by calling in.

View the Hearing Online by Zoom: To join the meeting, click the link in the confirmation email that you received after registering. All attendees will be muted upon entry. If you wish to speak during the public hearing, use the "raise your hand" feature. When it is your turn to speak, the host will unmute you. A message will appear on your screen, and you will need to select "unmute." You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you.

Listen to the Hearing by Phone: You may call any of the phone numbers listed in the confirmation email that you received after registering. You will need to enter the meeting ID and password when prompted. All attendees will be muted upon entry. If you wish to speak during the public hearing, press *9 on your phone to "raise your hand." When it is your turn to speak, you will hear an automated announcement indicating your phone has been unmuted and you can now be heard by all participating in the meeting. You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you and you will hear an automated announcement indicating your phone has been muted. If you have any questions regarding this proposal, please contact Trevor Martin, Associate Planner at (509) 575-6162 or email to: trevor.martin@yakimawa.gov.

(960596) September 29, 2020

Courtesy of Yakima Herald-Republic

DOC.
INDEX
G-5a

**CITY OF YAKIMA
NOTICE OF PUBLIC HEARING**

DATE: 9/29/2020; **FROM:** Joan Davenport, AICP, Community Development Director; **FILE NO.:** PLP#003-20 & SEPA#014-20; **SITE ADDRESS:** Vicinity of S. 60th Ave. & W. Washington Ave.; **APPLICANT:** Aspen Estates LLC (2550 Borton Rd, Yakima, WA 98903); **PROJECT DESCRIPTION:** Proposed long plat that will subdivide approximately 22.64 acres in the Single-Family (R-1) zoning district into 105 single-family lots. The project will be completed in two phases with approximately 62 lots in Phase 1 and 43 lots in Phase 2. **NOTICE OF HEARING:** Notice is hereby given by the Department of Community Development, Planning Division that the public hearing has been scheduled to be held on Wednesday, October 28, 2020, beginning at 3:00 p.m. or soon thereafter. Due to the COVID-19 pandemic, the hearing will not be held in the City Hall Council Chambers, but will be held via Zoom. All written comments received by 5:00 p.m. on October 21, 2020, will be considered prior to issuing the staff recommendation to the Yakima Planning Commission, and will be made part of the official record.

IF YOU WOULD LIKE TO ATTEND THIS VIRTUAL MEETING TO LISTEN AND/OR TESTIFY, PLEASE REGISTER WITH YOUR NAME AND EMAIL ADDRESS IN ADVANCE HERE: https://cityofyakima.zoom.us/webinar/register/WN_GFu3VJZQ_y1PzLxMmRXFA

After registering, you will receive emailed instructions for joining the meeting online with your device or by calling in.

View the Hearing Online by Zoom: To join the meeting, click the link in the confirmation email that you received after registering. All attendees will be muted upon entry. If you wish to speak during the public hearing, use the "raise your hand" feature. When it is your turn to speak, the host will unmute you. A message will appear on your screen, and you will need to select "unmute." You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you.

Listen to the Hearing by Phone: You may call any of the phone numbers listed in the confirmation email that you received after registering. You will need to enter the meeting ID and password when prompted. All attendees will be muted upon entry. If you wish to speak during the public hearing, press *9 on your phone to "raise your hand." When it is your turn to speak, you will hear an automated announcement indicating your phone has been unmuted and you can now be heard by all participating in the meeting. You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you and you will hear an automated announcement indicating your phone has been muted. If you have any questions regarding this proposal, please contact Trevor Martin, Associate Planner at (509) 575-6162 or email to: trevor.martin@yakimawa.gov.

(960596) September 29, 2020

DOC.
INDEX

G-5a



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

NOTICE OF PUBLIC HEARING

DATE: September 29, 2020
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
FILE NO.: PLP#003-20 & SEPA#014-20
SITE ADDRESS: Vicinity of S. 60th Ave. & W. Washington Ave.
APPLICANT: Aspen Estates LLC (2550 Borton Rd, Yakima, WA 98903)

PROJECT DESCRIPTION: Proposed long plat that will subdivide approximately 22.64 acres in the Single-Family (R-1) zoning district into 105 single-family lots. The project will be completed in two phases with approximately 62 lots in Phase 1 and 43 lots in Phase 2.

NOTICE OF HEARING: Notice is hereby given by the Department of Community Development, Planning Division that the public hearing has been scheduled to be held on **Wednesday, October 28, 2020**, beginning at **3:00 p.m.** or soon thereafter. **Due to the COVID-19 pandemic, the hearing will not be held in the City Hall Council Chambers, but will be held via Zoom.**

All written comments received by 5:00 p.m. on October 21, 2020, will be considered prior to issuing the staff recommendation to the Yakima Planning Commission, and will be made part of the official record.

IF YOU WOULD LIKE TO ATTEND THIS VIRTUAL MEETING TO LISTEN AND/OR TESTIFY, PLEASE REGISTER WITH YOUR NAME AND EMAIL ADDRESS IN ADVANCE HERE:

https://cityofyakima.zoom.us/webinar/register/WN_GFu3VJIZQ_y1PzLxMmRXFA

After registering, you will receive emailed instructions for joining the meeting online with your device or by calling in.

View the Hearing Online by Zoom: To join the meeting, click the link in the confirmation email that you received after registering. All attendees will be muted upon entry. If you wish to speak during the public hearing, use the "raise your hand" feature. When it is your turn to speak, the host will unmute you. A message will appear on your screen, and you will need to select "unmute." You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you.

Listen to the Hearing by Phone: You may call any of the phone numbers listed in the confirmation email that you received after registering. You will need to enter the meeting ID and password when prompted. All attendees will be muted upon entry. If you wish to speak during the public hearing, press *9 on your phone to "raise your hand." When it is your turn to speak, you will hear an automated announcement indicating your phone has been unmuted and you can now be heard by all participating in the meeting. You should announce your name and mailing address for the record prior to making your comments. Once you are finished with your comments, the host will mute you and you will hear an automated announcement indicating your phone has been muted.

If you have any questions regarding this proposal, please contact Trevor Martin, Associate Planner at (509) 575-6162 or email to: trevor.martin@yakimawa.gov.

DOC.
INDEX
G-5





DEPARTAMENTO DE DESARROLLO COMUNITARIO
Joan Davenport, AICP, Directora

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

AVISO DE AUDIENCIA PÚBLICA

FECHA DE AVISO: 29 de septiembre, 2020
PARA: Agencias de Revisión Ambiental, Solicitante, y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
No. DE ARCHIVO: PLP#003-20 & SEPA#014-20
UBICACIÓN: S. 60th Ave. and W. Washington Ave
SOLICITANTE: Aspen Estates LLC (2550 Borton Rd, Yakima, WA 98903)

DESCRIPCIÓN DEL PROYECTO: Propuesta de subdividir aproximadamente 22.64 acres a 105 lotes unifamiliares en la zona residencial R-1. Este Proyecto se completara en dos fases de aproximadamente 62 lotes en la Fase 1 y 43 lotes en la Fase 2.

AVISO DE AUDIENCIA PÚBLICA: Por la presente, el Departamento de Desarrollo Comunitario, Division de Planificación avisa que la audiencia pública ha sido programada para el **miércoles 28 de octubre, 2020 comenzando a las 3:00 pm** o poco después. **Debido a la pandemia de COVID-19, la audiencia no se llevará a cabo en la Sala del Concejo Municipal, sino que será programada virtualmente usando la plataforma Zoom.**

Todos los comentarios escritos recibidos antes de las 5:00 p.m. el 21 de octubre, 2020 serán considerados antes de emitir la recomendación a la Comisión de Planificación, y serán parte del archivo oficial.

SI DESEA ASISTIR A ESTA REUNIÓN VIRTUAL PARA ESCUCHAR Y/O TESTIFICAR, REGÍSTRESE POR ADELANTADO CON SU NOMBRE Y CORREO ELECTRÓNICO AQUÍ:

https://cityofyakima.zoom.us/webinar/register/WN_GFu3VJIZQ_y1PzLxMmRXFA

Después de registrarse, recibirá instrucciones por correo electrónico para ingresar en línea con su dispositivo o llamando por teléfono.

Ver la audiencia pública en línea por Zoom: Para ingresar a la reunión, haga clic en el enlace ubicado en el correo electrónico de confirmación que recibió al registrarse. Todos los participantes serán silenciados al ingresar. Si desea hablar durante la audiencia pública, use la función para "levantar la mano". Cuando sea su turno de hablar, el anfitrión desactivara el silenciador. Un mensaje aparecerá en su pantalla y seleccione la opción "unmute". Debe anunciar su nombre y dirección postal para el registro antes de hacer sus comentarios. Una vez haya terminado sus comentarios, el anfitrión lo silenciará.

Escuche la audiencia pública por teléfono: Puede llamar a cualquiera de los números telefónicos ubicados en el correo electrónico de confirmación que recibió al registrarse. Deberá ingresar el ID y la contraseña de la reunión cuando se lo solicite. Todos los participantes serán silenciados al ingresar. Si desea hablar durante la audiencia pública, presione *9 en su teléfono para "levantar la mano". Cuando sea su turno de hablar, escuchara un anuncio automatizado indicando que el audio de su teléfono ha sido activado y todos los participantes pueden escucharlo. Debe anunciar su nombre y dirección postal para el registro antes de hacer sus comentarios. Una vez haya terminado sus comentarios, el anfitrión lo silenciará y escuchara un anuncio automatizado indicando que su teléfono ha sido silenciado.

Si tiene preguntas sobre esta propuesta o este aviso, por favor de contactar a la Oficina de Planificación al (509) 575-6183 o por correo electrónico al: ask.planning@yakimawa.gov.



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
MITIGATED DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
September 29, 2020**

PROJECT DESCRIPTION: Proposed long plat that will subdivide approximately 22.64 acres in the R-1 zoning district into 105 single-family lots. The project will be completed in two phases with approximately 62 lots in Phase 1 and 43 lots in Phase 2.

LOCATION: Vicinity of S. 60th Ave. and W. Washington Ave.
PARCEL NUMBER: 181333-32406
PROPONENT: Aspen Estates LLC.
PROPERTY OWNER: Aspen Tree LLC
LEAD AGENCY: City of Yakima

FILE NUMBERS: SEPA#014-20 & PLP#003-20

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

I. FINDINGS

A. Project History

- 1. On July 16, 2020, Aspen Estates LCC. submitted an Environmental Review (SEPA#014-20) for a proposal to subdivide approximately 22.64 acres in the R-1 zoning district into 105 single-family lots.

B. Development Services Team (DST) Comments

DST reviewed the project during the week of August 10, 2020. The following comments were submitted which will be addressed in the Staff Recommendation for PLP#003-20:

1. Code Administration:

- a. Pursuant to the Chapter 5 of the International Fire Code, fire hydrants will be required along streets spaced at maximum 500 foot intervals that will provide required fire flow coverage for proposed structures.
- b. Preliminary addressing is as follows:

Lot 1	1900 S 62ND AVE	Lot 54	6106 IAN AVE
Lot 2	1902 S 62ND AVE	Lot 55	6104 IAN AVE
Lot 3	1904 S 62ND AVE	Lot 56	6102 IAN AVE
Lot 4	1906 S 62ND AVE	Lot 57	6101 JUDD AVE

Lot 5	1908 S 62ND AVE	Lot 58	6103 JUDD AVE
Lot 6	1910 S 62ND AVE	Lot 59	6105 JUDD AVE
Lot 7	1912 S 62ND AVE	Lot 60	6107 JUDD AVE
Lot 8	1914 S 62ND AVE	Lot 61	6109 JUDD AVE
Lot 9	2000 S 62ND AVE	Lot 62	6111 JUDD AVE
Lot 10	2002 S 62ND AVE	Lot 63	6113 JUDD AVE
Lot 11	2004 S 62ND AVE	Lot 64	6114 JUDD AVE
Lot 12	2006 S 62ND AVE	Lot 65	6112 JUDD AVE
Lot 13	2008 S 62ND AVE	Lot 66	6110 JUDD AVE
Lot 14	2010 S 62ND AVE	Lot 67	6108 JUDD AVE
Lot 15	2012 S 62ND AVE	Lot 68	6106 JUDD AVE
Lot 16	2014 S 62ND AVE	Lot 69	6104 JUDD AVE
Lot 17	2016 S 62ND AVE	Lot 70	6102 JUDD AVE
Lot 18	6116 WHITMAN AVE	Lot 71	6101 CROWN CREST AVE
Lot 19	6114 WHITMAN AVE	Lot 72	6103 CROWN CREST AVE
Lot 20	6112 WHITMAN AVE	Lot 73	6105 CROWN CREST AVE
Lot 21	6110 WHITMAN AVE	Lot 74	6107 CROWN CREST AVE
Lot 22	6108 WHITMAN AVE	Lot 75	6109 CROWN CREST AVE
Lot 23	6106 WHITMAN AVE	Lot 76	6111 CROWN CREST AVE
Lot 24	6104 WHITMAN AVE	Lot 77	6113 CROWN CREST AVE
Lot 25	6102 WHITMAN AVE	Lot 78	6114 CROWN CREST AVE
Lot 26	6100 WHITMAN AVE	Lot 79	6112 CROWN CREST AVE
Lot 27	2017 S 61ST AVE	Lot 80	6110 CROWN CREST AVE
Lot 28	2015 S 61ST AVE	Lot 81	6108 CROWN CREST AVE
Lot 29	2013 S 61ST AVE	Lot 82	6106 CROWN CREST AVE
Lot 30	2011 S 61ST AVE	Lot 83	6104 CROWN CREST AVE
Lot 31	2009 S 61ST AVE	Lot 84	6102 CROWN CREST AVE
Lot 32	2007 S 61ST AVE	Lot 85	6101 WHATCOM AVE
Lot 33	2005 S 61ST AVE	Lot 86	6103 WHATCOM AVE
Lot 34	2003 S 61ST AVE	Lot 87	6105 WHATCOM AVE
Lot 35	2001 S 61ST AVE	Lot 88	6107 WHATCOM AVE
Lot 36	1915 S 61ST AVE	Lot 89	6109 WHATCOM AVE
Lot 37	1913 S 61ST AVE	Lot 90	6111 WHATCOM AVE
Lot 38	1911 S 61ST AVE	Lot 91	6113 WHATCOM AVE
Lot 39	1909 S 61ST AVE	Lot 92	6114 WHATCOM AVE
Lot 40	1907 S 61ST AVE	Lot 93	6112 WHATCOM AVE
Lot 41	1905 S 61ST AVE	Lot 94	6110 WHATCOM AVE
Lot 42	1903 S 61ST AVE	Lot 95	6108 WHATCOM AVE
Lot 43	6101 IAN AVE	Lot 96	6106 WHATCOM AVE
Lot 44	6103 IAN AVE	Lot 97	6104 WHATCOM AVE
Lot 45	6105 IAN AVE	Lot 98	6102 WHATCOM AVE

Lot 46	6107 IAN AVE	Lot 99	6101 WHITMAN AVE
Lot 47	6109 IAN AVE	Lot 100	6103 WHITMAN AVE
Lot 48	6111 IAN AVE	Lot 101	6105 WHITMAN AVE
Lot 49	6113 IAN AVE	Lot 102	6107 WHITMAN AVE
Lot 50	6114 IAN AVE	Lot 103	6109 WHITMAN AVE
Lot 51	6112 IAN AVE	Lot 104	6111 WHITMAN AVE
Lot 52	6110 IAN AVE	Lot 105	6113 WHITMAN AVE
Lot 53	6108 IAN AVE		

2. Engineering

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

- a. YMC 8.60 and 12.05 – New curb, gutter and sidewalk required within new development and along site's frontage of S. 60th Ave. Street section shall conform to standard detail R3. New sidewalks shall be constructed per standard detail R5.
- b. 12.02 – Easements shall be established per this chapter.
- c. 12.06.020 – Right of way – W. Washington Ave. is classified as a Minor Arterial requiring a total of 80' of right of way (40' half width). Existing right of way is adequate. S. 60th Ave. is classified as a Residential Access requiring a total 50' of right of way (25' half width). Adequate right of way shall be dedicated along frontage. 50' of right of way shall be provided for all new Residential Access streets within development.
- d. YMC 12.06.080 - Street lighting - Street lights shall be installed and shall meet the design and placement standards of the city engineer. Lighting improvements shall become the property of the city of Yakima upon installation and will thereafter be maintained by the city.
- e. 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.
- f. YMC 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way.
- g. Civil plans and an ENG permit is required for all public improvements to be performed on site.
- h. All improvements and shall be completed prior to Certificate of Occupancy.

3. Surface Water

- a. Once grading begins there will be required temporary erosion and sediment controls. No comments for the long plat but to note that there will be drainage requirements once construction starts.

4. Nob Hill Water

The following are general comments:

- a. Nob hill water is available to serve the proposed development. Finalized engineered plans will need to be submitted to nob hill water so that a design and cost estimate can be done for development.

5. Traffic Engineering

- a. A streetlight is required at each intersection internal to the subdivision and at midblock on each east/west road. Reconstruct the curb radius and pedestrian ramp at the southwest corner of 60th/Washington to meet standards. Required traffic signs will be identified with civil engineering plans. Fences adjacent to Washington Avenue shall be placed so as not to restrict sight distance from 60th Avenue or 61st Avenue per AASHTO standards.

6. Wastewater

- a. City sewer will need to be extended throughout development in accordance with YMC Title 12 and City of Yakima Standard Details. Wastewater will review and approve the Engineered drawings submitted for this work.

C. On September 10, 2020, the State of Washington Department of Archaeology (DAHP) and Historic Preservation provided written comment stating:

1. "...A desktop review of our Statewide Predictive Model has identified the proposed project area as having high potential for archaeological resources. This is due, in part, to the proximity of the proposed project area to several water sources (Spring and Bachelor Creeks). Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.
2. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.
3. ...Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports..."

Staff Response – An archaeological survey will be required as part of the MDNS conditions.

D. On August 14, 2020, the Ahtanum Irrigation District provided written comments which stated:

1. "out record indicate the above parcel had no surface water right as established in the Final Decree (2019), the Conditional Final Order Subbasin No. 23 (Ahtanum)(2019), and the Final Schedule of Rights dated May 9, 2019 in State of Washington Detp. Of Ecology v. Acquavella, et al (2019)

2. However, our Board must sign off on the Plat for this subdivision. The surveyor will need to provide us with the Original Mylar, as well as on copy, for district signature. As our board meets once per month, please telephone in advance for meeting dates to avoid delays...

Staff Response – Plat signature conditions will be a part of the decision recommendations made the Yakima Planning Commission and City Council.

- E. On September 14, 2020, the Washington State Department of Transportation provided written comments which stated:
 1. "Washington State Department of Transportation (WSDOT) has reviewed the SEPA package and the site for the development is located in Zone 6 of the WSDOT Airports and Compatible Land Use Guidebook Compatibility Zones. The proposed development is consistent with WSDOT's guidance, but given the proximity of the location to the airport it should be noted that the property may experience low flying aircraft, aircraft engine and propeller noise, vibrations, exhaust fumes, which may be perceived as a nuisance to the future residents.
 2. Also because the property is in Zone 6 there should be a plan in place to ensure that the construction and the subsequent development to ensure that there will not be height hazard obstructions, smoke, glare, electronic interference, wildlife attractants, or other hazards to the airspace.
 3. Below is a link the WSDOT Airport Stormwater Guidance Manual for Best Management Practices in order to assist in reducing wildlife attractants. <https://www.wsdot.wa.gov/aviation/AirportStormwaterGuidanceManual.htm>".

Staff Response – Staff will coordinate the land use decision with the airport management to ensure all standards are within compliance.

II. CONCLUSIONS:

- A. A Notice of Application was sent out on August 27, 2020. Three (3) SEPA agency comments were received.
- B. As mitigated, this proposal will have no adverse environmental impacts.
- C. Project specific conditions for frontage improvements, utilities, etc. will be included in the Staff Report for PLP#003-20.

III. REQUIRED MITIGATION MEASURES:

This Mitigated Determination of Nonsignificance (MDNS) is hereby conditioned upon the following mitigated measures, as authorized under WAC 197-11-660 and Yakima Municipal Code YMC § 6.88.160, and the Yakima Urban Area Comprehensive Plan, which contains goals, policies, and regulations which provide substantive authority to require mitigation under the State Environmental Policy Act (SEPA).

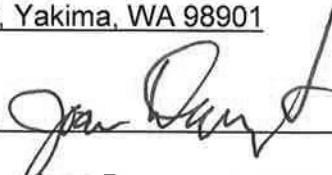
1. A professional archaeological survey of the site shall be conducted, including notifying DAHP and consultation with the Yakama Nation, prior to any ground disturbing activities being permitted.

This MDNS is issued under WAC 197-11-355. There is no further comment period on the MDNS.

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

Date: September 29, 2020

Signature



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

No later than **October 13, 2020**.

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

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

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA


RE: PLP#003-20 & SEPA#014-20

Aspen Estates LLC - "Plat of Aspen Estates"

Vic. of S 60th Ave & W Washington Ave

I, Lisa Maxey, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Application and Environmental Review**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, SEPA reviewing agencies, and all property owners of record within a radius of **300** feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division; and that said notices were mailed by me on the **27th** day of **August, 2020**.

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



Lisa Maxey

Planning Technician

DOC.
INDEX
G-46

18133244551 AV REAL ESTATE INVESTMENT LLC 8807 BRAEBURN LP YAKIMA, WA 98903	18133244554 AV REAL ESTATE INVESTMENT LLC 8807 BRAEBURN LP YAKIMA, WA 98903	18133241439 BALL RE LLC 8304 WIDE HOLLOW RD YAKIMA, WA 98908
18133332406 BALL RE LLC 8304 WIDE HOLLOW RD YAKIMA, WA 98908	18133333001 BALL RE LLC 8304 WIDE HOLLOW RD YAKIMA, WA 98908	18133323001 CONGDON ORCHARDS INC PO BOX 2725 YAKIMA, WA 98907
18133331567 J & C PROPERTIES WASHINGTON LLC 2410 TERRACE HEIGHTS DR YAKIMA, WA 98901	18133332403 MICK PROPERTIES LLC 1707 S 74TH AVE YAKIMA, WA 98908	18133332404 MICK PROPERTIES LLC 1707 S 74TH AVE YAKIMA, WA 98908
18133332405 MICK PROPERTIES LLC 1707 S 74TH AVE YAKIMA, WA 98908	18133332408 STATE OF WA DEPARTMENT OF CORRECTIONS PO BOX 41015 OLYMPIA, WA 98504	18133332407 WASHINGTON STATE PO BOX 41112 OLYMPIA, WA 98504
18133332409 WASHINGTON STATE PO BOX 41107 OLYMPIA, WA 98504	18133244466 YAKIMA COUNTY TAX TITLE PO BOX 22530 YAKIMA, WA 98907	18133333413 ADAM SOELBERG 901 SUMMITVIEW AVE STE 260 YAKIMA, WA 98902
18133333406 ALAN H & JANICE M LEWIS 6208 CRESTFIELDS RD YAKIMA, WA 98903	18133333425 ANA R VILLAVICENCIO PO BOX 11289 YAKIMA, WA 98909	18133331501 ANDRE ARCAND 2012 S 59TH AVE YAKIMA, WA 98903
18133333430 ANGELA BUCHANAN 435 S 67TH AVE YAKIMA, WA 98908	18133333416 ANGELINA SANTANA SOTO 6100 CRESTFIELDS RD YAKIMA, WA 98903	18133331559 ASHLEY GRACE CURTIN 2012 S 60TH AVE YAKIMA, WA 98903
18133333414 BENJAMIN & ALICE TORRES 6104 CRESTFIELDS RD YAKIMA, WA 98903	18133331414 BENJAMIN T & MARGIT K TRICKETT 5808 W WASHINGTON AVE YAKIMA, WA 98903	18133331504 BRIAN L & DENISE L ROBERSON 2018 S 59TH AVE YAKIMA, WA 98903
18133333407 BRYAN FRANK ELLIS 6205 CRESTFIELDS RD YAKIMA, WA 98903	18133333426 CANDACE DAWSON 6005 CRESTFIELDS RD YAKIMA, WA 98903	18133334413 CESARIO A & LISA J DOMINGUEZ 2202 S 60TH AVE YAKIMA, WA 98908
18133333418 CLEMENTE MENDOZA 6308 CRESTFIELDS YAKIMA, WA 98908	18133331401 DAVID L & YVONNE K FOUSHAY 5820 W WASHINGTON AVE YAKIMA, WA 98903	18133333410 DIANNA L VANDERSCHOOR 6200 CRESTFIELDS RD YAKIMA, WA 98903

DOC.
INDEX

G-4a

18133331439 DONALD D & SYLVIA MARLER 2010 S 60TH AVE YAKIMA, WA 98903	18133244561 ELVIRA GONZALES 6403 CRESTFIELDS RD YAKIMA, WA 98908	18133333423 ERIC MOODY PO BOX 3262 UNION GAP, WA 98903
18133331571 ERIK F FLORES RAMIREZ & EDELMIR GODINEZ 2001 S 60TH AVE YAKIMA, WA 98903	18133331440 ERNESTO M & LINDA K SANCHEZ 2009 S 60TH AVE YAKIMA, WA 98903	18133333409 ESTRELLA HERNANDEZ 6201 CRESTFIELDS RD YAKIMA, WA 98903
18133331560 EVAN J WOLFF 2014 S 60TH AVE YAKIMA, WA 98903	18133334416 GENE P & JENNIFER A MURPHY 5910 CRESTFIELDS RD YAKIMA, WA 98903	18133331503 GERALD R & LINDA L ANDERSON 2016 S 59TH AVE YAKIMA, WA 98903
18133334426 GILBERT & DINA ESCOBAR 5908 W COOLIDGE RD YAKIMA, WA 98903	18133333405 GINA M CATRON 6209 CRESTFIELDS RD YAKIMA, WA 98903	18133333023 GREGORY J GOODMAN 229 CANYON DR APT 2 PROSSER, WA 99350
18133244562 ILDA PARRA 6401 CRESTFIELDS RD YAKIMA, WA 98908	18133334431 J MICHAEL & ROSIE SAUNDERS 14306 SUMMITVIEW EXT YAKIMA, WA 98908	18133331568 JAIME & STEFANIE L VASQUEZ 1909 S 60TH AVE YAKIMA, WA 98908
18133333004 JAMES H FOLKERTS 2107 S 64TH AVE YAKIMA, WA 98903	18133333411 JAMES W FULLERTON 6109 CRESTFIELDS RD YAKIMA, WA 98908	18133334411 JEFFREY & WILMA LEYENDEKKER COBB 21846 34TH AVE S SEATAC, WA 98198
18133331572 JOANA MARTINEZ 2003 S 60TH AVE YAKIMA, WA 98903	18133334412 JOHN A FERNANDEZ 2200 S 60TH AVE YAKIMA, WA 98908	18133334433 JOHN R & COLLEEN J LIVINGSTON 5910 WHITMAN ST YAKIMA, WA 98903
18133333429 JOSE GARCIA 6004 CRESTFIELDS RD YAKIMA, WA 98908	18133333420 JOSE L GARZA 6301 CRESTFIELDS RD YAKIMA, WA 98908	18133333424 JOSE T RUIZ SAUCEDO 2109 S 61ST AVE YAKIMA, WA 98908
18133334409 JOSEPH MILLS 2100 S 60TH AVE YAKIMA, WA 98903	18133333428 JOSH & DANIELLE HASSANIN PO BOX 11561 YAKIMA, WA 98909	18133331502 KAREN PARSONS 1518 S 28TH AVE YAKIMA, WA 98902
18133331441 KENT & LESLEE HEBDON 5907 WHATCOM AVE YAKIMA, WA 98903	18133331569 LARRY & LISA PURDY 1911 S 60TH AVE YAKIMA, WA 98903	18133334414 LELAND M & TONI M CHRIST 2206 S 60TH AVE YAKIMA, WA 98903

DOC.
INDEX

G-4a

18133331563 LEON V LUU 7503 CRESTFIELDS RD YAKIMA, WA 98903	18133331564 LEON V LUU 7503 CRESTFIELDS RD YAKIMA, WA 98903	18133334417 LYNETTE V MARSHALL 5908 CRESTFIELDS RD YAKIMA, WA 98903
18133331562 LYNN D & CAROLYN L NOTMAN 2018 S 60TH AVE YAKIMA, WA 98903	18133333438 MARIANA SEVERINO GOMEZ PO BOX 447 BEVERLY, WA 99321	18133334425 MATTHEW SHUEL 5910 COOLIDGE RD YAKIMA, WA 98903
18133334423 MICHAEL W & KIRSTEN A WAGNER 12704 SUMMITVIEW EXT YAKIMA, WA 98908	18133333024 MIGUEL & MARIA V RUVALCABA 6201 WALLA WALLA ST YAKIMA, WA 98903	18133333415 MIGUEL MUNGIA MARTINEZ 6101 CRESTFIELDS RD YAKIMA, WA 98908
18133331573 MILO H. & FAYE M. MILUM 5904 W WASHINGTON AVE YAKIMA, WA 98903	18133333401 MOSTAFA ALI MOWAHED 6305 CRESTFIELDS RD YAKIMA, WA 98903	18133334434 NICHOLAS R ONEAL PO BOX 11592 YAKIMA, WA 98909
18133244552 RICHARD & KIM I HARRIS 6404 CRESTFIELDS RD YAKIMA, WA 98908	18133331438 RICKY A CLARK 2011 S 60TH AVE YAKIMA, WA 98903	18133331566 ROBERT & BARBARA MACIAS 1210 S 39TH AVE YAKIMA, WA 98902
18133331561 ROBERT L & SHARON A WILSON 2016 S 60TH AVE YAKIMA, WA 98903	18133244564 RON & NORMA SHAEFFER 6407 CRESTFIELDS RD YAKIMA, WA 98903	18133333035 RONALD & KRISTIN BENJAMIN 5903 WALLA WALLA ST YAKIMA, WA 98903
18133241006 RONALD & MARIANNE & CATHERINE BALL 8304 WIDE HOLLOW RD YAKIMA, WA 98908	18133244563 RYAN JAMES DAVIS 6405 CRESTFIELDS RD YAKIMA, WA 98903	18133331437 SALVADOR & ALMA RODRIGUEZ 2010 S 59TH AVE YAKIMA, WA 98903
18133334424 SANGHO LEE 5909 CRESTFIELDS RD YAKIMA, WA 98903	18133333408 SELENE SOTO DIAZ 6204 CRESTFIELDS RD YAKIMA, WA 98908	18133244553 SHANNON CARTER 2128 S 64TH AVE YAKIMA, WA 98908
18133331565 STEPHEN & SONYA MERZ 2017 S 60TH AVE YAKIMA, WA 98903	18133334415 STEPHEN C & DENISE L WILMOTH 2208 S 60TH AVE YAKIMA, WA 98903	18133334410 STEPHEN E & MELISSA S ROBERTSON 2102 S 60TH AVE YAKIMA, WA 98903
18133331443 STEVEN M & GAIL MASON BRILLING 225 4TH AVE A603 KIRKLAND, WA 98033	18133333427 TAMMY J & JACK P SEXTON 6001 CRESTFIELDS RD YAKIMA, WA 98903	18133333404 TAURINO A RAMIREZ 6300 CRESTFIELDS RD YAKIMA, WA 98903

DOC.
INDEX

G-4a

1813333417
TED & DENISE WILBURN
6013 CRESTFIELDS RD
YAKIMA, WA 98903

18133331442
TED P & MARGARET A CELMER
1811 126TH AVE SE
BELLEVUE, WA 98005

18133331570
TYLER M EVANS
1913 S 60TH AVE
YAKIMA, WA 98903

1813333431
VALENTIN SEVERINO
2105 S 61ST AVE
YAKIMA, WA 98903

1813333412
VINCENT R & OPAL A DURNBROUGH
6108 CRESTFIELDS RD
YAKIMA, WA 98903

18133334432
WARFELD M MOTEN
5909 COOLIDGE RD
YAKIMA, WA 98903

1813333419
WENDA L SNYDER
6304 CRESTFIELDS RD
YAKIMA, WA 98908

18133244002
WILLIAM S WATT
2102 S 64TH AVE
YAKIMA, WA 98903

98
Total Parcels - Aspen Estates LLC -
"Plat of Aspen Estates" - PLP#003-20 &
SEPA#014-20

Aspen Estates LLC
2550 Borton Rd
Yakima, WA 98903

Ntc of App & SEPA
PLP #003/SEPA #014-20
Sent 8/27/20

DOC.
INDEX

G-4a

<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net</p>	<p>Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336</p>	<p>Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902</p>
<p>Charter Communications Manager 1005 North 16th Ave Yakima, WA 98902</p>	<p>City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903 Dennis.henne@uniongapwa.gov</p>	<p>Chamber of Commerce 10 North 9th Street Yakima, WA 98901 chamber@yakima.org</p>
<p>Department of Agriculture Kelly McLain PO Box 42560 Olympia, WA 98504 kmclain@agr.wa.gov</p>	<p>Dept of Archaeology & Historic Preservation 1063 S Capitol Way, Ste 106 Olympia, WA 98504-8343 Sepa@dahp.wa.gov</p>	<p>Department of Commerce Review Team 1011 Plum St SE Olympia, WA 98504-3172 reviewteam@commerce.wa.gov</p>
<p>Department of Ecology Annie Szvetecz, SEPA Policy Lead P.O. Box 47703 Olympia, WA 98504-7703 separegister@ecy.wa.gov sepaunit@ecy.wa.gov lori.white@ecy.wa.gov</p>	<p>Department of Ecology Gwen Clear, Central Regional Coordinator 1250 West Alder Street Union Gap, WA 98903 crosepacoordinator@ecy.wa.gov</p>	<p>Department of Fish and Wildlife Eric Bartrand 1701 South 24th Ave Yakima, WA 98902 Eric.Bartrand@dfw.wa.gov Scott.Downes@dfw.wa.gov TeamYakima@dfw.wa.gov</p>
<p>Department of Fish and Wildlife SEPA Desk PO Box 43200 Olympia, WA 98504 SEPAdesk@dfw.wa.gov</p>	<p>Department of Health Kelly Cooper PO Box 47820 Olympia, WA 98504 Kelly.cooper@doh.wa.gov</p>	<p>Department of Natural Resources SEPA Center PO Box 47015 Olympia, WA 98504 sepacenter@dnr.wa.gov</p>
<p>Department of Social & Health Services Robert Hubenthal Office of Capital Programs P.O. Box 45848 Olympia, WA 98504 Robert.Hubenthal@dshs.wa.gov</p>	<p>Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155, 14 D-12 Seattle, WA 98101</p>	<p>Energy Facility Site Evaluation Council -EFSEC Stephen Posner, SEPA Officer PO Box 43172 Olympia, WA 98504-3172 sposner@utc.wa.gov</p>
<p>Engineering Division Bob Desgrossellier, Senior Engineer 129 N 2nd Street Yakima, WA 98901 bob.desgrossellier@yakimawa.gov</p>	<p>Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903</p>	<p>Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504</p>
<p>Nob Hill Water Association Bob Irving, Engineering Technician 6111 Tieton Drive Yakima, WA 98908 bob@nobhillwater.org</p>	<p>Office of Rural and Farm Worker Housing Marty Miller 1400 Summitview Ave, Ste# 203 Yakima, WA 98902 Martym2@orfh.org</p>	<p>Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901</p>
<p>Parks & Recreation Commission Jessica Logan PO Box 42650 Olympia, WA 98504 Jessica.logan@parks.wa.gov</p>	<p>North Yakima Conservation District Manager 1606 Perry Street, Ste. C Yakima, WA 98902</p>	<p>Yakima Valley Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901</p>
<p>Yakima Valley Trolleys PO Box 796 Yakima, WA 98907 info@yakimavalleytrolleys.org</p>	<p>United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903</p>	<p>US Army Corps of Engineers Seattle District, Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755 david.j.moore@usace.army.mil</p>

FOC.
INDEX
G-4a

<p>WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902</p>	<p>WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216 SEPA.reviewteam@doh.wa.gov Jamie.gardipe@doh.wa.gov</p>	<p>Wastewater Division Marc Cawley and Dana Kallevig 2220 East Viola Ave Yakima, WA 98901 marc.cawley@yakimawa.gov dana.kallevig@yakimawa.gov</p>
<p>West Valley School District Angela Von Essen, Asst. Supt. Of Business & Finance 8902 Zier Road Yakima, WA 98908-9299 vonessena@wvwd208.org</p>	<p>West Valley School District Mike Brophy, Superintendent 8902 Zier Road Yakima, WA 98908-9299 brophym@wvwd208.org</p>	<p>WSDOT Paul Gonseth, Planning Engineer 2809 Rudkin Road Union Gap, WA 98903 gonsetp@wsdot.gov</p>
<p>WSDOT South Central Regionl Planning Office SCplanning@wsdot.wa.gov</p>	<p>WSDOT, Aviation Division Max Platts, Aviation Planner 7702 Terminal St SW Tumwater, WA 98501 plattst@wsdot.wa.gov</p>	<p>Yakama Bureau of Indian Affairs Rocco Clark, Environmental Coordinator P.O. Box 632 Toppenish, WA 98948 Rocco.clark@bia.gov</p>
<p>Yakama Nation Environmental Mgmt Program Elizabeth Sanchez, Environmental Review Coordinator P.O. Box 151 Toppenish, WA 98948 esanchez@yakama.com</p>	<p>Yakama-Klickitat Fisheries Project John Marvin 760 Pence Road Yakima, WA 98909 jmarvin@yakama.com</p>	<p>Yakima Air Terminal Robert Peterson, Airport Asst Manager 2400 West Washington Ave Yakima, WA 98903 robert.peterson@yakimawa.gov</p>
<p>Yakima County Building Department Harold Maclean 128 North 2nd Street, 4th Floor Yakima, WA 98901 Harold.Maclean@co.yakima.wa.us</p>	<p>Yakima County Commissioners Commissioners.web@co.yakima.wa.us</p>	<p>Yakima County Health District Ryan Ibach, Director of Environmental Health 1210 Ahtanum Ridge Dr Ste#200 Union Gap, WA 98903 yhd@co.yakima.wa.us ryan.ibach@co.yakima.wa.us</p>
<p>Yakima County Flood Control District Terry Keenhan & Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 Terry.Keenhan@co.yakima.wa.us Dianna.Woods@co.yakima.wa.us</p>	<p>Yakima County Planning Tommy Carroll & Jason Earles 128 North 2nd Street, 4th Floor Yakima, WA 98901 Thomas.Carroll@co.yakima.wa.us Jason.Earles@co.yakima.wa.us</p>	<p>Yakima County Public Services Lisa Freund, Public Services Director 128 North 2nd Street, 4th Floor Yakima, WA 98901 lisa.freund@co.yakima.wa.us</p>
<p>Yakima Greenway Foundation Kellie Connaughton, Executive Director 111 South 18th Street Yakima, WA 98901 kellie@yakimagreenway.org</p>	<p>Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948 Yakama Indian</p>	<p>Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948</p>
<p>Yakima Regional Clean Air Agency Hasan Tahat, Compliance, Engineering & Planning Division Supervisor 186 Iron Horse Ct # 101 Yakima, WA 98901 hasan@yrcaa.org</p>	<p>Yakima School District Trevor Greene, Superintendent 104 North 4th Ave Yakima, WA 98902 greenetrevor@yakimaschools.org</p>	<p>Yakima School District Stacey Locke , Asst. Supt. of Operations 104 N 4th Ave Yakima, WA 98902 locke.stacey@ysd7.org</p>
<p>Yakima School District Jay Baucom, Asst. Director of Maintenance & Operations 104 N 4th Ave Yakima, WA 98902 baucom.jay@yakimaschools.org</p>	<p>Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908</p>	<p>Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908</p>
<p>Yakima Valley Conference of Governments Lynn Deitrick, Senior Planner 311 North 4th Street, Ste# 202 Yakima, WA 98901 Lynn.Deitrick@yvcog.org</p>	<p>Yakima Valley Museum Peter Arnold, Executive Director 2105 Tieton Drive Yakima, WA 98902 peter@yvmuseum.org</p>	<p>Yakima Waste Systems Keith Kovalenko, District Manager PO Box 2830 Yakima, WA 98907 keithk@wasteconnections.com</p>

DDC
INDEX
G-4a

Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
Charter Communications Manager 1005 North 16th Ave Yakima, WA 98902	City of Union Gap Dennis Henne, Development Director P.O. Box 3008 Union Gap, WA 98903	Department of Agriculture Kelly McLain P.O. Box 42560 Olympia, WA 98504
Environmental Protection Agency NEPA Review Unit 1200 6th Ave #155, 14 D-12 Seattle, WA 98101	Federal Aviation Administration 2200 W. Washington Ave Yakima, WA 98903	Governor's Office of Indian Affairs PO Box 40909 Olympia, WA 98504
Pacific Power Mike Paulson 500 North Keys Rd Yakima, WA 98901	North Yakima Conservation District Manager 1606 Perry Street, Ste. C Yakima, WA 98902	Yakima Valley Trolleys Paul Edmondson 313 North 3rd Street Yakima, WA 98901
Yakima Valley Trolleys PO Box 796 Yakima, WA 98907	United States Postal Service Maintenance Department 205 W Washington Ave Yakima, WA 98903	US Army Corps of Engineers Seattle District Regulatory Branch P.O. Box 3755 Seattle, WA 98124-3755
WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902	Yakama Bureau of Indian Affairs Superintendent P.O. Box 632 Toppenish, WA 98948	Yakama Indian Nation Johnson Meninick, Cultural Resources Program P.O. Box 151 Toppenish, WA 98948
Yakama Indian Nation Ruth Jim, Yakima Tribal Council P.O. Box 151 Toppenish, WA 98948	Yakima School District Trevor Greene, Superintendent 104 North 4th Ave Yakima, WA 98902	Yakima-Tieton Irrigation District Sandra Hull 470 Camp 4 Rd Yakima, WA 98908
Yakima Valley Canal Co Robert Smoot 1640 Garretson Lane Yakima, WA 98908		

\\Apollo\Shared\Planning\Assignments-Planning\LABELS and FORMS\SEPA REVIEWING AGENCIES_updated 07.22.20 - Form List.docx

Type of Notice: NTC of App & SEPA

File Number: PLP#003/SEPA#014-20

Date of Mailing: 8/27/20

DOC.
INDEX
G-4a

In-House Distribution E-mail List		
Name	Division	E-mail Address
Silvia Corona	Clerk's Office	Silvia.Corona@yakimawa.gov
Carolyn Belles	Code Administration	Carolyn.Belles@yakimawa.gov
Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
John Zabell	Code Administration	John.Zabell@yakimawa.gov
Kelli Horton	Code Administration	Kelli.Horton@yakimawa.gov
Linda Rossignol	Code Administration	Linda.Rossignol@yakimawa.gov
Pedro Contreras	Code Administration	Pedro.Contreras@yakimawa.gov
Suzanne DeBusschere	Code Administration	Suzanne.DeBusschere@yakimawa.gov
Tony Doan	Code Administration	Tony.Doan@yakimawa.gov
Joan Davenport	Community Development	Joan.Davenport@yakimawa.gov
Rosalinda Ibarra	Community Development	Rosalinda.Ibarra@yakimawa.gov
Bob Desgrosellier	Engineering	Bob.Desgrosellier@yakimawa.gov
Dan Riddle	Engineering	Dan.Riddle@yakimawa.gov
Aaron Markham	Fire	Aaron.markham@yakimawa.gov
Pat Reid	Fire	Pat.Reid@yakimawa.gov
Jeff Cutter	Legal	Jeff.Cutter@yakimawa.gov
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov
Archie Matthews	ONDS	Archie.Matthews@yakimawa.gov
Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov
Lisa Maxey	Planning	Lisa.Maxey@yakimawa.gov
Matt Murray	Police	Matthew.murray@yakimawa.gov
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
Loretta Zammarchi	Refuse	Loretta.Zammarchi@yakimawa.gov
Randy Layman	Refuse	Randy.Layman@yakimawa.gov
Gregory Story	Transit	Gregory.Story@yakimawa.gov
James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov

Revised 04/2020

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

Type of Notice: NHC of App & SEPA

File Number(s): PLP #003 / SEPA #014-20

Date of Mailing: 8/27/20

DOC.
INDEX
G-4a

Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, August 27, 2020 2:49 PM
To: Belles, Carolyn; Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Cutter, Jeff; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Desgrosellier, Bob; Doan, Tony; Horton, Kelli; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Reid, Patrick; Riddle, Dan; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Zammarchi, Loretta; Ahtanum Irrigation District - Beth Ann Brulotte; Cawley, Marc; Chamber of Commerce; Department of Agriculture; Department of Commerce (CTED) - Review Team; Department of Ecology; Department of Ecology - Lori White; Department of Ecology - SEPA Register; Department of Ecology -CRO Coordinator; Department of Fish and Wildlife; Department of Fish and Wildlife; Department of Fish and Wildlife - Eric Bartrand; Department of Fish and Wildlife - Scott Downes; Department of Natural Resources; Dept of Social & Health Svcs - Robert Hubenthal; Dept. Archaeology & Historic Preservation - SEPA Review; Desgrosellier, Bob; Energy Facility Site Evaluation Council - Stephen Posner; Henne, Dennis; Ibarra, Rosalinda; Kallevig, Dana; Nob Hill Water - Bob Irving; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Riddle, Dan; US Army Corps of Engineers - David Moore; WA State Dept of Health, Office of Drinking Water; WA State Dept of Health, Office of Drinking Water; WA State Parks & Recreation Commission; WSDOT - Paul Gonseth; WSDOT - South Central Regional Planning Office; WSDOT Aviation - Max Platts; WVSD - Angela Watts, Asst Supt of Bus/Fin; WVSD - Mike Brophy, Supt.; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Nation Environmental Management Program - Elizabeth Sanchey; Yakama-Klickitat Fisheries - John Marvin; Yakima County Building Official - Harold Maclean; Yakima County Commissioners; Yakima County Flood Control District - Dianna Woods; Yakima County Flood Control District - Terry Keenhan; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning - Manager - Tommy Carroll; Yakima County Planning - Zoning/Sub - Jason Earles; Yakima County Public Svcs Director, Lisa Freund; Yakima Greenway Foundation - Kellie Connaughton; Yakima Regional Clean Air Agency - Hasan Tahat; Yakima School District - Jay Baucom; Yakima School District - Stacey Locke; Yakima School District - Trevor Greene; Yakima Valley Museum - Peter Arnold, Exec Director; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko; YVCOG - Lynn Deitrick Martin, Trevor
Cc:
Subject: Notice of Application & SEPA - Aspen Estates LLC - PLP#003-20 & SEPA#014-20
Attachments: NOTICE OF APPLICATION & SEPA_Aspen Estates LLC - PLP SEPA.PDF

Attached is a Notice of Application and SEPA Environmental Review regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Trevor Martin at trevor.martin@yakimawa.gov. Thank you!



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



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

DATE: August 27, 2020
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Aspen Estates LLC.
FILE NUMBER: PLP#003-20 & SEPA#014-20
LOCATION: Vicinity of S. 60th Ave. and W. Washington Ave
TAX PARCEL NUMBER(S): 181333-32406
DATE OF APPLICATION: July 16, 2020
DATE OF COMPLETENESS: August 6, 2020

PROJECT DESCRIPTION Proposed Preliminary Long Plat and SEPA Review that will subdivide approximately 22.64 acres in the Single-Family Residential (R-1) zoning district into 105 single-family lots.

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

1. The type of land use: Preliminary Long Plat for 105 single-family lots
2. Level of Development: 105 single-family lots on 22.64 acres; Approx. 7 units/acre
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water garbage collection, etc.
4. Characteristics of development: 105 single-family homes on lots ranging from approximately 6,700 to 10,100 square feet in size.

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

1. The type of land use: Preliminary Long Plat for 105 single-family lots.
2. Density of Development: approximately 7 units per net residential acre
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities.

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

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

Required Studies: N/A

Existing Environmental Documents: None

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

REQUEST FOR WRITTEN COMMENTS: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **September 16, 2020**, will be considered prior to issuing the final SEPA determination. Please reference file numbers (PLP#003-20 & SEPA#014-20) and applicant's name (Aspen Estates) in any correspondence you submit. You can mail your comments to:

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

NOTICE OF DECISION A copy of the SEPA threshold determination will be mailed to parties of record and entities who were provided this notice once it is rendered.

NOTICE OF HEARING A Notice of Public Hearing will be issued concurrently with the SEPA determination.

The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have any questions on this proposal, please contact Trevor Martin, Associate Planner at (509) 575-6162, or email to: trevor.martin@yakimawa.gov.

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

DOC.
INDEX
G-4



DEPARTAMENTO DE DESARROLLO COMUNITARIO
Joan Davenport, AICP, Directora

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

AVISO DE APLICACIÓN Y REVISIÓN AMBIENTAL

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

FECHA OTORGADA: 27 de agosto, 2020
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Aspen Estates LLC.
No. DE ARCHIVO: PLP#003-20, SEPA#014-20, & TCO#005-20
UBICACIÓN: Cerca de S. 60th Ave. and W. Washington Ave
No. DE PARCELA: 181333-32406
FECHA DE APLICACIÓN: 16 de julio, 2020
FECHA DE APLICACIÓN COMPLETA: 6 de agosto, 2020

DESCRIPCIÓN DEL PROYECTO: Una propuesta de revisión ambiental y subdivisión preliminar de aproximadamente 22.64 acres a 105 lotes unifamiliares en la zona residencial R-1.

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

1. El tipo de uso terrenal: Subdivisión preliminar de 105 lotes unifamiliares
2. Nivel de desarrollo: 105 lotes unifamiliares en 22.64 acres; aproximadamente 7 unidades/acre.
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, recolección de basura, etc.
4. Características del desarrollo: 105 viviendas unifamiliares en lotes de aproximadamente 6,700 a 10,100 pies cuadrados.

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

1. El tipo del uso terrenal: Subdivisión preliminar de 105 lotes unifamiliares
2. Densidad del desarrollo: Aproximadamente 7 unidades de vivienda por acre residencial
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

AVISO DE REVISIÓN AMBIENTAL: Esto es para notificar a las agencias con jurisdicción y experiencia ambiental y al público que la Ciudad de Yakima, Division de Planificación, se establece como la agencia principal, de acuerdo con la Ley Estatal de Política Ambiental de Washington (SEPA) bajo WAC §197-11-926 para la revisión de este proyecto. La Ciudad de Yakima ha revisado el proyecto propuesto para posibles impactos ambientales adversos y espera emitir una Determinación de No-Significancia (DNS) para este proyecto conforme al proceso DNS opcional en WAC § 197-11-355. La propuesta puede incluir medidas de mitigación bajo los códigos aplicables y el proceso de revisión del proyecto puede incorporar o requerir medidas de mitigación independientemente de si se prepara un EIS (Declaración de Impacto Ambiental). Una copia de la determinación de umbral posterior se puede obtener por solicitud y se puede apelar de acuerdo con el Código Municipal de Yakima YMC § 6.88.170.

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

Estudios Requeridos: N/A

Documentos Ambientales Existentes: Ninguno

DOC.
INDEX

G-4

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

SOLICITUD DE COMENTARIOS ESCRITOS: Se anima a las agencias, tribus, y el público a revisar y comentar sobre el proyecto y sobre sus probables impactos ambientales. Habrá un periodo de veinte días para hacer sus comentarios. Este podría ser su única oportunidad para comentar. Todos los comentarios recibidos por escrito antes de las **5:00 p.m. el 16 de septiembre, 2020** serán considerados antes de emitir la decisión final sobre esta solicitud. Por favor de hacer referencia al número de archivo (PLP#003-20 & SEPA#014-20) o al nombre del solicitante (Aspen Estates) en cualquier correspondencia que envíe. Envíe sus comentarios sobre esta propuesta a:

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

AVISO DE LA DECISIÓN: Cuando la determinación de la Revisión Ambiental SEPA sea emitida, una copia será proporcionada a todas las personas que mandaron comentarios o que recibieron este aviso.

AVISO DE AUDIENCIA PÚBLICA: Un Aviso de Audiencia Pública será emitido junto con la determinación de la Revisión Ambiental SEPA.

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

Adjunto: Narrativa, Plan del Sitio, Mapa

DOC.
INDEX
G-4



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

File Number:	PLP# 003-20 SEPA # 014-20
Applicant/Project Name:	Aspen Estates
Site Address:	Vicinity of S. 60 th Ave & W. Washington Ave
Date of Posting:	8/27/20
Land Use Sign ID#(s):	26

Location of Installation (Check One):

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

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

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

The alternative location is:

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

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

Mike Heit
Applicant's Signature

8/27/2020
Date

Mike Heit for Aspen Estates LLC
Applicant's Name (Please Print)

(509) 966-7000
Applicant's Phone Number

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

DOC.
INDEX
G-3



REQUIREMENTS FOR POSTING OF PRIVATE PROPERTY FOR LAND USE ACTION

City of Yakima Community Development Department, Planning Division
129 N 2nd St, Yakima, WA 98901
(509) 575-6183 – ask.planning@yakimawa.gov

GENERAL INFORMATION

The Land Use Action posted signage shall serve as a method of notification to the public that a land use application has been submitted to the City for a proposed change to the property. The Land Use Action sign shall be known in this section as the “sign” referred to in YMC §15.11.080(C) as the official signage for application of the following land use matters:

- Class 3 Public Hearings;
- Preliminary Long Subdivisions;
- Rezones;
- Right-of-Way Vacations;
- Appeals;
- Interpretation (if required)
- Comprehensive Plan Amendments as indicated in YMC Ch.16.10;
- Environmental Review, except for a categorically exempt application; and,
- Annexation of property by the City.

For the above land use matters it is required to post one sign and in some cases more than one sign on the site or in a location immediately adjacent to the site that provides visibility to motorists using adjacent streets. The Planning Manager has established standards for size, color, layout, design, and wording of the signs which the Planning Division will supply to the applicant. The Planning Division sends a reminder to the applicant and/or property owner via an insert in the notice of decision mailing to remove the land use action sign(s) and return them to the Planning Division after the appeal period has lapsed.

SIGNAGE INSTALLATION

The applicant shall install the Land Use Action sign(s) in accordance with these provisions:

- Signs shall be located at the midpoint on the street frontage from which the site is addressed or as otherwise directed by the Planning staff;
- Signs shall be located 10 feet back from the property line;
- Signs structurally attached to an existing building shall be exempt from the setback requirement, provided that no sign is located further than 10 feet from the property line without written approval from Planning staff;
- The top of the signs shall be positioned between 5 and 6 feet above grade;
- Signs shall be posted on the subject property so as to be clearly seen from each right-of-way providing primary vehicular access to the subject property as stated in YMC §15.11.080(C); and
- The sign can be easily read from the adjacent street and/or sidewalk.

COPIES
INDEX
6-3



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

August 6, 2020

FILE NUMBER: PLP#003-20; SPEA#014-20; & TCO#005-20

APPLICANT: Aspen Estates LLC.

APPLICANT ADDRESS: 2550 Borton Rd. Yakima, WA 98903

PROJECT LOCATION: Vicinity of 60th Ave. & W Washington Ave.

TAX PARCEL NO: 181333-32406

DATE OF REQUEST: July 16, 2020

SUBJECT: Notice of Complete Application

To Whom It May Concern,

The requested application materials for your Preliminary Long Plat (PLP#003-20) Subdivision Review for parcel 181333-32406 was received on July 16, 2020. As of August 6, 2020, your application is considered **complete** as required by the City of Yakima's Municipal Code (YMC) and site plan checklist, as referenced in YMC § 15.14.030.

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

1. A DST meeting will be scheduled to review the application on August 11, 2020.
2. The Planning Division will mail a Notice of Application to residents within 300 feet of the subject site within the next two weeks. This notice will include a request for public comments during a 20-day comment period as is required by the City of Yakima. The comment period will end January 28, 2019.

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

Sincerely,

Trevor Martin
Associate Planner



DOC.

INDEX

G-2



DEPARTMENT OF PUBLIC WORKS
Scott Schafer, Director

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

June 10, 2020

Michael Heit, PE
HLA Engineering and Surveying, Inc.
2803 River Rd.
Yakima, WA 98902

Subject: Notice of Decision for Transportation Concurrency – TCO#005-20
S. 60th Ave. & W. Washington Ave. – Aspen Estates
210 – Single Family Residential Detached Housing

Mike,

Enclosed is the Decision for the Transportation Concurrency Analysis of the construction of a 105 lot single family residential detached housing development at S. 60th Ave. and W. Washington Ave. within the City of Yakima, Washington. This development has been APPROVED for Concurrency Analysis. Concurrency review determined that reserve capacity is available on all impacted arterial streets. Concurrency review does not evaluate impact to local access streets or street intersections. This review does not include safety or site design issues which will be addressed at the project review level of zoning and SEPA. This review concluded that the proposed development will not exceed the capacity of the arterial street system and reserve capacity exists on all impacted arterial streets.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Mike Shane".

Mike Shane
Development Engineer (Acting)

Enclosure

Cc: Lisa Maxey
TC File

DOC.
INDEX
G-1

City of Yakima, Washington
Engineering Division
Transportation Concurrency Analysis

Date of Review: July 27, 2020
Review Prepared by: Mike Shane, Development Engineer, (Acting) (509) 575-6605
Proposed Development: Aspen Estates
Subject Address: S. 60th Ave. and W. Washington Ave.
ITE Land Use: 210 – Single Family Detached Housing

Expected Net PM Peak Hour Trip Generation: 107 PM Peak Hour Trips
Average Weekday Trips: 1,000

Summary of Impact:

The applicant, HLA Engineering and Land Surveying, Inc., proposes to construct a 105 lot single family detached housing project at S. 60th Ave. and W. Washington Ave., within the city of Yakima, Washington. Traffic from this new development will enter the Arterial Street system on W. Washington Ave. City of Yakima Administrative procedures for Concurrency Analysis use the PM Peak hour trip of the adjacent street for the selected land use category. Based upon local data, City of Yakima Traffic Volumes for PM Peak Hour is assessed as 8.7% of total Average Daily Traffic (ADT). Peak hour reserve capacity includes any vehicle trips previously assigned under the Concurrency Ordinance. City of Yakima Transportation Concurrency assesses arterial street segment capacity only and does not address intersection capacity.

Section	Road	Segment	New PM Pk Impact	ADT	Pk Hr Capacity	Pk Hr Vol. (8.7% ADT)	Pk Hr Reserve Cap.	2017-2019 Add'l Trips	Capacity After TCO	V/C with TCO	LOS with TCO
210	Washington Avenue	48th to 64th Ave	107	9365	3600	815	2785	251	2534	0.30	A
209	Washington Avenue	64th to 72nd Ave	17	8271	2000	720	1280	313	967	0.52	A
192	Washington Avenue	48th Ave to 40th Ave	50	10500	3600	914	2687	216	2471	0.31	A
193	Washington Avenue	40th Ave to 24th Ave	20	20577	3600	1790	1810	275	1535	0.57	A
194	Washington Avenue	24th Ave to 16th Ave	15	24160	3200	2102	1098	174	924	0.71	C
195	Washington Avenue	16th Ave to 10th Ave	10	15675	3200	1364	1836	37	1799	0.44	A
74	40th Avenue	Nob Hill Blvd to Washington Ave	30	11234	3200	977	2223	129	2094	0.35	A
73	40th Avenue	Tieton Dr to Nob Hill Blvd	15	19888	3200	1730	1470	217	1253	0.61	B
72	40th Avenue	Summitview Ave to Tieton Dr	10	19888	3200	1730	1470	393	1077	0.66	B
216	64th Avenue	Nob Hill to Washington	20	5501	1600	479	1121	412	709	0.56	A
81	64th Avenue	Tieton Dr to Nob Hill Blvd	10	5688	2000	495	1505	659	846	0.58	A
215	72nd Ave	Zier Rd to Washington	12	8082	3200	703	2497	177	2320	0.28	A
214	72nd Ave	Nob Hill Blvd to Zier Rd	10	8710	3200	758	2442	407	2035	0.36	A

Summary of Impact to City of Yakima Arterial Streets:

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