



**“PLAT OF POTTENGER’S PLACE”
PLP#002-20, SEPA#013-20, CAO#007-20, TCO#004-20**

**City Council
Closed Record Public Hearing
February 2, 2021**

EXHIBIT LIST

Applicant: Ray Novobielski
File Numbers: PLP#002-20, SEPA#013-20, CAO#007-20, TCO#004-20
Site Address: 9711 Tieton Drive
Staff Contact: Colleda Monick, Community Development Specialist

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YAKIMA PLANNING COMMISSION

**RECOMMENDATION TO THE YAKIMA CITY COUNCIL
FOR
PRELIMINARY LONG PLAT
PLP#002-20 & SEPA#013-20 & CAO#007-20 & TCO#004-20
December 23, 2020**

WHEREAS, On May 19th, 2020, an application for a Preliminary Long Plat was submitted by Ray Novobielski, and on September 28, 2020, a revised plat was submitted for the subdivision of four parcels, totaling approximately 4.88 acres into 18 residential lots: 10 single family common wall lots, and 8 multi-family triplex lots, in the Two-Family (R-2) and Multi-Family (R-3) zoning district, parcel numbers 171324-44415, -44416, -44417, -44418; and

WHEREAS, the applications were considered complete for processing on July 13, 2020 and the revised application on October 5, 2020, public notice was provided, in accordance with the provisions of YMC Ch. 16.10, on October 5, 2020; and

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued October 5, 2020, which was not appealed (City File SEPA#013-20); and a notice of retained DNS issued on October 29, 2020; 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 December 9, 2020, the Yakima Planning Commission held an open record public hearing, to consider the application for an 18 lot subdivision known as Pottenger's Place, submitted by Ray Novobielski. (PLP #002-20), to hear testimony from the public and provide a recommendation to the Yakima City Council; and

WHEREAS, the staff report presented by Community Development Specialist, Colleda Monick, recommended approval of the proposed 18-lot preliminary plat, subject to conditions; and

WHEREAS, based on testimony received at the December 9th, 2020 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:

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APPLICATION # PLP#002-20, SEPA#013-20
APPLICANT: Ray Novobielski
APPLICANT ADDRESS: 200 Abbess Lane, Yakima, WA 98908
PROJECT LOCATION: Vicinity of N 97th Ave & Tieton Dr.
PARCEL(S): 171324-44415, -44416, -44417, -44418

I. FINDINGS OF FACT

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

The proposed preliminary plat would be consistent with the intent and character of the Two Family Residential (R-2) and Multi-Family (R-3) zoning district set forth in Subsection 15.03.020(C & D). The intent of the Two-Family Residential (R-2) zoning district is to:

1. Establish and preserve residential neighborhoods for detached single-family dwellings, duplexes and other uses compatible with the intent of this district; and
2. Locate residential development with densities up to twelve dwelling units per net residential acre in areas receiving a full range of public services including public water and sewer service, and police and fire protection.

The district is characterized by up to sixty percent lot coverage, access via local access streets and collectors, one- and two-story buildings, some clustering of units, and required front, rear and side yard setbacks. Typical uses in this district are single-family dwellings and duplexes. The density in this district generally ranges from seven to twelve dwelling units per net residential acre. However, development up to eighteen dwelling units per net residential acre may be allowed in accordance with YMC Chapter 15.04, Table 4-1.

The intent of the Multi-Family Residential (R-3) zoning district is to:

1. Establish and preserve high-density residential districts by excluding activities not compatible with residential uses;
2. Locate high-density residential development more than twelve dwelling units per net residential acre in areas receiving the full range of urban services;
3. Locate high-density residential development near neighborhood shopping facilities; and
4. Locate high-density residential development so that traffic generated by the development does not pass through lower-density residential areas.

The district contains a variety of attached or clustered multifamily dwellings.

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:

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

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

Policy 2.3.1(F) Townhouses. Encourage the development of townhouses in the R-2 and R-3 zones and commercial/mixed-use zones as an efficient form of housing. Design standards should emphasize pedestrian-oriented design, façade articulation, and usable open space.

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 meet the minimum lot size for the R-2 & R-3 zoning district, 35 feet for single family dwelling, common wall units, and 50 feet for all others 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 common-wall dwellings and triplexes 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 lot meet the minimum lot size required in the R-2 and R-3 zoning districts. Lot coverage of 60% or less in the R-2 zoning district will provide adequate light and air for future residents in accordance with the standards in the zoning

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ordinance without additional open spaces, and lot coverage of 80% or less in the R-3.

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 15.27.321(B) and 15.27.407(F) – Critical Areas Ordinance, Subdivision Standards:**
The current proposal meets all development standards for properties that lie within the floodplain.
8. **Subsection 14.20.100(4)(d) -- Appropriate provisions for streets or roads, alleys and other public ways:**
The subject property has frontage upon Tieton Dr., and proposes new public streets to provide adequate access to all internal lots.
9. **Subsection 14.20.100(4)(e) -- Appropriate provisions for transit stops:**
Yakima Transit Route 1 passes the proposed subdivision along S 96th Ave.
10. **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.
11. **Subsection 14.20.100(4)(g) -- Appropriate provisions for sanitary waste disposal:**
Public sewer is required to service all lots. A City of Yakima sewer main lies within Summitview Ave., south of the proposed development, and is capable of being extended to handle the demands of this development.
12. **Subsection 14.20.100(4)(h)(i) -- Appropriate provisions for parks and recreation and playgrounds:**
Open space, parks, recreation, and playgrounds are located within 1.9 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.
13. **Subsection 14.20.100(4)(j) -- Appropriate provisions for schools and school grounds:**
Cottonwood Elementary School is located approximately within 0.5 miles, West Valley Middle School is located approximately within 2.3 miles, and West Valley High School is located approximately within 1.4 miles of this subdivision.
14. **Subsection 14.20.100(4)(k) -- Appropriate provisions for sidewalks:**
Sidewalks are required and will be provided along this developments frontage.

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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-2/R-3 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 Two Family Residential (R-2) and Multi Family Residential (R-3) 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 July 13, 2020 and October 5, 2020, and was given in accordance with applicable requirements.

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3. The SEPA Determination of Nonsignificance (DNS) for this proposed preliminary plat was issued on October 5, 2020, and became final without any appeal. A notice of retained DNS was issued on October 29, 2020.
4. The proposed preliminary plat was reviewed and approved for traffic concurrency under the Transportation Capacity Management Ordinance on June 10, 2020.
5. This preliminary subdivision complies with the goals and objectives of the 2040 Comprehensive Plan, the intent and purpose of the R-2 and R-3 zoning district, the provisions of the Urban Area Zoning Ordinance, Subdivision Ordinance, Title 12's Development Standards and Chapter 12.08 Traffic Concurrency Ordinance.
6. This preliminary plat is in compliance with the consistency requirements of Subsection 16.06.020(B) of the Yakima Municipal Code.
7. With the recommended conditions, the proposed preliminary plat as described in the application narrative and preliminary plat received May 19, 2020, and revised on October 5, 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

December 9, 2020, Yakima Planning Commission Minutes:

Dina Williams of 420 S 98th Ave asked for clarification regarding the intent for Phase 2? Will there be a second hearing for that phase? What is the overall plan to put on Lot 12 considering its large size?

Mike Height from PLSA responded, noting that the plans currently outline the project in its entirety and that there are no further plans to have additional hearings or change the scope of the project at this time.

Chair Liddicoat closed the public testimony portion of the hearing.

It was motioned by Commissioner Rose and seconded by Commissioner Place to direct staff to draft findings of fact and forward a recommendation of approval to the Yakima City Council. The motion carried 6-0; Commissioner McCormick absent.

V. RECOMMENDATION TO CITY COUNCIL

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

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Based upon the findings outlined above, it was moved and seconded that the City of Yakima Planning Commission recommends **APPROVAL** of this proposed 18-lot preliminary plat in accordance with the application and related documents submitted for file numbers PLP#002-20 and SEPA#013-20, 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. All public improvements constructed within the floodplain shall be constructed using practices that minimize flood damage.
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.
5. All public utilities constructed within the floodplain shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into the floodwaters.
6. A minimum 8-foot wide public utility easement must be provided adjacent to all public road rights-of-way.
7. Easements for new and/or future utilities shall be a minimum of 16-feet in width, provided that the width of easements for buried utilities will be twice the depth of the planned excavation.
8. All public and private utilities shall be located underground, with the exception of telephone boxes and such similar structures.
9. All lots shall have direct access to a public street or be accessed by an easement. Access Easement(s) can only serve one lot.
10. All public and private utilities to be located within public road rights-of-way must be constructed prior to the start of road construction.
11. Two fire department accesses into a site shall be included, based on the number of dwelling units.

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12. Fire hydrants will need to be provided with maximum spacing of 500 feet along streets in accordance with Section 507 and Appendix D of the IFC.
13. New 7' sidewalk per standard detail R5 shall be installed along the site's frontage on Tieton Dr., including approved ADA ramp at intersection. New curb, gutter and 5' sidewalk shall be installed along the site's new residential street. Street section shall conform to standard detail R3.
14. Adequate right of way shall be dedicated if necessary to provide for 40' width from centerline of right of way along the Tieton frontage. 50' of right of way is required for the new residential street. Dead-end shall be provided with cul-de-sac/hammer head turnaround to accommodate emergency and refuse collection vehicles. If street is proposed to be extended in the future, an approved temporary turnaround shall be provided.
15. 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.
16. 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.
17. An excavation and street break permit shall be obtained for all work within the public right of way.
18. Irrigation Approval for Yakima Tieton Irrigation shall be shown on the face of the final plat.
19. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.
20. An NPDES Construction Stormwater General Permit from the Department of Ecology is recommended if ground disturbing activities have the potential to discharge stormwater off site.
21. 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.
22. During project construction, all contractors shall adhere to the City of Yakima noise regulations regarding hours of construction.
23. *Sightscreening Standard A is required on the west property line under the current proposed development.*

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

25. 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.

SIGNED this 23rd day of December, 2020

By: 

Jacob Liddicoat, Chair
Yakima Planning Commission

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

for

REQUEST FOR PRELIMINARY LONG PLAT

File Number(s): PLP#002-20 & SEPA#013-20 & CAO#007-20 & TCO#004-20

APPLICANT: Ray Novobielski
APPLICANT ADDRESS: 200 Abbess Lane, Yakima, WA 98908
PROJECT LOCATION: 9711 Tieton Dr.
NAME OF PLAT: Pottenger's Place
TAX PARCEL NUMBERS: 171324-44415, -44416, -44417, -44418
DATE OF REQUEST: May 18, 2020
DATE OF RECOMMENDATION: December 9, 2020
STAFF CONTACT: Colleda Monick, Community Development Specialist

I. DESCRIPTION OF REQUEST:

The proposed Plat of "Pottenger's Place" will subdivide approximately 4.88 acres into 18 residential lots: 10 single family common wall lots, and 8 multi-family tri-plex's lots in the R-2 and R-3 zoning districts.

II. SUMMARY OF RECOMMENDATION:

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

III. FACTS:

A. Statement of Cause:

Pursuant to YMC Ch. 14.20, the applicant's statement in the Preliminary Long Plat application was updated on September 28, 2020 – This proposed plat will subdivide approximately 4.88 acres into 18 residential lots. 10 single family common wall lots, and 8 multi-family tri-plex's lots. The lots will have frontage onto a public roadway. The project will be a two phased project with 16 lots in phase 1 and 2 lots in phase 2.

B. Environmental Review.

This project (SEPA#013-20) underwent a State Environmental Policy Act review and a Determination of Nonsignificance (DNS) was issued on October 5, 2020. No appeals have been filed with the City of Yakima. A retention of DNS was issued on October 29th, 2020.

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C. Processing.

1. The application for a Preliminary Long Plat was received on May 19th, 2020. An updated site plan and narrative was submitted on September 28, 2020 in order to comply with development in the flood plain.
2. The proposed plat is larger than nine lots, and is therefore being processed under the provisions of YMC Ch. 14.20 & 6.88.
3. The application was deemed complete for processing on July 13, 2020 and the revised application on October 5, 2020.
4. Pursuant to RCW Ch. 58.17, YMC § 1.42.030 and YMC § 14.20.100, the City of Yakima Planning Commission (Planning Commission) is authorized to make a recommendation for approval or disapproval, with written findings of fact and conclusions to support the recommendation to the City Council on preliminary plats. Within ten working days of the conclusion of a hearing, unless a longer period is agreed to in writing by the applicant, the Planning Commission shall render a written recommendation which shall include findings and conclusions based on the record.
5. **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: | May 19, 2020 |
| b. Date of Revised Plan and Narrative: | September 28, 2020 |
| c. Date of Developer's Notice of Complete Application: | July 8, 2020 |
| d. Date of Notice of Application: | July 13, 2020 |
| e. Date of Posting of Land Use Action Sign on the Property: | July 13, 2020 |
| f. Date of Revised Notice of Application: | October 5, 2020 |
| g. Date of Mailing of Notice of DNS: | October 5, 2020 |
| h. Notice of retained DNS: | October 29, 2020 |
| i. Notice of Public Hearing | October 5, 2020 |

6. Public Comment:

The twenty-day public comment period for this application occurred from July 13, 2020, to August 3, 2020; and again from October 5, 2020 to October 26, 2020. At the conclusion of the public comment period, the City of Yakima received 4 public comments addressing the environmental impacts and compatibility of the proposed development.

Public Comments (staff response in italics):

Norm Base, 417 S 98th Ave: 1. #5 Animals, This property has more than just song birds. There are hawks, quail and doves. Not to mention magpies and ravens. 2. #10 Aesthetics. Statement made "most" likely less than 25 ft Max height. This height would indicate a 3 story building. There are no three story buildings that I know if in this area. 2 story, yes and not many of them. 3 story would definitely change the average appearance of this neighborhood. In fact if there were 3 story bedrooms or whatever that floor would be, we would have 0 privacy in our back yards. All in all this land needs to be developed, but with the chance of 3 story buildings will make privacy a thing of the

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past. Plus I won't have to mow the property as I have for the last 5 years to keep the fire danger from my property.

Staff Response: The city did not receive any comments during the 20-day comment period from the Department of Fish and Wildlife regarding a concern for habitat loss due to this project. YMC § 15.05.030 Table 5.1 allows for maximum building height in the R-2 at 35'; maximum building height in the R-3 is 50'. Proposed use and residential density meets city standards. A code compliance case can be started should hazardous vegetation exist. "Hazardous vegetation" means vegetation that is dry and combustible exceeding twelve inches in height which may cause a fire hazard to the immediate and surrounding areas. Hazardous vegetation includes, but is not limited to, trees, shrubs, grass, weeds, bushes, vines and other plant materials, including but not limited to clippings, fallen leaves or branches.

Susan and Carl Olden, 411 S 98th Ave: This is in regards to the property that is being developed west of S 96th Ave known as Pottenger's Place.

Concerns:

- Habitat for eagles, hawks, doves, pheasants and quail. Staff Comment: *The city did not receive any comments during the 20-day comment period from the Department of Fish and Wildlife regarding a concern for habitat loss due to this project.*
- The development is not in keeping with the homes that will border the property to the west. The homes on S 98th are single family with at least ½ acre lots. Staff Comment: *Proposed use and residential density meets city standards.*
- Will be a highly populated neighborhood in an otherwise rural environment with single family homes. Staff Comment: *Proposed use and residential density meets city standards.*
- Increased traffic which enters and exits onto Tieton drive within a block of a major north/south Street, 96th Ave., which leads to Cottonwood Elementary and West Valley High School. Tieton drive in this location is also used quite frequently for trucks hauling fruit and bikers. Staff Comment: *This development has been approved for Concurrency Analysis (TCO#004-20). The 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.*
- Increased noise. Staff Comment: *Specific noises related to automobiles are prohibited, YMC 6.04.180 (D)(1)(2), including motor vehicle horns, except as a warning of danger or as specifically permitted or required by law; and engine noises related to the creation of frequent, repetitive, or continuous sounds in connection with the starting, operation, repair, rebuilding or testing of any motor vehicle so as to unreasonably disturb or interfere with the peace comfort and repose of residential occupants within the area. A code compliance case can be filled in any instance where these noises are determined to be a public disturbance.*
- Increased lighting. Staff Comment: *Street lights are required at the Tieton Drive intersection, in the phase 2 cul-de-sac, and one approximately midpoint between the two. Street Lights are required to be designed with down-shielding creating*

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no light pollution on neighboring properties. All all-site lighting is required to be downward shielded so that no light spills across property lines.

- The common wall homes will be extremely close to fences for existing homes. Staff Comment: *YMC § 15.05.030 Table 5.1 requires a minimum 15' rear yard setback in the R-2 zoning district; and 15' or ½ building height, whichever is greatest in the R-3.*
- Will there be a noise buffer put up along the west existing homes such as arborvitae? Staff Comment: *Sightscreening Standard A is required on the west property line.*
- Loss of view as common wall homes can be 35 feet in height. Loss of privacy in developed neighborhood to the west. Staff Comment: *YMC § 15.05.030 Table 5.1 allows for maximum building height in the R-2 at 35'; maximum building height in the R-3 is 50'.*

Dina Williams, 420 S 98th Ave: (The following is a summarized version of comments highlighting Ms. Williams concerns regarding the proposed development.) Concerns regarding the traffic increase onto 96th Ave; speed limit increase directly after the development; congestion; accidents; and lack of a fire access lane. Her biggest concern is 14 homes sharing a common wall and how this is misleading as she believes they should be noted as 7 duplexes. In addition, she believes that you could have potentially up to four vehicles per duplex. Ms. Williams also noted concerns about annexation without notification; population density concerns; and lost drivers utilizing her 'private road'.

Staff Comments:

As noted above; this development has been approved for Concurrency Analysis (TCO#004-20). The 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. You are correct, there is not that much difference between a common wall dwelling and a duplex, however, they are not the same thing. Duplexes exist on a single lot and these have been designed to be on their own parcel. The city of Yakima parking requirements for a single family dwelling (common wall or not) is two on site spaces. Annexation of the properties was completed on July 2nd, 2019. Public Notice of the Public Hearing was mailed out on June 6th, 2019; Public Notice was printed in the newspaper on June 7, 2019; and Annexation Signs were posted on the property on June 12, 2019, (ANX#001-18).

Mr. Lynn Massong, 221 S 98th Ave: (The following is a summarized version of comments highlighting Mr. Massong's concerns regarding the proposed development.) Extreme concerns for allowing such density as it is "out of character with the surrounding area and as such, deviates from the expected norms and inherent enjoyments of those already living within the area. Mr. Massong also has concerns with increased and audible traffic noise.

Staff Comments:

As noted above; this development has been approved for Concurrency Analysis (TCO#004-20). The 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. Minimum lot size requirements for the R-2 & R-3 zoning district is 3,500 sq ft for common wall dwellings in the R-2 and R-3, and the maximum allowable density is up to 18 dwelling units/acre in the R-2 and up to. Residential density in the R-3 are generally

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greater than twelve dwelling units per net residential acre. This development includes lot sizes in a range from 7,839 sq ft to 34,802 sq ft.

7. **Development Services Team (DST) Review:** The proposal was reviewed by the DST team. Final comments of the DST members are summarized below.
- a. Codes:
- i. The City of Yakima has adopted Appendix D107 of the International Fire Code (IFC), that requires two fire department accesses into a site based on the number of dwelling and/or multifamily units.
 - ii. Fire hydrants will need to be provided with maximum spacing of 500 feet along streets and based on the fire flow needs of the development in accordance with Section 507 and Appendix D of the IFC.
 - iii. These findings are not intended to be an exhaustive review of this proposal.
 - iv. If approved, the recommended addressing for this project is:
 - Lot 1 420 S 97th Ave
 - Lot 2 418 S 97th Ave
 - Lot 3 416 S 97th Ave
 - Lot 4 414 S 97th Ave
 - Lot 5 412 S 97th Ave
 - Lot 6 410 S 97th Ave
 - Lot 7 408 S 97th Ave
 - Lot 8 406 S 97th Ave
 - Lot 9 404 S 97th Ave
 - Lot 10 402 S 97th Ave
 - Lot 11 403 S 97th Ave #1 - 3
 - Lot 12 407 S 97th Ave #1 - 3
 - Lot 13 411 S 97th Ave #1 - 3
 - Lot 14 409 S 97th Ave #1 - 3
 - Lot 15 413 S 97th Ave #1 - 3
 - Lot 16 415 S 97th Ave #1 - 3
 - Lot 17 417 S 97th Ave #1 - 3
 - Lot 18 419 S 97th Ave #1 - 3
- b. Engineering:
- i. YMC 8.60 and 12.05 – New 7' sidewalk per standard detail R5 shall be installed along the site's frontage on Tieton Dr., including approved ADA ramp at intersection. New curb, gutter and 5' sidewalk shall be installed along the site's new residential street. Street section shall conform to standard detail R3.
 - ii. 12.06.020 – Right of way – Tieton Dr. is classified as Collector Arterial requiring a total of 80' of right of way (40' half width). Adequate right of way shall be dedicated if necessary to provide for 40' width from centerline of right of way along frontage. 50' of right of way is required for the new residential street. Dead-end shall be provided with cul-de-sac/hammer head turnaround to accommodate emergency and refuse collection vehicles. If street is proposed to be extended in the future, an approved temporary turnaround shall be provided.

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- iii. 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.
- iv. 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.
- v. YMC 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way.
- vi. Civil plans and an ENG permit is required for all civil work to be performed on site.
- vii. 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 project.
 - ii. Engineered signed plans will need to be given to Nob Hill Water in order to design and work up cost estimate for installation of water mainline, services, and fire hydrants.
- d. Surface Water
 - i. For the long plat I have no comments, but would like to point out that during the civil phase this project will require a large project stormwater permit and it will also have to address pass through drainage due to the steep slopes above this development.
- e. Streets and Traffic
 - i. Sidewalks required on the full Tieton Drive frontage.
 - ii. ADA ramp in each radius. ADA ramps on each side of "alley" approaches onto subdivision road.
 - iii. Street lights required at the Tieton Drive intersection, in the phase 2 cul-de-sac, and one approximately midpoint between the two.
- f. Wastewater
 - i. City sewer will need to be extended from Tieton Drive to the furthest north property so serve all proposed lots per YMC Title 12 and City of Yakima Wastewater Standard Details.
- g. Yakima-Tieton Irrigation District
 - i. Parcels 171324-44415, -44415, -44416, -44417, -44418 are within the District boundary and have 6.60 combined shares of Yakima-Tieton Irrigation water so they will need to show "Irrigation Approval" on the face of the short plat. They will need to follow our Resolution 97-5. Providing for irrigation distribution facilities and easement for said facilities.
- h. Washington State Department of Ecology
 - i. Based upon historical agricultural use of this land, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.
 - ii. If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose

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anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

- iii. The permit requires that a Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) shall be prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water and storm drains by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading, or construction.
- iv. In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.
- v. More information on the stormwater program may be found on Ecology's stormwater website at:
<http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact Lloyd Stevens Jr. at the Dept. of Ecology, 509-574-3991 or email Lloyd.stevensjr@ecy.wa.gov, with questions about this permit.

IV. APPLICABLE LAW:

A. 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(C) of the UAZO indicates that the intent of the Two-Family Residential (R-2) zoning district is to:

1. Establish and preserve residential neighborhoods for detached single-family dwellings, duplexes and other uses compatible with the intent of this district; and
2. Locate residential development with densities up to twelve dwelling units per net residential acre in areas receiving a full range of public services including public water and sewer service, and police and fire protection.

The district is characterized by up to sixty percent lot coverage, access via local access streets and collectors, one- and two-story buildings, some clustering of units, and required front, rear and side yard setbacks. Typical uses in this district are single-family dwellings and duplexes. The density in this district generally ranges from seven to twelve dwelling units per net residential acre. However, development up to eighteen dwelling units per net residential acre may be allowed in accordance with YMC Chapter 15.04, Table 4-1.

Subsection 15.03(D) of the UAZO indicates that the intent of the Multi-Family Residential (R-3) zoning district is to:

1. Establish and preserve high-density residential districts by excluding activities not compatible with residential uses;
2. Locate high-density residential development more than twelve dwelling units per net residential acre in areas receiving the full range of urban services;

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3. Locate high-density residential development near neighborhood shopping facilities; and
4. Locate high-density residential development so that traffic generated by the development does not pass through lower-density residential areas.

The district contains a variety of attached or clustered multifamily dwellings.

B. 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.

C. 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.

D. 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.

E. YMC § 15.27.321(B)(2)(c) & (d) General Critical Areas Protective Measures:

Subdivision Standards. The following standards apply to all permits or reviews under the subdivision ordinance (YMC Title 14) that contain critical areas:

1. New lots partially within the floodplain shall provide a usable building envelope (five thousand square feet or more for residential uses) outside the floodplain.
2. New lots entirely within the floodplain shall be at least one acre in area.

F. YMC § 15.27.407(E) Utilities:

1. All new and replacement water supply systems and sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters; and on-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

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2. Water wells shall be located on high ground that is not in the floodway.

G. YMC § 15.27.407(F) Subdivision Proposals. Subdivision proposals shall:

1. Be consistent with the need to minimize flood damage;
2. Have roadways, public utilities and other facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
3. Have adequate drainage provided to reduce exposure to flood damage;
4. Include base flood elevation data; and
5. In the cases where base flood elevation is not available and the subdivision is greater than five acres or fifty lots, a step-back water analysis shall be required to generate the base flood elevation data.

H. 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.

I. 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.

J. 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.

K. YMC § 12.03.040 Minimum sewer line size:

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

L. 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.

M. 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.

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N. 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.

O. 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.

P. YMC § 12.05.010 Sidewalk installation required:

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

Q. 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.

R. 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.

S. RCW 58.17.110 and YMC 14.20.120:

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

V. FINDINGS:

1. The subject properties are currently vacant.
2. This proposed preliminary plat is approximately 4.88 acres in size and has been designed for single-family residences and triplexes.

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3. The Preliminary Long Plat is occurring as a single action and thus the density calculation is based upon a single action of dividing 4.88 acres in to 14 common wall lots and 11 triplex lots.

4. The density calculations are listed below:

Density for the proposed development as a whole:

Square footage for total lots = ~212,572 square feet

→ ~212,572 square feet / 43,560 square feet per acre

→= 4.88 acres

→= 25 dwelling units / 4.88 acres

→= 5 Dwelling Units Per Net Residential Acre

5. The preliminarily platted right-of-way for the development are classified as residential access streets, requiring a total of 50 feet of right-of-way.

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

7. Environmental Review was completed for this development, and a DNS was issued on October 5, 2020, and a retention of DNS was issued on October 29, 2020.

8. **Comprehensive Plan.**

The 2040 Comprehensive Plan and Future Land Use Map designates the subject property as suitable for Mixed Residential development. A mixture of single-family, duplex, and multifamily dwelling units. The permitted maximum density is up to or above 13 net dwelling units per acre, depending on the underlying zoning district and neighborhood context. For developments electing to conform to site and building design standards promoting pedestrian-oriented development, density is primarily limited by allowable building height, integration of required parking, market conditions, and conformance with applicable site and building design provisions. Specifying the maximum number of dwelling units in one building may be appropriate in some areas to ensure compatibility and to limit building massing and density

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

Policy 2.3.1(F) Townhouses. Encourage the development of townhouses in the R-2 and R-3 zones and commercial/mixed-use zones as an efficient form of housing. Design standards should emphasize pedestrian-oriented design, façade articulation, and usable open space.

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

Zoning: The subject property is zoned Two-Family and Multi-Family Residential (R-2, and R-3).

- a. **Lot Coverage:** The maximum lot coverage permitted in the R-2 zoning district is 60% and all lots will comply with that limitation. The maximum lot coverage permitted in the R-3 zoning district is 80%, and all lots within the R-3 comply will comply that limitation
- b. **Lot Size:** The preliminary plat indicates lot sizes that range from 4,304 sq ft to 16,301 sq ft. Table 5-2 of Chapter 15.05 of the UAZO provides that the minimum lot size for single family dwelling, common wall in the R-2 as 3,500 sq ft. Multi-family dwellings in the R-3 cannot exceed maximum number of dwelling units permitted per net residential acre. Additionally, lots within the flood plain have been designed to be in compliance with YMC § 15.27.321 (B)2(c) & (d).
- c. **Lot Width:** Table 5-2 of Chapter 15.05 of the UAZO prescribes a minimum lot width of 35 feet for single family dwelling, common wall units, and 50 feet for all others. All proposed lots meet or exceed the minimum requirement.
- d. **Density:** With a density of about 5 dwelling units per net residential acre (5.12 du/nra), the proposed preliminary plat complies with YMC § 15.05.030(B) and Table 4-1 of Chapter 15.04 of the UAZO.

10. **CRITICAL AREAS ORDINANCE (CAO)**

15.27.321(B): Subdivision Standards. The following standards apply to all permits or reviews under the subdivision ordinance (YMC Title 14) that contain critical areas:

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1. All subdivisions that contain critical areas shall be eligible for density bonuses or other development incentives, as provided in the subdivision ordinance (YMC Title 14) and zoning ordinance (this title);
2. Critical areas shall be actively protected through the following:
 - a. Roads and utilities for the subdivision shall avoid critical areas and their buffers, as much as possible;
 - b. When geologically hazardous areas (excluding erosion, oversteepened slopes of intermediate risk, stream undercutting, and earthquake hazards), FEMA floodways, channel migration zones (CMZs), streams, wetlands and/or vegetative buffers fall within the boundary of a subdivision:
 - i. Said critical areas shall be protected by placing them entirely within a separate critical area tract or by including them entirely within one of the developable parcels. Other options, such as conservation easements and building envelopes, may be deemed appropriate by the administrative official as meeting this provision when special circumstances obstruct the viability of this provision;
 - ii. For those new lots that do contain said critical areas, usable building envelopes (five thousand square feet or more for residential uses) shall be provided on the plat that lies outside said critical areas;
 - c. New lots partially within the floodplain shall provide a usable building envelope (five thousand square feet or more for residential uses) outside the floodplain;
 - d. New lots entirely within the floodplain shall be at least one acre in area;
 - e. For new lots containing streams, wetlands, and/or vegetative buffers, outdoor use envelopes shall be provided on the plat that lie outside said critical areas;
 - f. Degraded vegetative buffers shall be restored, or provided with protection measures that will allow them to recover;
 - g. Floodplains and critical areas shall be depicted on preliminary subdivision plats and relevant information about them disclosed on the final plat;
 - h. Lots or parcels that lie entirely within geologically hazardous areas (excluding erosion, oversteepened slopes of intermediate risk, stream undercutting, and earthquake hazards), FEMA floodways, channel migration zones (CMZs), streams, wetlands, and/or vegetative buffers may not be further divided.

The current proposal meets all development standards under 15.27.321(B).

15.27.407(F) Subdivision Proposals. Subdivision proposals shall:

1. Be consistent with the need to minimize flood damage;
2. Have roadways, public utilities and other facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
3. Have adequate drainage provided to reduce exposure to flood damage;
4. Include base flood elevation data; and

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

The current proposal meets all development standards under 15.27.407(F).

11. SUBDIVISION ORDINANCE:

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

- a. The proposed subdivision must be consistent with the provisions of the urban area zoning ordinance;
- b. The proposed subdivision must be consistent with the city of Yakima's comprehensive plan;
- c. The proposed subdivision must be consistent with the provisions of this title; and
- d. As required by RCW Chapter 58.17, the proposed subdivision must make appropriate provisions for:
 - i. **Public health, safety, welfare:** The proposed subdivision 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 meet or exceed the minimum sizes required in the R-2 and R-3 zoning districts.
 - 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 Tieton Dr., designated as a Minor Arterial street which requires 60-feet of right-of-way. All interior streets will be designated as Residential Access streets, requiring a total of 50 feet of right-of-way.
 - v. **Transit Stops:** Yakima Transit Route 1 passes the proposed subdivision along S 96th Ave.
 - vi. **Water supplies:** Public water is required to be used for domestic and fire flow purposes. An adequate water supply for this development is available from Nob Hill Water Company.
 - vii. **Sanitary waste disposal:** Public sewer is required to service all lots. A City of Yakima sewer main lies within Tieton Dr., south of the proposed development, and is capable of being extended to handle the demands of this development.
 - viii. **Parks and playgrounds:** Open space, parks, recreation, and

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playgrounds are located approximately within 1.9 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:** Cottonwood Elementary School is located approximately within 0.5 miles, West Valley Middle School is located approximately within 2.3 miles, and West Valley High School is located approximately within 1.4 miles of this subdivision.
- x. **Sidewalks:** Sidewalks are required and will be provided along this developments frontage.

12. Based upon compliance with the standards above, it is determined that the public use and interest will be served by the approval of this subdivision: This proposed 18-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.

13. **TRANSPORTATION CONCURRENCY:**

This application was reviewed and approved for consistency with YMC 12.08 Transportation Capacity Management Ordinance on June 10, 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.

VI. CONCLUSIONS:

- 1. This Preliminary Plat complies with the general requirements for subdivision approval as specified by YMC Ch. 14.2, Ch. 15.05 and 15.27.
- 2. The proposed subdivision meets the density standards of the R-2 & R-3 zoning district having 5 dwelling units per net residential acre (5.12 du/nra)
- 3. The proposed lots encumbered by, or completely within, the floodplain are consistent with the applicable CAO standards.
- 4. The proposed Preliminary Long Plat has primary access via Tieton Dr. and new interior local access streets.
- 5. Affected streets have sufficient capacity for this proposal.
- 6. This proposed plat serves the public use and interest and provides for the possibility of creating new additional housing within the City of Yakima.

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7. 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)
8. A Determination of Nonsignificance (DNS) was issued on October 5, 2020 and a retention of DNS issued on October 29, 2020.
9. This preliminary subdivision complies with the goals and objectives of the 2040 Comprehensive Plan, the Urban Area Zoning Ordinance, Subdivision Ordinance, Title 12 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-2 and R-3 zoning districts.
 - b. The proposed development is consistent with densities deemed appropriate for the R-2 and R-3 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 18-lot subdivision known as "Pottenger's Place, 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. All public improvements constructed within the floodplain shall be constructed using practices that minimize flood damage.
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.

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5. All public utilities constructed within the floodplain shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into the floodwaters.
6. A minimum 8-foot wide public utility easement must be provided adjacent to all public road rights-of-way.
7. Easements for new and/or future utilities shall be a minimum of 16-feet in width, provided that the width of easements for buried utilities will be twice the depth of the planned excavation.
8. All public and private utilities shall be located underground, with the exception of telephone boxes and such similar structures.
9. All lots shall have direct access to a public street or be accessed by an easement. Access Easement(s) can only serve one lot.
10. All public and private utilities to be located within public road rights-of-way must be constructed prior to the start of road construction.
11. Two fire department accesses into a site shall be included, based on the number of dwelling units.
12. Fire hydrants will need to be provided with maximum spacing of 500 feet along streets in accordance with Section 507 and Appendix D of the IFC.
13. New 7' sidewalk per standard detail R5 shall be installed along the site's frontage on Tieton Dr., including approved ADA ramp at intersection. New curb, gutter and 5' sidewalk shall be installed along the site's new residential street. Street section shall conform to standard detail R3.
14. Adequate right of way shall be dedicated if necessary to provide for 40' width from centerline of right of way along the Tieton frontage. 50' of right of way is required for the new residential street. Dead-end shall be provided with cul-de-sac/hammer head turnaround to accommodate emergency and refuse collection vehicles. If street is proposed to be extended in the future, an approved temporary turnaround shall be provided.
15. 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.
16. 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.
17. An excavation and street break permit shall be obtained for all work within the public right of way.
18. Irrigation Approval for Yakima Tieton Irrigation shall be shown on the face of the final plat.

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19. Ecology recommends that the soils be sampled and analyzed for lead and arsenic, and for organochlorine pesticides. If these contaminants are found at concentrations above the Model Toxics Control Act cleanup levels Ecology recommends that potential buyers be notified of their occurrence.
20. An NPDES Construction Stormwater General Permit from the Department of Ecology is recommended if ground disturbing activities have the potential to discharge stormwater off site.
21. 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.
22. During project construction, all contractors shall adhere to the City of Yakima noise regulations regarding hours of construction.
23. All other requirements of the zoning and subdivision ordinance, although not specifically set forth herein, shall be complied with in their entirety.
24. Upon preliminary plat approval, the applicant has five years to submit the final plat. Thereafter, 30 days prior to the expiration of said approval the applicant must submit to the City Council a written request asking to extend the approval period for a maximum period of one year.

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#

A-1

AERIAL MAP



File Number: PLP#002-20, SEPA#013-20, CAO#007-20, TCO#004-20
Project Name: "Plat of Pottenger's Place" / Ray Novobielski
Site Address: 9711 Tieton Drive



Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.
Date Created: 12/2/2020

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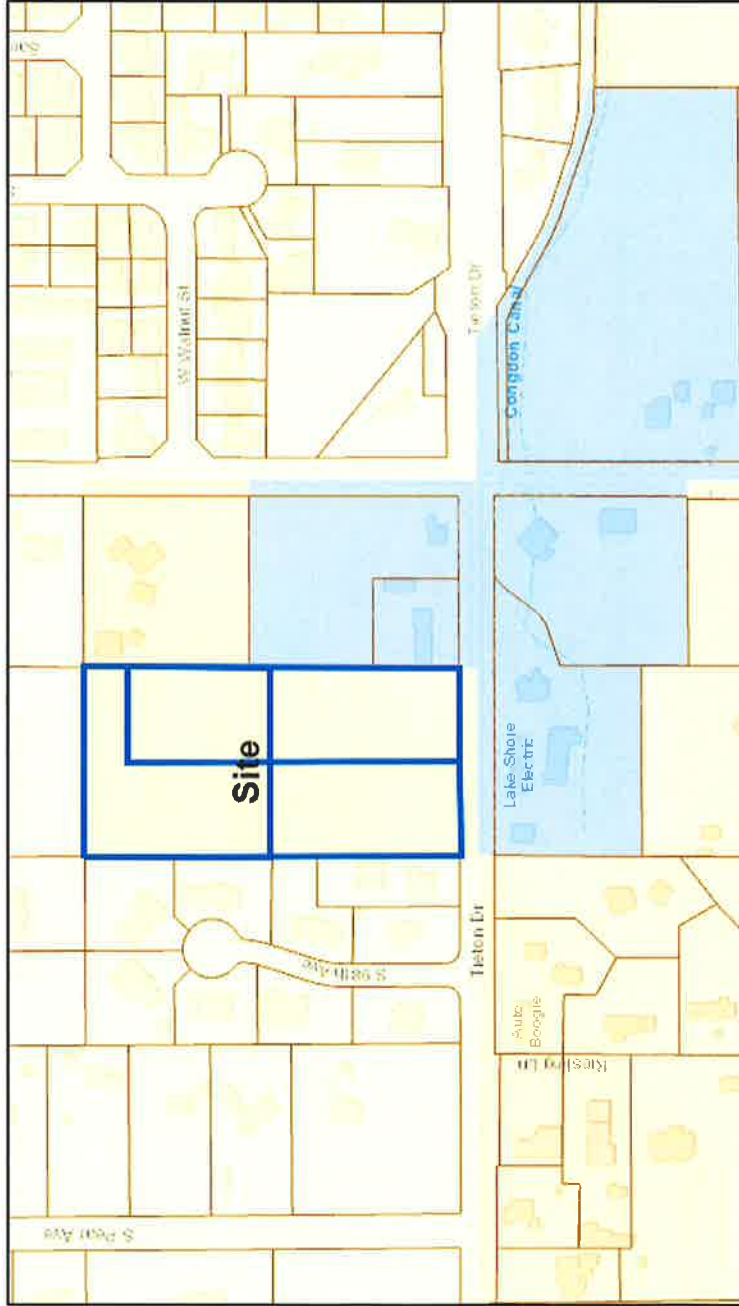
FUTURE LAND USE MAP



File Number: **PLP#002-20, SEPA#013-20, CAO#007-20, TCO#004-20**
 Project Name: **"Plat of Pottenger's Place" / Ray Novobielski**
 Site Address: **9711 Tieton Drive**

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: 12/2/2020

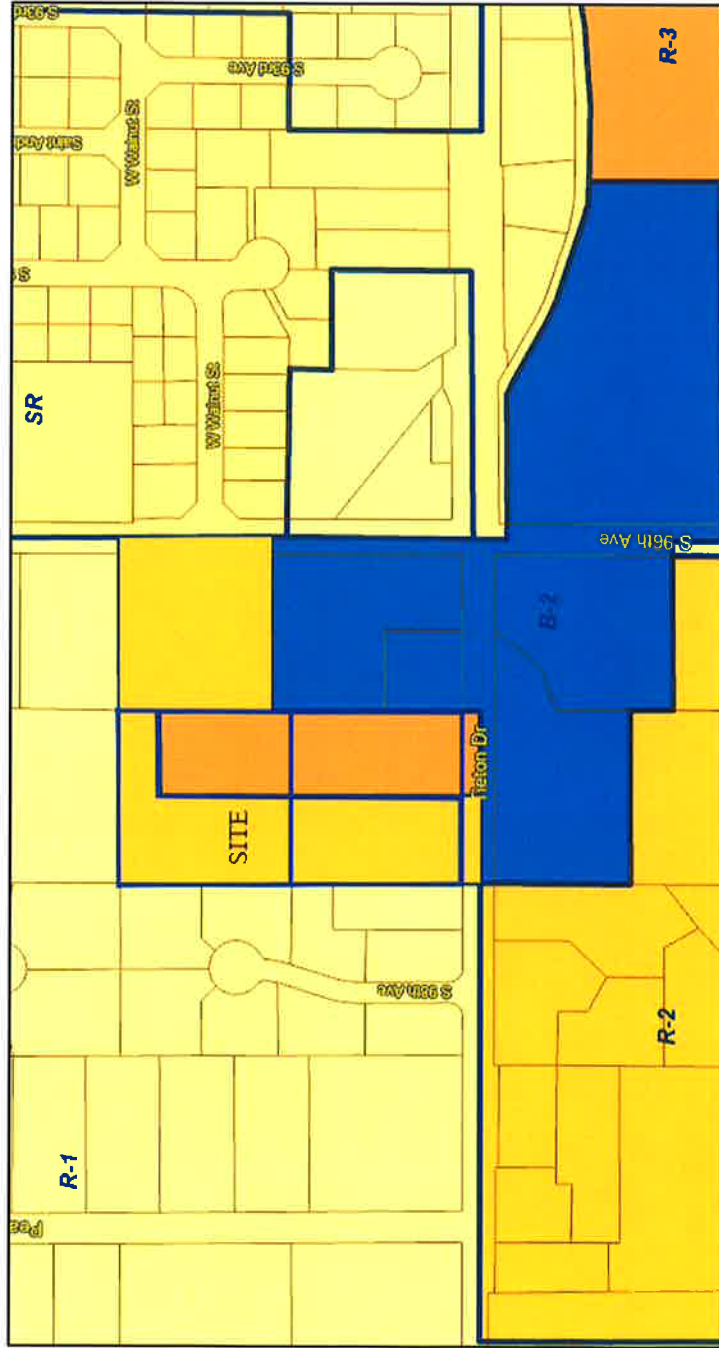


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 # B-2

ZONING MAP



File Number: PLP#002-20, SEPA#013-20, CAO#007-20, TCO#004-20
Project Name: "Plat of Pottenger's Place" / Ray Novobielski
Site Address: 9711 Tieton Drive



Yakima Urban Area Zoning

- SR Suburban Residential
- R-1 Single Family
- R-2 Two Family
- R-3 Multi-Family
- B-1 Professional Business
- B-2 Local Business
- HB Historical Business
- SOC 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.



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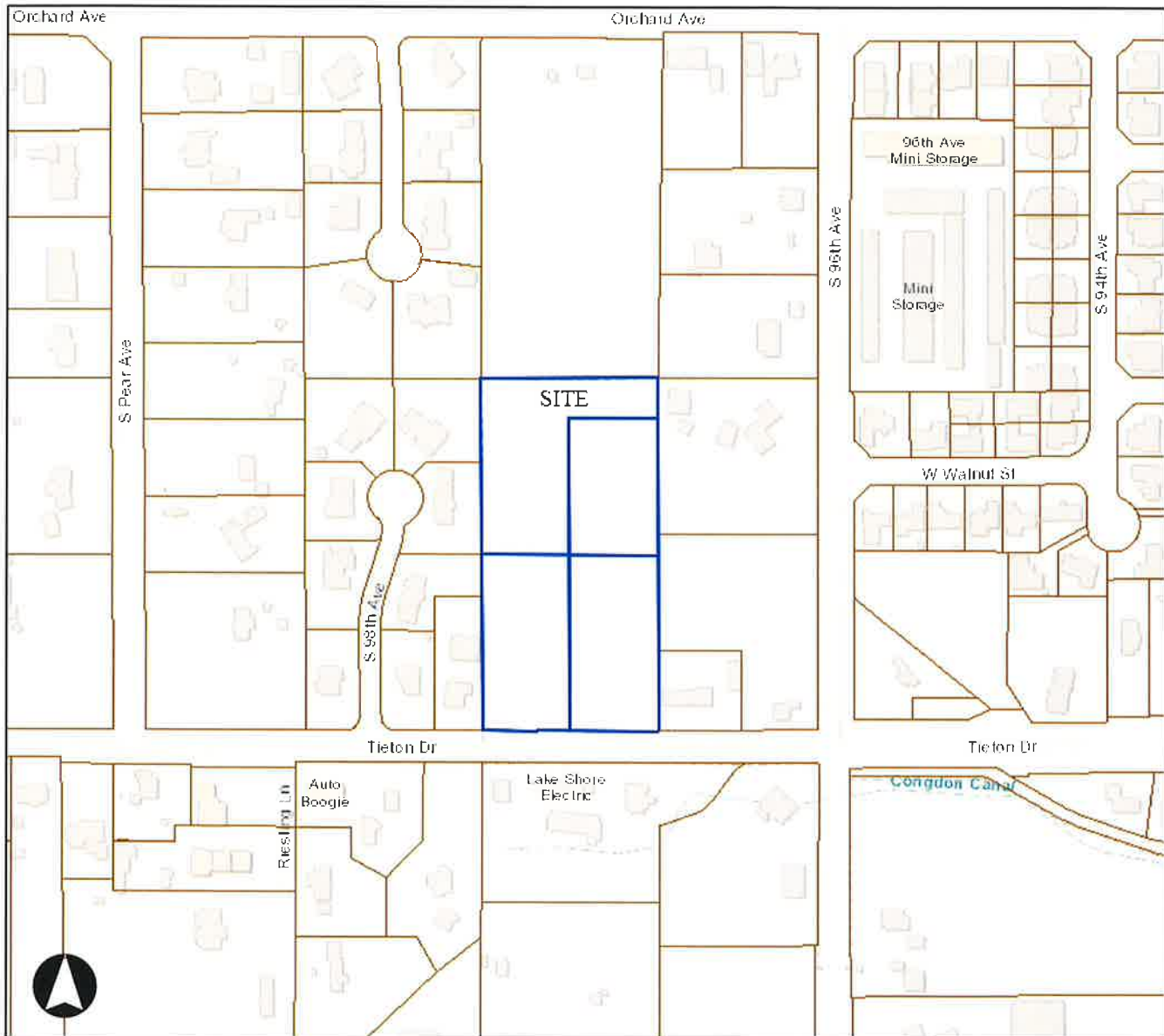
VICINITY MAP



File Number: PLP#002-20, SEPA#013-20 & CAO#007-20

Project Name: RAY NOVOBIELSKI - "POTTENGER'S PLACE"

Site Address: 9711 TIETON DR



Proposal: Proposed long plat that will subdivide four parcels totaling approximately 4.88 acres into 10 common-wall lots and 8 triplex lots. The site is located in the R-2 and R-3 zoning districts and is located partially within the floodplain.

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: 10/5/2020



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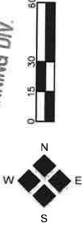
PRELIMINARY PLAT OF "POTTENGER'S PLACE"

(A PORTION OF THE SOUTHEAST QUARTER, SECTION 24, T.13N., R.17E., W.M.)

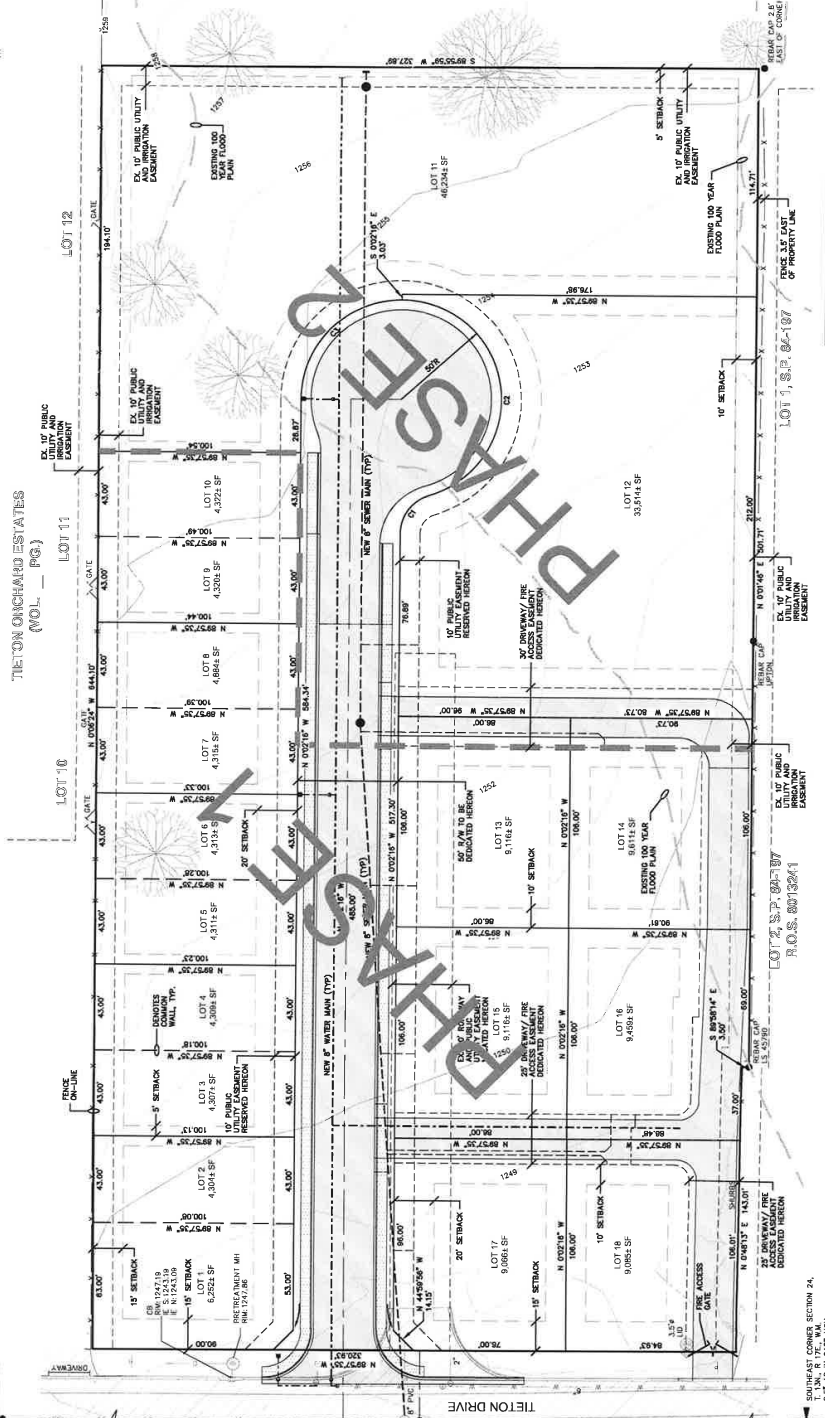
RECEIVED

SEP 29 2020

CITY OF YAKIMA
PLANNING DIV.



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



DOC. INDEX # C-1

CURVE BELTA	RADIUS	LENGTH	DIRECTION	CHORD LENGTH
C1	1572334'	20.00	S. 30.3041° W.	23.80
C2	1572334'	50.00	N. 02.070° W.	98.65
C3	9070144'	50.00	S. 44.9551° W.	70.75



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



REVISION	DATE

JOB NUMBER: 19191
DATE: 9-28-2020
FILE NAMES: 19191.dwg
DRAWING:
REVIEWED BY: WRH/TDF
ENTERED BY: AJH

RAY NOVBIELSKI
PLAT OF POTTENGER'S PLACE
CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON
PRELIMINARY PLAT



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

December 1, 2020

To: Colleda Monick, Community Development Specialist
From: Lisa Maxey, Permit Project Coordinator
Subject: PLP#002-20 - SEPA#013-20 CAO#007-20 - Ray Novobielski- 18 Lots – 10
Common Wall Single Family Residences and 8 Triplex Lots

If approved, the recommended addressing for this proposal is:

Lot 1	420 S 97th Ave
Lot 2	418 S 97th Ave
Lot 3	416 S 97th Ave
Lot 4	414 S 97th Ave
Lot 5	412 S 97th Ave
Lot 6	410 S 97th Ave
Lot 7	408 S 97th Ave
Lot 8	406 S 97th Ave
Lot 9	404 S 97th Ave
Lot 10	402 S 97th Ave
Lot 11	403 S 97th Ave #1 - 3
Lot 12	407 S 97th Ave #1 - 3
Lot 13	411 S 97th Ave #1 - 3
Lot 14	409 S 97th Ave #1 - 3
Lot 15	413 S 97th Ave #1 - 3
Lot 16	415 S 97th Ave #1 - 3
Lot 17	417 S 97th Ave #1 - 3
Lot 18	419 S 97th Ave #1 - 3

Any work to be performed in City right-of-way requires an Excavation permit from City Engineering prior to commence work YMC 8.72

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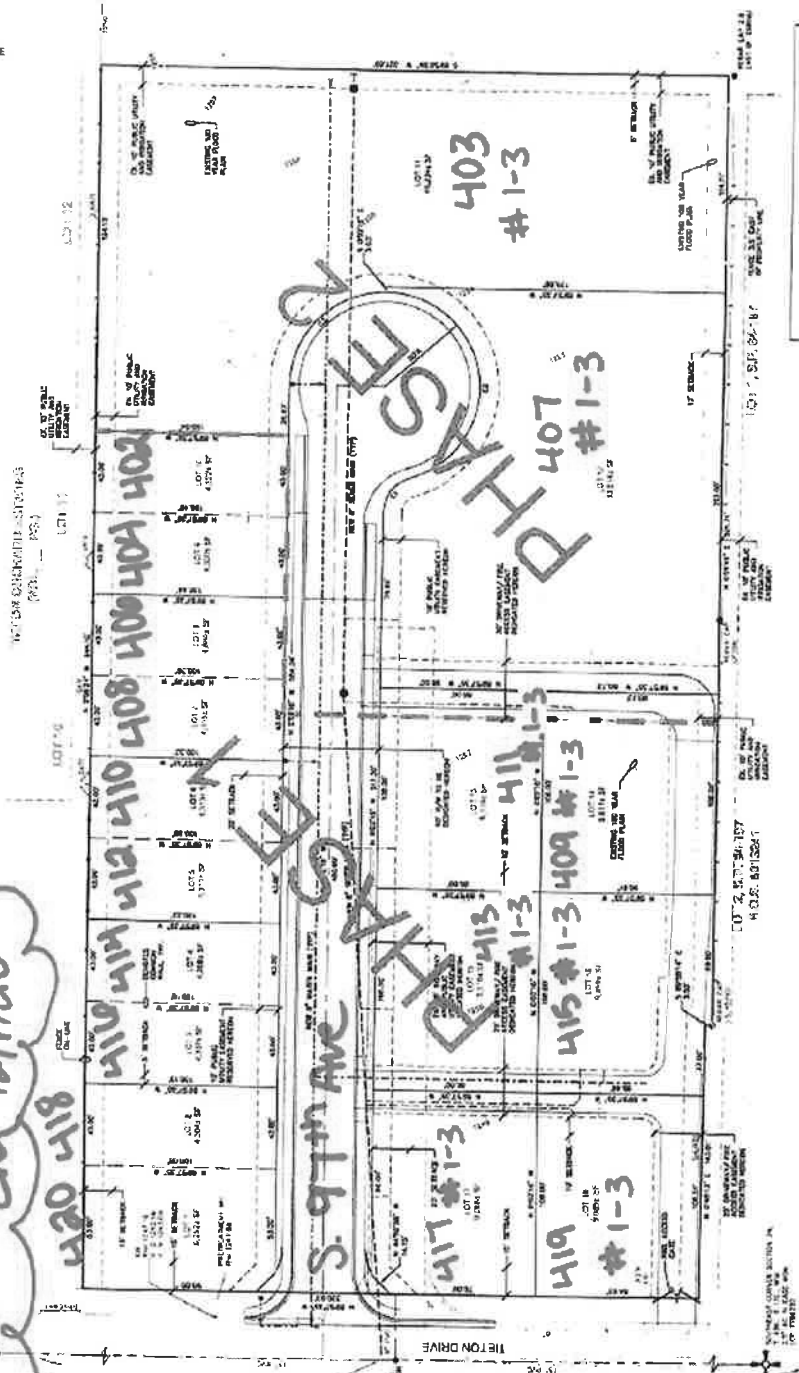
PLP # 00a-20
 Recommended
 Addressing

LA 12/1/20

PRELIMINARY PLAT OF
"POTTENGER'S PLACE"
 (A PORTION OF THE SOUTHEAST QUARTER, SECTION 24, T.13N., R.17E., W.M.)

RECEIVED
 SEP 28 2020
 CITY OF YAKIMA
 PLANNING DIV

PARCEL NO. 171324-44415, 171324-44416, 171324-44417, 171324-44418



CURVE TABLE

CURVE DATA	RADIUS	LENGTH	CHORD	DIRECTION	CHORD BEARING
C1	171.00'	232.0'	254.0'	S. 28.34° W.	32.50'
C2	187.50'	107.0'	102.0'	S. 28.34° W.	14.00'
C3	187.50'	107.0'	102.0'	S. 61.66° E.	14.00'

RAY NOVBIELSKI
 PLAT OF POTTENGER'S PLACE
 CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON

PRELIMINARY PLAT

DATE: 12/1/20
 FILE NAME: 171324-44415-44419.dwg
 DRAWN BY: [Name]
 CHECKED BY: [Name]

DATE: []
 DRAWN BY: []
 CHECKED BY: []



2803 River Road
 Yakima, WA 98903
 509-966-7000
 Fax: 509-966-3800
 www.hla.com



DOC. INDEX # D-9



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

RECEIVED
OCT 22 2020
CITY OF YAKIMA
PLANNING DIV.

October 22, 2020

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

Re: SEPA Register 202005130, PLP#002-20, SEPA#013-20, CAO#007-20

Dear Colleda Monick:

Thank you for the opportunity to comment on the Determination of Non Significance for the subdivision of approximately 4.88 acres into 18 residential lots, proposed by Ray Novobielski. We have reviewed the documents and have the following comments.

WATER QUALITY

Project with Potential to Discharge Off-Site

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

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

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

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

Sincerely,

Gwen Clear

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

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

August 3, 2020

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

From: Glenn Denman, Building Official

Re: DST Comments: PLP#002-20, 9711 Tieton Dr

The City of Yakima has adopted Appendix D107 of the International Fire Code (IFC), that requires two fire department accesses into a site based on the number of dwelling and/or multifamily units.

Fire hydrants will need to be provided with maximum spacing of 500 feet along streets and based on the fire flow needs of the development in accordance with Section 507 and Appendix D of the IFC.

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

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**City of Yakima Development Services Team
Request For Comments
July 30, 2020**

RECEIVED
JUL 30 2020
CITY OF YAKIMA
PLANNING DIV.

To:	City of Yakima Development Services Team
From:	Colleda Monick, Community Development Specialist
Subject:	Request for Comments
Applicant:	Ray Novobielski
File Number:	PLP#002-20, SEPA#013-20, CAO#007-20
Location:	9711 Tieton Dr
Parcel Number(s):	171324-44415, -44416, -44417 and -44418

Proposed long plat that will subdivide four parcels totaling approximately 4.88 acres into 14 common-wall lots and 11 triplex lots. The site is located in the R-2 and R-3 zoning districts and is located partially within the floodplain. *After initial review of the Proposed Preliminary Plat of Pottenger Place, it has been identified that the submitted plat layout does not meet the standards for new lots that are within the floodplain, per YMC § 15.27.321(B), and next steps are being devised.

Please review the attached application and site plan and prepare any written comments you might have regarding this proposal, by August 4, 2020. My email address is colleda.monick@yakimawa.gov and the Planning Department's fax number is (509) 575-6105. Should you have any questions, or require additional information, please call me at (509) 576-6772.

Comments:

Parcels 171324 -44415,-44416,-44417,-44418 are within the District boundary and have 6.60 combined shares of Yakima-Tieton Irrigation water so they will need to show "Irrigation Approval" on the face of the short plat. They will need to follow our Resolution 97-5. Providing for irrigation distribution facilities and easement for said facilities.

Contact Person

Department/Agency

Yakima-Tieton Irrigation Dist.

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

July 30, 2020

RECEIVED
JUL 30 2020
CITY OF YAKIMA
PLANNING DIV.

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

Re: PLP#002-20, SEPA#013-20 & CAO#007-20

Dear Colleda Monick:

Thank you for the opportunity to comment during the optional determination of nonsignificance process for the Pottenger's Place subdivision of approximately 4.88 acres into 14 single family common-wall lots and 11 triplex lots. This project is proposed by Eric Herzog on behalf of Ray Novobielski. We have reviewed the documents and have the following comments.

TOXICS CLEAN-UP

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

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

Sincerely,

Tricia Sawyer

Tricia Sawyer on behalf of Gwen Clear
Environmental Review Coordinator
Central Regional Office
509-575-2012
crosepa@ecy.wa.gov

202003617

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DST COMMENTS – Plat of Pottenger’s Place - PLP#002-20, SEPA#013-20, CAO#007-20

Type ^	Id	Note Type	Code	Text	Begin	End	CreatedBy	Attachments
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Permit Workflow Step	DST - NOB HILL WATER	DST COMMENTS		NOB HILL WATER IS AVAILABLE TO SERVE THE PROPOSED PROJECT. ENGINEERED SIGNED PLANS WILL NEED TO BE GIVEN TO NOB HILL WATER IN ORDER TO DESIGN AND WORK UP COST ESTIMATE FOR INSTALLATION OF WATER MAINLINE, SERVICES, AND FIRE HYDRANTS.	07/21/2020		kirsten.mcperson@yakimawa.gov	
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Type ^	Id	Note Type	Code	Text	Begin	End	CreatedBy	Attachments
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Permit Workflow Step	DST - SURFACE WATER	DST COMMENTS		For the long plat I have no comments, but would like to point out that during the civil phase this project will require a large project stormwater permit and it will also have to address pass through drainage due to the steep slopes above this development.	06/15/2020		randy.meloy@yakimawa.gov	
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Type ^	Id	Note Type	Code	Text	Begin	End	CreatedBy	Attachments
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Permit Workflow Step	DST - TRAFFIC ENG	DST COMMENTS		Sidewalks required on the full Tieton Drive frontage. ADA ramp in each radius. ADA ramps on each side of "alley" approaches onto subdivision road.. Street lights required at the Tieton Drive intersection, in the phase 2 cul-de-sac, and one approximately midpoint between the two.	08/06/2020		joe.rosenlund@yakimawa.gov	
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Type ^	Id	Note Type	Code	Text	Begin	End	CreatedBy	Attachments
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Permit Workflow Step	DST - WASTEWATER	DST COMMENTS		City sewer will need to be extended from Tieton Drive to the furthest north property so serve all proposed lots per YMC Title 12 and City of Yakima Wastewater Standard Details.	08/12/2020		dana.kallevig@yakimawa.gov	
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**City of Yakima Development Services Team
Request For Comments
July 30, 2020**

To:	City of Yakima Development Services Team
From:	Colleda Monick, Community Development Specialist
Subject:	Request for Comments
Applicant:	Ray Novobielski
File Number:	PLP#002-20, SEPA#013-20, CAO#007-20
Location:	9711 Tieton Dr
Parcel Number(s):	171324-44415, -44416, -44417 and -44418

Proposed long plat that will subdivide four parcels totaling approximately 4.88 acres into 14 common-wall lots and 11 triplex lots. The site is located in the R-2 and R-3 zoning districts and is located partially within the floodplain. *After initial review of the Proposed Preliminary Plat of Pottenger Place, it has been identified that the submitted plat layout does not meet the standards for new lots that are within the floodplain, per YMC § 15.27.321(B), and next steps are being devised.

Please review the attached application and site plan and prepare any written comments you might have regarding this proposal, by August 4, 2020. My email address is colleda.monick@yakimawa.gov and the Planning Department's fax number is (509) 575-6105. Should you have any questions, or require additional information, please call me at (509) 576-6772.

Comments:

Contact Person

Department/Agency

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D-3**

Maxey, Lisa

From: Calhoun, Joseph
Sent: Wednesday, July 15, 2020 8:03 AM
To: 'Dianna Woods'; Joel Freudenthal; David Haws; Troy Havens
Cc: Monick, Colleda; Davenport, Joan
Subject: RE: Novobielski, Pottenger's Place, PLP#002-20, SEPA#013-20, CAO#007-20

Dianna,

Thank you for comments from the FCZD. We have been working with this developer for quite some time on floodplain issues and I have attempted to inform them of the standards on numerous occasions. Obviously the times being what they are, communication is more difficult. We are aware of the inconsistency shown in the development with the code and will be working with the developer on a remedy.

Because I'm sure the question will come up, will the Shaw Creek project include any modification to the floodplain in this area? In past conversations with the developer it seems that question was asked but I can't quite recall any specifics and I do not know if they have ever engaged the county in this conversation.

Thanks,

Joseph Calhoun
Planning Manager

City of Yakima
509-575-6042
joseph.calhoun@yakimawa.gov



From: Dianna Woods [<mailto:dianna.woods@co.yakima.wa.us>]
Sent: Tuesday, July 14, 2020 4:23 PM
To: Davenport, Joan <Joan.Davenport@yakimawa.gov>; Monick, Colleda <Colleda.Monick@YAKIMAWA.GOV>
Cc: Troy Havens <Troy.Havens@co.yakima.wa.us>; Joel Freudenthal <joel.freudenthal@co.yakima.wa.us>; David Haws <davidh@co.yakima.wa.us>
Subject: Novobielski, Pottenger's Place, PLP#002-20, SEPA#013-20, CAO#007-20

Hi Joan –

Thank you for this opportunity to comment. I was surprised to see this preliminary plat lay-out in the floodplain, since both of our jurisdictions have a minimum lot size for subdivisions in floodplains. For new lots totally within the floodplain the minimum size is one acre and those partially in the floodplain must provide a usable building envelope outside the floodplain (minimum of 5,000 square feet). YMC 15.27.321 B.2.c. & d. It appears that at least 4 lots are completely within the floodplain – lots 22-25. And lots 12-14 may not pass the requirement for a buildable envelope outside the floodplain.

Maintaining a lower density of homes in floodplains is a sure way for Yakima to minimize new flood risk.

Please let me know if you have questions or my interpretation of the municipal code is incorrect.

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Sincerely,

[Troy & Joel – the notice is saved here.]

Dianna Woods, CFM
Program Analyst
FCZD / Water Resources
dianna.woods@co.yakima.wa.us
(509) 574-2328 Desk

DATE: 6/15/2020
~~December 2, 2020~~

TO: Colleda Monick, Associate Planner

FROM: Mike Shane, Interim Development Engineer

RE: PLP#002-20 — 9711 Tieton Dr. (Parcel #1713244415) –
RAY NOVOBIELSKI - "POTTENGER'S PLACE"

Project Description – Proposed long plat that will subdivide four parcels totaling approximately 4.88 acres into 25 residential lots. The site is located in the R-2 and R-3 zoning districts and is located partially within the floodplain.

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

YMC 8.60 and 12.05 – New 7' sidewalk per standard detail R5 shall be installed along the site's frontage on Tieton Dr., including approved ADA ramp at intersection. New curb, gutter and 5' sidewalk shall be installed along the site's new residential street. Street section shall conform to standard detail R3.

12.02 – Easements shall be established per this chapter.

12.06.020 – Right of way – Tieton Dr. is classified as Collector Arterial requiring a total of 80' of right of way (40' half width). Adequate right of way shall be dedicated if necessary to provide for 40' width from centerline of right of way along frontage. 50' of right of way is required for the new residential street. Dead-end shall be provided with cul-de-sac/hammer head turnaround to accommodate emergency and refuse collection vehicles. If street is proposed to be extended in the future, an approved temporary turnaround shall be provided.

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 civil work to be performed on site.

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

Mike Shane - Water/Irrigation Engineer
(509) 576-6480 Fax (509) 575-6187
mike.shane@yakimawa.gov

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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 Pottenger's Place
2. **Applicant's Name & Phone:** Ray Novobielsi (509) 952-9000
3. **Applicant's Address:** 200 Abbec Lane, Yakima, WA 98908
4. **Contact Person & Phone:** Eric Herzog, PLS, HLA Engineering and Land Surveying (509) 966-7000
5. **Agency Requesting Checklist:** City of Yakima
6. **Date the Checklist Was Prepared:** May 13, 2020
7. **Proposed Timing or Schedule (Including Phasing, If Applicable):** The Plat of Pottenger's Place 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 Pottenger's Place and construction of the proposed residential buildings. The property will be fully developed upon completion of this project.

RECEIVED

MAY 18 2020

CITY OF YAKIMA
PLANNING DIV.

DOC.
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E-1

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal: None known to applicant.

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: None known to applicant.

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 Pottenger's Place site will subdivide approximately 4.88 acres into ¹⁵25 lots. The lot sizes will vary in size from approximately 4,307 square feet to ~~16,301~~ ^{46,234} square feet. The lots will have frontage onto a public roadway which will need to be improved as part of this project.

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

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 Pottenger's Place Plat is located on the north side of Tieton Drive 300 feet west of S. 96th Avenue in the SE Quarter of Section 24, Township 13 North, Range 17 E.W.M

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):</p> <p><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 Kittitas Silt Loam which is a CL, ML or A-4 soil</p>	<p style="text-align: center;">RECEIVED</p> <p style="text-align: center;">MAY 18 2020</p> <p style="text-align: center;">CITY OF YAKIMA PLANNING DIV.</p>

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>type. The remainder of the site is Naches Loam, which is a CL, SC or A-4 soil type. The Kittitas Silt Loam, and Naches Silt Loam are considered prime farmland if irrigated.</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.</p> <p>The project consists of usual and normal embankment construction for new streets and building lots. No net increase or decrease in quantity of material is anticipated within either construction project, so the same floodplain volume is available after the project is completed.</p> <p>There will be approximately 2,000 cubic yards of cut and fill across the parcel to build the roadway.</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)?</p> <p>Pottenger's Place will be constructed in accordance with R-2 and R-3 standards, with approximately 60-percent of the site will be covered with impervious surfacing in the R-2 zone and 80 percent in the R-3 zone.</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>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>RECEIVED MAY 18 2020 CITY OF YAKIMA PLANNING DIV.</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>	

B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>c. Proposed measures to reduce or control emissions or other impacts to air, if any: The contractor shall comply with Yakima County Clean Air Authority regulatory requirements. The contractor may be required to use dust control measures such as watering of the construction area to eliminate wind-borne erosion if a problem arises. The contractor will also be required to clean mud and dust from public roadways as necessary. In addition, construction equipment will be well maintained to prevent excessive exhaust emissions.</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.</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. No development is planned within 200 feet of any streams.</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.</p> <p>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 northerly portion of the site is within a 100-year floodplain. The floodplain is shown on the attached mapping.</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>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>RECEIVED MAY 18 2020 CITY OF YAKIMA PLANNING DIV.</p>
<p>c. Water Runoff (including stormwater):</p>	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. 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>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.</p>	
<p>5. Animals:</p>	
<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>	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
d. Proposed measures to preserve or enhance wildlife, if any: None.	
6. Energy and Natural Resources	
a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. It is anticipated that electricity and/or natural gas will be the primary sources of cooling and heating the residences. Electricity will also be used for normal residential demands of lighting, etc. During construction: equipment fuel.	
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. The project will not affect the potential use of solar energy by adjacent properties.	
c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: New construction will be built to Washington State Energy Codes and as required by the International Building Code.	
7. Environmental Health	
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. There are no known environmental health hazards that could occur as a result of proposal. A fuel spill may occur as a result of construction activities.	
1. Describe special emergency services that might be required. There are no known emergency services that would be needed as a result of this new building. Emergency medical aid may be required should an injury occur during construction.	
2. Proposed measures to reduce or control environmental health hazards, if any: There are no known environmental health hazards associated with this proposal, therefore there are no proposed measures.	
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.	
2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. Short-term noise consists of construction activities associated with commercial construction. Construction noise can be expected from approximately 7:00 a.m. to 7:00 p.m. Long-term noise is expected from the typical residential maintenance equipment, i.e. lawn mowers, leaf blowers, power trimmers, snow blowers, etc. during daylight hours.	<p>RECEIVED</p> <p>MAY 18 2020</p> <p>CITY OF YAKIMA PLANNING DIV.</p>
3. Proposed measures to reduce or control noise impacts, if any: No adverse noise impacts are anticipated; however, we propose to restrict construction to 7:00 a.m. to 7:00 p.m.. In addition, we will comply with the City of Yakima and Yakima County Noise Ordinance, as it applies to this project.	
8. Land and Shoreline Use	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
a. What is the current use of the site and adjacent properties? The project area consists of unused open land. There is open land located immediately to the north and east of the subject parcel. Residential homes are located to the all sides of the subject property.	
b. Has the site been used for agriculture? If so, describe. The site has not been used for agriculturally for fruit production. The site has been used to pasture cows or grow alfalfa.	
c. Describe any structures on the site. There are no structures on the site.	
d. Will any structures be demolished? If so, what? No.	
e. What is the current zoning classification of the site? R-2 and R-3.	
f. What is the current comprehensive plan designation of the site? R-3.	
g. If applicable, what is the current shoreline master program designation of the site? Not applicable.	
h. Has any part of the site been classified as an "environmentally sensitive" area? If so specify. There a 100 year floodplain across the northern portion of the property.	
i. Approximately how many people would reside or work in the completed project? Approximately 127 ⁹² people (2.7 people per home) would reside in the completed project.	
j. Approximately how many people would the completed project displace? None	
k. Proposed measures to avoid or reduce displacement impacts, if any. Not applicable.	
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The current zoning for these properties is determined that the properties are suitable for uses permitted in the respective single family and multi-family zoning district. Project meets the current and future land use plans of the City of Yakima.	
9. Housing	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Approximately 47 ³⁴ middle income, single family housing units will be created.	
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None.	
c. Proposed measures to reduce or control housing impacts, if any: Not applicable.	
10. Aesthetics	
a. What is the tallest height of any proposed structures, not including antennas; what are the principal exterior building materials proposed? Most likely less than 35 feet in max height. Principal building materials will consist of stone, brick, stucco, wood.	
b. What views in the immediate vicinity would be altered or obstructed? None known.	
c. Proposed measures to reduce or control aesthetic impacts, if any: The proposed buildings will be similar in appearance as neighboring buildings to further control aesthetic impacts. Compliance with zoning and building code regulations regarding building height, lot coverage and setbacks will also be in effect.	
11. Light and Glare	

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<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: 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? City of Yakima owned park, West Valley Park, at South 80th Avenue lies 7,500 feet to the southeast 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>13. Historic and Cultural Preservation</p>	
<p>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.</p>	
<p>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.</p>	
<p>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.</p>	
<p>14. Transportation</p>	
<p>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 Pottenger's Place development has frontage along Tieton Drive. The development has two access points to Tieton Drive. See site plan.</p>	<p>RECEIVED MAY 18 2020 CITY OF YAKIMA PLANNING DIV.</p>
<p>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 8,400 feet to the east along Tieton Drive.</p>	
<p>c. How many parking spaces would the completed project have? How many would the project eliminate? None</p>	

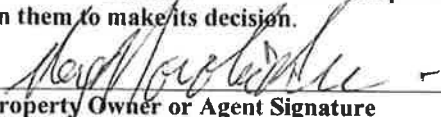
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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)	Space Reserved for Agency Comments
<p>In Pottenger's Place, each homesite will have a minimum of 2 off-street parking spaces. There will be on-street parallel parking along the public roadway within the development. No parking spaces will be eliminated.</p>	
<p>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 Tieton Drive. The development has two access points to Tieton Drive and will have public internal roads throughout the subdivision. See attached preliminary plat drawing.</p>	
<p>e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No.</p>	
<p>f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.</p> <p>In Pottenger's Place, 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 450 vehicle trips per day for (50% entering and 50% exiting).</p>	
<p>g. Proposed measures to reduce or control transportation impacts, if any: No measures are planned. Tieton Drive 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, septic system, other.</u></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: Yakima Tieton</p>	<p>RECEIVED</p> <p>MAY 18 2020</p> <p>CITY OF YAKIMA PLANNING DIV.</p>

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)		Space Reserved for Agency Comments
Natural Gas: Cascade Natural Gas Company		
C. SIGNATURE (To be completed by the applicant.)		
The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.		
		5/15/2020
Property Owner or Agent Signature		Date Submitted
PLEASE COMPLETE SECTION "D" ON THE NEXT PAGE IF THERE IS NO PROJECT RELATED TO THIS ENVIRONMENTAL REVIEW		

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D. SUPPLEMENT SHEET FOR NONPROJECT ACTIONS (To be completed by the applicant.) (DO NOT USE THE FOLLOWING FOR PROJECT ACTIONS)	Space Reserved For Agency Comments
<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>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>	

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Critical Areas Identification Form

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT

129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901

VOICE: (509) 575-6183 EMAIL: ask.planning@yakimawa.gov

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

PART II - APPLICATION INFORMATION

A. Project Information

1. Name of project.

Pottenger's Place

2. Name and address of applicant.

Eric Herzog, PLS HLA Engineering and Land Surveying, Inc., 2803 River Road, Yakima, WA 98902

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

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

4. Date the identification form was prepared.

June 23, 2020

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

Parcel 171324-44415, -44416, -44417, and -44418, Tieton Drive Yakima, WA 98908.

See Attached Legal Description

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

See Attached

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

See attached project description and site plan.

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B. General Questions That May Be Applicable To All Areas

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

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

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

Loam

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

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

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

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

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

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

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

No, it will be connected to City sewer.

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

The project will be a two phased project that is anticipated to begin in the Fall of 2020 and be constructed over five years.

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

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

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

There are none known to exist.

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

The project will be reviewed under the SEPA.

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

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

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

There are no existing surface bodies of water within the development.

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

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

14. How will stormwater from the project be managed?

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

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

The site is proposing to mitigate the flood plain as allowed through building codes with building pass through's or revising the internal pathway through the project site. There are no wetlands or bodies of water on the site.

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

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

C. Available Information

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

There are no known environmental reviews known to have been completed.

D. Wetlands

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

There are no known wetlands on the property.

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

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

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E. Critical Aquifer Recharge Areas

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

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

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

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

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

F. Frequently Flooded Areas

1. Is the site, or a portion of the site, at a lower elevation than surrounding properties?
The site is generally flat and slopes gently to the south and consistent with neighboring properties.

G. Geological Hazard

1. Generally describe the site: Flat, rolling, hilly, steep slopes, mountainous, other.
The site is generally flat and slopes gently to the south and consistent with neighboring properties.

2. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill material.
The flood plain will be revised however there will be no net increase or decrease, and no significant cuts or fills.

3. What is the steepest slope on the property? 1%

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

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

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<p>6. Is there any indication of past landslides, erosion, or unstable soils in the vicinity? No</p>	<p>RECEIVED JUN 24 2020 CITY OF YAKIMA PLANNING DIV.</p>																		
<p>7. Is erosion likely to occur as a result of clearing, construction, or use? It is not anticipated and Best Management Practices will be employed to prevent erosion.</p>																			
<p>8. Are soils proposed to be compacted? Soils will be compacted in the road and building prisms only.</p>																			
<p>9. Are roads, walkways, and parking areas designed to be parallel to natural contours? The roads and walkways will slope with natural terrain to minimize cuts and fills. The proposal is to cut material throughout the roads and the back of the proposed lots and move it to the center of the lots to create building pads. The cuts and fills across the property will be approximately 1 depth.</p>																			
<p>H. Habitat</p>																			
<p>1. List any birds, mammals, fish, or other animal species found in the vicinity of the site, including those found during seasonal periods. Songbirds</p>																			
<p>2. Is the site or areas in the vicinity used for commercial or recreational fishing, including shellfish? No</p>																			
<p>3. Is the area designated an Area of Special Concern under on-site sewage regulations to protect shellfish or the general aquatic habitat? No</p>																			
<p>4. Are any natural area preserves or natural resource areas located within 500 feet of the site? No</p>																			
<p>5. Is the site part of a migration route? Most of Washington State is part of the Pacific Flyway migratory route for birds.</p>																			
<p>6. Are any priority habitat areas, as shown on maps published by the WA Dept. of Fish & Wildlife, within one-half mile of the site? If so, describe type of habitat and distance from project area. No</p>																			
<p>7. Are any of the following located on or adjacent to the site?</p> <table border="0"> <tr> <td><input type="checkbox"/> Aspen stands</td> <td><input type="checkbox"/> Estuary and estuary like areas</td> <td><input type="checkbox"/> Juniper savannah</td> </tr> <tr> <td><input type="checkbox"/> Caves</td> <td><input type="checkbox"/> Marine/estuarine shorelines</td> <td><input type="checkbox"/> Prairies and steppe</td> </tr> <tr> <td><input type="checkbox"/> Cliffs</td> <td><input type="checkbox"/> Vegetative marine/estuarine areas</td> <td><input type="checkbox"/> Riparian areas</td> </tr> <tr> <td><input type="checkbox"/> Shrub-steppe</td> <td><input type="checkbox"/> Old-growth/mature forests</td> <td><input type="checkbox"/> Instream habitat areas</td> </tr> <tr> <td><input type="checkbox"/> Snags or logs</td> <td><input type="checkbox"/> Oregon white oak woodlands</td> <td><input type="checkbox"/> Rural natural open spaces</td> </tr> <tr> <td><input type="checkbox"/> Talus</td> <td><input type="checkbox"/> Freshwater wetlands and fresh deepwater</td> <td><input type="checkbox"/> Urban natural open spaces</td> </tr> </table>		<input type="checkbox"/> Aspen stands	<input type="checkbox"/> Estuary and estuary like areas	<input type="checkbox"/> Juniper savannah	<input type="checkbox"/> Caves	<input type="checkbox"/> Marine/estuarine shorelines	<input type="checkbox"/> Prairies and steppe	<input type="checkbox"/> Cliffs	<input type="checkbox"/> Vegetative marine/estuarine areas	<input type="checkbox"/> Riparian areas	<input type="checkbox"/> Shrub-steppe	<input type="checkbox"/> Old-growth/mature forests	<input type="checkbox"/> Instream habitat areas	<input type="checkbox"/> Snags or logs	<input type="checkbox"/> Oregon white oak woodlands	<input type="checkbox"/> Rural natural open spaces	<input type="checkbox"/> Talus	<input type="checkbox"/> Freshwater wetlands and fresh deepwater	<input type="checkbox"/> Urban natural open spaces
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8. Does the proposal involve any discharge of waste materials or the use of hazardous substances?

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

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

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

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

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

III. REQUIRED ATTACHMENTS

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

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

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PROJECT DESCRIPTION

Critical Areas ID Application

18
46,234

The proposed Preliminary Plat of Pottenger's Place site will subdivide approximately 4.88 acres into 25 residential lots. The lots will be a mixture of 14 single family common wall lots, and 11 multi-family tri-plex's. The lot sizes will vary in size from approximately 4,304 square feet to 16,301 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 14 lots in phase 1 and 11 lots in phase 2. 16

Access to the plat will be from a public road extension off Tieton Drive. 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. There is a portion of the northern properties that are encumbered by the FEMA 100-year floodplain although the land is dry, and no indication of wetlands are present. The majority of the floodplain for the proposed project is located in FEMA Panel 53077C1007E and is designated Zone AE, which represents a base flood elevation has been determined.

During plat improvement design phase and again in the building development phase, the developer will provide a hydraulic analysis as necessary to the City of Yakima Planning and Code Administration Division for review and approval which take into account all encroachments, fill, new construction, and all other development that all floodplain encroachments will not materially cause water to be diverted from the established floodway, cause erosion, obstruct the natural flow of water, reduce carrying capacity of the floodway, or increase flood levels during the occurrence

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

There will be 3,000 cubic yards of cut and fill across the property to revise the contours and create the building pads. There are no wetlands in this area. The proposal is to cut material throughout the roads and the back of the proposed lots and move it to the center of the lots to create building pads. The cuts and fills across the property will be approximately 1 to 2 feet in depth.

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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

Applicant Name: HLA Engineering and Land Surveying **Project Address:** Tieton Drive and 96th Avenue
Contact Person: Eric Herzog, PLS Yakima WA 98908
Mailing Address: 2803 River Road
Yakima, WA 98902 **Parcel No(s):** 171324-44415, -44416, -44417, and
-44418

Please fill out the appropriate column for your proposed use:

For RESIDENTIAL Use:	For COMMERCIAL Use:	For INDUSTRIAL Use:
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>25 Lots</u>	Number of Employees _____	Number of Employees _____

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

Project Description: The proposed Pottenger's Place Plat will consist of 25 lots with a total of 47 housing units. The plat may be constructed in two phases. All lots will have access to public roads, sewer, and water.

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

Questions? Contact the City of Yakima, Planning Division, 129 N. 2nd Street, Yakima, WA 98901 - (509) 575-6183

FILE/APPLICATION #: <u>TCO # 004-20</u>			
DATE FEE PAID: <u>5/19/20</u>	RECEIVED BY: <u>A. Nuñez</u>	AMOUNT PAID: <u>\$ 250.00</u>	RECEIPT NO: <u>CR-20-004555</u>

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PLANNING DIV.



LAND USE APPLICATION

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

INSTRUCTIONS - PLEASE READ FIRST 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:	Eric Herzog, PLS HLA Engineering and Land Surveying, INC.						
	Mailing Address:	2803 River Road						
	City:	Yakima	St:	WA	Zip:	98902	Phone:	(509) 966-7000
	E-Mail:	eherzog@hlacivil.com						
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Agent	<input type="checkbox"/> Purchaser	<input type="checkbox"/> Other _____			
3. Property Owner's Information (If other than Applicant):	Name:	Ray Novobielski						
	Mailing Address:	200 Abbess Lane						
	City:	Yakima	St:	WA	Zip:	98908	Phone:	()
	E-Mail:							

4. Subject Property's Assessor's Parcel Number(s): 171324-44415, -44416, -44417, and -44418

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

6. Property Address:

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

8. Type Of Application: (Check All That Apply)
 Preliminary Long Plat Environmental Checklist (SEPA Review) Planned Development
 Transportation Concurrence Other: _____ Other: _____

PART II - SUPPLEMENTAL APPLICATION & PART III - REQUIRED ATTACHMENTS

SEE ATTACHED SHEETS

PART IV - CERTIFICATION

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

Ray Novobielski 5/15/2020
Property Owner's Signature Date

[Signature] 5-15-20
Applicant's Signature Date

FILE/APPLICATION(S)# PLP#002-20 SEPA#013-20 TCO#004-20 CAD#007-20

DATE FEE PAID: 5/19/20 6/24/20	RECEIVED BY: A. Nuñez A. Nuñez	AMOUNT PAID: \$2,235.00 \$325.00	RECEIPT NO: CR-20-004555 CR-20-004943
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Supplemental Application For:
PRELIMINARY LONG PLAT
 CITY OF YAKIMA, SUBDIVISION ORDINANCE, TITLE 14

PART II - APPLICATION INFORMATION

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

Ray Novobielski
 200 Abbess Lane
 Yakima, WA 98908

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

Eric Herzog, PLS HLA Engineering and Land Surveying
 2803 River Road, Yakima, WA 98902 (509) 966-7000

MAY 18 2020

CITY OF YAKIMA
 PLANNING DIV.

3. NAME OF SUBDIVISION: Pottenger's Place

4. NUMBER OF LOTS AND THE RANGE OF LOT SIZES: ¹⁸ ~~25~~ Lots, 4,307 sq. ft. - ^{46,234} ~~16,301~~ sq. ft.

5. SITE FEATURES:

A. General Description: Flat Gentle Slopes Steepened Slopes

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

None

C. Is the property in a 100-Year Floodplain or other critical area as mapped by any local, state, or national maps or as defined by the Washington State Growth Management Act or the Yakima Municipal Code? Yes

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

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

7. OTHER INFORMATION:

A. Distance to Closest Fire Hydrant: Adjacent to site on North side of Tieton Drive

B. Distance to Nearest School (and name of school): 3,400' Apple Valley Elementary

C. Distance to Nearest Park (and name of park): 7,500' West Valley Community Park

D. Method of Handling Stormwater Drainage: On site detention

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

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

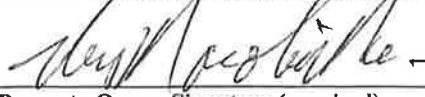
PART III - REQUIRED ATTACHMENTS

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

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

3 ENVIRONMENTAL CHECKLIST (required):

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



 Property Owner Signature (required)

5/15/2020

 Date

PROJECT DESCRIPTION

The proposed Preliminary Plat of Pottenger's Place site will subdivide approximately 4.88 acres into 18 residential lots. The lots will be a mixture of 10 single family common wall lots, and 8 multi-family tri-plex's lots. The lot sizes will vary in size from approximately 4,304 square feet to 46,234 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 16 lots in phase 1 and 2 lots in phase 2.

Access to the plat will be from a public road extension off Tieton Drive. 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. There is 100-year floodplain running across the northern portion of the property.

The project consists of usual and normal embankment construction for new streets and building lots in Pottenger's Place. No net increase or decrease in quantity of material is anticipated within either construction project, so the same floodplain volume is available after the project is completed.

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- PLP SEPA *F-1*

**“PLAT OF POTTENGER’S PLACE”
PLP#002-20, SEPA#013-20, CAO#007-20, TCO#004-20**

EXHIBIT LIST

**CHAPTER G
Public Notices**

DOC INDEX #	DOCUMENT	DATE
G-1	Notice of Incomplete Application	05/18/2020
G-2	Land Use Action Installation Certificate	05/26/2020
G-3	Notice of Decision for Transportation Concurrency Analysis	06/10/2020
G-4	Determination of Complete Application	07/08/2020
G-5	Notice of Application & SEPA G-5a: Legal Ad G-5b: Parties and Agencies Notified G-5c: Affidavit of Mailing	07/13/2020
G-6	Notice of Application, Environmental Review, Public Hearing and Preliminary Determination of Nonsignificance (DNS) G-6a: Legal Ad G-6b: Press Release and Distribution Email G-6c: Parties and Agencies Notified G-6d: Affidavit of Mailing	10/05/2020
G-7	Notice of Retention of DNS G-7a: Parties and Agencies Notified G-7b: Affidavit of Mailing	10/29/2020
G-8	YPC Agenda and Packet Distribution List	12/02/2020
G-9	YPC Agenda & Attendee Report	12/09/2020
G-10	Notice of YPC Recommendation (See DOC INDEX#AA-1 for YPC Recommendation) G-10a: Parties and Agencies Notified G-10b: Affidavit of Mailing	12/29/2020
G-11	Letter of Transmittal to City Clerk: City Council Hearing (Mailing Labels, Site Plan, Vicinity Map)	01/06/2021

CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

I, Analilia Núñez, 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 POTTENGER'S PLACE" (PLP#002-20 & SEPA#013-20, CAO#007-20) 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 6TH day of JANUARY, 2021.



Analilia Núñez
Planning Technician

Received By:



Date:

1-6-2021

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1713244443 MELROY LIVING TRUST 421 S 98TH AVE YAKIMA, WA 98908	1713244445 CARL R & SUSAN M OLDEN 411 S 98TH AVE YAKIMA, WA 98908	1713244445 CRAIG D & LINDA FINCH 210 S 96TH AVE YAKIMA, WA 98908
1713244438 GEOFFREY C & ROBYN L BIGLOW 220 S 98TH AVE YAKIMA, WA 98908	17132511409 GEOFFREY L & AMY L KNAUTZ 7507 BARGE CT YAKIMA, WA 98908	1713244442 JAMES L JR & DINA MARIE WILLIAMS 420 S 98TH AVE YAKIMA, WA 98908
17132511011 JOSHUA & CARLEE FIEDOR 9810 TIETON DR YAKIMA, WA 98908	17132444404 KENNETH R KENNEDY 208 S 96TH AVE YAKIMA, WA 98908	1713244446 LARRY MICHAEL & JUDY LEE BAUGHER 403 S 98TH AVE YAKIMA, WA 98908
17132444407 LISA A ESCOBAR 9705 TIETON DR YAKIMA, WA 98908	17132444409 LYLD D & CINDY L WAKEFIELD 9801 TIETON DR YAKIMA, WA 98908	17132444447 LYNN F MASSONG 221 S 98TH AVE YAKIMA, WA 98908
17132444441 MARK & WENDY MARTINEZ 416 S 98TH AVE YAKIMA, WA 98908	17132444439 MARK A & CLAUDIA H GRADWOHL 402 S 98TH AVE YAKIMA, WA 98908	17132444402 MARY ANN NEWLAND 9706 ORCHARD AVE YAKIMA, WA 98908
17132444448 MARY ANNE DAUGHS 217 S 98TH AVE YAKIMA, WA 98908	17132444440 MICHAEL D & ALLYSON UHLMAN 410 S 98TH AVE YAKIMA, WA 98908	17132511412 MILTON W & LINDA ROSS 9702 TIETON DR YAKIMA, WA 98908
17132444420 NORMAN & BEVERLY LEAVERTON 5808 A SUMMITVIEW AVE # 89 YAKIMA, WA 98908	17132444444 NORMAN L & SHARON L BASE 417 S 98TH AVE YAKIMA, WA 98908	17132444419 PATRICK TRUE 402 S 96TH AVE YAKIMA, WA 98908
17132444417 RAYMOND & PAMELA NOVBIELSKI 200 ABBESS LN YAKIMA, WA 98908	17132444415 RAYMOND L & PAMELA NOVBIELSKI 200 ABBESS LN YAKIMA, WA 98908	17132444416 RAYMOND L & PAMELA NOVBIELSKI 200 ABBESS LN YAKIMA, WA 98908
17132444418 RAYMOND L & PAMELA NOVBIELSKI 200 ABBESS LN YAKIMA, WA 98908	17132511406 SCOTT BACH 9800 TIETON DR YAKIMA, WA 98908	26 Total Parcels - Ray Novobielski - "Pottenger's Place" - PLP#002-20 & SEPA#013-20 & CAD#007-20
HLA Engineering & Land Surveying Attn: Eric Herzog 2803 River Rd Yakima, WA 98902	<p><i>ntc of City Council Hearing</i> <i>PLP#002-20, SEPA#013-20</i> <i>Hearing: 2/2/2021</i></p>	

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Nunez, Analilia

From: Nunez, Analilia
Sent: Wednesday, January 06, 2021 10:30 AM
To: Claar Tee, Sonya
Cc: Ibarra, Rosalinda
Subject: Mailing for City Council Hearing - Plat of Pottenger's Place
Attachments: In-House Distribution E-mail List_updated 12.29.2020; Local Media List _12.02.20; YPC Members Only _updated 08.18.2020

Good morning Sonya,

When you email the notice, please send it to these distribution groups (attached): **In-House Distribution E-mail List updated 12.29.2020 & Local Media List 12.02.20 & YPC Members Only updated 08.18.2020.**

Please also email it to these parties:

Werwilly5@msn.com
crosmo@msn.com
ehertzog@hlcivil.com
raynovobielski@gmail.com

Mailing labels were dropped off earlier this morning.

Thank you!



Analilia Núñez
Planning Technician
City of Yakima Planning Division
p: 509.575.6261
129 North 2nd Street, Yakima, Washington, 98901

Parties of Record – Plat of Pottenger’s Place – PLP#002-20, SEPA#013-20 & CAO#007-20

HLA Engineering & Land Surveying Attn: Eric Herzog 2803 River Rd Yakima, WA 98902 eherzog@hlacivil.com	Ray Novobielski 200 Abbess Ln Yakima, WA 98908 raynovobielski@gmail.com	Norm Base 417 S 98 th Ave Yakima, WA 98908
Susan & Carl Olden 411 S 98 th Ave Yakima, WA 98908 crosmo@msn.com	Diana Marie Williams 420 S 98 th Ave Yakima, WA 98908 Werwilly5@msn.com	Lynn Massong 221 S 98 th Ave Yakima, WA 98908

In-House Distribution E-mail List		
Name	Division	E-mail Address
Silvia Corona	Clerk’s Office	Silvia.Corona@yakimawa.gov
Lisa Maxey	Code Administration	Lisa.maxey@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
Analilia Nunez	Planning	Analilia.nunez@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 10/2020

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: Notice of City Council Hearing

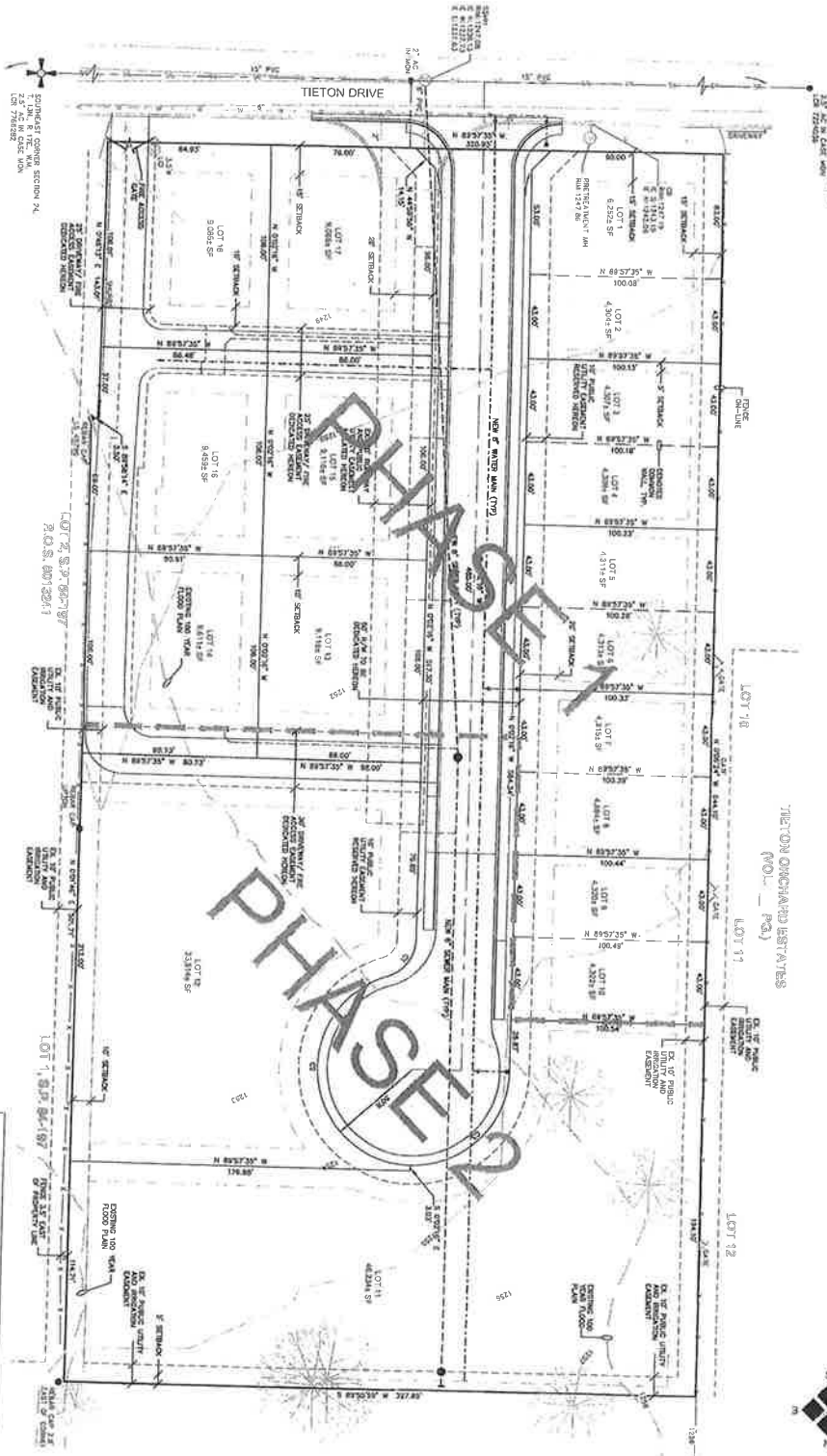
File Number: PLP#002-20, SEPA#013-20

Date of Hearing Mailing: 2/2/2021

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PRELIMINARY PLAT OF "POTTENGER'S PLACE"

(A PORTION OF THE SOUTHEAST QUARTER, SECTION 24, T.13N., R.17E., W.M.)



DOC. INDEX # 11-9

RECEIVED
SEP 29 2020
CITY OF YAKIMA
PLANNING DIV.



2880 River Road
Yakima, WA 98902
509.966.7000
Fax 509.965.3800
www.hilapl.com



REVISION	DATE	BY	CHKD

CURVE TABLE

CURVE	LOTL	RADIUS	LENGTH	CHORD	DIRECTION	CHORD	LENGTH
1	11	1132.0'	206.0'	215.0'	139°50'00"	215.0'	215.0'
2	12	1132.0'	206.0'	215.0'	139°50'00"	215.0'	215.0'
3	13	1132.0'	206.0'	215.0'	139°50'00"	215.0'	215.0'
4	14	1132.0'	206.0'	215.0'	139°50'00"	215.0'	215.0'
5	15	1132.0'	206.0'	215.0'	139°50'00"	215.0'	215.0'

JOB NUMBER: DATE: 19181 9-28-2020
 FILE NAME: 19181.dwg
 DRAWING: 19181.dwg
 REQUESTED BY: MRN/TOV
 CHECKED BY: MSH/TOV
 RAY NOVOTBIELSKI
 PLAT OF POTTENGER'S PLACE
 CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON
 PRELIMINARY PLAT

FARCEL NO. 171324-44415, 171324-44416, 171324-44417, 171324-44418

VICINITY MAP



File Number: PLP#002-20, SEPA#013-20 & CAO#007-20

Project Name: RAY NOVOBIELSKI - "POTTENGER'S PLACE"

Site Address: 9711 TIETON DR



Proposal: Proposed long plat that will subdivide four parcels totaling approximately 4.88 acres into 10 common-wall lots and 8 triplex lots. The site is located in the R-2 and R-3 zoning districts and is located partially within the floodplain.

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: 10/5/2020

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: PLP#002-20 & SEPA#013-20, CAO#007-20, TCO#004-20

Ray Novobielski / Plat of Pottenger's Place

Vicinity 9711 Tieton Drive

I, Analilia Núñez, 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 29th day of December, 2020.

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



Analilia Núñez

Planning Technician

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1713244443 MELROY LIVING TRUST 421 S 98TH AVE YAKIMA, WA 98908	1713244445 CARL R & SUSAN M OLDEN 411 S 98TH AVE YAKIMA, WA 98908	17132444405 CRAIG D & LINDA FINCH 210 S 96TH AVE YAKIMA, WA 98908
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HLA Engineering & Land Surveying Attn: Eric Herzog 2803 River Rd Yakima, WA 98902	<i>NTC of Planning Commission's Recommendation 12/29/20</i>	DOC. INDEX # <u>6-10a</u>

Parties of Record – Plat of Pottenger’s Place – PLP#002-20, SEPA#013-20 & CAO#007-20

HLA Engineering & Land Surveying Attn: Eric Herzog 2803 River Rd Yakima, WA 98902 cherzog@hla civil.com	Ray Novobielski 200 Abbess Ln Yakima, WA 98908 raynovobielski@gmail.com	Norm Base 417 S 98 th Ave Yakima, WA 98908
Susan & Carl Olden 411 S 98 th Ave Yakima, WA 98908 crosmo@msn.com	Diana Marie Williams 420 S 98 th Ave Yakima, WA 98908 Werwilly5@msn.com	Lynn Massong 221 S 98 th Ave Yakima, WA 98908

In-House Distribution E-mail List		
Name	Division	E-mail Address
Silvia Corona	Clerk’s Office	Silvia.Corona@yakimawa.gov
Lisa Maxey	Code Administration	Lisa.maxey@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
Analilia Nunez	Planning	Analilia.nunez@yakimawa.gov
Matt Murray	Police	Matthew.murray@yakimawa.gov
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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 10/2020

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: Notice of YPC's Recommendation

File Number: PLP # 002-20, SEPA # 013-20, CAO # 007-20

Date of Mailing: 12/29/20

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Ibarra, Rosalinda

From: Nunez, Analilia
Sent: Monday, December 28, 2020 4:40 PM
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; Nunez, Analilia; Preston, Bill; Riddle, Dan; Rodriguez, Jeremy; Rossignol, Linda; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Zammarchi, Loretta
Cc: Monick, Colleda
Subject: NOTICE OF YPC RECOMMENDATION - Plat of Pottenger's Place PLP#002-20 SEPA# 013-20 CAO#007-20 TCO#004-20
Attachments: NOTICE OF YPC RECOMMENDATION_Plat of Pottenger's Place - PLP SEPA CAO &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 Colleda Monick at colleda.monick@yakimawa.gov. Thank you!



Analilia Núñez
Planning Technician
City of Yakima Planning Division
p: 509.575.6261
129 North 2nd Street, Yakima, Washington, 98901



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

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

DATE: December 29, 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#002-20, SEPA#013-20, CAO#007-20 & TCO#004-20
APPLICANT: Ray Novobielski
PROJECT LOCATION: 9711 Tieton Dr

On December 23, 2020, the City of Yakima Planning Commission rendered their written recommendation on **PLP#002-20**, a proposed long plat that will subdivide four parcels totaling approximately 4.88 acres into 10 common-wall lots and 8 triplex lots. The site is located in the R-2 and R-3 zoning districts and is located partially within the floodplain. The application was reviewed at a virtual open record public hearing on December 9, 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 Colleda Monick at (509) 576-6772 or email to: colleda.monick@yakimawa.gov.

A handwritten signature in black ink, appearing to read "Colleda Monick".

Colleda Monick
Community Development Specialist

Date of Mailing: **December 29, 2020**
Enclosures: Planning Commission's Recommendation

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Attendee Report - City of Yakima Planning Commission Meeting on December 9, 2020

Panelist Details

Attended	User Name (Original Name)	Email
Yes	Eric Herzog	ehertzog@hlacivil.com
Yes	Mike Heit	mheit@hlacivil.com
Yes	Anailia Nunez	analilia.nunez@yakimawa.gov
Yes	Colleda Monick	Colleda.monick@yakimawa.gov
Yes	Ray Novobielski	raynovobielski@gmail.com
Yes	Lisa Wallace	lisakwallace@hotmail.com
Yes	Leanne Hughes-Mickel	leanne.mickel@me.com
Yes	Philip Ostriem	philipostriem@gmail.com
Yes	Al Rose	aar7040@gmail.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

Attendee Details

Attended	User Name (Original Name)	First Name	Last Name	Email
Yes	Dina Williams			werwilly5@msn.com
Yes	Rosalinda Ibarra			
Yes	Tracy Sawyer			
Yes	Tracy Sawyer			
Yes	Lynn Massong			

Other Attended

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

City of Yakima Planning Commission
ZOOM VIRTUAL MEETING
Wednesday December 9, 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), and Colleda Monick (Community Development Specialist)

AGENDA

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Approval of Meeting Minutes of October 28, 2020
- V. Public Hearing - Ray Novobielski "Plat of Pottenger's Place"
 Applicant: HLA Engineering & Land Surveying c/o Eric Herzog
 File Numbers: PLP#002-20, SEPA#013-20, CAO#007-20, TCO#004-20
 Site Address: Vicinity of 9711 Tieton Drive
 Request: Proposed long plat that will subdivide four parcels totaling approximately 4.88
 acres into 10 common-wall lots and 8 triplex lots. The site is located in the R-2
 and R-3 zoning districts and is located partially within the floodplain.
- VI. Introduction to City Council R-3 Moratorium
- VII. Other Business
- VIII. Adjourn

Next Meeting: January 13, 2021

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

https://cityofyakima.zoom.us/webinar/register/WN_bycwEKmES6eF6s2tL5eX5A

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.

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YPC Staff Report & Packet Distribution List
Ray Novobielski – “Plat of Pottenger’s Place”
PLP#002-20, SEPA#013-20, CAO#007-20 & TCO#004-20

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/SURVEYOR)
HLA Engineering c/o Eric Herzog
2803 River Road
Yakima, WA 98902
ehertzog@hlacivil.com

(OWNER)
Ray Novobielski
200 Abbess Ln
Yakima, WA 98908

Date Distributed: 12/02/2020

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: PLP#002-20, CAO#007-20 & SEPA#013-20

Ray Novobielski - "Plat of Pottenger's Place"

9711 Tieton Dr

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Retention of DNS**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division; and that said notices were mailed by me on this 29th day of October, 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

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17132444443 MELROY LIVING TRUST 421 S 98TH AVE YAKIMA, WA 98908	17132444445 CARL R & SUSAN M OLDEN 411 S 98TH AVE YAKIMA, WA 98908	17132444405 CRAIG D & LINDA FINCH 210 S 96TH AVE YAKIMA, WA 98908
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17132444417 RAYMOND & PAMELA NOVOBIELSKI 200 ABBESS LN YAKIMA, WA 98908	17132444415 RAYMOND L & PAMELA NOVOBIELSKI 200 ABBESS LN YAKIMA, WA 98908	17132444416 RAYMOND L & PAMELA NOVOBIELSKI 200 ABBESS LN YAKIMA, WA 98908
17132444418 RAYMOND L & PAMELA NOVOBIELSKI 200 ABBESS LN YAKIMA, WA 98908	17132511406 SCOTT BACH 9800 TIETON DR YAKIMA, WA 98908	26 Total Parcels - Ray Novobielski - "Pottenger's Place" - PLP#002-20 & SEPA#013-20 & CAO#007-20
HLA Engineering & Land Surveying Attn: Eric Herzog 2803 River Rd Yakima, WA 98902	NTC of Retained DNS PLP#008 / SEPA#013 / CAO#007-20 Sent 10/29/20	

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<p>Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903-9203 bethb@ahtanum.net</p>	<p>Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336</p>	<p>Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902</p>
<p>Charter Communications 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>

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<p>WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902</p>	<p>WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216 SEPA.reviewteam@doh.wa.gov 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 marj@yakamafish-nsn.gov</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 Troy Havens & Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 Troy.Havens@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@yvsd7.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>

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
Charter Communications 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 09.10.20 - Form List.docx

Type of Notice: Ntc of Retained DNS

File Number: PLP #008 / SEPA #013 / CAO #007-20

Date of Mailing: 10/29/20

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Parties of Record – Parcel of Pottenger's Place – PLP#002-20, SEPA# 013-20 & CAO#007-20

HLA Engineering & Land Surveying Attn: Eric Herzog 2803 River Rd Yakima, WA 98902 cherzog@hlacivil.com	Ray Novobielski 200 Abbess Ln Yakima, WA 98908	Norm Base 417 S 98 th Ave Yakima, WA 98908
Susan & Carl Olden 411 S 98 th Ave Yakima, WA 98908 crosmo@msn.com	Diana Marie Williams 420 S 98 th Ave Yakima, WA 98908 Werwilly5@msn.com	Lynn Massong 221 S 98 th Ave Yakima, WA 98908

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Lisa Maxey	Planning	Lisa.Maxey@yakimawa.gov
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Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
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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 Retained DNS

File Number: PLP#002/SEPA#013/CAO#007-20

Date of Mailing: 10/29/20

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Maxey, Lisa

From: Maxey, Lisa
Sent: Thursday, October 29, 2020 10:18 AM
To: 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 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
Cc: Monick, Colleda
Subject: Notice of Retained DNS - Pottenger's Place - PLP#002-20, CAO#007-20 & SEPA#013-20
Attachments: NOTICE OF RETAINED DNS_Pottenger's Place - PLP CAO SEPA.PDF

Attached is a Notice of Retained Determination of Nonsignificance (DNS) regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Colleda Monick at colleda.monick@yakimawa.gov. Thank you!



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



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NON-SIGNIFICANCE
NOTICE OF RETENTION
CITY OF YAKIMA, WASHINGTON
October 29, 2020
File Numbers: PLP#002-20, CAO#007-20 & SEPA#013-20**

The City of Yakima Department of Community Development issued a:

- Determination of Nonsignificance (DNS),
- Mitigated Determination of Nonsignificance (MDNS),
- Modified DNS/MDNS,

on October 5, 2020, for this proposal under the State Environmental Policy Act (SEPA) and WAC 197-11-340. This retention concerns a State Environmental Policy Act (SEPA) Review of a proposal to subdivide approximately 4.88 acres into 18 residential lots; 10 single-family common-wall lots and 8 multifamily triplex lots. Lot sizes will vary in size from approximately 4,304 square feet to 46,234 square feet. The lots will have frontage onto a public roadway. The project will be a two phased project with 16 lots in phase 1 and 2 lots in phase 2. The site is located in the R-2 and R-3 zoning districts and is located partially within the floodplain.

This threshold determination is hereby:

- Retained
- Modified. Modifications to this threshold determination include the following:
- Withdrawn. This threshold determination has been withdrawn due to the following:
- Delayed. A final threshold determination has been delayed due to the following:

Summary of Comments and Responses (if applicable): N/A

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

Date: October 29, 2020

Signature: 

You may appeal this determination to Joan Davenport, City of Yakima Community Development Director, at 129 N 2nd St., Yakima, WA 98901, no later than **November 12, 2020**. You must submit a completed appeal application form with the \$580 application fee. Be prepared to make specific factual objections. Contact the City of Yakima, Planning Division, for information on appeal procedures.

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: PLP#002-20, SEPA#013-20 & CAO#007-20
Ray Novobielski - "Plat of Pottenger's Place"
9711 Tieton Dr

I, Lisa Maxey, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Application, Environmental Review, Preliminary Determination of Nonsignificance (DNS) and Public Hearing**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, all property owners of record within a radius of 300 feet of subject property, and SEPA reviewing agencies; that said parties are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 5th day of October, 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

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Parties of Record – Plat of Pottenger’s Place – PLP#002-20, SEPA#013-20 & CAO#007-20

HLA Engineering & Land Surveying Attn: Eric Herzog 2803 River Rd Yakima, WA 98902 cherzog@hlaacivil.com	Ray Novobielski 200 Abbess Ln Yakima, WA 98908	Norm Base 417 S 98 th Ave Yakima, WA 98908
Susan & Carl Olden 411 S 98 th Ave Yakima, WA 98908 crosmo@msn.com	Diana Marie Williams 420 S 98 th Ave Yakima, WA 98908 Werwilly5@msn.com	Lynn Massong 221 S 98 th Ave Yakima, WA 98908

In-House Distribution E-mail List Revised 10/2020

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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 App, SEPA, Prel. DNS& Hearing

File Number: PLP# 002 / SEPA #013 / CAO #007-20

Date of Mailing: 10/5/20

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17132444443 MELROY LIVING TRUST 421 S 98TH AVE YAKIMA, WA 98908	17132444445 CARL R & SUSAN M OLDEN 411 S 98TH AVE YAKIMA, WA 98908	17132444405 CRAIG D & LINDA FINCH 210 S 96TH AVE YAKIMA, WA 98908
17132444438 GEOFFREY C & ROBYN L BIGLOW 220 S 98TH AVE YAKIMA, WA 98908	17132511409 GEOFFREY L & AMY L KNAUTZ 7507 BARGE CT YAKIMA, WA 98908	17132444442 JAMES L JR & DINA MARIE WILLIAMS 420 S 98TH AVE YAKIMA, WA 98908
17132511011 JOSHUA & CARLEE FIEDOR 9810 TIETON DR YAKIMA, WA 98908	17132444404 KENNETH R KENNEDY 208 S 96TH AVE YAKIMA, WA 98908	17132444446 LARRY MICHAEL & JUDY LEE BAUGHER 403 S 98TH AVE YAKIMA, WA 98908
17132444407 LISA A ESCOBAR 9705 TIETON DR YAKIMA, WA 98908	17132444409 LYLD D & CINDY L WAKEFIELD 9801 TIETON DR YAKIMA, WA 98908	17132444447 LYNN F MASSONG 221 S 98TH AVE YAKIMA, WA 98908
17132444441 MARK & WENDY MARTINEZ 416 S 98TH AVE YAKIMA, WA 98908	17132444439 MARK A & CLAUDIA H GRADWOHL 402 S 98TH AVE YAKIMA, WA 98908	17132444402 MARY ANN NEWLAND 9706 ORCHARD AVE YAKIMA, WA 98908
17132444448 MARY ANNE DAUGHS 217 S 98TH AVE YAKIMA, WA 98908	17132444440 MICHAEL D & ALLYSON UHLMAN 410 S 98TH AVE YAKIMA, WA 98908	17132511412 MILTON W & LINDA ROSS 9702 TIETON DR YAKIMA, WA 98908
17132444420 NORMAN & BEVERLY LEAVERTON 5808 A SUMMITVIEW AVE # 89 YAKIMA, WA 98908	17132444444 NORMAN L & SHARON L BASE 417 S 98TH AVE YAKIMA, WA 98908	17132444419 PATRICK TRUE 402 S 96TH AVE YAKIMA, WA 98908
17132444417 RAYMOND & PAMELA NOVOBIELSKI 200 ABBESS LN YAKIMA, WA 98908	17132444415 RAYMOND L & PAMELA NOVOBIELSKI 200 ABBESS LN YAKIMA, WA 98908	17132444416 RAYMOND L & PAMELA NOVOBIELSKI 200 ABBESS LN YAKIMA, WA 98908
17132444418 RAYMOND L & PAMELA NOVOBIELSKI 200 ABBESS LN YAKIMA, WA 98908	17132511406 SCOTT BACH 9800 TIETON DR YAKIMA, WA 98908	26 Total Parcels - Ray Novobielski - "Pottenger's Place" - PLP#002-20 & SEPA#013-20 + CA0#007-20
HLA Engineering & Land Surveying Attn: Eric Herzog 2803 River Rd Yakima, WA 98902	Ntc of App, SEPA, Prel. DNS, & Hearing PLP#002/SEPA #013/CA0#007-20 Sent 10/5/20	DOC. INDEX # <u>G-6c</u>

<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 Szvetcz, 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>
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<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>

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<p>WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902</p>	<p>WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216 SEPA.reviewteam@doh.wa.gov 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 marj@yakamafish-nsn.gov</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 Troy Havens & Dianna Woods 128 North 2nd Street, 4th Floor Yakima, WA 98901 Troy.Havens@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>

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
Charter Communications 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 09.10.20 - Form List.docx

Type of Notice: Ntc of App, SEPA, Prel. DNS, & Hearing

File Number: PLP#002 / SEPA #013 / CAO #007-20

Date of Mailing: 10/5/20

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From: Maxey, Lisa
Sent: Monday, October 05, 2020 10:57 AM
To: 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 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; 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; Al Rose; Funk, Kay; Jacob Liddicoat; Leanne Hughes-Mickel; Lisa Wallace; Mary Place; Philip Ostriem; Rob McCormick
Cc: Monick, Colleda
Subject: Notice of Application, SEPA, Preliminary DNS & Public Hearing - Pottenger's Place - PLP#002, SEPA#013, CAO#007-20
Attachments: NOTICE OF APPLICATION, SEPA, PRELIMINARY DNS & PUBLIC HEARING_Pottenger's....pdf

Attached is a Notice of Application, SEPA Environmental Review, Preliminary Determination of Nonsignificance (DNS), and Public Hearing regarding the above-entitled project. If you have any questions about this proposal, please contact assigned planner Colleda Monick at colleda.monick@yakimawa.gov. Thank you!



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

Maxey, Lisa

From: Simon Sizer <ssizer@yakimaherald.com>
Sent: Thursday, October 01, 2020 4:59 PM
To: Maxey, Lisa
Subject: Re: 10/5/20 Legal Ad for City of Yakima Planning - Pottenger's Place
Attachments: 961362.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Lisa. I have scheduled this legal notice for 10/5, for a cost of \$445.30.

Simon Sizer | Legal & Obituary Clerk
Yakima Herald-Republic
114 North 4th Street, Yakima, WA 98901
P.O. Box 9668, Yakima, WA 98909
Phone: (509) 577-7740 | Fax: (509) 577-7766

From: Maxey, Lisa <Lisa.Maxey@YAKIMAWA.GOV>
Sent: Thursday, October 1, 2020 2:58 PM
To: Simon Sizer <ssizer@yakimaherald.com>
Subject: 10/5/20 Legal Ad for City of Yakima Planning - Pottenger's Place

Hi Simon,

Please publish the attached legal notice on Monday October 5, 2020.

Thank you!



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

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

DATE: 10/5/2020; **FROM:** Joan Davenport, AICP, Community Development Director; **APPLICANT:** HLA Engineering & Land Surveying Inc on behalf of Ray Novobielski; **FILE NUMBER:** PLP#002-20, SEPA#013-20, CAO#007-20; **LOCATION:** 9711 Tieton Dr.; **TAX PARCEL NUMBER(S):** 171324-44415, -44416, -44417, -44418; **DATE OF APPLICATION:** 5/18/2020.

PROJECT DESCRIPTION The proposed Plat of "Pottenger's Place" will subdivide approximately 4.88 acres into 18 residential lots. 10 single family common wall lots, and 8 multi-family tri-plex's lots. Lot sizes will vary in size from approximately 4,304 square feet to 46,234 square feet. The lots will have frontage onto a public roadway. The project will be a two phased project with 16 lots in phase 1 and 2 lots in phase 2. The site is located in the R-2 and R-3 zoning districts and is located partially within the floodplain. **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 18 residential lots, mixture of 10 single family common wall lots and 8 multi-family triplex lots; 2) Level of Development: 34 residences on 4.88 acres; approx. 8 units/acre; 3) Infrastructure and public facilities: The subject property is able to be served by public streets, water garbage collection, etc.; and 4) Characteristics of development: 18 lots ranging from 4,304 to 46,234 square feet. Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows: 1) The type of land use: Preliminary Long Plat for 18 residential lots; 2) Density of Development: 8.19 dwelling units per net residential acre; and 3) Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities. **NOTICE OF ENVIRONMENTAL REVIEW** This is to notify all the public and private agencies with jurisdiction and environmental expertise that the City of Yakima Planning Division has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) for the above stated project. **The City of Yakima is issuing a Preliminary Determination of Non-Significance (DNS) on this project.** WAC 197-11-340 is being used. The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified. **Required Permits:** The following local, state and federal permits/approvals are needed for the proposed project: Building Permit, Grading Permit, Critical Areas Permit, Traffic Concurrency; **Required Studies:** N/A; **Existing Environmental Documents:** Critical Areas Identification Form; **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. **Preliminary determination of the development regulations that will be used for project mitigation and consistency:** Future projects will require compliance with the International Building Code, City of Yakima Urban Area Zoning Ordinance, City of Yakima Comprehensive Plan and City of Yakima Title 12 Development Standards. **REQUEST FOR WRITTEN COMMENTS AND NOTICE OF PUBLIC HEARING** The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to or at the public hearing. The public hearing before the City of Yakima Planning Commission has been scheduled for Wednesday **December 9, 2020**, beginning at **3:00 p.m.** Due to the COVID-19 pandemic, the hearing will not be held in the City Hall Council Chambers, but will be held virtually via Zoom. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. **All written comments received by 5:00 p.m. on October 26, 2020, will be considered prior to issuing the staff recommendation to the Yakima Planning Commission, and will be made part of the official record.** 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. **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](https://cityofyakima.zoom.us/webinar/register/WN_bycwEKmES6eF6s2tL5eX5A)

[us/webinar/register/WN_bycwEKmES6eF6s2tL5eX5A](https://cityofyakima.zoom.us/webinar/register/WN_bycwEKmES6eF6s2tL5eX5A)

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. **NOTICE OF RECOMMENDATION** Following the public hearing, the Yakima Planning Commission will issue its Recommendation within ten (10) business days. When available, a copy of the Recommendation will be mailed to parties of record and entities who were provided this notice. **A separate public notice will be provided for the public hearing before the Yakima City Council.** 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 questions regarding this proposal, please call Colleda Monick, Community Development Specialist, at (509) 576-6772, or email to: colleda.monick@yakimawa.gov.

(961362) October 5, 2020

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

DATE: 10/5/2020; **FROM:** Joan Davenport, AICP, Community Development Director; **APPLICANT:** HLA Engineering & Land Surveying Inc on behalf of Ray Novobielski; **FILE NUMBER:** PLP#002-20, SEPA#013-20, CAO#007-20; **LOCATION:** 9711 Tieton Dr.; **TAX PARCEL NUMBER(S):** 171324-44415, -44416, -44417, -44418; **DATE OF APPLICATION:** 5/18/2020. **PROJECT DESCRIPTION** The proposed Plat of "Pottenger's Place" will subdivide approximately 4.88 acres into 18 residential lots. 10 single family common wall lots, and 8 multi-family tri-plex's lots. Lot sizes will vary in size from approximately 4,304 square feet to 46,234 square feet. The lots will have frontage onto a public roadway. The project will be a two phased project with 16 lots in phase 1 and 2 lots in phase 2. The site is located in the R-2 and R-3 zoning districts and is located partially within the floodplain. **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 18 residential lots, mixture of 10 single family common wall lots and 8 multi-family triplex lots; 2) Level of Development: 34 residences on 4.88 acres; approx. 8 units/acre; 3) Infrastructure and public facilities: The subject property is able to be served by public streets, water garbage collection, etc.; and 4) Characteristics of development: 18 lots ranging from 4,304 to 46,234 square feet. Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows: 1) The type of land use: Preliminary Long Plat for 18 residential lots; 2) Density of Development: 8.19 dwelling units per net residential acre; and 3) Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities. **NOTICE OF ENVIRONMENTAL REVIEW** This is to notify all the public and private agencies with jurisdiction and environmental expertise that the City of Yakima Planning Division has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) for the above stated project. **The City of Yakima is issuing a Preliminary Determination of Non-Significance (DNS) on this project.** WAC 197-11-340 is being used. The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified. **Required Permits:** The following local, state and federal permits/approvals are needed for the proposed project: Building Permit, Grading Permit, Critical Areas Permit, Traffic Concurrence; **Required Studies:** N/A; **Existing Environmental Documents:** Critical Areas Identification Form; **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. **Preliminary determination of the development regulations that will be used for project mitigation and consistency:** Future projects will require compliance with the International Building Code, City of Yakima Urban Area Zoning Ordinance, City of Yakima Comprehensive Plan and City of Yakima Title 12 Development Standards. **REQUEST FOR WRITTEN COMMENTS AND NOTICE OF PUBLIC HEARING** The public is encouraged to review and

comment on the proposed application. Written comments may be submitted prior to or at the public hearing. The public hearing before the City of Yakima Planning Commission has been scheduled for Wednesday **December 9, 2020**, beginning at **3:00 p.m.** Due to the COVID-19 pandemic, the hearing will not be held in the City Hall Council Chambers, but will be held virtually via Zoom. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. **All written comments received by 5:00 p.m. on October 26, 2020, will be considered prior to issuing the staff recommendation to the Yakima Planning Commission, and will be made part of the official record.** 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. **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_bycwEKmES6eF6s2l5eX5A 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. **NOTICE OF RECOMMENDATION** Following the public hearing, the Yakima Planning Commission will issue its Recommendation within ten (10) business days. When available, a copy of the Recommendation will be mailed to parties of record and entities who were provided this notice. **A separate public notice will be provided for the public hearing before the Yakima City Council.** 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 questions regarding this proposal, please call Colleda Monick, Community Development Specialist, at (509) 576-6772, or email to: colleda.monick@yakimawa.gov.

(961362) October 5, 2020

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, AND PUBLIC HEARING

DATE: October 5, 2020
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: HLA Engineering & Land Surveying Inc on behalf of Ray Novobielski
FILE NUMBER: PLP#002-20, SEPA#013-20, CAO#007-20
LOCATION: 9711 Tieton Dr.
TAX PARCEL NUMBER(S): 171324-44415, -44416, -44417, -44418
DATE OF APPLICATION: May 18, 2020

PROJECT DESCRIPTION The proposed Plat of "Pottenger's Place" will subdivide approximately 4.88 acres into 18 residential lots. 10 single family common wall lots, and 8 multi-family tri-plex's lots. Lot sizes will vary in size from approximately 4,304 square feet to 46,234 square feet. The lots will have frontage onto a public roadway. The project will be a two phased project with 16 lots in phase 1 and 2 lots in phase 2. The site is located in the R-2 and R-3 zoning districts and is located partially within the floodplain.

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 18 residential lots, mixture of 10 single family common wall lots and 8 multi-family triplex lots
2. Level of Development: 34 residences on 4.88 acres; approx. 8 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: 18 lots ranging from 4,304 to 46,234 square feet.

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

1. The type of land use: Preliminary Long Plat for 18 residential lots.
2. Density of Development: 8.19 dwelling units per net residential acre
3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities.

NOTICE OF ENVIRONMENTAL REVIEW This is to notify all the public and private agencies with jurisdiction and environmental expertise that the City of Yakima Planning Division has been established as the lead agency, pursuant to the Washington State Environmental Policy Act (SEPA) for the above stated project. **The City of Yakima is issuing a Preliminary Determination of Non-Significance (DNS) on this project.** WAC 197-11-340 is being used. The following conditions have been identified that may be used to mitigate the adverse environmental impacts of the proposal: No impacts identified.

Required Permits: The following local, state and federal permits/approvals are needed for the proposed project: Building Permit, Grading Permit, Critical Areas Permit, Traffic Concurrence

Required Studies: N/A

Existing Environmental Documents: Critical Areas Identification Form

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

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Preliminary determination of the development regulations that will be used for project mitigation and consistency: Future projects will require compliance with the International Building Code, City of Yakima Urban Area Zoning Ordinance, City of Yakima Comprehensive Plan and City of Yakima Title 12 Development Standards.

REQUEST FOR WRITTEN COMMENTS AND NOTICE OF PUBLIC HEARING The public is encouraged to review and comment on the proposed application. Written comments may be submitted prior to or at the public hearing. The public hearing before the City of Yakima Planning Commission has been scheduled for Wednesday **December 9, 2020**, beginning at **3:00 p.m.** Due to the COVID-19 pandemic, the hearing will not be held in the City Hall Council Chambers, but will be held virtually via Zoom. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony.

All written comments received by 5:00 p.m. on October 26, 2020, will be considered prior to issuing the staff recommendation to the Yakima Planning Commission, and will be made part of the official record. 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**

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_bycwEKmES6eF6s2tL5eX5A

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.

NOTICE OF RECOMMENDATION Following the public hearing, the Yakima Planning Commission will issue its Recommendation within ten (10) business days. When available, a copy of the Recommendation will be mailed to parties of record and entities who were provided this notice. **A separate public notice will be provided for the public hearing before the Yakima City Council.**

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 questions regarding this proposal, please call Colleda Monick, Community Development Specialist, at (509) 576-6772, or email to: colleda.monick@yakimawa.gov.

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

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
PRELIMINARY DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
October 5, 2020**

PROJECT DESCRIPTION: Proposal to subdivide approximately 4.88 acres into 18 residential lots. 10 single family common wall lots, and 8 multi-family triplex's lots. Lot sizes will vary in size from approximately 4,304 square feet to 46,234 square feet. The lots will have frontage onto a public roadway. The project will be a two phased project with 16 lots in phase 1 and 2 lots in phase 2. The site is located in the R-2 and R-3 zoning districts and is located partially within the floodplain. (SEPA#013-20)

LOCATION: 9711 Tieton Dr.
PARCEL NUMBERS: 171324-44415, -44416, -44417, -44418
PROPONENT: HLA Engineering & Land Surveying on behalf of Ray Novobielski
PROPERTY OWNERS: Ray Novobielski
LEAD AGENCY: City of Yakima

FILE NUMBERS: PLP#002-20, CAO#007-20 & SEPA #013-20

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.

This DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 20 days from the date of this preliminary threshold determination. **All comments must be submitted by 5:00 pm on October 26, 2020.**

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

Date October 5, 2020 Signature 

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AVISO DE APLICACIÓN, REVISIÓN AMBIENTAL, Y AUDIENCIA PÚBLICA

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

FECHA OTORGADA: 5 de octubre, 2020
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: HLA Engineering & Land Surveying Inc / Ray Novobielski
No. DE ARCHIVO: PLP#002-20, SEPA#013-20, CAO#007-20
UBICACIÓN: 9711 Tieton Dr.
No. DE PARCELA(S): 171324-44415, -44416, -44417, -44418
FECHA DE APLICACIÓN: 18 de mayo, 2020

DESCRIPCIÓN DEL PROYECTO: El solicitante propone un proyecto conocido como "Pottenger's Place" que consiste de subdividir aproximadamente 4.88 acres en 18 lotes residenciales. Diez lotes de casas unifamiliares con pared común, y 8 lotes multifamiliares de triplexes. El tamaño de los lotes varía de aproximadamente 4,304 pies cuadrados hasta 46,234 pies cuadrados. Los lotes tendrán acceso frente a una calle pública. El proyecto será en dos fases con 16 lotes en la primera fase y 2 lotes en la segunda fase. El sitio está ubicado en las zonas residenciales R-2 y R-3 y están parcialmente localizadas dentro del área de la llanura de inundación.

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

1. El tipo de uso terrenal: Subdivisión Preliminar de 18 lotes residenciales, mezcla de 10 lotes unifamiliar con pared-común y 8 triplexes multifamiliares.
2. Nivel de desarrollo: 34 residencias en 4.88 acres; aproximadamente 8 unidades por acre.
3. Infraestructura e instalaciones públicas: La propiedad en cuestión puede ser servida por calles públicas, agua, recolección de basura, etc.
4. Características del desarrollo: 18 lotes desde 4,304 pies cuadrados a 46,234 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 para 18 lotes residenciales.
2. Densidad del desarrollo: 8.19 unidades de vivienda por acre neto residencial
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad en cuestión 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) para la revisión de este proyecto. **La Ciudad de Yakima espera emitir una Determinación Preliminar de No-Significancia (DNS) para este proyecto.** WAC § 197-11-340 se utilizara. Se han identificado las siguientes condiciones que pueden usarse para mitigar los impactos ambientales adversos de la propuesta: no se identificaron impactos.

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

Estudios Requeridos: N/A

Documentos Ambientales Existentes: Formulario de Identificación de Áreas Críticas

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

Determinación Preliminar de las Regulaciones de Desarrollo que se utilizarán para la mitigación y consistencia del proyecto: Proyectos futuros requerirán cumplimiento con el Código Internacional de Construcción, la Ordenanza de Zonificación del Área Urbana de Yakima, el Plan Integral del Área Urbana de Yakima, y los Estándares de Desarrollo del Título 12.

SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA: Se anima al público a revisar y comentar sobre el proyecto. Comentarios escritos pueden ser enviados antes de o durante la audiencia pública. La audiencia pública frente a la Comisión de Planificación ha sido programada para el **miércoles 9 de diciembre, 2020**, comenzando a las **3:00 p.m.** 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. Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública o a presentar comentarios por escrito.

Todos los comentarios escritos recibidos antes de las 5:00 p.m. el 26 de octubre, 2020 serán considerados antes de emitir la recomendación a la Comisión de Planificación, y serán parte del archivo oficial. Envíe sus comentarios escritos a:

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

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_bycwEKmES6eF6s2tL5eX5A

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 desactivará 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, escuchará 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 escuchará un anuncio automatizado indicando que su teléfono ha sido silenciado.

AVISO DE LA RECOMENDACIÓN FINAL: Diez días después de la audiencia pública, una copia de la recomendación será enviada a las personas y agencias que recibieron este aviso o enviar comentarios escritos. **Un aviso por separado será enviado para notificarle sobre la audiencia pública frente al Concejo Municipal de Yakima.**

El archivo que contiene la aplicación completa está disponible para inspección pública en la Oficina de Planificación de la Ciudad de Yakima en el 129 al Norte la Calle 2da, Yakima, WA.

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

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

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: PLP#002-20, SEPA#013-20 & CAO#007-20

Ray Novobielsk - "Pottenger's Place"

9711 Tieton Dr

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 13th day of July, 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

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17132444443 MELROY LIVING TRUST 421 S 98TH AVE YAKIMA, WA 98908	17132444445 CARL R & SUSAN M OLDEN 411 S 98TH AVE YAKIMA, WA 98908	17132444405 CRAIG D & LINDA FINCH 210 S 96TH AVE YAKIMA, WA 98908
17132444438 GEOFFREY C & ROBYN L BIGLOW 220 S 98TH AVE YAKIMA, WA 98908	17132511409 GEOFFREY L & AMY L KNAUTZ 7507 BARGE CT YAKIMA, WA 98908	17132444442 JAMES L JR & DINA MARIE WILLIAMS 420 S 98TH AVE YAKIMA, WA 98908
17132511011 JOSHUA & CARLEE FIEDOR 9810 TIETON DR YAKIMA, WA 98908	17132444404 KENNETH R KENNEDY 208 S 96TH AVE YAKIMA, WA 98908	17132444446 LARRY MICHAEL & JUDY LEE BAUGHER 403 S 98TH AVE YAKIMA, WA 98908
17132444407 LISA A ESCOBAR 9705 TIETON DR YAKIMA, WA 98908	17132444409 LYLD D & CINDY L WAKEFIELD 9801 TIETON DR YAKIMA, WA 98908	17132444447 LYNN F MASSONG 221 S 98TH AVE YAKIMA, WA 98908
17132444441 MARK & WENDY MARTINEZ 416 S 98TH AVE YAKIMA, WA 98908	17132444439 MARK A & CLAUDIA H GRADWOHL 402 S 98TH AVE YAKIMA, WA 98908	17132444402 MARY ANN NEWLAND 9706 ORCHARD AVE YAKIMA, WA 98908
17132444448 MARY ANNE DAUGHS 217 S 98TH AVE YAKIMA, WA 98908	17132444440 MICHAEL D & ALLYSON UHLMAN 410 S 98TH AVE YAKIMA, WA 98908	17132511412 MILTON W & LINDA ROSS 9702 TIETON DR YAKIMA, WA 98908
17132444420 NORMAN & BEVERLY LEAVERTON 5808 A SUMMITVIEW AVE # 89 YAKIMA, WA 98908	17132444444 NORMAN L & SHARON L BASE 417 S 98TH AVE YAKIMA, WA 98908	17132444419 PATRICK TRUE 402 S 96TH AVE YAKIMA, WA 98908
17132444417 RAYMOND & PAMELA NOVOBIELSKI 200 ABBESS LN YAKIMA, WA 98908	17132444415 RAYMOND L & PAMELA NOVOBIELSKI 200 ABBESS LN YAKIMA, WA 98908	17132444416 RAYMOND L & PAMELA NOVOBIELSKI 200 ABBESS LN YAKIMA, WA 98908
17132444418 RAYMOND L & PAMELA NOVOBIELSKI 200 ABBESS LN YAKIMA, WA 98908	17132511406 SCOTT BACH 9800 TIETON DR YAKIMA, WA 98908	26 Total Parcels - Ray Novobielski - "Pottenger's Place" - PLP#002-20 & SEPA#013-20 + CA0#007-20
HLA Engineering & Land Surveying Attn: Eric Herzog 2803 River Rd Yakima, WA 98902	N/C of App + SEPA PLP#002/SEPA#013/CA0#007-20 Sent 7/13/20	DOC. INDEX # <u>G-5b</u>

<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>

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<p>WA State Attorney General's Office 1433 Lakeside Court, Ste# 102 Yakima, WA 98902</p>	<p>WA State Dept of Health, Office of Drinking Water Jamie Gardipe 16201 E Indiana Ave, Ste# 1500 Spokane Valley, WA 99216 SEPA.reviewteam@doh.wa.gov 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 Scott Izutsu , Associate Superintendent 104 N 4th Ave Yakima, WA 98902 izutsu.scott@yakimaschools.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>

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Ahtanum Irrigation District Beth Ann Brulotte, Executive Assistant 10705-B Gilbert Road Yakima, WA 98903	Cascade Natural Gas 8113 W Grandridge Blvd Kennewick, WA 99336	Century Link Manager 8 South 2nd Ave, Rm#304 Yakima, WA 98902
Charter Communications 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 06.18.20 - Form List.docx

Type of Notice: NTC of Application & SEPA

File Number: PLP #002, SEPA #013 & CAO# 007-20

Date of Mailing: 7/13/20

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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 <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 App^y SEPA

File Number(s): PLP#002 / SEPA #013 / CAO#007-20

Date of Mailing: 7/13/20

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Maxey, Lisa

From: Maxey, Lisa
Sent: Monday, July 13, 2020 9:19 AM
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; Scott Izutsu - Yakima School District; Trevor Greene - Yakima School District; US Army Corps of Engineers - David Moore; WA State Dept of Health, Office of Drinking Water; WA State Dept of Health, Office of Drinking Water; WA State Parks & Recreation Commission; 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 Valley Museum - Peter Arnold, Exec Director; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko; YVCOG - Lynn Deitrick
Cc: Monick, Colleda
Subject: Notice of Application & SEPA - Plat of Pottenger's Place - PLP#002-20, SEPA#013-20 & CAO#007-20
Attachments: NOTICE OF APPLICATION & SEPA_Ray Novobielsk - Pottenger's Place - PLP SE....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 Colleda Monick at colleda.monick@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
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El Sol de Yakima
-Ad Proof-

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

Date:	07/09/20
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:	951371
Start:	07/13/20
Stop:	07/13/20
Total Cost:	\$299.30
Lines:	164.0
# of Inserts:	1
Ad Class:	6021

Run Dates:	
Yakima Herald-Republic	07/13/20

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**CITY OF YAKIMA
NOTICE OF APPLICATION AND ENVIRONMENTAL
REVIEW**

DATE: 7/13/2020; **FROM:** Joan Davenport, AICP, Community Development Director; **APPLICANT:** HLA Engineering & Land Surveying Inc c/o Eric Herzog on behalf of Ray Novobielski; **FILE NUMBER:** PLP#002-20, SEPA#013-20, CAO#007-20; **LOCATION:** 9711 Tieton Dr.; **TAX PARCEL NUMBER(S):** 171324-44415, -44416, -44417, -44418; **DATE OF APPLICATION:** 5/18/2020; **DATE OF COMPLETENESS:** 7/8/2020; **PROJECT DESCRIPTION** The proposed long plat of "Pottenger's Place" will subdivide four parcels totaling approximately 4.88 acres into 14 single family common-wall lots and 11 triplex lots. The site is located in the R-2 and R-3 zoning districts and is located partially within the floodplain. **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 25 residential lots, mixture of 14 single family common wall lots and 11 multi-family triplex lots; 2) Level of Development: 47 residences on 4.88 acres; approx. 10 units/acre; 3) Infrastructure and public facilities: The subject property is able to be served by public streets, water garbage collection, etc.; and 4) Characteristics of development: 25 lots ranging from 4,304 to 16,301 square feet. Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows: 1) The type of land use: Preliminary Long Plat for 25 residential lots; 2) Density of Development: 9.63 dwelling units per net residential acre; and 3) Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities. **NOTICE OF ENVIRONMENTAL REVIEW** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, under WAC § 197-11-928 for this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination will be mailed to parties of record and entities who were provided this notice and may be appealed pursuant to YMC § 6.88.170. **Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, Grading Permit, Critical Areas Permit, Traffic Concurrency. **Required Studies:** N/A. **Existing Environmental Documents:** Critical Areas Identification Form. **Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan. **REQUEST FOR WRITTEN COMMENT:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **August 3, 2020**, will be considered prior to issuing the final SEPA determination. Please reference file numbers (PLP#002-20, SEPA#013-20, CAO#007-20) and applicant's name (Ray Novobielski) 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 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Colleda Monick, Community Development Specialist, at (509) 576-6772, or email to: colleda.monick@yakimawa.gov.

(951371) July 13, 2020

Courtesy of Yakima Herald-Republic

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**CITY OF YAKIMA
OFFICE OF APPLICATION AND ENVIRONMENT
REVIEW**

DATE: 7/13/2020; **FROM:** Joan Davenport, AICP, Community Development Director; **APPLICANT:** HLA Engineering & Land Surveying Inc c/o Eric Herzog on behalf of Ray Novobielski; **FILE NUMBER:** PLP#002-20, SEPA#013-20, CAO#007-20; **LOCATION:** 9711 Tieton Dr.; **TAX PARCEL NUMBER(S):** 171324-44415, -44416, -44417, -44418; **DATE OF APPLICATION:** 5/18/2020; **DATE OF COMPLETENESS:** 7/8/2020; **PROJECT DESCRIPTION** The proposed long plat of "Pottenger's Place" will subdivide four parcels totaling approximately 4.88 acres into 14 single family common-wall lots and 11 triplex lots. The site is located in the R-2 and R-3 zoning districts and is located partially within the floodplain. **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 25 residential lots, mixture of 14 single family common wall lots and 11 multi-family triplex lots; 2) Level of Development: 47 residences on 4.88 acres; approx. 10 units/acre; 3) Infrastructure and public facilities: The subject property is able to be served by public streets, water garbage collection, etc.; and 4) Characteristics of development: 25 lots ranging from 4,304 to 16,301 square feet. Pursuant to YMC § 16.06.020(B), the development regulations and comprehensive plan considerations are found to be consistent, as follows: 1) The type of land use: Preliminary Long Plat for 25 residential lots; 2) Density of Development: 9.63 dwelling units per net residential acre; and 3) Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities. **NOTICE OF ENVIRONMENTAL REVIEW** This is to notify agencies with jurisdiction and environmental expertise and the public that the City of Yakima, Planning Division, has been established as the lead agency, under WAC § 197-11-928 for this project. The City of Yakima has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS) per WAC § 197-11-355. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination will be mailed to parties of record and entities who were provided this notice and may be appealed pursuant to YMC § 6.88.170. **Required Permits:** The following local, state, and federal permits/approvals may or will be needed for this project: Building Permit, Grading Permit, Critical Areas Permit, Traffic Concurrency. **Required Studies:** N/A. **Existing Environmental Documents:** Critical Areas Identification Form. **Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan. **REQUEST FOR WRITTEN COMMENT:** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **August 3, 2020**, will be considered prior to issuing the final SEPA determination. Please reference file numbers (PLP#002-20, SEPA#013-20, CAO#007-20) and applicant's name (Ray Novobielski) 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 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Colleda Monick, Community Development Specialist, at (509) 576-6772, or email to: colleda.monick@yakimawa.gov.

(951371) July 13, 2020

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

NOTICE OF APPLICATION AND ENVIRONMENTAL REVIEW

DATE: July 13, 2020
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: HLA Engineering & Land Surveying Inc c/o Eric Herzog on behalf of Ray Novobielski
FILE NUMBER: PLP#002-20, SEPA#013-20, CAO#007-20
LOCATION: 9711 Tieton Dr.
TAX PARCEL NUMBER(S): 171324-44415, -44416, -44417, -44418
DATE OF APPLICATION: May 18, 2020
DATE OF COMPLETENESS: July 8, 2020

PROJECT DESCRIPTION The proposed long plat of "Pottenger's Place" will subdivide four parcels totaling approximately 4.88 acres into 14 single family common-wall lots and 11 triplex lots. The site is located in the R-2 and R-3 zoning districts and is located partially within the floodplain.

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 25 residential lots, mixture of 14 single family common wall lots and 11 multi-family triplex lots
- 2. Level of Development: 47 residences on 4.88 acres; approx. 10 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: 25 lots ranging from 4,304 to 16,301 square feet.

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

- 1. The type of land use: Preliminary Long Plat for 25 residential lots.
- 2. Density of Development: 9.63 dwelling units per net residential acre
- 3. Availability and adequacy of infrastructure and public utilities: The subject property is able to be served by public facilities.

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

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

Required Studies: N/A

Existing Environmental Documents: Critical Areas Identification Form

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

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REQUEST FOR WRITTEN COMMENT: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **August 3, 2020**, will be considered prior to issuing the final SEPA determination. Please reference file numbers (PLP#002-20, SEPA#013-20, CAO#007-20) and applicant's name (Ray Novobielski) 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 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Colleda Monick, Community Development Specialist, at (509) 576-6772, or email to: colleda.monick@yakimawa.gov.

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

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DEPARTAMENTO DE DESARROLLO COMUNITARIO

Joan Davenport, AICP, Directora

Division de Planificación

Joseph Calhoun, Gerente

129 Norte Calle 2ª, 2º Piso, Yakima, WA 98901

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

AVISO DE APLICACIÓN 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: 13 de julio, 2020
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: HLA Engineering & Land Surveying Inc c/o Eric Herzog por parte de Ray Novobielski
No. DE ARCHIVO: PLP#002-20, SEPA#013-20, CAO#007-20
UBICACIÓN: 9711 Tieton Dr.
No. DE PARCELA(S): 171324-44415, -44416, -44417, -44418
FECHA DE APLICACIÓN: 18 de mayo, 2020
FECHA DE APLICACIÓN COMPLETA: 8 de julio, 2020

DESCRIPCIÓN DEL PROYECTO: El solicitante propone un proyecto conocido como "Pottenger's Place" que consiste de subdividir cuatro parcelas, que suman un total aproximado de 4.88 acres, en 14 lotes residenciales unifamiliar de pared-común y 11 triplexes. El sitio está ubicado en las zonas residenciales R-2 y R-3 y están parcialmente localizadas dentro del área de la llanura de inundación.

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

1. El tipo de uso terrenal: Subdivisión Preliminar de 25 lotes residenciales, mezcla de 14 lotes unifamiliar con pared-común y 11 triplexes multifamiliares.
2. Nivel de desarrollo: 47 residencias en 4.88 acres; aproximadamente 10 unidades por acre.
3. Infraestructura e instalaciones públicas: La propiedad en cuestión puede ser servida por calles públicas, agua, recolección de basura, etc.
4. Características del desarrollo: 25 lotes desde 4,304 pies cuadrados a 16,301 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 para 25 lotes residenciales.
2. Densidad del desarrollo: 9.63 unidades de vivienda por acre neto residencial
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad en cuestión puede ser servida por instalaciones públicas.

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

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

Estudios Requeridos: N/A

Documentos Ambientales Existentes: Formulario de Identificación de Áreas Críticas

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 3 de agosto 2020** serán considerados antes de emitir la decisión final sobre esta solicitud. Por favor use de referencia los siguiente números del archivo (PLP#002-20, SEPA#013-20, CAO#007-20) y el nombre del solicitante (Ray Novobielski) en cualquier correspondencia que haga. Puede mandar sus comentarios por escrito a:

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

AVISO DE LA DECISION: 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

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

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

July 8, 2020

FILE NUMBERS: PLP#002-20, SEPA#013-20, TCO#004-20, & CAO#007-20
APPLICANT: Ray Novobielski c/o HLA Engineering & Land Surveying
APPLICANT ADDRESS: 2803 River Rd, Yakima, WA 98902
PROJECT LOCATION: 9711 Tieton Dr.
TAX PARCEL NO: 171324-44415, -44416, -44417, and -44418
DATE OF REQUEST: May 19, 2020
SUBJECT: Notice of Complete Application

Mr. Herzog:

The application for your Preliminary Long Plat, Environmental Review, and Transportation Concurrence for 9711 Tieton Dr. was received on May 19, 2019. Your application for a Critical Areas Review was received on June 24, 2020. As of July 8, 2020, your applications are considered **complete** as required by the City of Yakima's Municipal Code (YMC) and site plan checklist, as referenced in YMC § 14.20.030.

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

1. A Notice of Environmental Review will be sent to all property owners within a 300-foot radius of your site on July 13, 2020. This notice will include a request for public comments during a 20-day comment period as is required by the City of Yakima.
2. A notice of Public Hearing will be issued concurrently with the SEPA determination.

If you have any questions regarding this matter please call me at (509) 576-6772.

Sincerely,

Colleda Monick
Community Development Specialist

Cc: Ray Novobielski
200 Abbess Ln.
Yakima, WA 98908

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DEPARTMENT OF PUBLIC WORKS
Scott Schafer, Director

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

RECEIVED

JUN 10 2020

**CITY OF YAKIMA
PLANNING DIV.**

June 10, 2020

Eric Herzog, PLS
HLA Engineering and Surveying, Inc.
2803 River Rd.
Yakima, WA 98902

Subject: Notice of Decision for Transportation Concurrency – TCO#004-20
9711 Tieton Dr. - Pottenger's Place
230 – Residential Condo/Townhouse

Eric,

Enclosed is the Decision for the Transportation Concurrency Analysis of the construction of a 47 unit single family townhouse style development at 9711 Tieton Dr., 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

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RECEIVED

JUN 10 2020

CITY OF YAKIMA
PLANNING DIV.

City of Yakima, Washington
Engineering Division
Transportation Concurrency Analysis

Date of Review: June 10, 2020
Review Prepared by: Mike Shane, Development Engineer, (Acting) (509) 575-6605
Proposed Development: Pottenger's Place
Subject Address: 9711 Tieton Dr.
ITE Land Use: 230 – Residential Condo/Townhouse

Expected Net PM Peak Hour Trip Generation: 31 PM Peak Hour Trips
Average Weekday Trips: 273

Summary of Impact:

The applicant, HLA Engineering and Land Surveying, Inc., proposes to construct a 47 unit apartment complex at 9711 Tieton Dr., within the city of Yakima, Washington. Traffic from this new development will enter the Arterial Street system on Tieton Dr. 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
228	Tieton Drive	88th Ave to 96th Ave	21	6150	3200	535	2663	36	2629	0.18	A
229	96th Ave	Tieton Dr to Summitview	10	3120	1600	271	1329	10	1319	0.18	A
220	88th Ave	Tieton Dr to Summitview	2	1475	1600	128	1472	16	1456	0.09	A
204	Tieton Drive	88th Ave - 80th Ave	19	7360	3200	640	2560	60	2500	0.22	A
217	80th Ave	Tieton Dr to Nob Hill Blvd	2	3520	1600	306	1294	53	1241	0.22	A
205	Tieton Drive	80th Ave - 72nd Ave	17	10080	3200	877	2323	50	2273	0.29	A
212	72nd Ave	Summitview Ave to Tieton Dr	5	12360	3200	1075	2125	546	1579	0.51	A
213	72nd Ave	Tieton Dr to Nob Hill Blvd	3	11330	3200	986	2214	635	1579	0.51	A
206	Tieton Drive	72nd Ave - 64th Ave	9	11023	3200	959	2241	155	2086	0.35	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.



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

File Number:	PLP#002-20 / SEPA#013-20
Applicant/Project Name:	Ray Novobielski/HLA Engineering and Surveying
Site Address:	9711 Tieton Dr
Date of Posting:	May 26, 2020

Location of Installation (Check One):

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

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

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

The alternative location is:

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

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


Applicant's Signature

5/26/2020
Date

Ray Novobielski
Applicant's Name (Please Print)

509-952-9000
Applicant's Phone Number

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



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

June 3, 2020

FILE NUMBER: PLP#002-20
APPLICANT: HLA Engineering and Land Surveying c/o Eric Herzog
APPLICANT ADDRESS: 2803 River Rd., Yakima, WA 98902
PROJECT LOCATION: In the Vicinity of Tieton & S 96th Ave
TAX PARCEL NO: 171324-44415, -44416, -44417, and -44418
DATE OF REQUEST: May 18, 2020
SUBJECT: Notice of Incomplete Application

To Whom It May Concern:

The site plan for your Preliminary Long Plat for four properties located in the vicinity of Tieton & S 96th Ave. was received on May 18, 2020. As of June 3, 2020, the application is considered **incomplete** as required by the City of Yakima's Municipal Code (YMC) and site plan checklist, as referenced in YMC § 14.05.010 and YMC §15.27.321(B) and 15.27.407(F).

The following information is needed in order to continue processing:

1. Critical Areas Review – Your site contains areas of mapped 100-year floodplain. The subdivision of land is included in the definition of "Development" in YMC 15.27.200 and therefore requires review under the City of Yakima's Critical Areas Ordinance, YMC Ch. 15.27. For reference, applicable CAO Subdivision Standards can be found in YMC 15.27.321(B) and 15.27.407(F)

Therefore, we ask that you please provide the City of Yakima Planning Division with information regarding this matter as soon as possible. Upon receipt of the requested information, your application will continue to be processed. If you have any questions regarding this matter please call me at (509) 575-6772.

Sincerely,

Colleda Monick
Community Development Specialist

Cc: Ray Novobielski
200 Abbess Lane
Yakima, WA 98908

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Joan Davenport,AICP CDD
City of Yakima, Dept. C D
129 N. 2nd street
Yakima, Wa. 98901

August 3rd 2020

RECEIVED
AUG 03 2020
CITY OF YAKIMA
PLANNING DIV.

Re: SEPA
PLP#002-20
SEPA# 013-20
CAO#007-20

1. #5 Animals, This property has more than just song birds.
There are Hawks, Quail and doves,.Not to mention magpies and ravens

2. # 10 Aesthetics.

Statement made "Most" likely less than 35 ft. Max height.
This height would indicate a 3 story building.

- There are no 3 story buildings that I know of in this area.
- 2 story ,yes and not many of them. 3 story would definitely change the average appearance of this neighborhood. In fact if there were 3 story bedrooms or what ever that floor would be , we would have 0 privacy in our back yards.

All in all this land needs to be developed, but with the chance of 3 story buildings
Will make privacy a thing of the past.

Plus I won't have to mow the property as I have for the last 5 years to
Keep the fire danger from my property.

Thank you
Norm Base
417 s. 98th ave
Yakima Wa. 98908



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Monick, Colleda

From: Carl Olden <crosmo@msn.com>
Sent: Monday, August 03, 2020 3:48 PM
To: Monick, Colleda
Subject: Pottenger Development

Follow Up Flag: Follow up
Flag Status: Flagged

Joan Davenport, A/CP, Community Development Director
City of Yakima, Department of Community Development
129 N. 2nd St. Yakima, WA 98901

Ray Novobielski
File numbers:
PLP#002-20
SEPA#013-20
CAO#007-20

This is in regards to the property that is being developed West of S. 96th Ave. known as Pottenger's Place.

Concerns:

- Habitat for eagles, hawks, doves, pheasants and quail
- The development is not in keeping with the homes that will border on the property to the west. The homes on S. 98th are single family with at least 1/2 acre lots.
- Will be a highly populated neighborhood in an otherwise rural environment with single family homes.
- Increased traffic which enters and exits onto Tieton drive within a block of a major north/south street, 96th Ave., which leads to Cottonwood Elementary and West Valley High School. Tieton drive in this location is also used quite frequently for trucks hauling fruit and bikers.
- Increased noise
- Increased lighting
- The common wall homes will be extremely close to fences for existing homes.
- Will there be a noise buffer put up along the west existing homes such as arborvitis?
- Loss of view as common wall homes can be 35 feet in height. Loss of privacy in developed neighborhood to the west.

Susan and Carl Olden
411 S. 98th Ave.
Yakima, WA
98908

509-833-5963
crosmo@msn.com

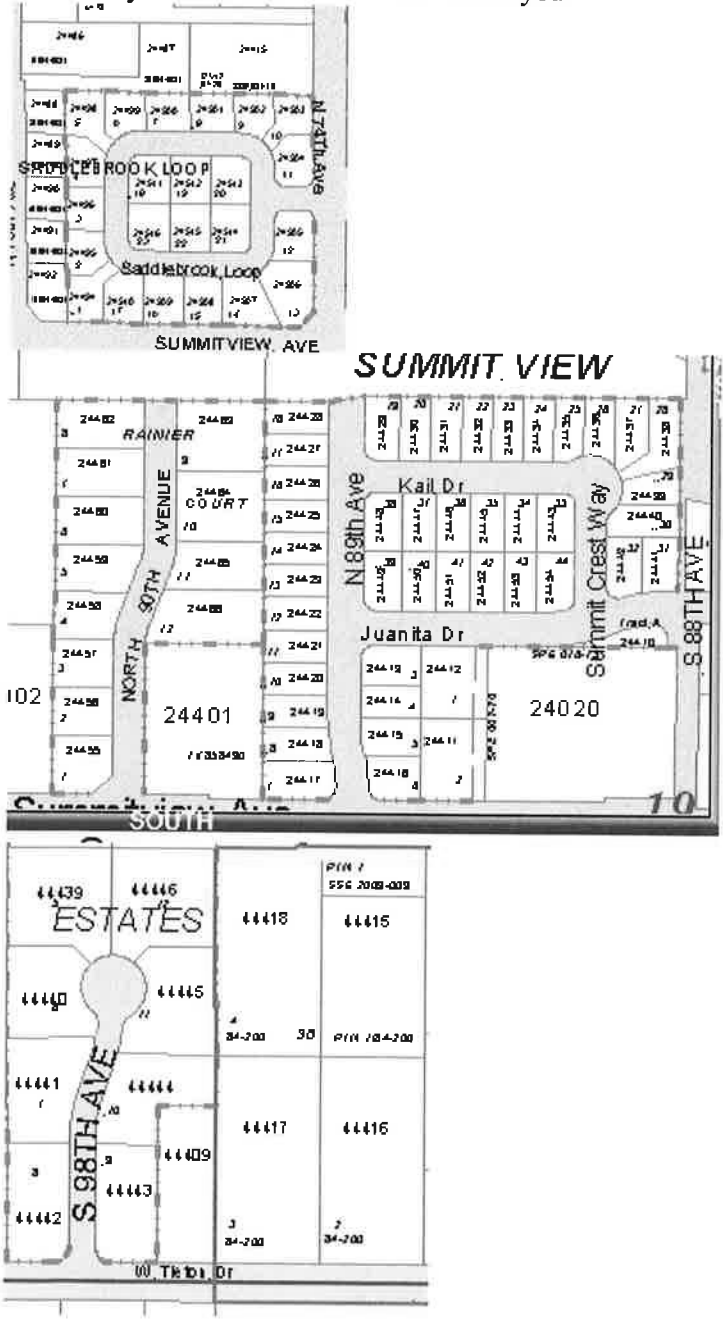
RECEIVED
AUG 03 2020
CITY OF YAKIMA
PLANNING DIV.

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Maxey, Lisa

From: Dina Marie Williams <werwilly5@msn.com>
Sent: Monday, August 03, 2020 2:32 PM
To: Ask Planning
Subject: Re: PLP#002-20 SEPA#013-20 CAO#007-20
Attachments: Pottengers place.docx

Here is my letter with attachments. Thank you



> On Aug 3, 2020, at 8:21 AM, Ask Planning <Ask.Planning@yakimawa.gov> wrote:
>
> Absolutely!

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

> -----Original Message-----

> From: Dina Williams [mailto:werwilly5@msn.com]
> Sent: Monday, August 03, 2020 8:20 AM
> To: Ask Planning <Ask.Planning@yakimawa.gov>
> Subject: PLP#002-20 SEPA#013-20 CAO#007-20
>

> Good morning.

> I have been out of town for the past several weeks and received this in the mail over the weekend. Can I respond by email to the concerns regarding this development? I see that 500pm today is the final to submit Thank you Dina Williams

RECEIVED

AUG 03 2020

**CITY OF YAKIMA
PLANNING DIV.**

August 3, 2020

To Whom it May Concern:

RE: File numbers: PLP3002-20, SEPA3013-20, CAO3007-20

I am writing concerning the development proposed on 97th Avenue and Tieton drive, I have some concerns about the amount of traffic that this will place on tieton drive based on the number of units and only one full access to and from the property.

On 96th Avenue and Tieton drive the speed limit is currently 40 miles per hour, this does not leave much leeway for vehicles that could potentially be coming and going in and out of 97th Avenue as well as the speed limit immediately jumping to 50 past the proposed development.

My biggest concern is the document we received in the mail advised that there would be 14 homes sharing common wall, (which is very misleading, this should have been identified as seven duplexes (the potential to have anywhere from one person up to perhaps six people depending on the number of the bedrooms). In addition, it is misleading to say that there are two vehicles per home; actually, you could have possibly four vehicles per duplex if you have parents with two cars and children with two cars. The numbers could be very low (unlikely based on the way I have seen other duplexes in the area (74th-76th Avenue and Summitview Avenue as well as 89th Avenue-91st Avenue and Summiview Avenue SEE ATTACHED) multiple cars on street in addition to the two parking spots available). That just addressed the duplexes proposed, and then we add 11 multifamily triplex lots = 33 more units with potentially of four cars per each unit of a triplex.

This amount of possible vehicles severely affects flow of traffic on Tieton drive, which is very concerning for potential for accidents as well as backed up traffic. The one difference on the 74th-76th avenue and 88th-90th avenue duplexes/triplexes is that they have more than one access to the development both off of 76th and 74th avenues as well as 88th, 89th 90th avenues.

The proposed development does show a "fire access lane" but that is not a true outlet for the entire development as well as how closely it will be to the one main access, not allowing traffic to safely enter Tieton drive and potentially causing backed up vehicles at the red light on 96th.

Furthermore, annexing the property into the city of Yakima merely to change the zoning without notifying the surrounding properties seems somewhat inappropriate.

I have no issues with the property being developed, I do have a problem looking at the surrounding land and home occupancy and simply shoving in a development that could potentially have almost 300 people in 4 acres seems to be a high impact on surrounding homeowners.

If this property does get the go ahead, I would hope that at the very least there is a second full outlet not a half block from the first, identified as "fire lane access", or that the number of homes would be reduced to lessen the traffic impact onto Tieton Drive. Just because you can build, it does not mean it is a good fit for the surrounding homes it would affect in traffic alone. It appears the property owner and his real estate developer Mr. Norm Leaverton only care about the bottom dollar not how their developing this

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property to potential overload could be catastrophic. I do fear that we are looking at potential multitude of accidents.

The development on 98th Avenue (SEE ATTACHED) has virtually same square footage that the proposed Pottengers Place. The 98th avenue development has nine single-family homes currently on it with approximately 25 people occupying these homes.

If allowed to proceed as described there will be two duplexes per one lot on the 98th Avenue development. That mean four separate residences will be occupying the same space as one current homeowner. We also live in a cul-de-sac and the number of "lost drivers" that find our private road and drive through thinking they can get to the other side, will without a doubt increase in numbers; therefore impacting my neighborhood in a negative and/or dangerous way because the people that currently are lost and come down our road are not traveling slow by any means.

Dina Williams

420 South 98th Avenue

Yakima, WA 98908

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AUG 03 2020

**CITY OF YAKIMA
PLANNING DIV.**

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RECEIVED

JUL 29 2020

CITY OF YAKIMA
PLANNING DIV.

July 26, 2020

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

Written comments regarding: PLP#002-20, SEPA#013-20, CCAO#007-20
Applicant: Ray Novobielski

In review of Preliminary Plat of "Pottengers's Place", I have extreme concerns for allowing such dense placement of family dwellings within a neighborhood that is consistently split into parcels of at least ½ acre, and often more, per single family dwelling.

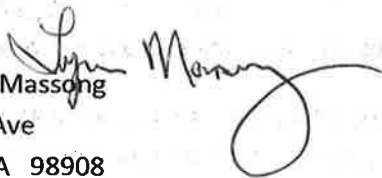
One can argue that there is a such a development to the northeast of the proposed development but if one takes into account the surface area of the access road(s) of the proposed "Pottengers Place", there is even less room for building the proposed 25 dwellings compared to more land and no central roads in the other development bordered by S 96th Ave on the West, Yakima Ave. on the North, S 94th Ave on the East and W. Walnut Street on the South (see vicinity map included in your application enclosures).

I believe this proposed development is a good idea but that the increased density of housing is out of character with the surrounding area and as such, deviates from the expected norms and inherent enjoyments of those already living within the area. Additionally, the increase in audible traffic noise from within the proposed development, which is being placed within a much more dispersed dwelling area, negatively affects the overall peacefulness of a semi-agricultural area. A less -dense alternative would be welcome; keeping within the ratio of house site to land site no greater than that of the previously described development to the northeast.

I would be happy to discuss or clarify any of the above concerns with you or your staff if you feel it is needed.

Sincerely,

Mr. Lynn F Massong
221 S 98th Ave
Yakima, WA 98908



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