

**“Plat of Aspen Estates – Phase 2”
PLP#003-21, SEPA#023-21, TCO#011-21**

**City Council
Closed Record Public Hearing
December 14, 2021**

EXHIBIT LIST

Applicant: Aspen Tree LLC
File Numbers: PLP#003-21, SEPA#023-21 & TCO#011-21
Site Address: W. Washington Ave. & S. 64th Ave.
Staff Contact: Trevor Martin, Senior Planner

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DEPARTMENT OF COMMUNITY DEVELOPMENT
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YAKIMA PLANNING COMMISSION

**RECOMMENDATION TO THE YAKIMA CITY COUNCIL
FOR
PRELIMINARY LONG PLAT
PLP#003-21 & SEPA#023-21**

September 8, 2021

WHEREAS, on September 8, 2021, an application for a Preliminary Long Plat was submitted by Aspen Tree LLC. for the subdivision of one parcel, totaling approximately 4.82 acres into 22 single-family residential lots, in the Single-Family (R-1) zoning district, parcel number 181333-32406; and

WHEREAS, the application was considered complete for processing on July 23, 2021, and public notice was provided in accordance with the provisions of YMC Ch. 16.10 on July 30, 2021; and

WHEREAS, SEPA Environmental Review was completed with a Determination of Nonsignificance issued on August 19, 2021, which was not appealed (City File SEPA#023-21); 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 September 8, 2021, the Yakima Planning Commission held an open record public hearing, to consider the application for a 22 lot single-family subdivision known as Aspen Estates – Phase 2, submitted by HLA Engineering and Surveying. (PLP#003-21), to hear testimony from the public and provide a recommendation to the Yakima City Council; and

WHEREAS, the staff report presented by Senior Planner, Trevor Martin, recommended approval of the proposed 22-lot preliminary plat, subject to conditions; and

WHEREAS, based on testimony received at the September 8, 2021 public hearing, the Yakima Planning Commission has recommended approval of the plat, subject to conditions.



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

APPLICATION # PLP#003-21, SEPA#023-21
APPLICANT: Aspen Tree LLC.
APPLICANT ADDRESS: 2550 Borton Rd., Yakima, WA 98903
PROJECT LOCATION: Vicinity of W. Washington Ave. and S. 64th Ave.
PARCEL(S): 181333-32406

I. FINDINGS OF FACT

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

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

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

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

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

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

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

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

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

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

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

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

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

Goal 5.2. Preserve and improve existing residential neighborhoods.

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

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

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

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

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

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

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

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

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

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

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

7. **Subsection 14.20.100(4)(d) -- Appropriate provisions for streets or roads, alleys and other public ways:**
The subject property has frontage upon W. Washington Ave. and S. 60th Ave, and proposes new public streets to provide adequate access to all internal lots.
8. **Subsection 14.20.100(4)(e) -- Appropriate provisions for transit stops:**
Yakima Transit Routes 2 & 5 pass within 1/10 of a mile of the site.
9. **Subsection 14.20.100(4)(f) -- Appropriate provisions for potable water supplies, irrigation and other water suppliers:**
Public water is required to be used for domestic and fire flow purposes. An adequate water supply for this development is available from Nob Hill Water Company.
10. **Subsection 14.20.100(4)(g) -- Appropriate provisions for sanitary waste disposal:**
Public sewer is required to service all lots. City of Yakima sewer lines are within W Washington Ave and S. 60th Ave, and are capable of being extended to handle the demands of this development.
11. **Subsection 14.20.100(4)(h)(i) -- Appropriate provisions for parks and recreation and playgrounds:**
Open space, parks, recreation, and playgrounds are located approximately within 1.8 miles of this subdivision due to the proximity of West Valley Park. The proposed preliminary plat is not located in a planned parks and recreation area. Provisions for parks and recreation areas are not necessary within the proposed preliminary plat due to the size, number and location of the proposed lots and provisions for playgrounds exist at the schools which children within the proposed preliminary plat would be attending, and could also be individually provided on the lots themselves which are of a size which would allow for playground areas as needed or desired.
12. **Subsection 14.20.100(4)(j) -- Appropriate provisions for schools and school grounds:**
West Valley Middle and West Valley Jr High Schools are located approximately within 1.4 miles, and West Valley high School is located approximately within 1.8 miles of this subdivision.
13. **Subsection 14.20.100(4)(k) -- Appropriate provisions for sidewalks:**
Sidewalks are required and will be provided on the new interior streets and along this developments frontage.
14. **Subsection 14.20.100(4)(l) -- Appropriate provisions for other planning features that assure safe walking conditions for students who walk to and from school:**
There are no plan requirements that are different than the conditions within the decision.
15. **Subsection 14.20.100(5) -- Public use and interest:**
The evidence indicated that this proposed preliminary plat, as conditioned, would be consistent with neighboring land uses and would help serve the residential needs of this area. With the recommended conditions, it will comply with the City's zoning ordinance, subdivision ordinance and comprehensive plan. It will also make appropriate and adequate provisions for the public health, safety and general welfare, open spaces, drainage ways, streets, transit stops, potable water, sanitary

waste disposal, parks and recreation, playgrounds and sidewalks, and is in a location where additional provisions for schools or for additional planning features for students who walk to and from school have not been recommended or deemed necessary.

II. Consistency Analysis YMC § 16.06.020(B).

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

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

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

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

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

III. CONCLUSIONS

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

1. The YPC has jurisdiction to recommend to the Yakima City Council the approval of a proposed preliminary plat pursuant to Section 14.20.100 of the subdivision ordinance.
2. Notice of the public hearing sent on July 30, 2021, was given in accordance with applicable requirements.
3. The SEPA Determination of Nonsignificance (DNS) for this proposed preliminary plat was issued on August 19, 2021, and became final without any appeal.
4. The proposed preliminary plat was reviewed and approved for traffic concurrency under the Transportation Capacity Management Ordinance on July 27, 2021.

5. This preliminary subdivision complies with the goals and objectives of the 2040 Comprehensive Plan, the intent and purpose of the R-1 zoning district, the provisions of the Urban Area Zoning Ordinance, Subdivision Ordinance, Title 12's Development Standards and Chapter 12.08 Traffic Concurrency Ordinance.
6. This preliminary plat is in compliance with the consistency requirements of Subsection 16.06.020(B) of the Yakima Municipal Code.
7. With the recommended conditions found in the staff report, which are found to be appropriate, the proposed preliminary plat as described in the application narrative and preliminary plat received June 25, 2021, is in compliance with the City's Urban Area Comprehensive Plan, subdivision ordinance and zoning ordinance; makes appropriate and adequate provisions for the public health, safety and general welfare and for open spaces, drainage ways, streets, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds and sidewalks; and, according to the weight of the evidence presented at the hearing, does not require that specific provisions be made for the other requisite plat considerations such as additional schools, additional school grounds or additional planning features that assure safe walking conditions for students who walk to and from school; and serves the public use and interest.

IV. PUBLIC HEARING TESTIMONY

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

V. PLANNING COMMISSION ACTION

Commissioner Rose moved, Commissioner Place seconded to direct staff to draft findings of fact and forward a recommendation of approval to the Yakima City Council. The motion carried 6-0.

VI. RECOMMENDATION TO CITY COUNCIL

Based upon the findings outlined above, the City of Yakima Planning Commission recommends **APPROVAL** of the proposed 22-lot preliminary plat of Aspen Estates Phase 2 in accordance with the application and related documents submitted for file numbers PLP#003-21 and SEPA#023-21, and subject to the following conditions:

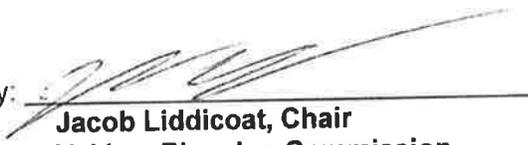
1. The applicant shall submit and gain approval of civil engineered plans which provide for design of all Title 12 development standards, including but not limited to curb, gutter, sidewalk, street lighting, stormwater, and street design.
2. Prior to approval of the final plat, all approved improvements shall be constructed or financially secured according to the standards and requirements of the City Engineer and YMC Title 12.
3. All lots shall be served with public water from the Nob Hill Water Company. No individual domestic or irrigation wells shall be permitted for any of the lots. Prior to final plat approval, written verification from Nob Hill Water must be submitted to the Planning

Division indicating that all construction required to provide each lot with domestic water has been completed and the fees paid.

4. All lots shall be provided with public sewer service according to YMC Title 12 standards. Prior to final plat approval, written verification from the City of Yakima Engineering Department must be provided to the Planning Division indicating that all sewer extensions have been completed and inspected or financially secured.
5. A minimum 8-foot wide public utility easement must be provided adjacent to all public road rights-of-way.
6. Easements for new and/or future utilities shall be a minimum of 16-feet in width, provided that the width of easements for buried utilities will be twice the depth of the planned excavation.
7. All public and private utilities shall be located underground, with the exception of telephone boxes and such similar structures.
8. All public and private utilities to be located within public road rights-of-way must be constructed prior to the start of road construction.
9. Fire hydrants shall be placed at the locations specified by the Building Codes and Planning Division and the Yakima Fire Department. All lots must be provided with adequate fire flow.
10. All permits required by the Yakima Regional Clean Air Authority shall be obtained and a copy provided to the City of Yakima Code Administration prior to commencement of site preparation. The developer shall designate during working hours a responsible party to serve as contact for suspected air quality violations.
11. NPDES Permit and a Stormwater Pollution Prevention Plan shall be prepared and submitted to the City.
12. All addresses shall be as specified in Exhibit "A" of the staff report. All addresses must be clearly shown on the face of the final plat as required by RCW 58.17.280.
13. This plat shall be subject to the following notes, which must be placed on the face of the plat:
 - a. The addresses shown on this plat are accurate as of the date of recording, but may be subject to change. The City of Yakima Building Codes Division is responsible for the confirmation or reassignment of addresses at the time of building permit issuance.
 - b. The owners shown hereon, their grantees and assignees in interest hereby covenant and agree to retain all surface water generated within the plat on-site.
14. Irrigation approval, for the Ahtanum Irrigation District, shall be shown on the face of the final plat.

15. A cultural Resources Survey shall be conducted on the subject site, if the applicant does not wish to have a cultural resources survey conducted on the site, an Inadvertent Discovery Plan (IDP) shall be prepared by the applicant, and a copy of the IDP shall be submitted to the City.
16. All other requirements of the zoning and subdivision ordinance, although not specifically set forth herein, shall be complied with in their entirety.
17. 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 22nd day of September, 2021.

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#003-21 & SEPA#023-21 & TCO#011-21

APPLICANT: Aspen Tree LLC.
APPLICANT ADDRESS: 2550 Borton Rd., Yakima, WA 98903
PROJECT LOCATION: Vicinity of W. Washington Ave. and S. 64th Ave.
NAME OF PLAT: Aspen Tree Phase 2
TAX PARCEL NUMBERS: 181333-32406
DATE OF REQUEST: June 25, 2021
DATE OF RECOMMENDATION: September 8, 2021
STAFF CONTACT: Trevor Martin, Associate Planner

I. DESCRIPTION OF REQUEST:

Preliminary Long Plat to subdivide one parcel, totaling approximately 4.82 acres, into 22 single-family residential lots in the R-1 zoning district.

II. SUMMARY OF RECOMMENDATION:

Approved, subject to conditions.

III. FACTS:

A. Statement of Cause:

Pursuant to YMC Ch. 14.20, the applicant's statement in the Preliminary Long Plat application dated July 14, 2020 – This proposed plat will subdivide approximately 4.82 acres into 22 Single-Family lots. Lot sizes will range from approximately 6,300 sq ft to 8,497 sq ft. The lots will have frontage on a public roadways which will be improved as part of this project.

B. Urban Area Zoning Ordinance.

The main purpose of the Yakima Urban Area Zoning Ordinance Yakima Municipal Code (YMC) Title 15 (UAZO) is to implement the Yakima Urban Area Comprehensive Plan and promote the general health, safety and welfare of the present and future inhabitants of the Yakima Urban Area. YMC § 15.01.030 describes the purpose and intent to promote the purpose of the UAZO. Subsection 15.03.020(B) of the UAZO indicates that the intent of the Single-Family Residential (R-1) zoning district is to:

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

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

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

C. Processing.

1. The application for a Preliminary Long Plat was received on June 25, 2021.
2. The proposed plat is larger than nine lots, and is therefore being processed under the provisions of YMC Ch. 14.20 and YMC Ch. 6.88.
3. The application was deemed complete for processing on July 23, 2021.
4. This project underwent a State Environmental Policy Act review and a Determination of Nonsignificance (DNS) was issued for this plat on August 19, 2021; no appeals have been filed.
5. Pursuant to RCW Ch. 58.17, YMC § 1.42.030 and YMC § 14.20.100, the City of Yakima Planning Commission (Planning Commission) is authorized to make a recommendation for approval or disapproval, with written findings of fact and conclusions to support the recommendation to the City Council on preliminary plats. Within ten working days of the conclusion of a hearing, unless a longer period is agreed to in writing by the applicant, the Planning Commission shall render a written recommendation which shall include findings and conclusions based upon the record.

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

- | | |
|---|-----------------|
| a. Date of Application: | June 25, 2021 |
| b. Date of Developer's Notice of Complete Application: | July 23, 2021 |
| c. Date of Notice of Application: | July 30, 2021 |
| d. Date of Posting of Land Use Action Sign on the Property: | July 30, 2021 |
| e. Date of Mailing of Notice of DNS: | August 19, 2021 |
| f. Notice of Public Hearing | July 30, 2021 |

7. **Public Comment:**

The twenty-day public comment period for this application occurred from July 30, 2021, to August 19, 2021. At the conclusion of the public comment period, the City of Yakima received three (3) comments addressing the environmental impacts and compatibility of the proposed development from SEPA agencies. Comments are summarized below:

- i. Yakama Nation: ". The project is within the ancestral lands of the Yakama, and lies within a high risk area for encountering cultural resources. We request an archaeological survey of the proposed undertaking inclusive of subsurface testing to identify any potential buried sites. Please ensure a copy of the report is sent to our program for review and comment."

Staff response: A condition to update the existing cultural resources survey will be incorporated into the recommended conditions of this report.

- ii. Washington Department of Archaeology and Historic Preservation: "...Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations.

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We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive..."

Staff response: A condition to update the existing cultural resources survey will be incorporated into the recommended conditions of this report.

- iii. Washington Department of Ecology: "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.

Note: Projects involving less than 5 acres of soil disturbance, but more than one acre of soil disturbance may be eligible for an Erosivity Waiver."

Staff response: the applicant will be required to obtain all necessary agencies prior to the issuance of any building permits.

- 8. **Development Services Team (DST) Review:** The proposal was reviewed by the DST team on August 3, 2021. Final comments of the DST members are summarized below.

- a. Codes:

- i. Addressing shall be as follows:

| | | | |
|-----------|------------------|-----------|------------------|
| Lot 2-1: | 6118 Coolidge Rd | Lot 2-12: | 2101 S 61st Ave |
| Lot 2-2: | 6116 Coolidge Rd | Lot 2-13: | 6101 Coolidge Rd |
| Lot 2-3: | 6114 Coolidge Rd | Lot 2-14: | 6103 Coolidge Rd |
| Lot 2-4: | 6112 Coolidge Rd | Lot 2-15: | 6105 Coolidge Rd |
| Lot 2-5: | 6110 Coolidge Rd | Lot 2-16: | 6107 Coolidge Rd |
| Lot 2-6: | 6108 Coolidge Rd | Lot 2-17: | 6109 Coolidge Rd |
| Lot 2-7: | 6106 Coolidge Rd | Lot 2-18: | 6111 Coolidge Rd |
| Lot 2-8: | 6104 Coolidge Rd | Lot 2-19: | 6113 Coolidge Rd |
| Lot 2-9: | 6102 Coolidge Rd | Lot 17: | 2018 S 62nd Ave |
| Lot 2-10: | 6100 Coolidge Rd | Lot 18: | 2100 S 62nd Ave |
| Lot 2-11: | 2103 S 61st Ave | Lot 26: | 2019 S 61st Ave |

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- ii. Pursuant to the Chapter 5 of the Washington State Fire Code (WSFC), publicly available fire hydrants will be required along streets spaced at intervals that will provide required fire flow coverage for proposed structures in accordance with WSFC Appendix C.
- iii. These findings are not intended to be an exhaustive review of this proposal.
- b. Engineering:
 - This project requires Title 8 and 12 improvements, including but not limited to the following:
 - i. YMC 8.60 and 12.05 – New curb, gutter and sidewalk, and storm drainage, shall be installed throughout the new development. New sidewalk shall be constructed per standard detail R5, including approved ADA ramp at intersections. Street section shall conform to standard detail R3.
 - ii. YMC 8.64 – A residential driveway approach is required which meets the requirements of this chapter and standard detail R4. Driveway width shall be a max. of 20’.
 - iii. YMC 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way.
 - iv. YMC 12.02 – Easements shall be established per this chapter.
 - v. YMC 12.06.020 – Right of way – All interior roads are classified as a Local Access, requiring a total of 50’ of right of way.
 - vi. 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.
 - vii. 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.
 - viii. An ENG permit is required for all civil work to be performed on site.
 - ix. All improvements and shall be completed prior to Certificate of Occupancy.
- c. Nob Hill Water
 - i. Nob Hill Water is available to serve the new development. Nob Hill Water has been paid for new water mains and services and at this time is waiting to install.
- d. Wastewater
 - i. City sewer will need to be extended throughout development in accordance with YMC Title 12 and City of Yakima Standard Details. Wastewater will review and approve the Engineered drawings submitted for this work.

IV. APPLICABLE LAW:

- A. YMC § 15.05.020 (H): Site design requirements and standards: Access Required:** All new development shall have a minimum of twenty-feet of lot frontage upon a public road or be served by an access easement at least twenty feet in width. The purpose of this standards is to provide for vehicular access to all new development; provided, the construction of single-family on existing legally established lots is exempt from the requirements of this section.

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B. YMC § 15.05.030 (A): Creation of new lots – Subdivision Requirements: Table of Subdivision Requirements:

- Establishes basic development criteria for lot size and width that must be met when reviewing an application for a new subdivision. For single-family dwelling construction in the R-1 zoning district, the required minimum lot size is 6,000 square feet.

C. YMC § 15.05.055(1) New Development Improvement Standards

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

D. YMC § 12.02.010 Establishment of Easements:

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

E. YMC § 12.02.020 Easement location and width:

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

F. YMC § 12.03.010 Sewer service required:

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

G. YMC § 12.03.040 Minimum sewer line size:

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

H. YMC § 12.03.070 Side sewer service:

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

I. YMC § 12.04.010 Water service required:

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

J. YMC § 12.04.020 Water line extension required:

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

K. YMC § 12.04.040 Minimum size and material standards:

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

L. YMC § 12.05.010 Sidewalk installation required:

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

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

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

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

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

O. RCW 58.17.110 and YMC 14.20.120:

The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine: (a) If appropriate provisions are made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and shall consider all other

relevant facts, including sidewalks and other planning features that assure safe walking conditions for students who only walk to and from school; and (b) whether the public interest will be served by the subdivision and dedication.

V. FINDINGS:

1. This proposed preliminary plat is approximately 4.82 acres in size and has been designed for single-family residences.
2. The Preliminary Long Plat is occurring one phase and thus the density calculation is based upon a single action of dividing 4.82 acres in to 22 residential lots.
3. The density calculations are listed below:

Density for the proposed development as a whole:

→= 22 dwelling units / 3.59 acres (acreage with streets removed)

→= 6.13 Dwelling Units Per Net Residential Acre

4. The preliminarily platted rights-of-way are classified as residential access streets, requiring a total of 50 feet of right-of-way.
5. Full street improvements will be required for all preliminary platted right-of-way.
6. W. Washington Ave. is classified as a Minor Arterial requiring a total of 80' of right of way (40' half width) – existing right-of-way is adequate.
7. Environmental Review was completed for this development, and a DNS was issued on August 19, 2021.

8. **Zoning Ordinance:**

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

- a. **Lot Coverage:** The maximum lot coverage permitted in the R-1 zoning district is 60% and all lots will comply with that limitation.
- b. **Lot Size:** The preliminary plat indicates lot sizes that range from 6,300 sq ft to 8,477 sq ft., consistent with YMC § 15.05.030, Table 5-2 which provides that the minimum lot size for single family construction is 6,000 square feet.
- c. **Lot Width:** YMC § 15.05.030, Table 5-2, prescribes a minimum lot width of 50 feet for detached single family dwelling units. All proposed lots meet or exceed the minimum requirement.
- d. **Density:** With a density of about 6 dwelling units per net residential acre (6.13 du/nra), the proposed preliminary plat complies with YMC § 15.05.030(B) and YMC § 15.03.020(B) which prescribe a maximum of seven (7) dwelling units per net residential acre in the R-1 zone.

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9. **Comprehensive Plan:**

The 2040 Comprehensive Plan and Future Land Use Map designates the subject property as suitable for Low Density Residential development. Single-family detached dwellings are the predominant dwelling type. Other dwelling types may be allowed under certain circumstances, such as accessory dwellings and cottage housing. The permitted density is up to seven net dwelling units per acre for infill development. On larger sites (over two acres), more flexibility in lot sizes and layout are envisioned, provided overall density standards are met. Permitted maximum densities on large sites is up to seven gross dwelling units per acre. Density bonuses allowing up to six gross dwelling units may be allowed subject to conformance with traditional neighborhood design concepts.

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

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

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

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

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

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

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

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

Goal 5.2. Preserve and improve existing residential neighborhoods.

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

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

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

DO NOT WRITE

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10. SUBDIVISION ORDINANCE:

As proposed, and with the recommended conditions, this preliminary plat meets all the design requirements of YMC Ch. 14.25 of the City's subdivision ordinance and the development standards of YMC Title 12. The recommended conditions are intended to ensure consistency with the provisions of the City's subdivision ordinance and that appropriate provisions are provided for the following:

- a. The proposed subdivision must be consistent with the provisions of the urban area zoning ordinance;
- b. The proposed subdivision must be consistent with the city of Yakima's comprehensive plan;
- c. The proposed subdivision must be consistent with the provisions of this title; and
- d. As required by RCW Chapter 58.17, the proposed subdivision must make appropriate provisions for:
 - i. **Public health, safety, welfare:** The construction of new single-family dwellings will complement adjacent uses will promote the public health, safety and general welfare insofar as there is a need in this community for additional housing and insofar as this proposed preliminary plat would be required to comply with all applicable City development standards, and all conditions of approval specified by the City of Yakima Planning Commission.
 - ii. **Open spaces:** The proposed lots are larger than minimum sizes required in the R-1 zoning district. Lot coverage of 60% or less in the R-1 zoning district will provide adequate light and air for future residents in accordance with the standards in the zoning ordinance without additional open spaces.
 - iii. **Drainage systems:** Drainage system facilities will be provided in accordance with state and local regulations including the City of Yakima Municipal Code and the eastern Washington Storm Water Manual.
 - iv. **Streets, alleys, and other public ways:** The subject property has frontage upon Washington Ave., designated as a Minor Arterial street which requires 80-feet of right-of-way. New interior streets will be designated as Local Access, requiring 50-feet of right-of-way.
 - v. **Transit Stops:** Yakima Transit Routes 2 and 5 are accessible at the corner of Washington and 64th Avenues, approximately 1/10 of a mile to the west.
 - vi. **Water supplies:** Public water is required to be used for domestic and fire flow purposes. An adequate water supply for this development is available from Nob Hill Water Company.
 - vii. **Sanitary waste disposal:** Public sewer is required to service all lots. City of Yakima sewer mains are within Washington Ave. and S 60th Ave, and are capable of being extended to handle the demands of this development.

DOC, INC. 2/18

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- viii. **Parks and playgrounds:** Open space, parks, recreation, and playgrounds are located approximately within 1.8 miles of this subdivision due to the proximity of West Valley Park. The proposed preliminary plat is not located in a planned parks and recreation area. Provisions for parks and recreation areas are not necessary within the proposed preliminary plat due to the size, number and location of the proposed lots and provisions for playgrounds exist at the schools which children within the proposed preliminary plat would be attending, and could also be individually provided on the lots themselves which are of a size which would allow for playground areas as needed or desired.
- ix. **Sites for schools:** West Valle Middle and West Valley Jr High Schools are located approximately within 1.4 miles, and West Valley high School is located approximately within 1.8 miles of this subdivision.
- x. **Sidewalks:** Sidewalks are required and will be provided along this developments frontage. Based upon standards above, a finding that the public use and interest will be served by the approval of this subdivision: This proposed 22-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.

11. TRANSPORTATION CONCURRENCY:

This application was reviewed and approved for consistency with YMC 12.08 Transportation Capacity Management Ordinance on July 27, 2021. 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.

12. TIME LIMITATION:

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

VI. CONCLUSIONS:

1. This Preliminary Plat complies with the general requirements for subdivision approval as specified by YMC Ch. 14.20 and Ch. 15.05.
2. The proposed subdivision meets the density standards of the R-1 zoning district having 6.13 dwelling units per net residential acre.
3. The proposed Preliminary Long Plat has primary access via W. Washington Ave. and new interior local access streets.

4. Affected streets have sufficient capacity for this proposal.
5. This proposed plat serves the public use and interest and provides for the possibility of creating new additional housing within the City of Yakima.
6. The Planning Commission has jurisdiction to review a recommendation to City Council. (RCW Ch. 58.17, YMC § 1.42.030, and YMC § 14.20.100)
7. A Determination of Nonsignificance (DNS) was issued on August 19, 2021.
8. This preliminary subdivision complies with the goals and objectives of the 2040 Comprehensive Plan, the intent and purpose of the R-1 zoning district, the provisions of the Urban Area Zoning Ordinance, Subdivision Ordinance, Title 12 Development Standards and Chapter 12.08 the Traffic Concurrency Ordinance.
9. During project review it has been found that this request is in compliance with YMC §16.06.020 (B) for making a Determination of Consistency as follows:
 - a. The proposed use is permitted within the R-1 zoning district.
 - b. The proposed development is consistent with densities deemed appropriate for the R-1 zoning district by the Yakima Municipal Code, and is similar to densities of surrounding subdivisions.
 - c. This proposal is consistent with existing development regulations for this location.
10. 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 22-lot subdivision known as "Aspen Tree – Phases 2" be approved subject to the following conditions:

1. The applicant shall submit and gain approval of civil engineered plans which provide for design of all Title 12 development standards, including but not limited to curb, gutter, sidewalk, street lighting, stormwater, and street design.
2. Prior to approval of the final plat, all approved improvements shall be constructed or financially secured according to the standards and requirements of the City Engineer and YMC Title 12.
3. All lots shall be served with public water from the Nob Hill Water Company. No individual domestic or irrigation wells shall be permitted for any of the lots. Prior to final plat approval, written verification from Nob Hill Water must be submitted to the Planning Division indicating that all construction required to provide each lot with domestic water has been completed and the fees paid.
4. All lots shall be provided with public sewer service according to YMC Title 12 standards. Prior to final plat approval, written verification from the City of Yakima Engineering

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

5. A minimum 8-foot wide public utility easement must be provided adjacent to all public road rights-of-way.
6. Easements for new and/or future utilities shall be a minimum of 16-feet in width, provided that the width of easements for buried utilities will be twice the depth of the planned excavation.
7. All public and private utilities shall be located underground, with the exception of telephone boxes and such similar structures.
8. All public and private utilities to be located within public road rights-of-way must be constructed prior to the start of road construction.
9. Fire hydrants shall be placed at the locations specified by the Building Codes and Planning Division and the Yakima Fire Department. All lots must be provided with adequate fire flow.
10. All permits required by the Yakima Regional Clean Air Authority shall be obtained and a copy provided to the City of Yakima Code Administration prior to commencement of site preparation. The developer shall designate during working hours a responsible party to serve as contact for suspected air quality violations.
11. NPDES Permit and a Stormwater Pollution Prevention Plan shall be prepared and submitted to the City.
12. All addresses shall be as specified in Exhibit "A" of this report. All addresses must be clearly shown on the face of the final plat as required by RCW 58.17.280.
13. This plat shall be subject to the following notes, which must be placed on the face of the plat:
 - a. The addresses shown on this plat are accurate as of the date of recording, but may be subject to change. The City of Yakima Building Codes Division is responsible for the confirmation or reassignment of addresses at the time of building permit issuance.
 - b. The owners shown hereon, their grantees and assignees in interest hereby covenant and agree to retain all surface water generated within the plat on-site.
14. Irrigation approval, for the Ahtanum Irrigation District, shall be shown on the face of the final plat.
15. A cultural Resources Survey shall be conducted on the subject site, if the applicant does not wish to have a cultural resources survey conducted on the site, an Inadvertent Discovery Plan (IDP) shall be prepared by the applicant, and a copy of the IDP shall be submitted to the City.
16. All other requirements of the zoning and subdivision ordinance, although not specifically set forth herein, shall be complied with in their entirety.

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

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EXHIBIT A

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

June 30, 2021

To: City of Yakima Planning Division

From: Lisa Maxey, Permit Project Coordinator

Re: DST Comments for PLP#003-21
Aspen Estates Phase 2 - Preliminary Long Plat for 22 single-family lots.

The preliminary addressing for this proposal is:

| | | | |
|-----------|-----------------------------|-----------|-----------------------------|
| Lot 2-1: | 6118 Coolidge Rd | Lot 2-12: | 2101 S 61 st Ave |
| Lot 2-2: | 6116 Coolidge Rd | Lot 2-13: | 6101 Coolidge Rd |
| Lot 2-3: | 6114 Coolidge Rd | Lot 2-14: | 6103 Coolidge Rd |
| Lot 2-4: | 6112 Coolidge Rd | Lot 2-15: | 6105 Coolidge Rd |
| Lot 2-5: | 6110 Coolidge Rd | Lot 2-16: | 6107 Coolidge Rd |
| Lot 2-6: | 6108 Coolidge Rd | Lot 2-17: | 6109 Coolidge Rd |
| Lot 2-7: | 6106 Coolidge Rd | Lot 2-18: | 6111 Coolidge Rd |
| Lot 2-8: | 6104 Coolidge Rd | Lot 2-19: | 6113 Coolidge Rd |
| Lot 2-9: | 6102 Coolidge Rd | Lot 17: | 2018 S 62 nd Ave |
| Lot 2-10: | 6100 Coolidge Rd | Lot 18: | 2100 S 62 nd Ave |
| Lot 2-11: | 2103 S 61 st Ave | Lot 26: | 2019 S 61 st Ave |

Applicable Wastewater connection fees must be paid pursuant to YMC 7.58.

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

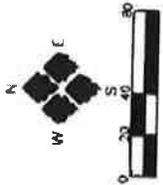
DOC.
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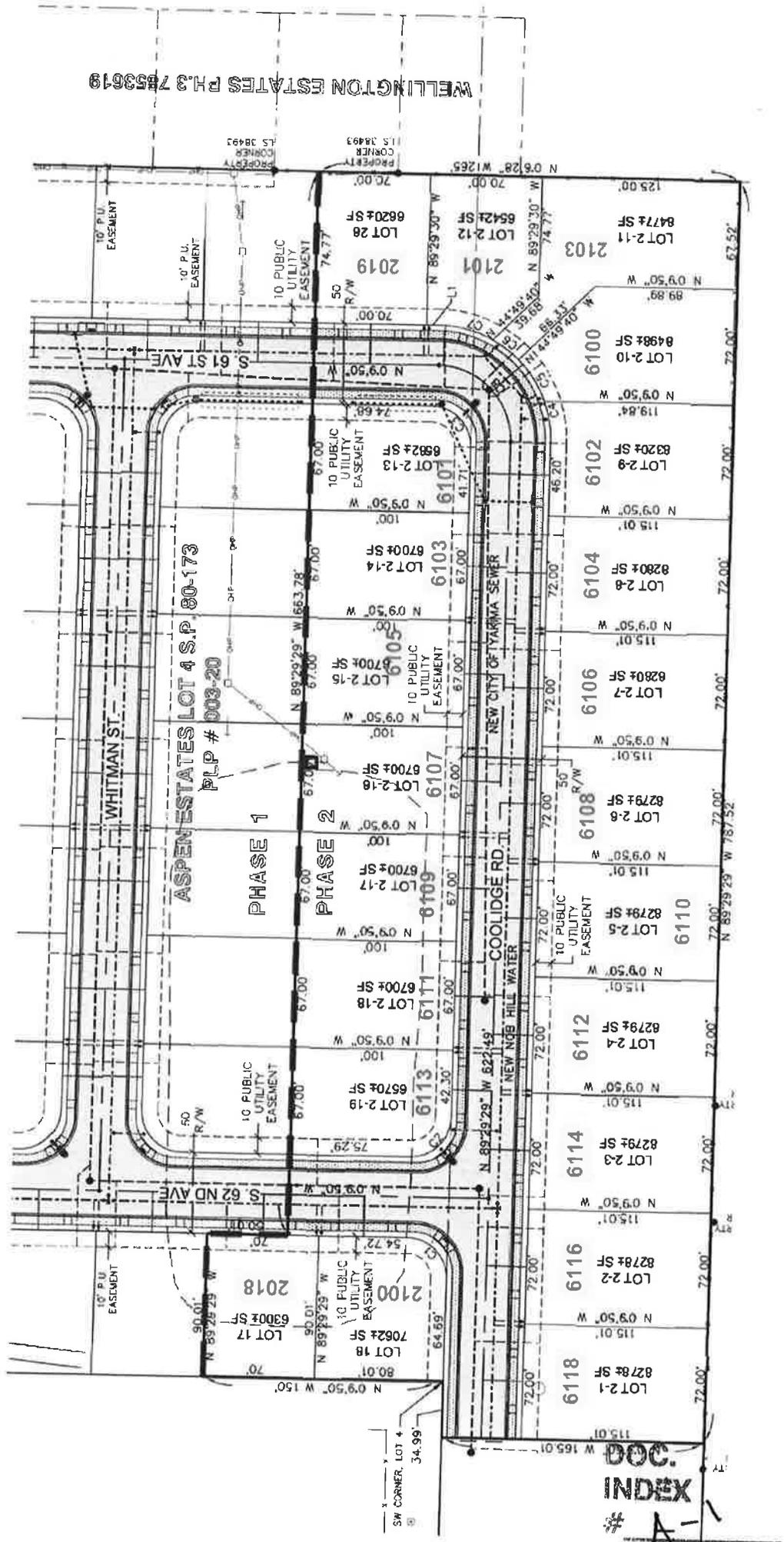
PRELIMINARY PLAT OF "ASPEN ESTATES-PHASE 2"

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

PRELIMINARY ADDRESSING
6/30/21 LM



DATUM ELEVATION
ELEVATIONS BASED ON
WASHINGTON STATE
REFERENCE NETWORK
(NAD83) NAVD88



WELLINGTON ESTATES P.L. 3 7853619

DOC. INDEX # A-1



Project Name: ASPEN TREE LLC - "PLAT OF ASPEN ESTATES - PHASE 2"
Site Address: W WASHINGTON AVE & S 64TH AVE
File Number(s): PLP#003-21, SEPA#023-21

AERIAL MAP



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: 6/29/2021

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- Yakima Future Land Use Designations
- Low Density Residential
 - Mixed Residential
 - Central Business Core Commercial
 - Commercial Mixed Use
 - Regional Commercial
 - Community Mixed Use
 - Industrial

Project Name: ASPEN TREE LLC - "PLAT OF ASPEN ESTATES - PHASE 2"
Site Address: W WASHINGTON AVE & S 64TH AVE
File Number(s): PLP#003-21, SEPA#023-21

FUTURE LAND USE MAP



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 Date Created: 6/29/2021

Project Name: ASPEN TREE LLC - "PLAT OF ASPEN ESTATES - PHASE 2"

Site Address: W WASHINGTON AVE & S 64TH AVE

File Number(s): PLP#003-21, SEPA#023-21, TCO#011-21

Proposal: Preliminary long plat to subdivide approximately 4.82 acres into 22 single-family residential lots in the R-1 zoning district.



VICINITY MAP



DOC. INDEX #

B-1

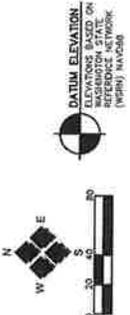
Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information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

Date Created: 6/29/2021

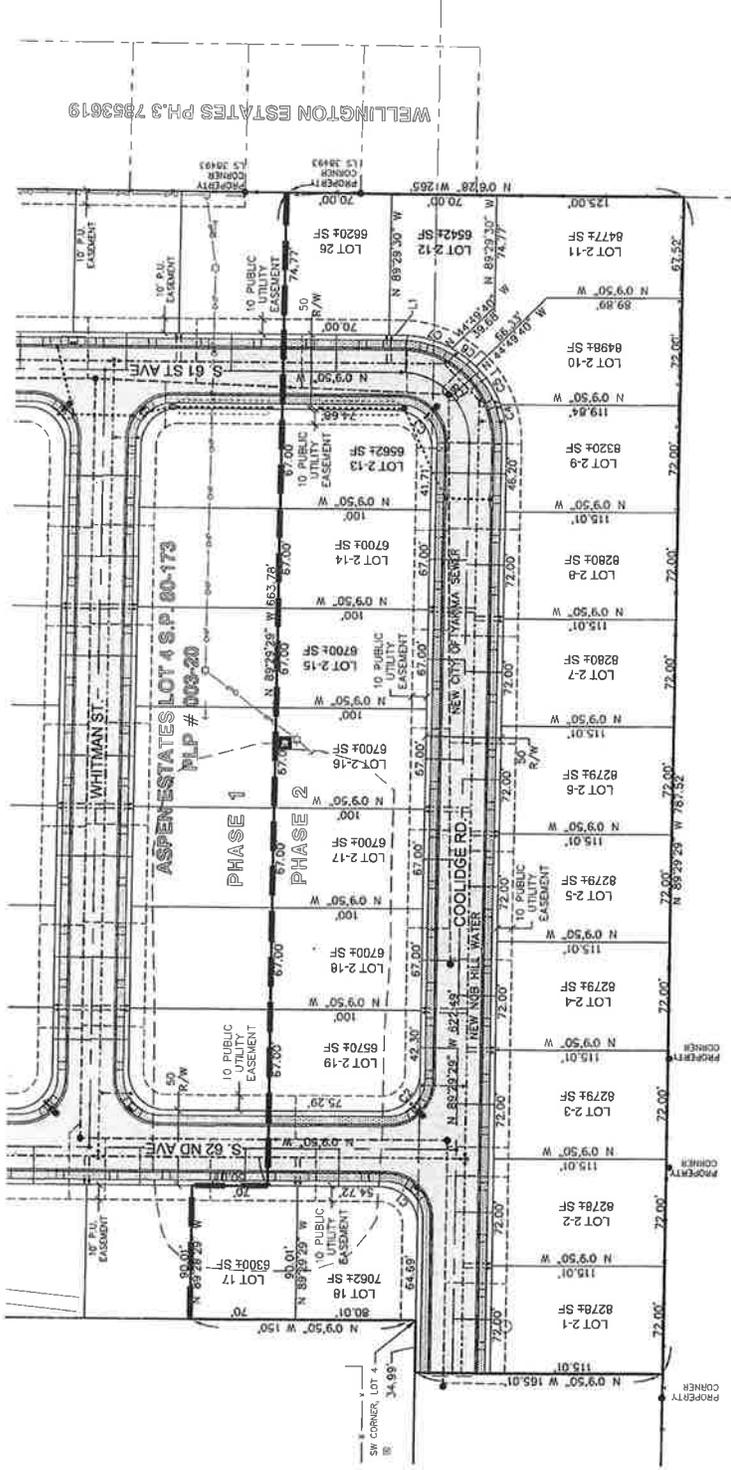


PRELIMINARY PLAT OF "ASPEN ESTATES-PHASE 2"

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



DATUM ELEVATION
BASED ON THE
WASHINGTON STATE
REFERENCE NETWORK
(typical heights)



CURVE TABLE

| CURVE DELTA | RADIUS | LENGTH | CROSS-DIRECTION | CHORD LENGTH |
|-------------|-----------|--------|-----------------|--------------|
| C1 | 8070.51' | 25.00' | N 85.004° E | 24.99' |
| C2 | 8070.52' | 25.00' | S 84.996° E | 25.01' |
| C3 | 8070.53' | 25.00' | N 85.004° E | 24.99' |
| C4 | 3115.24' | 71.00' | N 70.524° E | 68.88' |
| C5 | 3115.25' | 71.00' | S 70.524° E | 68.88' |
| C6 | 16723.25' | 71.00' | N 10.420° E | 24.92' |
| C7 | 16723.26' | 71.00' | S 10.420° E | 24.92' |
| C8 | 10140.82' | 46.00' | N 47.020° E | 45.43' |

LINE TABLE

| LINE | BEARING | LENGTH |
|------|-------------|--------|
| L1 | S 20.000° W | 8.00' |
| L2 | N 70.000° E | 8.00' |

PORTION OF PARCEL NO. 181333-32406

RECEIVED
JUN 25 2021
CITY OF YAKIMA
PLANNING DIV.

2803 River Road
Yakima, WA 98902
509 866 7000
Fax 509 865 3800
www.hilacivil.com

JOB NUMBER: 20095
DATE: 6-24-21
DRAWING FILE NAME: 20095.dwg
DRAWING: 20095.dwg

ENTERED BY: MOH
CHECKED BY: MPH

REVISION: _____ DATE: _____

ASPEN ESTATES - PHASE 2
PARCEL 181333-32406
CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON

PRELIMINARY LOT LAYOUT PHASE 2

DOC. INDEX #
01

**“Plat of Aspen Estates – Phase 2”
PLP#003-21, TCO#011-21 & SEPA#023-21**

DST COMMENTS

| Name | Comment | Date |
|---|---|-------------|
| Glenn Denman – Code Administration Division | See Attached. | 08/03/2021 |
| Lisa Maxey – Code Administration Division | See Attached. | 06/30/2021 |
| Mike Shane – Water/Irrigation Division | See Attached | 09/01/2021 |
| Kirsten McPherson – Nob Hill Water | Nob Hill Water is available to serve the new development. Nob Hill Water has been paid for new water mains and services and at this time is waiting to install. | 07/08/2021 |
| Dana Kallevig – Wastewater Division | Sewer will need to be extended per Title 12 requirements and COY Engineering Sewer Standard Details. | 08/05/2021 |

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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, 2021

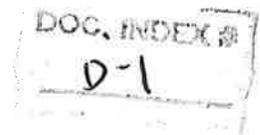
Trevor Martin
City of Yakima Planning Division
129 N 2nd St.
Yakima, WA 98901

From: Glenn Denman, Building Official

Re: DST Comments: PLP#003-21, W Washington and S 64th Ave.

Pursuant to the Chapter 5 of the Washington State Fire Code (WSFC), publicly available fire hydrants will be required along streets spaced at intervals that will provide required fire flow coverage for proposed structures in accordance with WSFC Appendix C.

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





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

June 30, 2021

To: City of Yakima Planning Division
From: Lisa Maxey, Permit Project Coordinator
Re: DST Comments for PLP#003-21
Aspen Estates Phase 2 - Preliminary Long Plat for 22 single-family lots.

The preliminary addressing for this proposal is:

| | | | |
|-----------|-----------------------------|-----------|-----------------------------|
| Lot 2-1: | 6118 Coolidge Rd | Lot 2-12: | 2101 S 61 st Ave |
| Lot 2-2: | 6116 Coolidge Rd | Lot 2-13: | 6101 Coolidge Rd |
| Lot 2-3: | 6114 Coolidge Rd | Lot 2-14: | 6103 Coolidge Rd |
| Lot 2-4: | 6112 Coolidge Rd | Lot 2-15: | 6105 Coolidge Rd |
| Lot 2-5: | 6110 Coolidge Rd | Lot 2-16: | 6107 Coolidge Rd |
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| Lot 2-7: | 6106 Coolidge Rd | Lot 2-18: | 6111 Coolidge Rd |
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| Lot 2-9: | 6102 Coolidge Rd | Lot 17: | 2018 S 62 nd Ave |
| Lot 2-10: | 6100 Coolidge Rd | Lot 18: | 2100 S 62 nd Ave |
| Lot 2-11: | 2103 S 61 st Ave | Lot 26: | 2019 S 61 st Ave |

Applicable Wastewater connection fees must be paid pursuant to YMC 7.58.

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

LOG. INSTEAD

0-1

DATE: September 1, 2021
TO: Trevor Martin, Assistant Planner
FROM: Mike Shane, Water/Irrigation Engineer
RE: PLP#003-21 — W. Washington Ave. & S. 64th Ave. (Parcel #18133332406) - ASPEN TREE LLC - "PLAT OF ASPEN ESTATES - PHASE 2"

Project Description – Preliminary long plat to subdivide approximately 4.82 acres into 22 single-family residential lots in the R-1 zoning district.

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

YMC 8.60 and 12.05 – New curb, gutter and sidewalk, and storm drainage, shall be installed throughout the new development. New sidewalk shall be constructed per standard detail R5, including approved ADA ramp at intersections. Street section shall conform to standard detail R3.

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

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

YMC 12.02 – Easements shall be established per this chapter.

YMC 12.06.020 – Right of way – All interior roads are classified as a Local Access, requiring a total of 50’ of right of way.

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

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

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

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

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ENVIRONMENTAL CHECKLIST

STATE ENVIRONMENTAL POLICY ACT (SEPA)

(AS TAKEN FROM WAC 197-11-960)

YAKIMA MUNICIPAL CODE CHAPTER 6.88

PURPOSE OF CHECKLIST

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

INSTRUCTIONS FOR APPLICANTS

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

1. **Name Of Proposed Project (If Applicable):** Preliminary Plat of Aspen Estates Phase 2
2. **Applicant's Name & Phone:** Aspen Estates, LLC (509) 945-3438
3. **Applicant's Address:** 2550 Borton Rd., WA 98903
4. **Contact Person & Phone:** Byron Borton, (509) 945-3438
5. **Agency Requesting Checklist:** City of Yakima
6. **Date The Checklist Was Prepared:** June 8, 2021
7. **Proposed Timing Or Schedule (Including Phasing, If Applicable):** The Plat of Aspen Estates Phase 2 will be developed in one phase, and anticipate construction starting in Fall, 2021.
8. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:** This SEPA is in conjunction with a Preliminary Plat Application for Aspen Estates Phase 2 and construction of the proposed residential buildings. The property will be fully developed upon completion of this project.

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9. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:** There is a previous SEPA determination on the property for the Preliminary Plat of Aspen Estates. The environmental information prepared would be available at the City of Yakima Planning Department

10. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:** There are no applications pending that directly affect the property. There is an approved Preliminary Plat of Aspen Estates on the property. The proposal would create a plat on future Tract A, the balance of the property for Preliminary Plat of Aspen Estates -Phase 1.

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

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

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

The proposed Preliminary Plat of Aspen Estates will subdivide approximately 4.82 acres into 22 single family lots. The lot sizes will vary in size from approximately 6,300 square feet to 8,497 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 single phase.

Access to the plat will be from public road extensions off S. 61st Avenue, and S. 62nd Avenue. Nob Hill Water will serve the lots with domestic water, and City of Yakima Sewer will serve the sewerage needs. Storm water will all be contained on-site in retention swales, or underground infiltration.

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

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

The proposed Aspen Estates Phase 2 property is located along the south side of W. Washington Avenue at the southwest corner of the intersection of South 60th Avenue and W. Washington Avenue. The SW Quarter of Section 33, Township 13 North, Range 18 E.W.M

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| B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant) | Space Reserved for Agency Comments |
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| <p>1. Earth</p> <p>a. General description of the site (✓ one): <input checked="" type="checkbox"/> flat <input type="checkbox"/> rolling <input type="checkbox"/> hilly <input type="checkbox"/> steep slopes <input type="checkbox"/> mountainous <input type="checkbox"/> other Gently Sloping</p> <p>b. What is the steepest slope on the site (approximate percent slope)? The steepest slope is approximately 2 percent.</p> <p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. National Resources Conservation Service Soil Mapping was consulted regarding the on-site soils at the plant site. The USDA Soil Conservation Service (SCS) indicated the primary soil for the site is a Naches Loam which is a ML or A-4 soil type. The Naches Loam are considered prime farmland if irrigated.</p> <p>d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. There are no known indications of unstable soils on site or in the immediate vicinity.</p> <p>e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. <p>The project consists of usual and normal embankment construction for new streets and building lots in Aspen Estates. As it applies to the entire development, there is minimal grading proposed for the private road and building lot development expected. No net increase or decrease in quantity of material is anticipated for the subdivision improvements.</p> <p>Backfilling for utilities will consist of crushed aggregate for pipe zone bedding and native material for trench backfill. All excess soil will be re-distributed on site for landscaping beds or used to fill the irrigation pond.</p> </p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. It is possible erosion could occur during the construction phase of the development, but it is not expected. After construction is completed, each individual residential lot will be landscaped, and long-term erosion is unlikely to occur.</p> <p>g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Aspen Estates will be constructed in accordance with R-1 standards, with approximately 40-percent of the site will be covered with impervious surfacing. The lot coverage maximum in the R-1 zone is 60 percent.</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: During the site development and construction activities, the contractor will be required to utilize appropriate erosion control Best Management Practices, and regulatory erosion control stormwater management plans will be implemented. Silt fencing and dust control measures will be implemented. Storm drainage improvements will be constructed to comply with City of Yakima standards. The site will be permanently stabilized post-construction by sodding and landscaping.</p> | <p style="text-align: right;"> RECEIVED JUN 25 2021 CITY OF YAKIMA PLANNING DIV. </p> <p style="text-align: center;">  </p> |

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

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

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| <p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: The completed residential homesites will be landscaped with typical residential lawns, trees, flowers, and shrubs. The completed residential apartment complex homesites will be landscaped with typical residential lawns, trees, flowers, and shrubs. Additionally, landscaping will occur within the parking areas, and along the property lines.</p> | |
| <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> | |
| <p>d. Proposed measures to preserve or enhance wildlife, if any: None.</p> | |
| <p>6. Energy and Natural Resources</p> | |
| <p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. It is anticipated that electricity and/or natural gas will be the primary sources of cooling and heating the residences. Electricity will also be used for normal residential demands of lighting, etc. During construction: equipment fuel.</p> | |
| <p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. The project will not affect the potential use of solar energy by adjacent properties.</p> | |
| <p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: New construction will be built to Washington State Energy Codes and as required by the International Building Code.</p> | |
| <p>7. Environmental Health</p> | |
| <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. There are no known environmental health hazards that could occur as a result of proposal. A fuel spill may occur as a result of construction activities.</p> | |
| <p>1. Describe special emergency services that might be required. There are no known emergency services that would be needed as a result of this new building. Emergency medical aid may be required should an injury occur during construction.</p> | |
| <p>2. Proposed measures to reduce or control environmental health hazards, if any: There are no known environmental health hazards associated with this proposal, therefore there are no proposed measures. The site is a historic pasture and the land was tested for arsenic during previous development and shown to be below the thresholds of concern.</p> | |

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

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| <p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Approximately 105, middle income, single family housing units will be created.</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None</p> <p>c. Proposed measures to reduce or control housing impacts, if any: Not applicable.</p> | |
| <p>10. Aesthetics</p> <p>a. What is the tallest height of any proposed structures, not including antennas; what are the principal exterior building materials proposed? Most likely less than 30 feet in max height. Principal building materials will consist of stone, brick, stucco, wood.</p> <p>b. What views in the immediate vicinity would be altered or obstructed? None known.</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any: The proposed buildings will be similar in appearance as neighboring buildings to further control aesthetic impacts. Compliance with zoning and building code regulations regarding building height, lot coverage and setbacks will also be in effect.</p> | |
| <p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Typical and normal residential and residential apartment security night lighting from dusk until dawn.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views? The light or glare is not expected to pose any safety hazards or interfere with any views.</p> <p>c. What existing off-site sources of light or glare may affect your proposal? None.</p> <p>d. Proposed measures to reduce or control light and glare impacts, if any: Proposed street lighting, security lighting, and possible accent lighting will be directed downward throughout the development. Encourage the use of lowest necessary wattage.</p> | |
| <p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity? West Valley Junior High School lies a 4,900 feet to the northwest of the subject property and recreational activities take place at the school fields. City of Yakima owned park West Valley Park at South 80th Avenue lies 6,100 feet to the northwest of the subject property and recreational activities take place at the park fields. Other known recreational activities in the general area consist of fishing, biking, golfing and walking/jogging.</p> <p>b. Would the proposed project displace any existing recreational uses? If so, describe. No.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None needed.</p> | <p>RECEIVED JUN 25 2021 CITY OF YAKIMA PLANNING DIV</p> |

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| <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 Aspen Estates development has frontage along W. Washington Avenue to the north and South 60th Avenue to the east. The development has two access points. See site plan.</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 immediately to the north along Washington Avenue.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate? None</p> <p>In Aspen Estates, each homesite will have a minimum of 2 off-street parking spaces. There will be on-street parallel parking along the public roadway within the development. No parking spaces will be eliminated.</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 W. Washington Avenue, and S. 60th Avenue which will need to be widened as part of the Aspen Estates project. The development has two access points and will have public internal roads throughout the subdivision. See attached preliminary plat drawing.</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 Aspen Estates Phase 2, 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 210 vehicle trips per day for (50% entering and 50% exiting).</p> <p>The estimated volume during the A.M. peak hour (7:00 a.m. to 9:00 a.m.) of adjacent street traffic (W. Washington Avenue) is 0.74 trips per residence or 18 trips at full build-out of all homesites (25% entering, 75% exiting). The estimated volume during the P.M. peak hour</p> | <p style="text-align: right;">RECEIVED JUN 25 2021 CITY OF YAKIMA PLANNING DIV.</p> |



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| (4:00 p.m. to 6:00 p.m.) of adjacent street traffic is 1.01 trips per residence or 22 trips at full build-out of all homesites (63% entering, 37% exiting). | |
| g. Proposed measures to reduce or control transportation impacts, if any: No measures are planned. W. Washington Avenue has frontage improvements and the service level was designed to accommodate traffic loads from within the development. | |
| 15. Public Services | |
| a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe: The project will have probable incremental increased demand for fire and police protection, public safety services and schools could be anticipated, relative to the potential population increase. | |
| b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed. Water 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. | |
| 16. Utilities | |
| a. Circle utilities currently available at the site: <u>electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.</u> | |
| b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed. Answered above Domestic Water: Nob Hill Water Association Sanitary Sewer: City of Yakima Refuse: City of Yakima or private company Power: Pacific Power Telephone: Qwest or Charter Irrigation: Ahtanum Natural Gas: Cascade Natural Gas Company | |

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

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

Michael R. West

6/24/21

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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LAND USE APPLICATION

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

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

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

PART I – GENERAL INFORMATION

| | | | | | | | | |
|--|---|--|--------------------------------|------------------------------------|--------------------------------------|-------|--------|-----------------|
| 1. Applicant's Information: | Name: | Aspen Tree, LLC | | | | | | |
| | Mailing Address: | 2550 Borton Rd. | | | | | | |
| | City: | Yakima | St: | WA | Zip: | 98903 | Phone: | (509) 945-3438 |
| | E-Mail: | byron@bortonfruit.com | | | | | | |
| 2. Applicant's Interest in Property: | Check One: | <input checked="" type="checkbox"/> Owner | <input type="checkbox"/> Agent | <input type="checkbox"/> Purchaser | <input type="checkbox"/> Other _____ | | | |
| | Name: | | | | | | | |
| 3. Property Owner's Information (If other than Applicant): | Mailing Address: | | | | | | | |
| | City: | | St: | | Zip: | | Phone: | () |
| | E-Mail: | | | | | | | |
| | 4. Subject Property's Assessor's Parcel Number(s): 181333-32406 | | | | | | | |
| 5. Legal Description of Property. (if lengthy, please attach it on a separate document) See Attached | | | | | | | | |
| 6. Property Address: Washington Ave./S. 64th Ave. | | | | | | | | |
| 7. Property's Existing Zoning: <input type="checkbox"/> SR <input checked="" type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> B-1 <input type="checkbox"/> B-2 <input type="checkbox"/> HB <input type="checkbox"/> SCC <input type="checkbox"/> LCC <input type="checkbox"/> CBD <input type="checkbox"/> GC <input type="checkbox"/> AS <input type="checkbox"/> RD <input type="checkbox"/> M-1 <input type="checkbox"/> M-2 | | | | | | | | |
| 8. Type Of Application: (Check All That Apply) | | | | | | | | |
| <input type="checkbox"/> Administrative Adjustment | <input checked="" type="checkbox"/> Environmental Checklist (SEPA Review) | <input type="checkbox"/> Easement Release | | | | | | |
| <input type="checkbox"/> Type (1) Review | <input type="checkbox"/> Right-of-Way Vacation | <input type="checkbox"/> Rezone | | | | | | |
| <input type="checkbox"/> Type (2) Review | <input checked="" type="checkbox"/> Transportation Concurrency | <input type="checkbox"/> Shoreline | | | | | | |
| <input type="checkbox"/> Type (3) Review | <input type="checkbox"/> Non-Conforming Use/Structure | <input type="checkbox"/> Critical Areas Review | | | | | | |
| <input type="checkbox"/> Preliminary Short Plat | <input type="checkbox"/> Appeal to HE / City Council | <input type="checkbox"/> Variance | | | | | | |
| <input type="checkbox"/> Final Short Plat | <input type="checkbox"/> Interpretation by Hearing Examiner | <input type="checkbox"/> Temporary Use Permit | | | | | | |
| <input type="checkbox"/> Short Plat Amendment | <input type="checkbox"/> Modification | <input type="checkbox"/> Overlay District | | | | | | |
| <input checked="" type="checkbox"/> Preliminary Long Plat | <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Binding Site Plan | | | | | | |
| <input type="checkbox"/> Final Long Plat | <input type="checkbox"/> Comprehensive Plan Text or Map Amendment | <input type="checkbox"/> Planned Development | | | | | | |
| <input type="checkbox"/> Plat Alteration –Long Plat | <input type="checkbox"/> Short Plat Exemption: | <input type="checkbox"/> Other: | | | | | | |

PART II – SUPPLEMENTAL APPLICATION & PART III – REQUIRED ATTACHMENTS

9. SEE ATTACHED SHEETS

PART IV – CERTIFICATION

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

[Signature]
Property Owner's Signature

6-17-21
Date

[Signature]
Applicant's Signature

6-17-21
Date

FILE/APPLICATION(S)# PLP#003-21 SEPA#023-21

DATE FEE PAID:
6/25/21

RECEIVED BY:
L. Maxey

AMOUNT PAID:
\$1,985.00

RECEIPT NO:
CR-21-001971

DOG. INDEX
F-1

**ASPEN ESTATES – PHASE 2
LEGAL DESCRIPTION
HLA PROJECT 20096
JUNE 23, 2021**

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THE NORTH 165 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33,
TOWNSHIP 13 NORTH, RANGE 18, E.W.M.,

EXCEPT THAT PORTION LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST
QUARTER OF SAID SECTION 33;
THENCE SOUTH 89°29'29" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 539.76 FEET TO THE
POINT OF BEGINNING OF SAID LINE;
THENCE SOUTH 0°09'50" EAST 165.01 FEET TO THE SOUTH LINE OF THE NORTH 165.00 FEET OF SAID
SUBDIVISION AND TERMINUS OF SAID LINE;

AND TOGETHER WITH THAT PORTION OF LOT 4 OF THAT SHORT PLAT RECORDED IN BOOK 80 OF SHORT
PLATS, PAGE 173, UNDER AUDITOR'S FILE NUMBER 2596713, RECORDS OF YAKIMA COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 4;
THENCE NORTH 0°09'50" WEST ALONG SAID WEST LINE 150.01 FEET;
THENCE SOUTH 89°29'29" EAST 90.01 FEET;
THENCE SOUTH 0°09'50" EAST 50.01 FEET;
THENCE SOUTH 89°29'29" EAST 663.78 FEET TO THE EAST LINE OF SAID LOT 4;
THENCE SOUTH 0°06'28" EAST ALONG SAID SOUTH LINE 100.00 FEET TO THE SOUTHEAST CORNER OF
SAID LOT 4;
THENCE NORTH 89°29'29" WEST ALONG THE SOUTH LINE OF SAID LOT 4 A DISTANCE OF 753.31 FEET TO
THE POINT OF BEGINNING;

SITUATE IN YAKIMA COUNTY, STATE OF WASHINGTON.

sent to
Bill Preston
6/29/2021

TCO# 011-21

City of Yakima, Washington TRANSPORTATION CAPACITY ANALYSIS

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

APPLICATION INFORMATION

FEE: \$250 (Receipt # CR-21-001971)

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

| RESIDENTIAL | COMMERCIAL | INDUSTRIAL |
|--|---|---|
| Housing Type* <u>Single Family</u> (Single-Family, Apartments, etc) | Describe Use* _____ | Describe Use* _____ |
| Special Population* _____ (Nursing Homes, etc) | Gross Floor Area _____ | Gross Floor Area _____ |
| Other* _____ (Group Home, Daycare, Church, etc) | Parking Spaces _____ (Required/Provided) | Parking Spaces _____ (Required/Provided) |
| Number of Units <u>22 Lots</u> | Number of Employees _____ | Number of Employees _____ |

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

Project Description: See attached.

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

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

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PROJECT DESCRIPTION TRAFFIC CONCURRENCY

The proposed Preliminary Plat of Aspen Estates – Phase 2 will subdivide approximately 4.82 acre Future Tract A into 22 single family lots. The lot sizes will vary in size from approximately 6,300 square feet to 8,497 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 constructed in a single phase.

Access to the plat will be from public road extensions off S. 62nd Avenue and S. 61st Avenue which will need to be completed as part of this project. Nob Hill Water will serve the lots with domestic water, and City of Yakima Sewer will serve the sewerage needs. Storm water will all be contained on-site in retention swales, or underground infiltration.

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

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**“Plat of Aspen Estates – Phase 2”
PLP#003-21, TCO#011-21 & SEPA#023-21**

EXHIBIT LIST

**CHAPTER G
Public Notices**

| DOC INDEX # | DOCUMENT | DATE |
|------------------------|---|-------------------|
| G-1 | Determination of Complete Application | 07/23/2021 |
| G-2 | Land Use Installation Certificate | 07/30/2021 |
| G-3 | Notice of Application, Environmental Review, Public Hearing G-3a: Legal Ad G-3b: Press Release and Distribution Email G-3c: Parties and Agencies Notified G-3d: Affidavit of Mailing | 07/30/2021 |
| G-4 | Notice of Mitigated Determination of Non-Significance G-4a: Parties and Agencies Notified G-4b: Affidavit of Mailing | 08/19/2021 |
| G-5 | YPC Agenda and Packet Distribution List | 09/01/2021 |
| G-6 | HE Agenda and Sign-in Sheet | 09/08/2021 |
| G-7 | Notification of Yakima Planning Commission Recommendation (See DOC INDEX# AA-1 for YPC Recommendation) G-7a: Parties and Agencies Notified G-7b: Affidavit of Mailing | 09/27/2021 |
| G-8 | Letter of Transmittal to City Clerk: City Council Hearing (Mailing Labels, Vicinity Map) | 11/02/2021 |
| G-9 | Notice of City Council Closed Record Public Hearing (Vicinity Map) | 12/14/2021 |
| | | |
| | | |



OFFICE OF THE CITY CLERK
129 North Second Street
Yakima, Washington 98901
Phone (509) 575-6037 • Fax (509) 576-6614

**CITY OF YAKIMA
NOTICE OF CLOSED RECORD PUBLIC HEARING
Aspen Estates Phase 2 Preliminary Plat**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Closed Record Public Hearing to consider the Yakima Planning Commission's recommendation regarding preliminary long plat approval of Aspen Estates Phase 2 submitted by Aspen Tree, LLC. The plat will subdivide 4.82 acres into 22 single-family residential lots in the R-1 zoning district and is located in the vicinity of W. Washington Ave & S. 64th Ave.

Said closed record public hearing will be held on **Tuesday, December 14, 2021, at 6:00 p.m.**, or soon thereafter, via Zoom. *Closed Record Hearing* means the public is invited to testify on the existing Planning Commission's records but will not be allowed to introduce any new information.

Any citizen wishing to comment on existing records is welcome to call in to the public hearing (information provided on the agenda). The City Council agenda will be posted online at: <https://www.yakimawa.gov/council/agendas-and-minutes/> Please contact City Planning for additional information at 509-575-6183.

Dated this 5th day of November, 2021.

Sonya Claar Tee, CMC
City Clerk

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Project Name: ASPEN TREE LLC - "PLAT OF ASPEN ESTATES - PHASE 2"

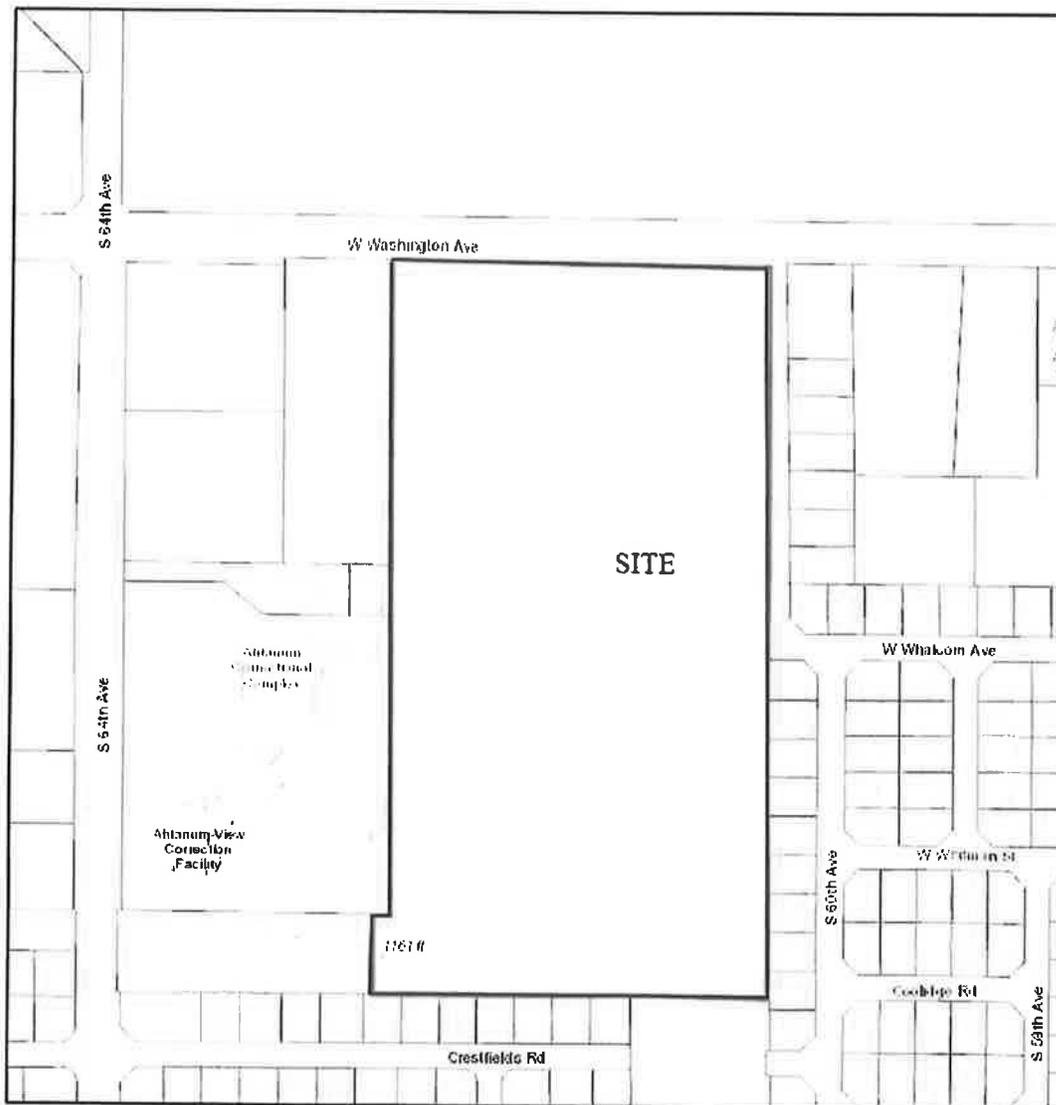
Site Address: W WASHINGTON AVE & S 64TH AVE

File Number(s): PLP#003-21, SEPA#023-21, TCO#011-21

Proposal: Preliminary long plat to subdivide approximately 4.82 acres into 22 single-family residential lots in the R-1 zoning district.



VICINITY MAP



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: 6/29/2021



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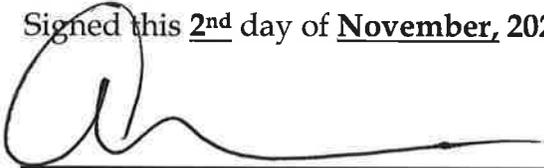
CITY OF YAKIMA, PLANNING DIVISION

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:

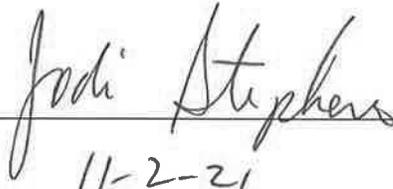
1. Mailing labels for Aspen Tree Plat of Aspen Estates Phase 2-PLP#003-21, SEPA#023-21 including all labels for property owners within the 300 feet radius and parties of record.
2. E-mail distribution lists for In-House, Local Media, SEPA Reviewing Agencies, Interested Parties and Parties of Record
3. Vicinity Map

Signed this 2nd day of November, 2021.



Analilia Núñez
Planning Technician

Received By: _____



Date: _____

11-2-21

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18133332406
ASPEN TREE LLC
2550 BORTON RD
YAKIMA, WA 98903

18133323001
CONGDON ORCHARDS INC
PO BOX 2725
YAKIMA, WA 98907

18133331567
J & C PROPERTIES WASHINGTON LLC
2410 TERRACE HEIGHTS DR
YAKIMA, WA 98901

18133332403
KH PROPERTIES LLC
2101 S 88TH AVE
YAKIMA, WA 98908

18133332404
MICK PROPERTIES LLC
1707 S 74TH AVE
YAKIMA, WA 98908

18133332407
WASHINGTON STATE
PO BOX 41112
OLYMPIA, WA 98504

18133333001
MOBILE CREEK LLC
PO BOX 11530
YAKIMA, WA 98909

18133332408
STATE OF WA DEPARTMENT OF
CORRECTIONS
PO BOX 41015
OLYMPIA, WA 98504

18133333406
ALAN H & JANICE M LEWIS
6208 CRESTFIELDS RD
YAKIMA, WA 98903

18133332409
WASHINGTON STATE
PO BOX 41107
OLYMPIA, WA 98504

18133333429
ADAN F. MARIN BADILLO
6004 CRESTFIELDS RD
YAKIMA, WA 98908

18133333430
ANGELA BUCHANAN
435 S 67TH AVE
YAKIMA, WA 98908

18133333425
ANA R VILLAVICENCIO
PO BOX 11289
YAKIMA, WA 98909

18133331501
ANDRE ARCAND
2012 S 59TH AVE
YAKIMA, WA 98903

18133333414
BENJAMIN & ALICE TORRES
107 ROSE ST
UNION GAP, WA 98903

18133333416
ANGELINA SANTANA SOTO
6100 CRESTFIELDS RD
YAKIMA, WA 98903

18133331559
ASHLEY GRACE CURTIN
2012 S 60TH AVE
YAKIMA, WA 98903

18133333426
CANDACE DAWSON
5002 E 111TH PL
THORNTON, CO 80233

18133331414
BENJAMIN T & MARGIT K TRICKETT
5808 W WASHINGTON AVE
YAKIMA, WA 98903

18133333407
BRYAN FRANK ELLIS
6205 CRESTFIELDS RD
YAKIMA, WA 98903

18133333413
CHRISTOPHER STUART THOM
6105 CRESTFIELDS RD
YAKIMA, WA 98903

18133334431
CHRISTIAN & SUSAN SAUNDERS
14306 SUMMITVIEW EXT
YAKIMA, WA 98908

18133333024
CHRISTINA LYNN GUTIERREZ
6201 WALLA WALLA ST
YAKIMA, WA 98903

18133333410
DIANNA L VANDERSCHOOR
6200 CRESTFIELDS RD
YAKIMA, WA 98903

18133331560
DAISY PENA MARTINEZ
2014 S 60TH AVE
YAKIMA, WA 98903

18133331401
DAVID L & YVONNE K FOUSHAY
5820 W WASHINGTON AVE
YAKIMA, WA 98903

18133331571
ERIK F FLORES RAMIREZ & EDELM
GODINEZ
2001 S 60TH AVE
YAKIMA, WA 98903

18133331439
DONALD D & SYLVIA MARLER
2010 S 60TH AVE
YAKIMA, WA 98903

18133333423
ERIC MOODY
PO BOX 3262
UNION GAP, WA 98903

18133331440
ERNESTO M & LINDA K SANCHEZ
2009 S 60TH AVE
YAKIMA, WA 98903

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18133334426
GILBERT & DINA ESCOBAR
5908 W COOLIDGE RD
YAKIMA, WA 98903

18133334416
GENE P & JENNIFER A MURPHY
5910 CRESTFIELDS RD
YAKIMA, WA 98903

18133331503
GERALD R & LINDA L ANDERSON
2016 S 59TH AVE
YAKIMA, WA 98903

18133333023
GREGORY J GOODMAN
6804 BITTNER RD
YAKIMA, WA 98901

18133333405
GINA M CATRON
6209 CRESTFIELDS RD
YAKIMA, WA 98903

18133331504
GLORIA & ARTHUR WIDENER
2018 S 59TH AVE
YAKIMA, WA 98903

18133334411
JEFFREY & WILMA LEYENDEKKER
COBB
21846 34TH AVE S
SEATAC, WA 98198

18133331568
JAIME & STEFANIE L VASQUEZ
1909 S 60TH AVE
YAKIMA, WA 98908

18133333411
JAMES W FULLERTON
6109 CRESTFIELDS RD
YAKIMA, WA 98908

18133334433
JOHN R & COLLEEN J LIVINGSTON
5910 WHITMAN ST
YAKIMA, WA 98903

18133331572
JEFFREY N HOON
2003 S 60TH AVE
YAKIMA, WA 98903

18133334412
JOHN A FERNANDEZ
2200 S 60TH AVE
YAKIMA, WA 98908

18133334409
JOSEPH MILLS
2100 S 60TH AVE
YAKIMA, WA 98903

18133333420
JOSE L GARZA
6301 CRESTFIELDS RD
YAKIMA, WA 98908

18133333424
JOSE T RUIZ SAUCEDO
2109 S 61ST AVE
YAKIMA, WA 98908

18133334413
KENNY R KING
2202 S 60TH AVE
YAKIMA, WA 98903

18133333428
JOSH & DANIELLE HASSANIN
PO BOX 11561
YAKIMA, WA 98909

18133331502
KAREN PARSONS
2014 S 59TH AVE
YAKIMA, WA 98903

18133334414
LELAND M & TONI M CHRIST
2206 S 60TH AVE
YAKIMA, WA 98903

18133331441
KENT & LESLEE HEBDON
5907 WHATCOM AVE
YAKIMA, WA 98903

18133331569
LARRY & LISA PURDY
1911 S 60TH AVE
YAKIMA, WA 98903

18133334417
LYNETTE V MARSHALL
5908 CRESTFIELDS RD
YAKIMA, WA 98903

18133331563
LEON V LUU
7503 CRESTFIELDS RD
YAKIMA, WA 98903

18133333438
MARIANA SEVERINO GOMEZ
PO BOX 447
BEVERLY, WA 99321

18133334425
MATTHEW SHUEL
5910 COOLIDGE RD
YAKIMA, WA 98903

18133331562
LYNN D & CAROLYN L NOTMAN
2018 S 60TH AVE
YAKIMA, WA 98903

18133333415
MIGUEL MUNGIA MARTINEZ
6101 CRESTFIELDS RD
YAKIMA, WA 98903

18133331573
MILO H. & FAYE M. MILUM
5904 W WASHINGTON AVE
YAKIMA, WA 98903

18133334423
MICHAEL W & KIRSTEN A WAGNER
12704 SUMMITVIEW EXT
YAKIMA, WA 98908

18133333409
PABLO CESAR HERNANDEZ
6201 CRESTFIELDS RD
YAKIMA, WA 98903

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18133331438
RICKY A CLARK
2011 S 60TH AVE
YAKIMA, WA 98903

18133334434
NICHOLAS R ONEAL
PO BOX 11592
YAKIMA, WA 98909

18133331561
ROBERT L & SHARON A WILSON
2016 S 60TH AVE
YAKIMA, WA 98903

18133333035
RONALD & KRISTIN BENJAMIN
5903 WALLA WALLA ST
YAKIMA, WA 98903

18133331566
ROBERT & BARBARA MACIAS
1210 S 39TH AVE
YAKIMA, WA 98902

18133333408
SELENE SOTO DIAZ
6204 CRESTFIELDS RD
YAKIMA, WA 98908

18133331565
STEPHEN & SONYA MERZ
2017 S 60TH AVE
YAKIMA, WA 98903

18133331437
SALVADOR & ALMA RODRIGUEZ
2010 S 59TH AVE
YAKIMA, WA 98903

18133334410
STEPHEN E & MELISSA S ROBERTSON
7506 MUCCULLOUGH RD
YAKIMA, WA 98903

18133331443
STEVEN M & GAIL MASON BRILLING
225 4TH AVE A603
KIRKLAND, WA 98033

18133334415
STEPHEN C & DENISE L WILMOTH
2208 S 60TH AVE
YAKIMA, WA 98903

18133333417
TED & DENISE WILBURN
6013 CRESTFIELDS RD
YAKIMA, WA 98903

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

18133333427
TAMMY J & JACK P SEXTON
6001 CRESTFIELDS RD
YAKIMA, WA 98903

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

18133333431
VALENTIN SEVERINO
2105 S 61ST AVE
YAKIMA, WA 98903

18133334424
THOMAS M & PRISCILLA P TREVINO
5909 CRESTFIELDS RD
YAKIMA, WA 98903

18133334432
WARFELD M MOTEN
5909 COOLIDGE RD
YAKIMA, WA 98903

18133333412
VINCENT R & OPAL A DURNBAUGH
6108 CRESTFIELDS RD
YAKIMA, WA 98903

MIKE HEIT
HLA ENGINEERING & SURVEYING
2803 RIVER ROAD
YAKIMA, WA 98902

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Ahtanum Irrigation District
Beth Ann Brulotte, Executive Assistant
10705-B Gilbert Road
Yakima, WA 98903-9203
bethb@ahatanum.net

Cascade Natural Gas
8113 W Grandridge Blvd
Kennewick, WA 99336

Century Link
Manager
8 South 2nd Ave, Rm#304
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SEPA REVIEWING AGENCIES_updated
08/20/2021

Type of Notice: NOTICE of public hearing
File Number: PLY#003-21, TZO#001-21, SEWA#023-21
Date of Mailing: ^{May} 12/14/21

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Parties of Record – Aspen Tree - PLP#003-21 & SEPA#023-21

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Revised 09/02/2021

| 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: notice of public hearing
 File Number(s): PLP# 003-21, TCO # 011-21, SEPA# 023-21
 Date of Mailing: 12/14/21

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Project Name: ASPEN TREE LLC - "PLAT OF ASPEN ESTATES - PHASE 2"

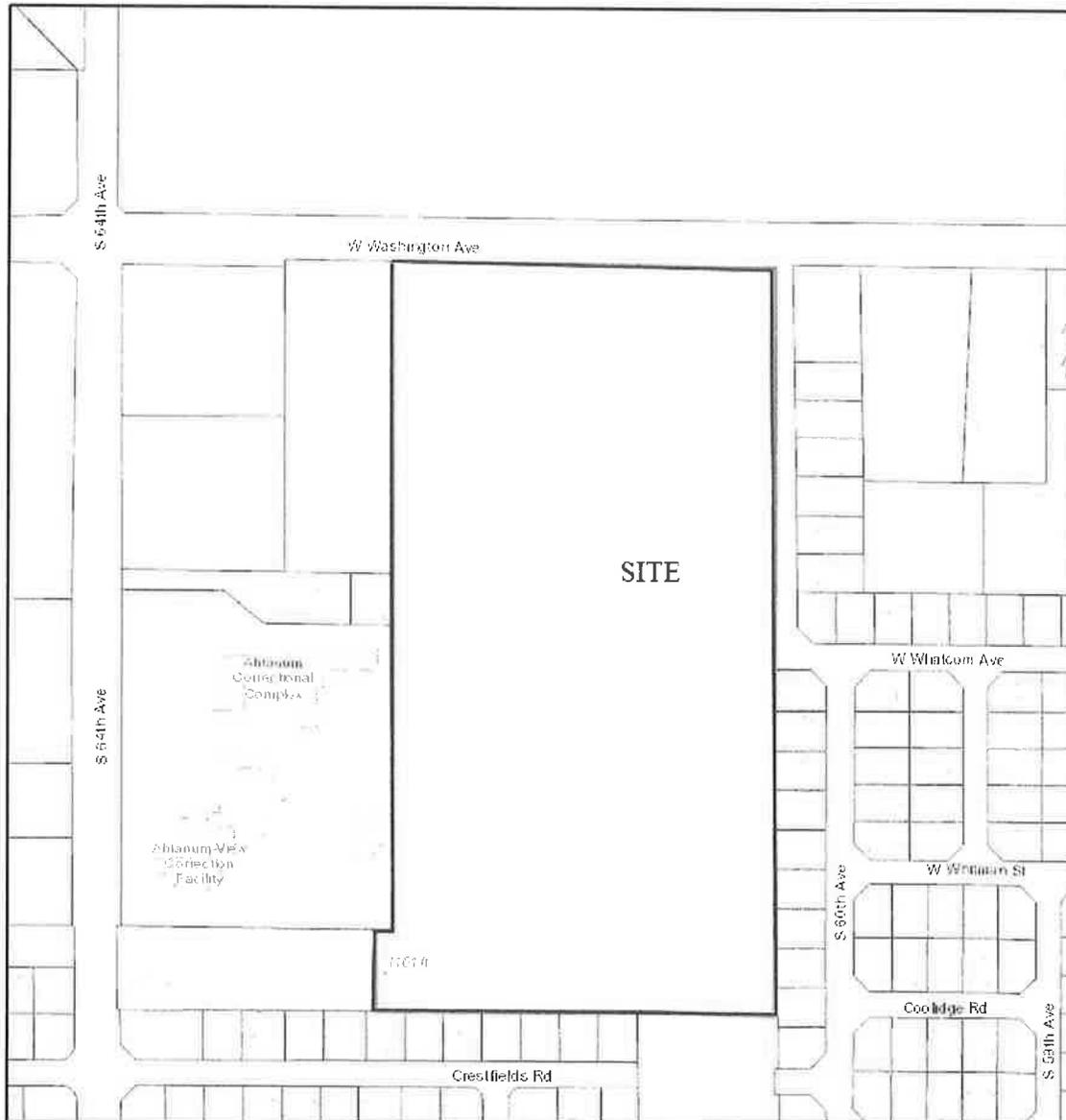
Site Address: W WASHINGTON AVE & S 64TH AVE

File Number(s): PLP#003-21, SEPA#023-21, TCO#011-21

Proposal: Preliminary long plat to subdivide approximately 4.82 acres into 22 single-family residential lots in the R-1 zoning district.



VICINITY MAP



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: 6/29/2021



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Nunez, Analilia

From: Nunez, Analilia
Sent: Tuesday, November 02, 2021 4:11 PM
To: Claar Tee, Sonya
Subject: Public Hearing for Aspen Tree - PLP#003-21 & SEPA#023-21
Attachments: Local Media List_09.16.2021; In-House Distribution E-mail List_updated 09.02.2021; SEPA Agencies E-mail Distribution List_updated 10.29.2021; SEPA REVIEWING AGENCIES_updated 10.29.2021 - City Clerk Mailing List.xlsx; MailingList_Aspen Tree LLC - PLP#003-21 Clerk's.xlsx

Hi Sonya,

Please have the public hearing notice emailed to these distribution lists: [In-house Distribution E-mail List updated 09.02.2021](#), [Local Media List 09.16.2021](#), and [SEPA Agencies E-mail Distribution List updated 10.29.2021](#).

Also, please email the notice to the following parties of record:

Gwen Clear, Dept. of Ecology - crosepa@ecy.wa.gov
Sydney Hanson, Dept. of Archeology & Historic Preservation - Sydney.hanson@dahp.wa.gov
PLSA Engr & Surveying - Tom Durant - tdurant@plsaofyakima.com
Byron Borton, Aspen Tree LLC. - byron@bortonfruit.com

I have attached the vicinity map and the mailing labels for parties of record and SEPA agencies in excel form for the Print Guys.

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



AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

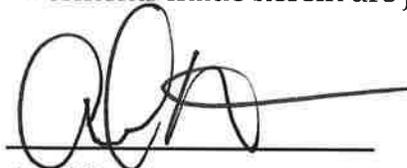
RE: PLP#003-21 & SEPA#023-21

Plat of Aspen Tree

W. Washington Ave. & S. 64th Ave.

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 27th day of **September, 2021**.

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

**DOC.
INDEX**

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2550 BORTON RD
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18133331559
ASHLEY GRACE CURTIN
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18133331414
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18133334416
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*NIC of YPC rec.
sent 9/27/21*

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6-14

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| Tony Doan | Code Administration | Tony.Doan@yakimawa.gov |
| Joan Davenport | Community Development | Joan.Davenport@yakimawa.gov |
| Rosalinda Ibarra | Community Development | Rosalinda.Ibarra@yakimawa.gov |
| Bill Preston | Engineering | Bill.preston@yakimawa.gov |
| Dan Riddle | Engineering | Dan.Riddle@yakimawa.gov |
| Aaron Markham | Fire | Aaron.markham@yakimawa.gov |
| Jeremy Rodriguez | Fire | Jeremy.Rodriguez@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 09/02/2021

| 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: NIC of YPC Recommendations
 File Number(s): PLP # 003-21 & SEPA # 023-21
 Date of Mailing: 9/27/21

DOC.
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G-79

Nunez, Analilia

From: Nunez, Analilia
Sent: Monday, September 27, 2021 3:35 PM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; 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; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Zammarchi, Loretta
Cc: Martin, Trevor; 'byron@bortonfruit.com'; 'mheit@hlacivil.com'
Subject: NOTICE OF YPC FINDINGS_Aspen Tree - PLP#003-21 & SEPA#023-21
Attachments: NOTICE OF YPC FINDINGS_Aspen Tree - PLP#003-21 & SEPA#023-21.pdf

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



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: September 27, 2021
TO: Applicant, Adjoining Property Owners & Parties of Record
SUBJECT: Notice of the Yakima Planning Commission's Recommendation to the Yakima City Council
FILE #(S): PLP#003-21, TCO#011-21 & SEPA#023-21
APPLICANT: Plat of Aspen Estates – Phase 2
PROJECT LOCATION: W. Washington Ave. & S. 64th Ave.

On September 8, 2021, the City of Yakima Planning Commission rendered their written recommendation on **PLP#003-21, TCO#011-21 & SEPA#023-21**, a preliminary long plat to subdivide approximately 4.82 acres into 22 single-family residential lots in the R-1 zoning district. The application was reviewed at a open record public hearing on September 8, 2021

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 scheduled on December 14, 2021.

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

Trevor Martin
Senior Planner

Date of Mailing: **September 27, 2021**
Enclosures: Planning Commission's Recommendation

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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/ypc/

**City of Yakima Planning Commission
PUBLIC HEARING
City Hall Council Chambers
Wednesday, September 8, 2021
3:00 p.m. - 5:00 p.m.**

YPC MEMBERS:

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

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 Analilia Núñez (Planning Technician)

AGENDA

- I. Call to Order
- II. Roll Call
- III. Staff Announcements
- IV. Approval of Meeting Minutes of August 25, 2021
- V. Public Hearings: Aspen Tree LLC. - "Plat of Aspen Estates - Phase 2"
Plat of Aspen Estates - Phase 2
W. Washington Ave. & S. 64th Ave.
PLP#003-21
- VI. Housing Action Plan
- VII. Other Business
- VIII. Adjourn

Next Meeting: September 22, 2021

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The meeting will also be recorded and posted on the Y-PAC website. Visit the Yakima Planning Commission webpage for more information.

YPC Staff Report & Packet Distribution List
"Plat of Aspen Estates – Phase 2"
PLP#003-21 & SEPA#023-21

YPC PACKET:

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jake@3dyakima.com

Leanne Hughes-Mickel
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aar7040@gmail.com

Rob McCormick
rob@mccormickaircenter.com

Philip Ostriem
Philipostriem@gmail.com

Mary Place
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Lisa Wallace
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Kay Funk – Council Liaison
Kay.funk@yakimawa.gov

Sara Watkins – Legal Dept
Sara.watkins@yakimawa.gov

Date Distributed: _____

9/1/21

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A-5

AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

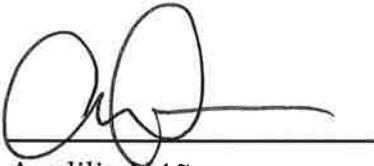
RE: PLP#003-21 & SEPA#023-21

Aspen Tree, LLC c/o Byron Borton

Vicinity of W. Washington Ave. & S. 64th Ave.

I, Analilia Núñez, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Determination of Non-Significance (DNS)**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, parties of record, listed SEPA agencies and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division; and that said notices were mailed by me on this 19th day of August, 2021.

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

DOC. INDEX #
6-46

Nunez, Analilia

From: Nunez, Analilia
Sent: Friday, August 20, 2021 8:10 AM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; 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; 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 - Former Orchards; 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 Services - Larry Covey; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Henne, Dennis; Ibarra, Rosalinda; Kallevig, Dana; Nob Hill Water - Bob Irving; Nunez, Analilia; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Riddle, Dan; Sergio Garcia; US Army Corps of Engineers - David Moore; WA State Dept of Health, Kelly Cooper; 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; Yakama-Klickitat Fisheries Project - 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: Martin, Trevor; 'byron@bortonfruit.com'; 'mheit@hlacivil.com'
Subject: NOTICE OF DNS_Aspen Tree - SEPA#023-21
Attachments: NOTICE OF DNS_Aspen Tree - SEPA#023-21.pdf

Attached is a Notice of DNS regarding the above-entitled project that was mailed out yesterday August 19, 2021. If you have any questions about this proposal, please contact assigned planner Trevor Martin at trevor.martin@yakimawa.gov



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

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18133332406
ASPEN TREE LLC
2550 BORTON RD
YAKIMA, WA 98903

18133323001
CONGDON ORCHARDS INC
PO BOX 2725
YAKIMA, WA 98907

18133331567
J & C PROPERTIES WASHINGTON LLC
2410 TERRACE HEIGHTS DR
YAKIMA, WA 98901

18133332403
KH PROPERTIES LLC
2101 S 88TH AVE
YAKIMA, WA 98908

18133332404
MICK PROPERTIES LLC
1707 S 74TH AVE
YAKIMA, WA 98908

~~18133332405
MICK PROPERTIES LLC
1707 S 74TH AVE
YAKIMA, WA 98908~~

18133333001
MOBILE CREEK LLC
PO BOX 11530
YAKIMA, WA 98909

18133332408
STATE OF WA DEPARTMENT OF
CORRECTIONS
PO BOX 41015
OLYMPIA, WA 98504

18133332407
WASHINGTON STATE
PO BOX 41112
OLYMPIA, WA 98504

18133332409
WASHINGTON STATE
PO BOX 41107
OLYMPIA, WA 98504

18133333429
ADAN F. MARIN BADILLO
6004 CRESTFIELDS RD
YAKIMA, WA 98908

18133333406
ALAN H & JANICE M LEWIS
6208 CRESTFIELDS RD
YAKIMA, WA 98903

18133333425
ANA R VILLAVICENCIO
PO BOX 11289
YAKIMA, WA 98909

18133331501
ANDRE ARCAND
2012 S 59TH AVE
YAKIMA, WA 98903

18133333430
ANGELA BUCHANAN
435 S 67TH AVE
YAKIMA, WA 98908

18133333416
ANGELINA SANTANA SOTO
6100 CRESTFIELDS RD
YAKIMA, WA 98903

18133331559
ASHLEY GRACE CURTIN
2012 S 60TH AVE
YAKIMA, WA 98903

18133333414
BENJAMIN & ALICE TORRES
107 ROSE ST
UNION GAP, WA 98903

18133331414
BENJAMIN T & MARGIT K TRICKETT
5808 W WASHINGTON AVE
YAKIMA, WA 98903

18133333407
BRYAN FRANK ELLIS
6205 CRESTFIELDS RD
YAKIMA, WA 98903

18133333426
CANDACE DAWSON
5002 E 111TH PL
THORNTON, CO 80233

18133334431
CHRISTIAN & SUSAN SAUNDERS
14306 SUMMITVIEW EXT
YAKIMA, WA 98908

18133333024
CHRISTINA LYNN GUTIERREZ
6201 WALLA WALLA ST
YAKIMA, WA 98903

18133333413
CHRISTOPHER STUART THOM
6105 CRESTFIELDS RD
YAKIMA, WA 98903

18133331560
DAISY PENA MARTINEZ
2014 S 60TH AVE
YAKIMA, WA 98903

18133331401
DAVID L & YVONNE K FOUSHAY
5820 W WASHINGTON AVE
YAKIMA, WA 98903

18133333410
DIANNA L VANDERSCHOOR
6200 CRESTFIELDS RD
YAKIMA, WA 98903

18133331439
DONALD D & SYLVIA MARLER
2010 S 60TH AVE
YAKIMA, WA 98903

18133333423
ERIC MOODY
PO BOX 3262
UNION GAP, WA 98903

18133331571
ERIK F FLORES RAMIREZ & EDELMIR
GODINEZ
2001 S 60TH AVE
YAKIMA, WA 98903

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18133331440
ERNESTO M & LINDA K SANCHEZ
2009 S 60TH AVE
YAKIMA, WA 98903

18133334416
GENE P & JENNIFER A MURPHY
5910 CRESTFIELDS RD
YAKIMA, WA 98903

18133331503
GERALD R & LINDA L ANDERSON
2016 S 59TH AVE
YAKIMA, WA 98903

18133334426
GILBERT & DINA ESCOBAR
5908 W COOLIDGE RD
YAKIMA, WA 98903

18133333405
GINA M CATRON
6209 CRESTFIELDS RD
YAKIMA, WA 98903

18133331504
GLORIA & ARTHUR WIDENER
2018 S 59TH AVE
YAKIMA, WA 98903

18133333023
GREGORY J GOODMAN
6804 BITTNER RD
YAKIMA, WA 98901

18133331568
JAIME & STEFANIE L VASQUEZ
1909 S 60TH AVE
YAKIMA, WA 98908

18133333411
JAMES W FULLERTON
6109 CRESTFIELDS RD
YAKIMA, WA 98908

18133334411
JEFFREY & WILMA LEYENDEKKER
COBB
21846 34TH AVE S
SEATAC, WA 98198

18133331572
JEFFREY N HOON
2003 S 60TH AVE
YAKIMA, WA 98903

18133334412
JOHN A FERNANDEZ
2200 S 60TH AVE
YAKIMA, WA 98908

18133334433
JOHN R & COLLEEN J LIVINGSTON
5910 WHITMAN ST
YAKIMA, WA 98903

18133333420
JOSE L GARZA
6301 CRESTFIELDS RD
YAKIMA, WA 98908

18133333424
JOSE T RUIZ SAUCEDO
2109 S 61ST AVE
YAKIMA, WA 98908

18133334409
JOSEPH MILLS
2100 S 60TH AVE
YAKIMA, WA 98903

18133333428
JOSH & DANIELLE HASSANIN
PO BOX 11561
YAKIMA, WA 98909

18133331502
KAREN PARSONS
2014 S 59TH AVE
YAKIMA, WA 98903

18133334413
KENNY R KING
2202 S 60TH AVE
YAKIMA, WA 98903

18133331441
KENT & LESLEE HEBDON
5907 WHATCOM AVE
YAKIMA, WA 98903

18133331569
LARRY & LISA PURDY
1911 S 60TH AVE
YAKIMA, WA 98903

18133334414
LELAND M & TONI M CHRIST
2206 S 60TH AVE
YAKIMA, WA 98903

18133331563
LEON V LUU
7503 CRESTFIELDS RD
YAKIMA, WA 98903

18133331564
LEON V LUU
7503 CRESTFIELDS RD
YAKIMA, WA 98903

18133334417
LYNETTE V MARSHALL
5908 CRESTFIELDS RD
YAKIMA, WA 98903

18133331562
LYNN D & CAROLYN L NOTMAN
2018 S 60TH AVE
YAKIMA, WA 98908

18133333438
MARIANA SEVERINO GOMEZ
PO BOX 447
BEVERLY, WA 99321

18133334425
MATTHEW SHUEL
5910 COOLIDGE RD
YAKIMA, WA 98903

18133334423
MICHAEL W & KIRSTEN A WAGNER
12704 SUMMITVIEW EXT
YAKIMA, WA 98908

18133333415
MIGUEL MUNGIA MARTINEZ
6101 CRESTFIELDS RD
YAKIMA, WA 98903

18133331573
MILO H. & FAYE M. MILUM
5904 W WASHINGTON AVE
YAKIMA, WA 98903

18133334434
NICHOLAS R ONEAL
PO BOX 11592
YAKIMA, WA 98909

18133333409
PABLO CESAR HERNANDEZ
6201 CRESTFIELDS RD
YAKIMA, WA 98903

18133331438
RICKY A CLARK
2011 S 60TH AVE
YAKIMA, WA 98903

18133331566
ROBERT & BARBARA MACIAS
1210 S 39TH AVE
YAKIMA, WA 98902

18133331561
ROBERT L & SHARON A WILSON
2016 S 60TH AVE
YAKIMA, WA 98903

18133333035
RONALD & KRISTIN BENJAMIN
5903 WALLA WALLA ST
YAKIMA, WA 98903

18133331437
SALVADOR & ALMA RODRIGUEZ
2010 S 59TH AVE
YAKIMA, WA 98903

18133333408
SELENE SOTO DIAZ
6204 CRESTFIELDS RD
YAKIMA, WA 98908

18133331565
STEPHEN & SONYA MERZ
2017 S 60TH AVE
YAKIMA, WA 98903

18133334415
STEPHEN C & DENISE L WILMOTH
2208 S 60TH AVE
YAKIMA, WA 98903

18133334410
STEPHEN E & MELISSA S ROBERTSON
7506 MUCCULLOUGH RD
YAKIMA, WA 98903

18133331443
STEVEN M & GAIL MASON BRILLING
225 4TH AVE A603
KIRKLAND, WA 98033

18133333427
TAMMY J & JACK P SEXTON
6001 CRESTFIELDS RD
YAKIMA, WA 98903

18133333417
TED & DENISE WILBURN
6013 CRESTFIELDS RD
YAKIMA, WA 98903

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

18133334424
THOMAS M & PRISCILLA P TREVINO
5909 CRESTFIELDS RD
YAKIMA, WA 98903

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

18133333431
VALENTIN SEVERINO
2105 S 61ST AVE
YAKIMA, WA 98903

18133333412
VINCENT R & OPAL A DURNBAUGH
6108 CRESTFIELDS RD
YAKIMA, WA 98903

18133334432
WARFELD M MOTEN
5909 COOLIDGE RD
YAKIMA, WA 98903

81
Total Parcels - Aspen Tree, LLC/ Plat of
Aspen Estates Phase 2

MIKE HEIT
HLA ENGINEERING & SURVEYING
2803 RIVER ROAD
YAKIMA, WA 98902

*NK of bms
sent 8/19/21*

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Ahtanum Irrigation District
Beth Ann Brulotte, Executive Assistant
10705-B Gilbert Road
Yakima, WA 98903-9203
bethb@ahtanum.net

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8113 W Grandridge Blvd
Kennewick, WA 99336

Century Link
Manager
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Yakima, WA 98902

Charter Communications
Manager
1005 North 16th Ave
Yakima, WA 98902

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dennis.henne@uniongapwa.gov

City of Yakima - Airport
Rob Peterson, Director
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City of Yakima - Engineering Division
Dan Riddle, Street Inspector
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Marc Cawley, Wastewater Operations
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Dana Kallevig, Utility Project Manager
dana.kallevig@yakimawa.gov

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chamber@yakima.org

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bob@nobhillwater.org

North Yakima Conservation District
Manager
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Yakima, WA 98902

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Yakima, WA 98902
Martym@orfh.org

Pacific Power
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500 North Keys Rd
Yakima, WA 98901

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David Moore, Project Manager
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Seattle, WA 98124-3755
david.j.moore@usace.army.mil

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205 W Washington Ave
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david.r.james@usps.gov

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Yakima, WA 98902

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WA State Department of Fish and Wildlife
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SEPAdesk@dfw.wa.gov

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Kelly.cooper@doh.wa.gov

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sepacenter@dnr.wa.gov

WA State Department of Social & Health
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Olympia, WA 98504
Larry.covey@dshs.wa.gov

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WA State Dept of Archaeology & Historic Preservation
1063 S Capitol Way, Ste 106
Olympia, WA 98504-8343
Sepa@dahp.wa.gov

WA State Environmental Protection Agency
NEPA Review Unit
1200 6th Ave. #155, 14 D-12
Seattle, WA 98101

West Valley School District
Angela Von Essen, Asst. Supt
8902 Zier Road
Yakima, WA 98908-9299
vonessensa@wvsd208.org

WSDOT South Central Region Planning Office
SCplanning@wsdot.wa.gov

Yakama Bureau of Indian Affairs
Rocco Clark, Environmental Coordinator
P.O. Box 632
Toppenish, WA 98948
Rocco.clark@bia.gov

Yakama Nation Environmental Mgmt Program, Elizabeth Sanchez
P.O. Box 151
Toppenish, WA 98948
esanchez@yakama.com

Yakima County Commissioners
Commissioners.web@co.yakima.wa.us

Yakima County Planning Division
Jason Earles, Zoning/Subdivision Section
128 North 2nd Street, 4th Floor
Yakima, WA 98901
Jason.Earles@co.yakima.wa.us

Yakima County Water Resources Division
Dianna Woods, Program Analyst
128 North 2nd Street, 4th Floor
Yakima, WA 98901
Dianna.Woods@co.yakima.wa.us

Yakima School District
Jay Baucom, Director of Maintenance & Operations
104 North 4th Ave
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SEPA REVIEWING AGENCIES_updated
08/20/2021

Type of Notice: NTC of DWS

File Number: SEPA #023/21

Date of Mailing: 8/19/21

DOC. INDEX #
649



DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
August 19, 2021**

PROJECT DESCRIPTION: Environmental review to permit a preliminary long plat to subdivide approximately 4.82 acres into 22 single-family residential lots in the R-1 zoning district.

LOCATION: Vicinity of W. Washington Ave. & S. 64th Ave.

PARCEL NUMBER: 181333-32406

PROPONENT: Aspen Tree, LLC. C/O Byron Borton

PROPERTY OWNER: Aspen Tree, LLC. C/O Byron Borton

LEAD AGENCY: City of Yakima

FILE NUMBERS: SEPA#023-21

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

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

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

Date: August 19, 2021

Signature

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

No later than: **September 2, 2021.**

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

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

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: **PLP#003-21 & SEPA#023-21**

Aspen Tree, LLC. c/o Byron Borton

Vicinity of W. Washington Ave. & S. 64th Ave.

I, Analilia Núñez, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Application, Environmental Review and Public Hearing**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, 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 **30th** day of **July, 2021**.

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

DOCS INDEXED
6-3d

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Dana Kallevig, Utility Project Manager
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SEPA REVIEWING AGENCIES_updated
05/03/2021

Type of Notice: NTC of App. SEPA § Hearing
File Number: PLY # 003-21, SEPA # 023-21
Date of Mailing: 7/30/21

LOG, RECD

6-30

1813332406
ASPEN TREE LLC
2550 BORTON RD
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18133323001
CONGDON ORCHARDS INC
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1813331567
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KH PROPERTIES LLC
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1813332404
MICK PROPERTIES LLC
1707 S 74TH AVE
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1813332405
~~MICK PROPERTIES LLC
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1813333416
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1813331559
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6-30

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18133334416
GENE P & JENNIFER A MURPHY
5910 CRESTFIELDS RD
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18133331503
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18133334426
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18133333405
GINA M CATRON
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18133331504
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18133331441
KENT & LESLEE HEBDON
5907 WHATCOM AVE
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18133331569
LARRY & LISA PURDY
1911 S 60TH AVE
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18133334414
LELAND M & TONI M CHRIST
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18133331563
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18133334417
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18133333415
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6-30

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18133333417
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81
Total Parcels - Aspen Tree, LLC/ Plat of
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NTC of APP, SEPA
and Public Hearing
mailed 7/30/21

| In-House Distribution E-mail List | | |
|--|-----------------------|--|
| | | Revised 06/14/2021 |
| 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 |
| Bill Preston | Engineering | Bill.preston@yakimawa.gov |
| Dan Riddle | Engineering | Dan.Riddle@yakimawa.gov |
| Aaron Markham | Fire | Aaron.markham@yakimawa.gov |
| Jeremy Rodriguez | Fire | Jeremy.Rodriguez@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 |

| 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: NOTICE OF App, SEPA and Public Hearing
 File Number(s): PLP# 003-21, SEPA # 023-21
 Date of Mailing: 7/30/21

Nunez, Analilia

From: Nunez, Analilia
Sent: Friday, July 30, 2021 4:47 PM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; 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; 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 - Former Orchards; 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 Services - Larry Covey; Dept. Archaeology & Historic Preservation - SEPA Review; Energy Facility Site Evaluation Council - Stephen Posner; Henne, Dennis; Ibarra, Rosalinda; Kallevig, Dana; Nob Hill Water - Bob Irving; Nunez, Analilia; Office of Rural & Farmworker Housing - Marty Miller; Peterson, Robert; Riddle, Dan; Sergio Garcia; US Army Corps of Engineers - David Moore; WA State Dept of Health, Kelly Cooper; 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; Yakama-Klickitat Fisheries Project - 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: Martin, Trevor
Subject: NOTICE OF APPLICATION, SEPA & PUBLIC HEARING_Aspen Tree - PLP#003-21
Attachments: NOTICE OF APPLICATION, SEPA & PUBLIC HEARING_Aspen Tree - PLP#003-21.pdf

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



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

DOC. NUMBER
G-3b

YAKIMA
HERALD-REPUBLIC
WE TELL YOUR STORIES YAKIMAHERALD.COM

El Sol de Yakima
-Ad Proof-

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

| | |
|----------------------|---|
| Date: | 07/30/21 |
| 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: | 982975 |
| Start: | 08/04/21 |
| Stop: | 08/04/21 |
| Total Cost: | \$292.00 |
| Lines: | 160.0 |
| # of Inserts: | 1 |
| Ad Class: | 6021 |

| | |
|------------------------|----------|
| Run Dates: | |
| Yakima Herald-Republic | 08/04/21 |

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NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING

APPLICANT: Aspen Tree, LLC. C/O Byron Borton **FILE NUMBER:** PLP#003-21 & SEPA#023-21
LOCATION: Vicinity of W. Washington Ave. & S. 64th Ave.
TAX PARCEL NUMBER(S): 181333-32406 **DATE OF APPLICATION:** June 25, 2021 **DATE OF COMPLETENESS:** July 23, 2021 **PROJECT DESCRIPTION** Preliminary long plat to subdivide approximately 4.82 acres into 22 single-family residential lots in the R-1 zoning district. **DETERMINATION OF CONSISTENCY** Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows: 1.The type of land use: 2.Preliminary Long Plat for 22 single-family homes Level of Development: 3. 22 single-family lots on 4.82 acres Infrastructure and public facilities: 4. The subject property is able to be served by public streets, water garbage collection, etc. Characteristics of development: 22 single-family homes on lots ranging from 6,570 to 8,498 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 22 single-family homes 2.Density of Development: 4.56 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 **Required Studies:** N/A **Existing Environmental Documents:** None **Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan. **REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **August 19, 2021** will be considered prior to issuing the final SEPA determination. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **September 8, 2021 at 9:00 a.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (PLP#003-21) and applicant's name (Aspen Tree) in any correspondence you submit. You can mail your comments to: **Joan Davenport, AICP, Community Development Director City of Yakima, Department of Community Development 129 N. 2nd St.; Yakima, WA 98901** **NOTICE OF RECOMMENDATION** Following the public hearing, the Hearing Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or e-mail to trevor.martin@yakimawa.gov.

(982975) August 4, 2021

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Courtesy of Yakima Herald-Republic

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING

APPLICANT: Aspen Tree, LLC. C/O Byron Borton **FILE NUMBER:** PLP#003-21 & SEPA#023-21
LOCATION: Vicinity of W. Washington Ave. & S. 64th Ave.
TAX PARCEL NUMBER(S): 181333-32406 **DATE OF APPLICATION:** June 25, 2021 **DATE OF COMPLETENESS:** July 23, 2021 **PROJECT DESCRIPTION** Preliminary long plat to subdivide approximately 4.82 acres into 22 single-family residential lots in the R-1 zoning district. **DETERMINATION OF CONSISTENCY** Pursuant to YMC § 16.06.020(A), the project considerations are determined to be consistent with applicable development regulations, as follows: 1. The type of land use: 2. Preliminary Long Plat for 22 single-family homes Level of Development: 3. 22 single-family lots on 4.82 acres Infrastructure and public facilities: 4. The subject property is able to be served by public streets, water garbage collection, etc. Characteristics of development: 22 single-family homes on lots ranging from 6,570 to 8,498 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 22 single-family homes 2. Density of Development: 4.56 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 **Required Studies:** N/A **Existing Environmental Documents:** None **Development Regulations for Project Mitigation and Consistency Include:** the State Environmental Policy Act, the Yakima Urban Area Zoning Ordinance, YMC Title 12—Development Standards, and the Yakima Urban Area Comprehensive Plan. **REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by 5:00 p.m. on **August 19, 2021** will be considered prior to issuing the final SEPA determination. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **September 8, 2021 at 9:00 a.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (PLP#003-21) and applicant's name (Aspen Tree) in any correspondence you submit. You can mail your comments to: **Joan Davenport, AICP, Community Development Director City of Yakima, Department of Community Development 129 N. 2nd St.; Yakima, WA 98901** **NOTICE OF RECOMMENDATION** Following the public hearing, the Hearing Planning Commission will issue its recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice once it is rendered. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 North 2nd Street, Yakima, Washington. If you have questions regarding this proposal, please call Trevor Martin, Associate Planner, at (509) 575-6162, or e-mail to trevor.martin@yakimawa.gov.

(982975) August 4, 2021

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Joan Davenport, AICP, Director

Planning Division

Joseph Calhoun, Manager

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

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

NOTICE OF APPLICATION, ENVIRONMENTAL REVIEW, & PUBLIC HEARING

DATE: July 30, 2021
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Aspen Tree, LLC. C/O Byron Borton
FILE NUMBER: PLP#003-21 & SEPA#023-21
LOCATION: Vicinity of W. Washington Ave. & S. 64th Ave.
TAX PARCEL NUMBER(S): 181333-32406
DATE OF APPLICATION: June 25, 2021
DATE OF COMPLETENESS: July 23, 2021

PROJECT DESCRIPTION Preliminary long plat to subdivide approximately 4.82 acres into 22 single-family residential lots in the R-1 zoning district.

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

1. The type of land use: Preliminary Long Plat for 22 single-family homes
2. Level of Development: 22 single-family lots on 4.82 acres
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water garbage collection, etc.
4. Characteristics of development: 22 single-family homes on lots ranging from 6,570 to 8,498 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 22 single-family homes
2. Density of Development: 4.56 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

Required Studies: N/A

Existing Environmental Documents: None

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

REQUEST FOR WRITTEN COMMENT AND NOTICE OF PUBLIC HEARING Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment.

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All written comments received by 5:00 p.m. on **August 19, 2021** will be considered prior to issuing the final SEPA determination. This request requires that the Planning Commission hold an open record public hearing, which is scheduled for **September 8, 2021 at 9:00 a.m.**, in the City of Yakima Council Chambers, City Hall, 129 N. 2nd St., Yakima, WA. Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony. Please reference file numbers (PLP#003-21) and applicant's name (Aspen Tree) in any correspondence you submit. You can mail your comments to:

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

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

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

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

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AVISO DE APLICACIÓN, REVISION AMBIENTAL, Y AUDIENCIA PÚBLICA

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

| | |
|--------------------------------------|---|
| FECHA OTORGADA: | 30 de julio, 2021 |
| PARA: | Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes |
| DE: | Joan Davenport, AICP, Directora de Desarrollo Comunitario |
| SOLICITANTE: | Aspen Tree, LLC. C/O Byron Borton |
| No. DE ARCHIVO: | PLP#003-21 & SEPA#023-21 |
| UBICACIÓN: | Vicinity of W. Washington Ave. & S. 64th Ave. |
| No. DE PARCELA(S): | 181333-32406 |
| FECHA DE APLICACIÓN: | June 25, 2021 |
| FECHA DE APLICACIÓN COMPLETA: | July 23, 2021 |

DESCRIPCIÓN DEL PROYECTO: Revisión de subdivisión preliminar para subdividir aproximadamente 4.82 acres en 22 lotes residenciales para viviendas unifamiliares en la zona residencial R-1.

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

1. El tipo de uso terrenal: Viviendas unifamiliares es un uso Clase 1 en la zona residencial R-1.
2. Nivel de desarrollo: 22 lotes unifamiliares
3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
4. Características del desarrollo: 22 viviendas unifamiliares en lotes de 6,570 a 8,498 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: Revisión de subdivisión preliminar para subdividir aproximadamente 4.82 acres en 22 lotes residenciales para viviendas unifamiliares
2. Densidad del desarrollo: 4.56 unidades de vivienda por acre residencial
3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

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

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

Estudios Requeridos: N/A

Documentos Ambientales Existentes: Ninguno.

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

SOLICITUD DE COMENTARIOS ESCRITOS Y AVISO DE AUDIENCIA PÚBLICA: Se anima a las agencias, tribus, y el público a revisar y comentar sobre el proyecto y sobre sus probables impactos ambientales. Habrá un periodo de veinte días para hacer sus comentarios. Este podría ser su única oportunidad para comentar. Todos los comentarios recibidos por escrito antes de las 5:00 p.m. el 19 de agosto, 2021 serán considerados antes de emitir la decisión final sobre esta solicitud. Esta propuesta requiere una audiencia pública con registro abierto con la Comisión de Planificación. Por lo tanto, una audiencia pública se llevará a cabo el **jueves, 8 de septiembre, 2021** comenzando a las 9:00 a.m. en el Ayuntamiento de la Ciudad de Yakima ubicado en el 129 N 2nd Street, Yakima, WA. Se le invita a cualquier persona que desee expresar sus opiniones sobre este caso a asistir a la audiencia pública o a presentar comentarios por escrito. Por favor de hacer referencia al número de archivo (PLP#003-21) o al nombre del solicitante (Aspen Tree) en cualquier correspondencia que envíe. Por favor de enviar sus comentarios sobre esta propuesta a:

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

AVISO DE LA DECISIÓN/RECOMENDACIÓN FINAL: Después de la audiencia pública, la Comisión de Planificación emitirá su decisión o recomendación dentro de diez (10) días hábiles. Cuando la decisión final sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso.

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

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

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

DOC. INDEX #
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**CITY OF YAKIMA
LAND USE ACTION INSTALLATION
CERTIFICATE**

| | |
|--------------------------------|--|
| File Number: | PLP # 003-21 |
| Applicant/Project Name: | Aspen Tree |
| Site Address: | Vicinity of W Washington & 64 th Ave. |
| Date of Posting: | 7/30/21 |
| Land Use Sign ID#(s): | |

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.



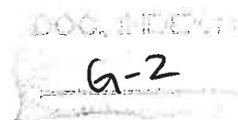
Applicant's Signature

7-30-21
Date

Eric Henry
Applicant's Name (Please Print)

966-7000
Applicant's Phone Number

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





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 23, 2021

FILE NUMBER: PLP#003-21 & SEPA#023-21
APPLICANT: Aspen Tree LLC. C/o Byron Borton
APPLICANT ADDRESS: 2550 Borton Rd., Yakima, WA 98903
PROJECT LOCATION: Vicinity of W. Washington Ave. & S. 64th Ave.
TAX PARCEL NO: 181333-32406
DATE OF REQUEST: June 25, 2021
SUBJECT: Notice of Complete Application

Dear Mr. Borton,

The application for your Preliminary Long Plat Subdivision (PLP#003-21) for the vicinity of W. Washington Ave. and S. 64th Ave., was received on June 25, 2021. As of July 23, 2021, your application is considered **complete** as required by the City of Yakima's Municipal Code (YMC) and site plan checklist, as referenced in YMC § 15.14.030.

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

1. A Notice of Application, SEPA, and Public Hearing will be mailed out to properties within 300 feet for a 20 day comment period.
2. An open record public hearing has been tentatively scheduled before the Yakima Planning Commission on September 8th, 2021.
3. A recommendation will be forwarded from the Planning Commission onto the Yakima City Council after the open record public hearing.

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

Sincerely,

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

Trevor Martin
Associate Planner

DOG. #1234
6-1



Nunez, Analilia

From: Corrine Camuso <Corrine_Camuso@Yakama.com>
Sent: Monday, August 23, 2021 9:47 AM
To: Hanson, Sydney (DAHP); Martin, Trevor
Cc: Davenport, Joan; Casey Barney; Jessica Lally
Subject: Re: City of Yakima_Aspen Tree Subdivision (PLP#003-21)_Survey Requested (DAHP Project Tracking # 2021-08-05358)

Thank you for contacting us regarding the proposed undertaking. The project is within the ancestral lands of the Yakama, and lies within a high risk area for encountering cultural resources. We request an archaeological survey of the proposed undertaking inclusive of subsurface testing to identify any potential buried sites. Please ensure a copy of the report is sent to our program for review and comment.

Regards,

Corrine Camuso
Yakama Nation
Cultural Resources Program Archaeologist
Office 509-865-5121 ext. 4776

RECEIVED

AUG 23 2021

**CITY OF YAKIMA
PLANNING DIV.**

From: Hanson, Sydney (DAHP) <Sydney.Hanson@dahp.wa.gov>
Sent: Thursday, August 12, 2021 9:24 AM
To: trevor.martin@yakimawa.gov
Cc: Joan.Davenport@yakimawa.gov; Casey Barney; Corrine Camuso; Gregg Kiona; Jessica Lally; Kate Valdez; Noah Oliver
Subject: City of Yakima_Aspen Tree Subdivision (PLP#003-21)_Survey Requested (DAHP Project Tracking # 2021-08-05358)

Hi Trevor,

Attached is our letter regarding the project referenced in the subject line. Please contact me with any questions.
All the best,

Sydney Hanson, MA (she/her) | Transportation Archaeologist
360.280.7563 (cell) | sydney.hanson@dahp.wa.gov
Department of Archaeology & Historic Preservation | www.dahp.wa.gov
1110 Capitol Way S, Suite 30 | Olympia WA 98501
PO Box 48343 | Olympia WA 98504-8343
My schedule: M-F 7:00 AM – 3:30 PM

🌿 Please consider the environment before printing this email

100-21-001
H-4

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AUG 17 2021

CITY OF YAKIMA
PLANNING DIV.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

August 17, 2021

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

Re: SEPA Register 202104170, PLP#003-21, SEPA#023-21

Dear Trevor Martin:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the preliminary plat of Aspen Estates, proposed by Aspen Estates LLC. 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.

Note: Projects involving less than 5 acres of soil disturbance, but more than one acre of soil disturbance may be eligible for a Erosivity Waiver.

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

DOC. #1000000000

H3



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

August 12, 2021

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AUG 12 2021

CITY OF YAKIMA
PLANNING DIV.

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

In future correspondence please refer to:
Project Tracking Code: 2021-08-05358
Property: City of Yakima_Aspen Tree Subdivision (PLP#003-21)
Re: Survey Requested

Dear Joan Davenport:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a high probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's Standards for Cultural Resource Reporting.

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the SOI Professional Qualification Standards in Architectural History.

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).

DOG INDEX
#2



RECEIVED

AUG 12 2021

DEPT. OF YAKIMA
PLANNING DIV.

Should you have any questions, please feel free to contact me.

Sincerely,



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

DOC. NUMBER
H2





AHTANUM IRRIGATION DISTRICT

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

August 3, 2021

City of Yakima Planning Division
Attention: Joan Davenport, AICP
129 North Second Street - 2nd Floor
Yakima, Washington 98901

RECEIVED
AUG 05 2021
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

Subject: PLP#003-21 SEPA#023-21 Aspen Tree, LLC
Parcel 181333-32406

Dear Ms. Davenport:

Below please find our comments concerning the above-mentioned long plat application.

While this property is listed on the application as falling within our boundaries for the purposes of irrigation, please note our records indicate the above-listed parcel has **no surface water irrigation right** as established in the Final Decree (2019), the Conditional Final Order Subbasin No. 23 (Ahtanum) (2019), and the Final Schedule of Rights dated May 9, 2019 in State of Washington, Dept. of Ecology v. Acquavella, et al (2019).

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

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

Sincerely,

AHTANUM IRRIGATION DISTRICT

George D. Marshall

George D. Marshall, Stream Patrolman

GM:bab

Cc: Byron Borton, Aspen Estates
HLA Engineering and Land Surveying Inc. (Mike Heit)

