



**MAYLING CHIN / "PLAT OF CANTERFIELD ESTATES
PHASE 1 & 2"
PLP#005-22, SEPA#013-22, CAO#004-22**

**Yakima City Council
Closed Record Public Hearing
November 1, 2022**

EXHIBIT LIST

Applicant: Mayling Chin
File Numbers: PLP#005-22, SEPA#013-22, CAO#004-22
Site Address: 4802 Spring Creek Rd
Staff Contact: Albert Miller, Assistant Planner

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**CITY OF YAKIMA, WASHINGTON
HEARING EXAMINER'S RECOMMENDATION**

September 8, 2022

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**In the Matter of an Application for a)
Preliminary Long Plat with a Critical)
Area Standard Development Permit)
Submitted by:)
)
**Mayling Chin, property owner)
)
)
**For an 11-Lot Single-Family Residential)
Preliminary Long Plat on 8.5 Acres)
Located in the Vicinity of 4802 Spring)
Creek Road to be known as the Plat)
Of "Canterfield Estates Phase 1 & 2")******

**PLP#005-22
CAO#004-22
SEPA#013-22
TCO#007-22**

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

(1) The Hearing Examiner conducted an open record public hearing for this application on August 25, 2022.

(2) The Planning Division staff report which recommended approval of this preliminary long plat with a critical area substantial development authorization subject to enumerated conditions was presented by Assistant Planner Albert Miller. The applicant's representative for this application, Thomas Durant of PLSA Engineering & Surveying, presented testimony in favor of the proposed preliminary plat and requested several clarifications or revisions of six of the recommended conditions.

(3) Two written comments from neighbors were received prior to the hearing which are in the record.

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(4) No other testimony or written comments were submitted at or before the open record public hearing. The record was left open for receipt of an email from Mr. Miller as to the nature of the floodplain and whether there is a floodway on the property. That information was received by email of August 26, 2022, which shall be included as an additional exhibit in this matter. This Recommendation has been submitted to the Planning Division within 10 business days of the public hearing.

B. Summary of Recommendation. The Hearing Examiner recommends approval of this proposed Preliminary Plat of “Canterfield Estates Phase 1 and 2” with the requested Critical Area Standard Development Permit, subject to conditions.

C. Basis for Recommendation. Based on a view of the site with no one else present on August 24, 2022; the staff report, exhibits, testimony and other evidence presented at the open record public hearing conducted August 25, 2022; and a consideration of the applicable subdivision requirements, development standards, critical areas ordinance provisions and consistency criteria; the Hearing Examiner makes the following:

FINDINGS

I. Applicant, Property Owner and Representative. The applicant and property owner is Mayling Chin, 4802 Spring Creek Road, Yakima, WA 98903. The representative of the applicant and property owner for this proposal is Thomas Durant, Planning Manager of PLSA Engineering and Surveying, 521 North 20th Avenue #3, Yakima, WA 98902.

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II. Location. The location of the proposed preliminary plat is at 4802 Spring Creek Road south of 4800 West Washington Avenue. The Yakima County Assessor's Parcel Number of the 8.5-acre site is 181333-41012.

III. Application. This is an application for an 8.5-acre 11-lot Preliminary Long Plat (PLP) with related applications for Critical Areas Ordinance (CAO) Review, State Environmental Policy Act (SEPA) Review and Transportation Concurrency Ordinance (TCO) Review. The preliminary plat would be completed in two phases. The lots in Phase 1 would consist of Lots 1 through 4 and Lots 10 and 11 mostly in the 7,740 to 9,851 square-foot range. Lot 1 contains an existing residence with accessory buildings and is proposed to be larger than one acre. Ten new middle-income residences would be constructed on the other lots. Phase 2 would consist of the Lots 5 through 9 within a 100-year floodplain with all lots larger than one acre with more than 5,000 square feet of buildable area as required by City Code. Small portions of Lots 1 through 4 are also within the floodplain and also have more than 5,000 square feet of buildable area. Lots 2 through 11 will have access from a new cul-de-sac street named Canterfield Drive to Spring Creek Road and then to Washington Avenue. Lot 1 directly accesses Spring Creek Road (*Document Index D-2*). These applications were received on May 26, 2022, and deemed complete for processing on June 21, 2022 (*Document Index C-1 and E-1 to E-4*). These applications are being processed under Chapters 14.20 for Subdivision, 15.27 for Critical Areas, 6.88 for SEPA Review and 12.08 for Transportation Concurrency Ordinance Review set forth in the Yakima Municipal Code (YMC).

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IV. Jurisdiction. YMC §1.43.080 and §14.20.100 provide that the Hearing Examiner shall hold a public hearing and submit a recommendation to the City Council regarding preliminary long plats which shall include findings and conclusions based on the record relative to the subdivision criteria listed in YMC §14.20.100(A) and in RCW Chapter 58.17. YMC §1.43.100, YMC §16.03.010(B-D) and YMC §15.04.020(E) provide that applications such as for a Critical Area Standard Development Permit may be considered under the highest level of review for all of the consolidated applications. In this case the highest level of review is for the Preliminary Long Plat. That level of review requires the Hearing Examiner to make a recommendation to the Yakima City Council which will make the final decision on the proposed Preliminary Long Plat and the Critical Area Standard Development Permit.

V. Notices. A Notice of Application, Environmental Review and Public Hearing for a Preliminary Long Plat (PLP#005-22), Critical Areas Ordinance Review (CAO#004-22), and State Environmental Policy Act Review (SEPA#013-22) was provided by posting a Land Use Action Sign on the property on June 29, 2022; by mailing said Notice to the applicant, SEPA agencies and adjoining property owners within 300 feet of the subject parcel requesting comments on the proposed application on August 3, 2022; and by publishing said Notice in the Yakima Herald-Republic also on August 3, 2022. Two written comments from neighbors were received during the public comment period.

VI. Comprehensive Plan. The site of the proposed Preliminary Plat of “Canterfield Estates Phase 1 & 2” is located within the Low Density Residential designation which provides mainly for single-family detached dwellings with other dwelling types under

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certain circumstances. The permitted density is up to seven dwelling units per acre for infill development. The following goals and policies apply to this proposal:

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

Policy 2.3.1(B): 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 2.6: Community design. Promote compatible high quality development that enhances the character and identity of Yakima.

Policy 2.6.2(A): Recognize that the character of public rights-of-way play a role in determining community character. Wherever feasible, promote complete streets and incorporate streetscape improvements, such as way-finding signs, lighting, public art, enhanced landscaping and street furniture, to enhance community character.

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.

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

Policy 5.4.7: Promote complete streets and trails to interconnect Yakima's neighborhoods and promote walkability.

VII. Zoning and Land Use. The 8.5-acre parcel is located within the Single-Family Residential (R-1) zoning district and it is currently vacant except for a single-family residence with accessory buildings located on the proposed Lot 1. Surrounding land uses are mostly large lots of one-half acre to three acres developed with single-family residences. North of the property is mostly vacant including land surrounding the Yakima Air Terminal. The proposed subdivision is similar to surrounding single-family residential uses. YMC §15.03.020(B) states that the purpose, intent and characteristics of the R-1 zoning district where the proposed preliminary plat is located is to:

(1) Establish new residential neighborhoods for detached single-family dwellings free from other uses except those which are compatible with, and serve the residents of, this district, which may include duplexes and zero lot lines if established during the subdivision process.

(2) Preserve existing residential neighborhoods for detached single-family dwellings free from other uses to ensure the preservation of the existing residential character, and serve the residents of this district.

(3) Locate moderate-density residential development, up to seven dwelling units per net residential acre, in areas served by public water and sewer system.

(4) 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 this district is generally seven dwelling units per net residential acre or less.

(5) This zone is intended to afford single-family neighborhoods the highest level of protection from encroachment by potentially incompatible nonresidential land uses or

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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.

(6) Duplex and multifamily development up to seven dwelling units per net residential acre may be allowed in accordance with Table 4-1.

VIII. Environmental Review. This application was required to undergo State Environmental Policy Act review because it is required for Subdivision applications within the City (YMC §14.20.030) and because the subdivision is taking place partially within a Critical Area. After reviewing the application, coordinating with DST, and considering public comments, a Determination of Nonsignificance (DNS) was issued on August 3, 2022, which was not appealed (*Document Index F-4*).

IX. Transportation Concurrency Ordinance. The applicant applied for Transportation Concurrency (TCO#007-22) on May 26, 2022, and was approved for concurrency on June 14, 2022. The development will not exceed the PM peak hour capacity of the city arterial system and reserve capacity exists on all impacted streets (*Document Index F-1*).

X. Development Services Team and Public Agency Comments. The following comments were submitted by the Development Services Team which met on June 28, 2022, and by public agencies:

(1) Code Administration: The City of Yakima Code Administration comments were as follows:

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(a) Addressing shall be as follows: Lot 1: 4802 Spring Creek Rd.; Lot 2: 1901 Canterfield Dr.; Lot 3: 1903 Canterfield Dr.; Lot 4: 1905 Canterfield Dr.; Lot 5: 1907 Canterfield Dr.; Lot 6: 1913 Canterfield Dr.; Lot 7: 1916 Canterfield Dr.; Lot 8: 1910 Canterfield Dr.; Lot 9: 1904 Canterfield Dr.; Lot 10: 1902 Canterfield Dr.; and Lot 11: 1900 Canterfield Dr.

(b) Pursuant to 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

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

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

(a) YMC 8.67 and 12.05 – New curb, gutter, and 5’ sidewalk required along frontage of Spring Creek Rd. and within new development. Residential street section shall conform to standard detail R3. New sidewalks shall be constructed per standard detail R5.

(b) 8.64 – Driveways to be constructed per this chapter and standard detail R4.

(c) 8.72 – An excavation and street break permit shall be obtained for all work within the public right of way. Refer to chapter 8 for requirements. Roads less than five years old can be cut, but will cost one hundred fifty percent of restoration fee with no PCI discount.

(d) 12.02 – Easements will need to be established per this chapter.

(e) 12.06.050 – Cul-de-sac streets shall conform to this section, with a right of way diameter of 80’ and an improved diameter of 65’. Phased developments or temporary dead-end streets shall provide for adequate temporary turnarounds between project phases or future street extension. The design shall provide for continuation of the full right-of-way width to the phased boundary.

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(f) 12.06 – Street and right of way widths shall conform to this section unless otherwise approved. 50’ of right of way is required for Spring Creek Rd. and new residential street.

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

(h) YMC 14.05.200/14.20.130 – All frontage improvements shall be completed prior to long plat approval. At the discretion of the City Engineer, the owner may bond for required frontage improvements or may be allowed to postpone improvements through a Covenant/Deferral Agreement. If bonding is allowed, it shall be executed and recorded prior to or as part of approval of the long plat. Civil engineering plans, which are stamped and signed by a civil engineer, are required to be submitted for review and approval for all Title 12 required improvements and prior to approval of bonding. If frontage improvements are required at this time, they shall be completed prior to Certificate of Occupancy.

(3) Surface Water: Prior to any grading on this project, all erosion control measures shown on the Temporary Erosion and Sediment Control plan shall be in place and the developer shall pass an erosion control inspection by the City. This project shall get a Large Project Stormwater Permit. Drainage plans and calculations shall be provided to the Surface Water Engineer for review and approval. The applicant shall provide a Stormwater Pollution Prevention Plan to the City for review and approval. Since the total area of this project is over 5 acres, the applicant cannot apply for the erosivity waiver. A Stormwater Maintenance Agreement will not be required as the street is public. For the plat approval, the applicant will not have to provide a completed TESC plan, drainage plans and calculations, SWPPP or anything else related to stormwater. However, prior to any grading, the TESC plan and SWPPP must be approved and erosion control inspection must be passed.

(4) Wastewater: City Sewer will need to be extended into the development per YMC Title 7 and 12 and per City of Yakima Wastewater Standard Details.

(5) Nob Hill Water Association: The owner will need to contact Kirsten Mcpherson at Nob Hill Water with signed engineered plans in order for water design to

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be started for new development. New water mainline, fire hydrants, and water service connections will be required to be installed for new development.

(6) The Washington State Department of Ecology (DOE): Regarding water resources, if you plan to use water for dust suppression at your project site, be sure that you have a legal right. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day use for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder. If you have any questions or would like to respond to these Water Resources comments, please contact Christopher Kossik at (509) 379-1826 or email at Christopher.kossik@ecy.wa.gov.

(7) Ahtanum Irrigation District: While this parcel is located within our District, the parcel has no surface water right 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). In summary, no irrigation water will be provided by our District to this development. However, our Board must sign off on the plat for this subdivision. The surveyor will need to provide us with the original Mylar, as well as one copy, for District signature. As our Board meets once per month, please telephone in advance for meeting dates to avoid delays. If any further information is required, you can contact us at (509) 249-0226.

XI. Written Public Comments from Two Neighbors. Written comments from two neighbors submitted during the comment period followed by a response in italics are as follows:

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(1) Stephanie Coson (July 13, 2022): I am writing this letter on behalf of myself (Stephanie Coson) and Matthew Swetnam, co-owners of 4904 Spring Creek Rd. Yakima, WA 98903. Reference numbers – PLP#005-22, SEPA#013-22, CAO#004-22 – Applicants name = Mayling Chin/PLSA.

Its unfortunate that we can't control the spaces surrounding our properties...and while we have enjoyed years of privacy...I understand that the land in question belongs to Mayling and is hers to do with as she pleases. I have some concerns and requests that hopefully can be addressed by writing this letter. I'm wondering if it's possible for there to be certain stipulations set in place that a potential buyer must abide by? I would like my current standard of living to remain the same as much as will be possible.

We purchased this house, for the sole reason of the seclusion and privacy it has afforded us. I would not like having a two story house built close to my property line so that it ends up I feel like I am living in a fish bowl.

I have many animals that will become extremely loud and noisy when people approach my property. I fear that any new neighbors will be greatly disturbed by the honks of my geese or the barks of my dogs. I worry it will end up causing potential problems like someone filing a nuisance animal report or complaints to the city that may end up with me having to find new homes for my pets. My request would be that houses must be built a certain distance away from my property line and not be two stories.

Our second concern is one that has to do with the time which construction will be taking place. Long exposure to noise and dust from construction sites can cause stress, anxiety, possible health problems along with sleep disturbances. I am a home health care provider and have the good fortune of caring for my 76 yrs old mother. I have concerns about how an impending construction site will effect her health as well as others in the surrounding area.

My last request/concern is about the Springcreek Wetlands and the wildlife that resides there. I would like to request that the wetlands be delineated and have a safety buffer or certain allowances put into place for the conservation of the many birds and wildlife that make their homes there.

We appreciate the chance to share our concerns and information in order to look at potential options that will keep all parties satisfied.

Thank you, Sincerely, Stephanie Coson.

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The proposed subdivision will adhere to all design standards for the R-1 zoning district and the Airport Safety Overlay district. Per YMC §15.03.020(B), the R-1 district is intended to “preserve existing residential neighborhoods for detached single-family dwellings...” and “ensure the preservation of the existing residential character” of the district. It is also intended “to afford single-family neighborhoods the highest level of protection from encroachment by potentially incompatible nonresidential land uses or impacts.” The design standards required for the R-1 zoning district are set forth to promote public health, safety and welfare, and any development on the proposed subdivision will adhere to these standards. The subdivision will comply with Critical Areas standards set forth in YMC Chapter 15.27. The purpose of these standards can be found in YMC §15.27.130. In addition, the phasing of the development, the rear setback requirements and the large size of Lots 5, 6, 7, 8 and 9 should address to a greater extent than other permissible plat designs the privacy, nuisance, dust and wildlife concerns expressed in this comment.

(2) John Mefford (July 10, 2022): I am writing to comment on the proposed development of Canterfield Estates, Phases 1 and 2. Over the last ten years, I observed much development in the City of Yakima and Yakima County. I appreciate the opportunity to comment to help the City of Yakima balance growth with the needs of all the members of the community.

My comments can be grouped into three major areas: 1) impact to drainage with resulting potential increase in flooding threat, 2) potential uses of pesticides and possible overspray during any phase of the development, and 3) a full and respectful acknowledgement of indigenous cultural resources that may potentially be encountered.

1) The application makes reference to the classification of the 100-year floodplain as a critical area by the City of Yakima. Typically, a development in a 100-year floodplain means there is a 1% chance of flooding. However, if a structure is near a flooding source such as a stream or drainage or if the landscape is altered in certain ways, the risk of flooding may actually be higher than 1%. In this situation, the risk of flooding may be as high as 26% so that over the course of a 30-year mortgage there can be a one in four chance of flooding.

As shown in the preliminary plat diagram, all of Phase 2, which constitutes the majority of development in square footage, lies south of the north boundary line of the FEMA-designated 100-year floodplain, thus fully existing within the floodplain. Will the proposal be consistent with the requirements imposed by the

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City of Yakima and/or Yakima County for development in a floodplain and if so, what impact will that have on surrounding properties?

For instance, the proposal does not call for fill to be brought in. Rather, grading will be performed so that cuts and fills are expected to balance. Even given this situation, will any modifications of the landscape necessary for development in a 100-year floodplain potentially increase the chances of flooding in adjacent areas? I cannot interpret what appears to be contour lines on the preliminary plat diagram since there are not elevations associated with the contour lines. However, based on the general topography, the drainage is essentially eastward consistent with the various drainage features such as Spring Creek, Wide Hollow Creek and unnamed ephemeral tributaries in the vicinity. What I want to know is if any future modification on Phase 2 lots will direct drainage to the south as opposed to the east such that the chance of flooding is increased to those properties adjacent.

2) The application does not mention use of herbicides. Yet, can we discount the potential future use of herbicides such as Diuron to control noxious weeds and invasive species during any time during the development of Canterfield Estates? It is not uncommon for herbicides to be applied to the soil after a development has been cleared of vegetation, especially in cases where the development may take several years to complete. If used, please ensure the proper management and application of herbicides so that conditions such as overspray and drift do not occur that will impact the surrounding residential community or the environment.

3) The answer to question #2 concerning Historic and Cultural Preservation in Section B of the SEPA checklist does not adequately address the intent of the subsection, i.e., whether a proper evaluation was undertaken or even if one was actually performed. The operating assumption often is that if a cultural resource is not readily visible then it doesn't exist. Yet, we may be ignorant about items of cultural interest, especially archaeological ones, that may reside in the subsurface. The existence of or the encroachment of the urban environment does not negate the possibility of encountering indigenous cultural resources. To address that possibility is the function of the Department of Archaeology and Historic Preservation's (DAHP) WISAARD database and its predictive model. One of the key elements in that predictive model is the proximity to water bodies such that the probability of encountering cultural resources increases as one approaches that feature. Note that Spring Creek, a spring-fed waterbody, exists in close proximity to the proposed development.

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Also, my understanding of the WISAARD system is that it was meant to rely on Bayesian statistics such that new information adds to the predictive model used in evaluating an area for the potential to encounter items of cultural interest. Yet, how does one even recognize an item of cultural significance? Typically an Inadvertent Discovery Plan (IDP) aids in helping workers and others identify items of cultural significance and what steps to take if encountered. I did not see any reference to an IDP in question #3. This seems to be an oversight. Although an IDP may not be required by law, it is good practice.

I support residential development provided that possible impacts have been fully considered and mitigated, as necessary, to prevent or reduce adverse effects to the existing community and to the natural resources, including our cultural ones.

In closing, thank you for the opportunity to comment on this proposed development, your acknowledgements of the importance of public comment in shaping future growth and in providing transparency in government decision-making.

Sincerely, John Mefford, 5123 Lyons Loop, Yakima, WA

This proposed development will comply with all the standards for development/construction in critical areas, specifically the mapped 100-year floodplain, by complying with City requirements to avoid increasing flood hazards in floodplains by means set forth in YMC Chapter 15.27. A plat note will require the owners, their grantees and assignees in interest to retain all surface water generated within the plat on-site. A plat note will also require that no structure, fences, walls or other obstructions that impede drainage shall be placed within the floodplain without the approval of the City of Yakima Community Development Director and in accordance with the City of Yakima Municipal Code critical areas ordinance and further that the property owner shall keep the 100-year floodplain traversing his/her property free of debris which would impede the function of the floodplain. Since this property falls entirely within the DAHP Predictive Model at a level 4, High Risk, an Inadvertent Discovery Plan will be required to be approved by the Planning Division prior to any ground disturbance even though DAHP did not comment on this proposal.

XII. Applicable Subdivision Ordinance and Statutory Provisions. Applicable

subdivision regulatory provisions are as follows:

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(1) YMC §15.05.030(A): Creation of new lots – Subdivision requirements: Table of Subdivision Requirements: The YMC §15.05.030(A) Table establishes basic development criteria for lot size and width that must be met when reviewing an application for a new subdivision. For detached single-family dwelling construction in the R-1 zoning district, the required minimum lot size is 6,000 square feet.

(2) YMC §15.05.030(C)(1): In residential districts, this standard is intended to maintain the residential character of the area and will vary by dwelling type, the suitability of the land for development, and the type of water and sewer system. The following are the minimum lot size requirements in the residential districts, except when the Yakima Health District determines that a larger area is necessary for the safe installation of approved water supply and sewage disposal systems. The required minimum lot size for parcels within the floodplain is one acre.

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

(4) YMC §15.30.050: Height Limitation: Height Limitation 2 (AOD Zone 6): No building within this zone shall exceed thirty-five feet above the ground. Any building proposed to exceed this height must undergo further review by the airport manager and the FAA. The administrative official may require lights or markers as a warning to aircraft on any buildings, structures, communication towers, uses, or trees, or the topping of any trees to reduce their height, when recommended by the FAA, WSDOT Aviation Division or the airport manager. Lights and markers shall meet FAA specifications. Whenever the height limitations of this section differ from those of any other section of this chapter, or that adopted by another local ordinance or regulation, the more restrictive limitation shall apply.

(5) YMC §8.96.010: Complete Streets Purpose: The purpose of the complete streets policy is to ensure all users are planned for in the construction of all city transportation improvement projects as outlined in the comprehensive plan and detailed in the soon to be adopted bike master plan and Americans with Disabilities Act (ADA) transition plan. By enacting the ordinance codified in this chapter the city of Yakima encourages healthy, active living, reduction of traffic congestion and fossil fuel use, inclusion and maintenance of trees and appropriate landscaping, and improvement in the safety and quality of life of residents in the city of Yakima by providing safe, convenient and comfortable routes for walking, bicycling and public transportation. The complete streets policy will improve street connectivity for all modes.

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(6) YMC §8.96.020: Definitions:

“Complete street” means a road that is designed to be safe and accessible for drivers, bicyclists, transit vehicles and riders, and pedestrians of all ages and abilities. The complete streets policy focuses not just on individual roads but on changing the decision-making process so that all users are routinely considered during the planning, designing, building and operating of all roadways.

“Street” means any public right-of-way, including arterials, connectors, alleys, ways, lanes and roadways by any other designation, as well as bridges, tunnels, and any other portions of the transportation network, that is open for use by the general traveling public.

“Street project” means the construction, reconstruction, retrofit, maintenance, alteration or repair of any street, and includes the planning, design, approval and implementation processes, except that “street project” does not include minor routine upkeep, such as cleaning, sweeping, mowing, spot repair or interim measures on detour routes. If safety and convenience can be improved within the scope of pavement resurfacing, such as grind and overlay and restriping, such projects should evaluate and make every attempt to implement complete streets as outlined in the soon to be adopted bike master plan and ADA transition plan to provide access and increase safety for all users. Grind and overlay and restriping projects are limited to striping elements as called for in the soon to be adopted bike master plan and ADA transition plan. Signalization changes shall not trigger additional complete streets elements.

“Users” means individuals of all ages and abilities, including children, youth, families, older adults and individuals with disabilities who use streets, including pedestrians, bicyclists, motor vehicle and freight drivers, public transportation riders and drivers.

(7) 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 standard is to provide for vehicular access to all new development; provided, the construction of single-family residences on existing legally established lots is exempt from the requirements of this section.

(8) YMC §15.05.055(1): New development improvement standards: Fire apparatus access roads for one-, two- or multi-family residential developments shall be subject to the provisions of Sections D106 and D107, respectively, of Appendix D of the

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applicable International Fire Code. Additionally, such residential developments shall be subject to the requirements of Section D105 of Appendix D of the applicable International Fire Code pertaining to aerial fire apparatus roads, as applicable. All other applicable provisions of the International Fire Code, as now existing or as hereafter amended and adopted by the City, are required. Minimum requirements for the primary and secondary access will be at least twenty feet wide unobstructed paved lanes.

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

(10) 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.

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

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

(13) 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.

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

(15) 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

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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.

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

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

(18) YMC §12.06.020: Right-of-way and pavement width standards: Right-of-way shall be dedicated and street surfacing provided in accordance with the applicable standards: Residential Access – 50 feet ROW and minimum 32-feet of pavement width.

(19) RCW 58.17.280 and YMC Chapter 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.

(20) RCW 58.17.110(1), YMC §14.20.100(A) and YMC §14.20.120(A): The city, town, or county legislative body shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall determine (a) if appropriate provisions are made for, but not limited to, the public health, safety and general welfare and for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, play-grounds, schools and schoolgrounds, sidewalks, and other planning features that assure safe walking conditions for students who walk to and from school; and (b) whether the public interest will be served by the subdivision and dedication.

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XIII. Applicable Critical Areas Ordinance Provisions. Applicable Critical Areas

Ordinance regulatory provisions are as follows:

(1) Critical Area Development Authorization Required: Pursuant to YMC §15.27.300(A), no new development, construction or use shall occur within a designated critical area without obtaining a development authorization in accordance with the provisions of this chapter, except for those provided for in YMC §15.27.303. The southern portion of this parcel is within a designated critical area in the form of a 100-year floodplain which consists of either backflow from Spring Creek to the north of the property or a floodplain of Bachelor Creek to the south of the property. The property is not within a floodway. An application for a Critical Area Standard Development Permit is the requisite authorization that is consolidated with the preliminary plat application for approval by the Yakima City Council.

(2) General Critical Areas Protective Measures—Subdivision Standards: Pursuant to YMC §15.27.321(B)(2)(a-c & g), critical areas shall be actively protected through the following:

(a) Roads and utilities for the subdivision shall avoid critical areas and their buffers, as much as possible.

(b) When geologically hazardous areas (excluding erosion, oversteepened slopes of intermediate risk, stream undercutting, and earthquake hazards), FEMA floodways, channel migration zones (CMZs), streams, wetlands and/or vegetative buffers fall within the boundary of a subdivision:

(i) Said critical areas shall be protected by placing them entirely within a separate critical area tract or by including them entirely within one of the developable parcels. Other options, such as conservation easements and building envelopes, may be deemed appropriate by the administrative official as meeting this provision when special circumstances obstruct the viability of this provision;

(ii) For those new lots that do contain said critical areas, usable building envelopes (five thousand square feet or more for residential uses) shall be provided on the plat that lies outside said critical areas.

(c) New lots partially within the floodplain shall provide a usable building envelope (five thousand square feet or more for residential uses) outside the floodplain.

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(d) Floodplains and critical areas shall be depicted on preliminary subdivision plats and relevant information about them disclosed on the final plat.

(3) Permitted Uses - Floodway Fringe: Pursuant to YMC §15.27.409(A), detached single-family dwellings are permitted uses within the flood fringe (floodplain) as long as the proposal complies with the flood hazard protection standards of YMC §15.27.407 and YMC §15.27.408.

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

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

XIV. Specific Preliminary Plat Findings. YMC §14.20.100(A) provides that the Hearing Examiner shall consider a proposed preliminary plat during an open record public hearing to inquire into and determine whether the following standards and criteria are satisfied:

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

(a) Consistency with the Intent of the Single-Family Residential (R-1) Zoning District: YMC §15.03.020(B) indicates that the intent of the R-1 zoning district is to establish and preserve residential neighborhoods primarily for

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detached single-family dwellings of a density up to seven dwellings per net residential acre. The purpose of this proposed preliminary plat is to provide lots for middle income detached single-family residences of a density of about 1.4 dwelling units per net residential acre for the 11 lots on 8.5 acres. The first phase consisting of 6 dwelling units on 1.78 acres (with street area removed) is about 3.4 dwelling units per net residential acre. The second phase consisting of 5 dwelling units on 5.46 acres (with street area removed) is about 0.92 dwelling units per net residential acre.

(b) Consistency with Design, Improvement and Development Provisions Applicable to the Single-Family Residential (R-1) Zoning District: YMC Chapter 15.05 establishes certain basic development requirements. These are the minimum criteria that must be met to assure land use compatibility and promote the public health, safety and welfare. The proposed development meets the requirements applicable in the R-1 zoning district as follows:

(i) *Maximum Lot Coverage*: The maximum lot coverage is the percentage of net land area of a site that can be covered with structures and other impervious surfaces. In the R-1 zoning district, the maximum lot coverage is 60 percent. All lots within the proposed preliminary plat have sufficient lot area to comply with this development standard.

(ii) *Minimum Lot Size*: The lots ranging in size from 7,753 square feet to 1.18 acres will meet the minimum 6,000-square-foot lot size requirement for single-family residences served by public water and sewer service in the R-1 zoning district. All of the lots wholly within the floodplain will meet the minimum lot size of 1 acre within the floodplain. The single-family residences on those lots are only permitted uses if they comply with the flood hazard protection standards of YMC §15.27.407 and YMC §15.27.408.

(iii) *Minimum Lot Width*: The lots will all meet or exceed the minimum lot width of 50 feet prescribed for the R-1 zoning district by Table 5-2 of YMC Chapter 15.05.

(iv) *Density*: The proposed preliminary plat has an overall density of 1.4 dwelling units per net residential acre not including streets. Phase 1 will have 3.34 dwelling units per net residential acre and Phase 2 will have 0.92 dwelling units per net residential acre. This density complies with

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YMC §15.03.020(B) and YMC §15.05.020(B) which both allow up to seven dwelling units per net residential acre not including street area in the R-1 zoning district.

(v) *Maximum Building Height*: The maximum building height in the R-1 zoning district is 35 feet (YMC Chapter 15.05, Table 5-1). The property is entirely within Zone 6 of the Airport Safety Overlay (ASO) which also limits the building height to 35 feet.

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

Location	From Centerline Of Right-of-Way	From Property Line
Front	45 feet	20 feet
Rear	N/A	15 feet
Side (internal)	N/A	5 feet
Side (street)	40 feet	10 feet

(2) Subsection 14.20.100(A)(2) – Consistency with the provisions of the Comprehensive Plan. The Future Land Use Map III-3 of the 2040 Yakima Urban Area Comprehensive Plan designates the property within the proposed preliminary plat as suitable primarily for detached single-family residences with a density of up to 7 dwelling units per net residential acres for infill development. As noted above, the proposed preliminary plat is consistent with Goal 2.3, Policy 2.3.1(B), Policy 2.3.3, Policy 2.3.3(A), Policy 2.3.3(C), Goal 2.6, Policy 2.6.2(A), Goal 5.2, Policy 5.2.1, Goal 5.4, Policy 5.4.3 and Policy 5.4.7.

(3) Subsection 14.20.100(A)(3) – Consistency with the provisions of this title, Title 14 entitled “Subdivision Ordinance.” As proposed and with the recommended conditions, this preliminary plat will meet all the design requirements in YMC Chapter 14.20 of the City’s subdivision ordinance and in the City’s Title 12 development standards. This review and the recommended conditions are intended to ensure

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consistency with the provisions of the City's subdivision ordinance as well as other applicable City ordinances.

(4) Subsection 14.20.100(A)(4) – Appropriate provisions for enumerated features. As proposed and with the recommended conditions, this 11-lot preliminary plat of “Canterfield Estates Phase 1 & 2” will make following appropriate provisions for the features required by YMC §14.20.100(A)(4) and RCW 58.17.110(1):

(a) *Public health, safety, welfare:* The construction of 10 new single-family dwellings will promote the public health, safety and general welfare insofar as there is a need in this community for additional housing and insofar as this proposed preliminary plat would be required to comply with all applicable City development standards, and all conditions of approval specified by the City Council.

(b) *Open spaces:* The proposed lots are larger than the minimum lot size required in the R-1 zoning district for single-family dwellings. The lot coverage limitation of not more than 60 percent 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.

(c) *Drainage systems:* Drainage system facilities must be provided in accordance with state and local regulations including the City of Yakima Municipal Code and the Eastern Washington Storm Water Manual. A plat note will state that the owner and future owners will be required to retain all surface water generated within the plat on-site. An additional plat note will state that no structure, fences, walls or other obstructions that impede drainage shall be placed within the floodplain and that the owner shall keep the floodplain traversing his/her property free of debris which would impede the function of the floodplain.

(d) *Streets, alleys, and other public ways:* The subject property will have frontage upon Spring Creek Road, a Local Residential Street which requires 50 feet of right-of-way and half-street right-of-way of 25 feet. A cul-de-sac will be installed per Title 12 Development Standards at the south end of the internal street that will be named Canterfield Drive.

(e) *Transit stops:* The nearest transit stops are located on West Washington Avenue at the intersections of 40th Avenue and 64th Avenue which are respectively about one mile east and one mile west of the site.

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(f) *Water supplies:* Public water is required to be used for domestic and fire flow purposes. An adequate water supply for this subdivision is available from the Nob Hill Water Association.

(g) *Sanitary waste disposal:* Public sewer is available to this site by way of a 12-inch line along Spring Creek Road. The owner will have to extend sewer lines from each of the lots to the main sewer line along Spring Creek Road.

(h) *Parks and playgrounds:* Open space, parks, recreation and playgrounds are located about one-tenth of a mile away at SOZO Sports Complex and about one-half of a mile away at Randall 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. 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.

(i) *Sites for schools:* Whitney Elementary and Wilson Middle School are located approximately within 1 mile to the north, and Eisenhower High School is located approximately within 1.2 miles north of this subdivision.

(j) *Sidewalks:* Sidewalks are required and shall be provided along the frontage of this development and within the new development.

(k) *Serves the public use and interest:* This proposed 11-lot residential subdivision is consistent with neighboring residential land uses, better serves the needs of the City than the present undeveloped status of the property and helps satisfy the need for additional housing within the City.

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

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XV. Specific Critical Areas Ordinance Findings. Specific findings relative to the Critical Areas Ordinance are as follows:

(1) This application was subject to Environmental Review which resulted in the issuance of a Determination of Nonsignificance (DNS) on August 3, 2022, which was not appealed.

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

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

(4) Consistent with YMC §15.27.311 relative to Authorization Decisions – Basis for Action, the applicant meets the following criteria:

(a) Impact of the project to critical area features on the property and abutting property: The impact to critical area features will be minimal as long as the subdivision provides adequate building pads, envelopes or footprints elevated above the floodplain that crosses proposed Lots 5, 6, 7, 8 and 9. All requirements of YMC Chapter 15.27 to avoid creating flood hazards for nearby properties must be followed and the owner must obtain the Planning Division’s approval of a cultural resources Inadvertent Discovery Plan which will also help address a neighbor’s questions and concerns.

(b) Danger to life or property that would likely occur as a result of the project: The floodplain of Spring Creek and/or Bachelor Creek is located on the parcel, and the proposed grading plan will be required to channelize the floodwater flowing into the development so as to avoid creating additional danger to life or property in the area.

(c) Compatibility of the project to critical area features: The lots that lie within the floodplain (Lots 5, 6, 7, 8 and 9) will be required to have building pads or envelopes elevated above the floodplain. Excavation in these parcels will be done in a way that results in net zero slope change, so that the flood channel will be minimally altered, and neighboring parcels will not be affected by the impact of the development. Executing this project will be done responsibly, conforming with all guidelines in YMC Chapter 15.27.

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

(e) *Compliance with flood hazard mitigation requirements of YMC §15.27.400 through §15.27.436:* Also in order to avoid creating additional flood hazards for other properties from development of this project, the development must adhere to all applicable standards. Construction must occur in a way that is protected against flood damage. Additionally, the alteration of the natural floodplain will be minimized and its natural pathways will be maintained. Penalties for noncompliance will be enforced.

(f) *Adequacy of the information provided by the applicant or available to the Planning Division:* The application that was submitted is adequate for review.

(g) *Alternative Courses of Action:* Based upon the project evaluation, the decision maker shall take one of the following actions.

(i) Grant the development authorization;

(ii) Grant the development authorization with conditions as allowed by YMC §15.27.312 in order to mitigate impacts to the critical area feature(s); or

(iii) Deny the development authorization.

(5) Since the consideration of the Critical Area Standard Development Permit has been consolidated for review with the Preliminary Long Plat application and since the proposal will comply with the criteria required for the requested critical area development authorization, the Hearing Examiner recommends that the City Council grant the Critical Area Standard Development Permit development authorization in conjunction with approval of the Preliminary Long Plat of “Canterfield Estates Phase 1 & 2.”

XVI. Consistency Analysis Conducted Pursuant to Subsection 16.06.020(B) of the Yakima Municipal Code. The consistency analysis for this proposed Preliminary

Long Plat of “Canterfield Estates Phase 1 & 2” is as follows:

(1) The type of land use contemplated by the proposal (a single-family residential development) is permitted on this site so long as it complies with the conditions imposed by the Yakima City Council, as well as the regulations of the zoning

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ordinance, subdivision ordinance, building codes and other applicable regulations. The proposed single-family dwellings are Class (1) permitted uses in the R-1 zoning district.

(2) The level of development consisting of maximum lot coverage of 60 percent, lots that are larger than the minimum lot size requirements and development density of 1.4 dwelling units per net residential acre will not exceed the allowable level of development in the Single-Family Residential (R-1) zoning district.

(3) The availability and adequacy of infrastructure and public facilities is not an issue because the additional infrastructure that will be provided at the owner's expense would insure that adequate infrastructure and public facilities are available for the proposed preliminary long 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 Long Plat of "Canterfield Estates Phase 1 & 2" with the requisite Critical Area Standard Development Permit will be consistent with the development standards of applicable City ordinances.

CONCLUSIONS

Based on the foregoing Findings, the Hearing Examiner concludes as follows:

(1) The Hearing Examiner has jurisdiction to recommend to the Yakima City Council the approval of the proposed Preliminary Long Plat of "Canterfield Estates Phase 1 & 2" with a Critical Area Standard Development Permit pursuant to YMC §1.43.080, YMC §14.20.100 and YMC Chapter 15.27.

(2) A SEPA Determination of Nonsignificance (DNS) was issued for this proposed preliminary plat on August 3, 2022, that became final without any appeal.

(3) The proposed subdivision has been approved for concurrency on June 14, 2022, for the reason that the development will not exceed the PM peak hour capacity of the City arterial system and reserve capacity exists on all impacted streets.

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(4) Notices for the open record public hearing were given in accordance with applicable ordinance requirements.

(5) The proposed Preliminary Long Plat of “Canterfield Estates Phase 1 & 2,” with the requested Critical Area Standard Development Permit and subject to all of the conditions detailed below, is in compliance with the applicable provisions of the City’s 2040 Comprehensive Plan, zoning ordinance and subdivision ordinance; makes appropriate provisions for the public health, safety and general welfare and for open spaces, drainage ways, streets, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds and sidewalks; and, according to the weight of the evidence presented at the hearing, does not require that specific provisions be made for the other requisite plat considerations such as additional schools, additional schoolgrounds or additional planning features that assure safe walking conditions for students who walk to and from school; and said plat will serve the public use and interest.

(6) This proposed Preliminary Long Plat of “Canterfield Estates Phase 1 & 2” with the requested Critical Area Standard Development Permit is in compliance with the consistency requirements of Subsection 16.06.020(B) of the Yakima Municipal Code.

RECOMMENDATION

The Hearing Examiner recommends to the Yakima City Council that the proposed 11-lot preliminary plat of “Canterfield Estates Phase 1 & 2” with the requested Critical Area Standard Development Permit to be developed for single-family residences as described in this Recommendation and in related documents which are assigned file numbers PLP#005-22, CAO#004-22, SEPA#013-22 and TCO#007-22 be **APPROVED**, subject to compliance with the following conditions:

(1) The applicant shall submit a cultural resource Inadvertent Discovery Plan prior to excavation and construction. During development of the lots, the owner shall ensure that any application of herbicides avoids overspray or drift onto adjacent properties in a manner that impacts the surrounding residential community or the environment.

Mayling Chin, property owner
4802 Spring Creek Road
Canterfield Estates Phase 1 & 2
PLP#005-22, CAO#004-22
SEPA#013-22 and TCO#007-22

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(2) The project shall comply with all applicable guidelines established for critical areas set forth in YMC Chapter 15.27.

(3) There must be a legal water right for any water that will be used for dust suppression.

(4) Fire hydrants will be required along streets spaced at intervals that will provide fire flow coverage for proposed structures in accordance with the Washington State Fire Code Appendix C.

(5) New curb, gutter and sidewalk shall be installed along the frontage of Spring Creek Road and within the new development.

(6) Driveways will be constructed per YMC Chapter 8.64 and standard detail R4.

(7) An excavation and street break permit shall be obtained for all work within the public right-of-way.

(8) Easements shall be established per YMC Chapter 12.02.

(9) The cul-de-sac street shall conform to YMC §12.06.050.

(10) Street and right-of-way widths shall conform to YMC Chapter 12.06.

(11) Street lights shall be installed at each street intersection and at mid-block if the block exceeds five hundred feet in length. Street lights must meet the design and placement standards of the City Engineer.

(12) All frontage improvements shall be completed prior to final long plat approval.

(13) The owner must contact the Nob Hill Water Association to arrange for water service to the plat. New water mainline, fire hydrants, and water service connections may be required. All lots shall be served with public water from the Nob Hill Water Association. No individual domestic or irrigation wells shall be permitted for any of the lots. Prior to final plat approval, written verification from the Nob Hill Water Association must be submitted to the Planning Division indicating that each lot within the final plat has been serviced with domestic water and applicable fees have been paid.

(14) The Ahtanum Irrigation District's approval must appear on the face of the final plat.

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(15) Prior to any grading, a Temporary Erosion and Sediment Control Plan and Stormwater Pollution Prevention Plan must be submitted and approved. An erosion control inspection must also be passed.

(16) City Sewer will need to be extended into the development per YMC Title 7 and Title 12 and per City of Yakima Wastewater Standard Details. 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.

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

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

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

(20) Roadway sections within the floodplain shall be constructed in accordance with the applicable regulations of YMC Chapter 15.27, Part Four.

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

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

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

(c) Portions of Canterfield Estates Phase 1 & 2 shown hereon may fall within the 1% annual chance (100-year) floodplain and limits shown on current Flood Insurance Rate Maps. Floodplain information is subject to change as a result of future FEMA Map revisions and/or amendments.

Mayling Chin, property owner
4802 Spring Creek Road
Canterfield Estates Phase 1 & 2
PLP#005-22, CAO#004-22
SEPA#013-22 and TCO#007-22

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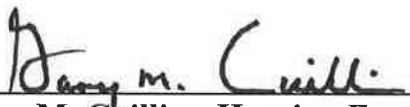
(d) No structure, fences, walls, or other obstructions that impede drainage shall be placed within the limits of the (100-year) floodplain established by the Federal Emergency Management Agency (FEMA) without the approval of the City of Yakima Community Development Director and in accordance with the City of Yakima Municipal Code critical areas ordinance. The property owner shall keep the 100-year floodplain traversing his/her property free of debris which would impede the function of the floodplain.

(22) All addresses for the lots shall be as follows: Lot 1: 4802 Spring Creek Rd.; Lot 2: 1901 Canterfield Dr.; Lot 3: 1903 Canterfield Dr.; Lot 4: 1905 Canterfield Dr.; Lot 5: 1907 Canterfield Dr.; Lot 6: 1913 Canterfield Dr.; Lot 7: 1916 Canterfield Dr.; Lot 8: 1910 Canterfield Dr.; Lot 9: 1904 Canterfield Dr.; Lot 10: 1902 Canterfield Dr.; and Lot 11: 1900 Canterfield Dr. All addresses must be clearly shown on the face of the final plat as required by RCW 58.17.280.

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

(24) Upon preliminary plat approval, the applicant/owner has five years to submit the final plat. A one-year extension of time to submit the final plat may be requested by submitting a written request for such an extension to the Yakima City Council at least 30 days prior to the expiration of the preliminary plat approval.

DATED this 8th day of September, 2022.



Gary M. Cuillier, Hearing Examiner

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Mayling Chin, property owner
4802 Spring Creek Road
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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

**CITY OF YAKIMA PLANNING DIVISION'S
FINDINGS OF FACT, CONCLUSIONS & RECOMMENDATION
TO THE CITY OF YAKIMA HEARING EXAMINER
for
REQUEST FOR PRELIMINARY LONG PLAT**

File Number(s): PLP#005-22 & SEPA#013-22, TCO#007-22, CAO#004-22

APPLICANT: Mayling Chin/PLSA Engineering & Surveying, Tom Durant
APPLICANT ADDRESS: 4802 Spring Creek Rd. Yakima, WA 98903
PROJECT LOCATION: 4802 Spring Creek Rd.
NAME OF PLAT: Plat of Canterfield Estates Phase 1 & 2
TAX PARCEL NUMBERS: 181333-41012
DATE OF REQUEST: May 26, 2022
DATE OF RECOMMENDATION: August 25, 2022
STAFF CONTACT: Albert Miller, Assistant Planner

I. DESCRIPTION OF REQUEST:

Preliminary long plat to subdivide approximately 8.5 acre parcel into 11 lots in two phases in the R-1 zoning district

II. SUMMARY OF RECOMMENDATION:

Approval, 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 May 26, 2022 – This proposed plat will subdivide approximately 8.5 acres into 11 Single-Family lots. Lot sizes will range from approximately 7,740 sq ft to 1.18 acres. The lots will have frontage on Spring Creek Rd., and on a road and cul-de-sac which will be installed as part of this project.

B. Processing.

1. The application for a Preliminary Long Plat was received on May 26, 2022.
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 June 21, 2022.
4. This project underwent a State Environmental Policy Act review and a Determination of Nonsignificance (DNS) was issued for this plat on August 3, 2022; no appeals have been filed.

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5. Pursuant to YMC Ch 1.43, the Hearing Examiner has the authority to make a decision on matters prescribed by YMC Title 15 and a recommendation on the Preliminary Long Plat.
6. **Environmental Review:** This application was required to undergo State Environmental Policy Act review because it is required for Subdivision applications within the City (YMC 14.20.030) and because the subdivision is taking place partially within a Critical Area. After reviewing the application, coordinating with DST, and considering public comments, a Determination of Non-Significance (DNS) was issued on August 3, 2022.
7. **Transportation Concurrency:** The applicant applied for Transportation Concurrency (TCO#007-22) on May 26, 2022 and was approved for concurrency on June 14, 2022. The development will not exceed the PM peak hour capacity of the city arterial system and reserve capacity exists on all impacted streets.
8. **Public Notice:** Public notice for this application and hearing was provided in accordance with: YMC Title 14, Subdivision Ordinance; YMC Title 15, Urban Area Zoning Ordinance and YMC Title 16, Development Permit Regulations and include the following actions and dates:
 - a. Date of Application: May 26, 2022
 - b. Date of Developer's Notice of Complete Application: June 21, 2022
 - c. Date of Notice of Application: June 24, 2022
 - d. Date of Posting of Land Use Action Sign on the Property: June 29, 2022
 - e. Notice of Application and Public Hearing: August 3, 2022
 - f. Date of Mailing of Notice of DNS: August 3, 2022

9. **Public Comment:**
 The public comment period for this application occurred from June 24, 2022 and Ended on July 14, 2022. At the conclusion of the public comment period, the City of Yakima received four (4) comments from surrounding neighbors on the proposed Preliminary Long Plat:

i. Stephanie Coson, July 15, 2022
 "I am writing this letter on behalf of myself (Stephanie Coson) and Matthew Swetnam, co-owners of 4904 Spring Creek Rd. Yakima, WA 98903. Reference numbers – PLP#005-22, SEPA#013-22, CAO#004-22 – Applicants name = Mayling Chin/PLSA

Its unfortunate that we can't control the spaces surrounding our properties...and while we have enjoyed years of privacy...I understand that the land in question belongs to Mayling and is hers to do with as she pleases. I have some concerns and requests that hopefully can be addressed by writing this letter. I'm wondering if it's possible for there to be certain stipulations set in place that a potential buyer must abide by? I would like my current standard of living to remain the same as much as will be possible.

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We purchased this house, for the sole reason of the seclusion and privacy it has afforded us. I would not like having a two story house built close to my property line so that it ends up I feel like I am living in a fish bowl.

I have many animals that will become extremely loud and noisy when people approach my property. I fear that any new neighbors will be greatly disturbed by the honks of my geese or the barks of my dogs. I worry it will end up causing potential problems like someone filing a nuisance animal report or complaints to the city that may end up with me having to find new homes for my pets. My request would be that houses must be built a certain distance away from my property line and not be two stories.

Our second concern is one that has to do with the time which construction will be taking place. Long exposure to noise and dust from construction sites can cause stress, anxiety, possible health problems along with sleep disturbances. I am a home health care provider and have the good fortune of caring for my 76 yrs old mother. I have concerns about how an impending construction site will effect her health as well as others in the surrounding area.

My last request/concern is about the Springcreek Wetlands and the wildlife that resides there. I would like to request that the wetlands be delineated and have a safety buffer or certain allowances put into place for the conservation of the many birds and wildlife that make their homes there.

We appreciate the chance to share our concerns and information in order to look at potential options that will keep all parties satisfied.

Thank you,
Sincerely,
Stephanie Coson”

Staff response: The proposed subdivision will adhere to all design standards for the R-1 zoning district and the Airport Safety Overlay district. Per YMC 15.03.020 (B), the R-1 district is intended to “preserve existing residential neighborhoods for detached single-family dwellings...” and “ensure the preservation of the existing residential character” of the district. It is also intended “to afford single-family neighborhoods the highest level of protection from encroachment by potentially incompatible nonresidential land uses or impacts.” The design standards required for the R-1 zoning district are set forth to promote public health, safety and welfare, and any development on the proposed subdivision will adhere to these standards. The subdivision will also comply with SEPA and Critical Areas standards set forth in YMC 6.88 and YMC 15.27, respectively. The purpose of these standards can be found in YMC 15.27.130.

ii. John Mefford, July 13, 2022

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"I am writing to comment on the proposed development of Canterfield Estates, Phases 1 and 2. Over the last ten years, I observed much development in the City of Yakima and Yakima County. I appreciate the opportunity to comment to help the City of Yakima balance growth with the needs of all the members of the community.

My comments can be grouped into three major areas: 1) impact to drainage with resulting potential increase in flooding threat, 2) potential uses of pesticides and possible overspray during any phase of the development, and 3) a full and respectful acknowledgement of indigenous cultural resources that may potentially be encountered.

- 1) The application makes reference to the classification of the 100-year floodplain as a critical area by the City of Yakima. Typically, a development in a 100-year floodplain means there is a 1% chance of flooding. However, if a structure is near a flooding source such as a stream or drainage or if the landscape is altered in certain ways, the risk of flooding may actually be higher than 1%. In this situation, the risk of flooding may be as high as 26% so that over the course of a 30-year mortgage there can be a one in four chance of flooding.

As shown in the preliminary plat diagram, all of Phase 2, which constitutes the majority of development in square footage, lies south of the north boundary line of the FEMA-designated 100-year floodplain, thus fully existing within the floodplain. Will the proposal be consistent with the requirements imposed by the City of Yakima and/or Yakima County for development in a floodplain and if so, what impact will that have on surrounding properties? For instance, the proposal does not call for fill to be brought in. Rather, grading will be performed so that cuts and fills are expected to balance. Even given this situation, will any modifications of the landscape necessary for development in a 100-year floodplain potentially increase the chances of flooding in adjacent areas? I cannot interpret what appears to be contour lines on the preliminary plat diagram since there are not elevations associated with the contour lines. However, based on the general topography, the drainage is essentially eastward consistent with the various drainage features such as Spring Creek, Wide Hollow Creek and unnamed ephemeral tributaries in the vicinity. What I want to know is if any future modification on Phase 2 lots will direct drainage to the south as opposed to the east such that the chance of flooding is increased to those properties adjacent.

- 2) The application does not mention use of herbicides. Yet, can we discount the potential future use of herbicides such as Diuron to control noxious weeds and invasive species during any time during the development of Canterfield Estates? It is not uncommon for herbicides to be applied to the soil after a

development has been cleared of vegetation, especially in cases where the development may take several years to complete. If used, please ensure the proper management and application of herbicides so that conditions such as overspray and drift do not occur that will impact the surrounding residential community or the environment.

- 3) The answer to question #2 concerning Historic and Cultural Preservation in Section B of the SEPA checklist does not adequately address the intent of the subsection, i.e., whether a proper evaluation was undertaken or even if one was actually performed. The operating assumption often is that if a cultural resource is not readily visible then it doesn't exist. Yet, we may be ignorant about items of cultural interest, especially archaeological ones, that may reside in the subsurface. The existence of or the encroachment of the urban environment does not negate the possibility of encountering indigenous cultural resources. To address that possibility is the function of the Department of Archaeology and Historic Preservation's (DAHP) WISAARD database and its predictive model. One of the key elements in that predictive model is the proximity to water bodies such that the probability of encountering cultural resources increases as one approaches that feature. Note that Spring Creek, a spring-fed waterbody, exists in close proximity to the proposed development.

Also, my understanding of the WISAARD system is that it was meant to rely on Bayesian statistics such that new information adds to the predictive model used in evaluating an area for the potential to encounter items of cultural interest. Yet, how does one even recognize an item of cultural significance? Typically an Inadvertent Discovery Plan (IDP) aids in helping workers and other identify items of cultural significance and what steps to take if encountered. I did not see any reference to an IDP in question #3. This seems to be an oversight. Although an IDP may not be required by law, it is good practice.

I support residential development provided that possible impacts have been fully considered and mitigated, as necessary, to prevent or reduce adverse effects to the existing community and to the natural resources, including our cultural ones.

In closing, thank you for the opportunity to comment on this proposed development, your acknowledgements of the importance of public comment in shaping future growth and in providing transparency in government decision-making.

Sincerely,
John Mefford."

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Staff response: This proposed development will comply with all the standards for development/construction in critical areas, specifically the mapped 100-year floodplain, by complying with City guidelines regarding floodplains set forth in YMC 15.27, as well as all SEPA guidelines (the City's guidelines outlined in YMC 6.88). Since this property falls entirely within the DAHP Predictive Model at a level 4, High Risk, an IDP will be required.

iii. Ahtanum Irrigation District, June 24, 2022

“While this parcel is located within our District, the parcel has no surface water right 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).

In summary, no irrigation water will be provided by our District to this development.

However, our Board must sign off on the plat for this subdivision. The surveyor will need to provide us with the original Mylar, as well as one copy, for District signature. As our Board meets once per months, 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, Stream Patrolman”

iv. State of Washington Department of Ecology, July 12, 2022

“Thank you for the opportunity to comment during the Optional Determination of Non-Significance process for the Plant of Canterfield Estates Phase 1 & 2. We have reviewed the documents and have the following comments.

Water Resources

If you plan to use water for dust suppression at your project site, be sure that you have a legal right. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day use for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and

regulations as a water right permit or certificate obtained directly from Ecology. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

If you have any questions or would like to respond to these Water Resources comments, please contact Christopher Kossik at (509) 379-1826 or email at Christopher.kossik@ecy.wa.gov.

Sincerely,
Tricia Sawyer

10. **Development Services Team (DST) Review:** The proposal was reviewed by the DST team on June 28, 2022. Final comments of the DST members are summarized below.

a. Codes:

Addressing shall be as follows:

- i. Lot 1: 4802 Spring Creek Rd.
- ii. Lot 2: 1901 Canterfield Dr.
- iii. Lot 3: 1903 Canterfield Dr.
- iv. Lot 4: 1905 Canterfield Dr.
- v. Lot 5: 1907 Canterfield Dr.
- vi. Lot 6: 1913 Canterfield Dr.
- vii. Lot 7: 1916 Canterfield Dr.
- viii. Lot 8: 1910 Canterfield Dr.
- ix. Lot 9: 1904 Canterfield Dr.
- x. Lot 10: 1902 Canterfield Dr.
- xi. Lot 11: 1900 Canterfield Dr.

Pursuant to 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.

b. Engineering:

Project Description – Preliminary long plat to subdivide approximately 8.5 acre parcel into 11 lots in two phases in the R-1 zoning district.

This project requires Title 12 improvement, including but not limited to the following:

YMC 8.67 and 12.05 – New curb, gutter, and 5' sidewalk required along frontage of Spring Creed Rd. and within new development. Residential street

section shall conform to standard detail R3. New sidewalks shall be constructed per standard detail R5.

8.64 – Driveways to be constructed per this chapter and standard detail R4

8.72 – An excavation and street break permit shall be obtained for all work within the public right of way. Refer to chapter 8 for requirements. Roads less than five years old can be cut, but will cost one hundred fifty percent of restoration fee with no PCI discount.

12.02 – Easements will need to be established per this chapter.

12.06.050 – Cul-de-sac streets shall conform to this section, with a right of way diameter of 80' and an improved diameter of 65'. Phased developments or temporary dead-end streets shall provide for adequate temporary turnarounds between project phases or future street extension. The design shall provide for continuation of the full right-of-way width to the phased boundary.

12.06 – Street and right of way widths shall conform to this section unless otherwise approved. 50' of right of way is required for Spring Creek Rd. and new residential street.

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

YMC 14.05.200/14.20.130 – All frontage improvements shall be completed prior to long plat approval. At the discretion of the City Engineer, the owner may bond for required frontage improvements or may be allowed to postpone improvements through a Covenant/Deferral Agreement. If bonding is allowed, it shall be executed and recorded prior to or as part of approval of the long plat. Civil engineering plans, which are stamped and signed by a civil engineer, are required to be submitted for review and approval for all Title 12 required improvements and prior to approval of bonding. If frontage are required at this time, they shall be completed prior to Certificate of Occupancy.

c. Nob Hill Water

Owner will need to contact Kirsten Mcpherson at Nob Hill Water with signed engineered plans in order for water design to be started for new development. New water mainline, fire hydrants, and water service connections will be required to be installed for new development

d. Surface Water

For the plat approval, the applicant will not have to provide a completed TESC plan, drainage plans and calculations, SWPPP or anything else related to stormwater. However, prior to any grading, the TESC plan and SWPPP must be approved and erosion control inspection must be passed.

Prior to any grading on this project, all erosion control measures shown on the Temporary Erosion and Sediment Control plan shall be in place and the developer shall pass an erosion control inspection by the City. This project shall get a Large Project Stormwater Permit. Drainage plans and calculations shall be provided to the Surface Water Engineer for review and approval. The applicant shall provide a Stormwater Pollution Prevention Plan to the City for review and approval. Since the total area of this project is over 5 acres, the applicant cannot apply for the erosivity waiver. A Stormwater Maintenance Agreement will not be required as the street is public.

e. Wastewater

- i. City Sewer will need to be extended into the development per YMC Title 7 and 12 and per City of Yakima Wastewater Standard Details.

IV. APPLICABLE LAW:

A. YMC § 15.03.020 (B): R-1 Zoning District Defined: 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. 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 this 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.

Duplex and multifamily development up to seven dwelling units per net residential acre may be allowed in accordance with Table 4-1.

B. YMC § 15.05.030 (A): Creation of new lots—Subdivision requirements: Table of Subdivision Requirements: This table establishes basic development criteria for lot size and width that must be met when reviewing an application for a new subdivision. For detached single-family dwelling constructions in the R-1 zoning district, the required minimum lot size is 6,000 sq. ft.

- C. **YMC 15.05.030 (C) (1):** In residential districts, this standard is intended to maintain the residential character of the area and will vary by dwelling type, the suitability of the land for development, and the type of water and sewer system. The following are the minimum lot size requirements in the residential districts, except when the Yakima health district determines that a larger area is necessary for the safe installation of approved water supply and sewage disposal systems. **The required minimum lot size for parcels within the floodplain is one acre.**
- D. **YMC § 15.30.040:** Airport Safety Overlay Zones: The subject property is located in Zone 6, and per YMC § 15.30.060, detached single-family dwellings are Class 1 uses.
- E. **YMC § 15.30.050:** Height Limitation: Height Limitation 2 (Zone 6). No building within this zone shall exceed thirty-five feet above the ground. Any building proposed to exceed this height must undergo further review by the airport manager and the FAA.

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

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

F. YMC § 8.96.010: Complete Streets Purpose:

The purpose of the complete streets policy is to ensure all users are planned for in the construction of all city transportation improvement projects as outlined in the comprehensive plan and detailed in the soon to be adopted bike master plan and Americans with Disabilities Act (ADA) transition plan. By enacting the ordinance codified in this chapter the city of Yakima encourages healthy, active living, reduction of traffic congestion and fossil fuel use, inclusion and maintenance of trees and appropriate landscaping, and improvement in the safety and quality of life of residents in the city of Yakima by providing safe, convenient and comfortable routes for walking, bicycling and public transportation. The complete streets policy will improve street connectivity for all modes.

G. YMC § 8.96.020: Definitions:

“Complete street” means a road that is designed to be safe and accessible for drivers, bicyclists, transit vehicles and riders, and pedestrians of all ages and abilities. The complete streets policy focuses not just on individual roads but on changing the decision-making process so that all users are routinely considered during the planning, designing, building and operating of all roadways.

“Street” means any public right-of-way, including arterials, connectors, alleys, ways, lanes and roadways by any other designation, as well as bridges, tunnels, and any other portions of the transportation network, that is open for use by the general traveling public.

“Street project” means the construction, reconstruction, retrofit, maintenance, alteration or repair of any street, and includes the planning, design, approval and implementation processes, except that “street project” does not include minor routine upkeep, such as cleaning, sweeping, mowing, spot repair or interim measures on detour routes. If safety and convenience can be improved within the scope of pavement resurfacing, such as grind and overlay and restriping, such projects should evaluate and make every attempt to implement complete streets as outlined in the soon to be adopted bike master plan and ADA transition plan to provide access and increase safety for all users. Grind and overlay and restriping projects are limited to striping elements as called for in the soon to be adopted bike master plan and ADA transition plan. Signalization changes shall not trigger additional complete streets elements.

“Users” means individuals of all ages and abilities, including children, youth, families, older adults and individuals with disabilities who use streets, including pedestrians, bicyclists, motor vehicle and freight drivers, public transportation riders and drivers.

H. 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.

I. 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.

J. 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.

K. 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.

L. 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.

M. YMC § 12.03.040 Minimum sewer line size:

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

N. 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.

O. 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.

P. 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.

Q. 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.

R. YMC § 12.05.010 Sidewalk installation required:

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

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

Right-of-way shall be dedicated and street surfacing provided in accordance with the

applicable standards: Residential Access – 50 feet ROW and minimum 32-feet of pavement width.

T. 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.

U. 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. Critical Areas

1. Critical Area Development Authorization Required: Pursuant to YMC § 15.27.300 (A), no new development, construction, or use shall occur within a designated critical area without obtaining a development authorization in accordance with the provisions of this chapter, except for those provided for in YMC § 15.27.303.
2. General Critical Areas Protective Measures—Subdivision Standards: Pursuant to YMC §§ 15.27.321 (B)(2)(a-c, g), critical areas shall be actively protected through the following:
 - a. Roads and utilities for the subdivision shall avoid critical areas and their buffers, as much as possible.
 - b. When geologically hazardous areas (excluding erosion, oversteepened slopes of intermediate risk, stream undercutting, and earthquake hazards), FEMA floodways, channel migration zones (CMZs), streams, wetlands and/or vegetative buffers fall within the boundary of a subdivision:
 - i. Said critical areas shall be protected by placing them entirely within a separate critical area tract or by including them entirely within one of the developable parcels. Other options, such as conservation easements and building envelopes, may be deemed appropriate by the administrative official as meeting this provision when special circumstances obstruct the viability of this provision;

- ii. For those new lots that do contain said critical areas, usable building envelopes (five thousand square feet or more for residential uses) shall be provided on the plat that lies outside said critical areas.
 - c. New lots partially within the floodplain shall provide a usable building envelope (five thousand square feet or more for residential uses) outside the floodplain.
 - d. Floodplains and critical areas shall be depicted on preliminary subdivision plats and relevant information about them disclosed on the final plat.
3. Permitted Uses—Floodway Fringe: Pursuant to YMC § 15.27.409 (A), Detached Single-Family Dwellings is a permitted use within the floodway fringe (floodplain) as long as the proposal complies with the flood hazard protection standards of YMC §§ 15.27.407 and 15.27.408.
 4. Permitted Uses—Floodway:
 - a. Pursuant to YMC § 15.27.411 (A), Detached Single-Family Dwellings is a permitted use within the floodway as long as the proposal complies with the flood hazard protection standards of YMC §§ 15.27.407 and 15.27.408.
 - b. Pursuant to YMC § 15.27.411 (H), roads and bridges are permitted uses within the floodway as long as they comply with the regulations of YMC § 15.27.411 (D).
 5. Subdivision Proposals: Pursuant to YMC § 15.27.407 (F), subdivision proposals shall:
 - i. Be consistent with the need to minimize flood damage;
 - ii. Have roadways, public utilities, and other facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage;
 - iii. Have adequate drainage provided to reduce exposure to flood damage;
 - iv. Include base flood elevation data; and
 - v. In the cases where base flood elevation is not available and the subdivision is greater than five acres or fifty lots, a step-back water analysis shall be required to generate the base flood elevation data.

V. FINDINGS:

1. This proposed preliminary plat is approximately 8.5 acres in size and has been designed for single-family residences.
2. The Preliminary Long Plat is occurring in two phases and thus the density calculation is based upon two actions of dividing 8.5 acres in to 11 residential lots.
3. The density for the development as a whole is approximately 1.4 Dwelling Units per Net Residential Acre, with each phase's calculations listed below:

Density for the first phase of the proposed development:

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- = 6 dwelling units / 1.78 acres (acreage with streets removed)
- = 3.34 Dwelling Units per Net Residential Acre

Density for the second phase of the proposed development:

- = 5 dwelling units / 5.46 acres (acreage with streets removed)
- = .92 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. Including the portion of the subdivision that is adjacent Spring Creek Rd.
6. Spring Creek Rd. is classified as a Local Access Street requiring a total of 50' of right of way (25' half width) – existing right-of-way shall be evaluated and adequate right-of-way shall be dedicated as part of this application.
7. Environmental Review was completed for this development, and a DNS was issued on August 3, 2022.

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 7,753 sq ft to 1.18 acres, consistent with YMC § 15.05.030(C), which provides that the minimum lot size for single family construction on lots with a public or community water system and the regional or an approved community sewer system is 6,000 square feet for S.F. dwellings in the R-1 zoning district. Furthermore, all lots containing or wholly within the floodplain meet the minimum lot size of 1-acre or show a minimum of 5,000 sq. ft. of buildable area outside the floodplain.
- 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 1.4 dwelling units per net residential acre (overall), the proposed preliminary plat complies with YMC § 15.05.030(B) and YMC § 15.03.020(B) which prescribe a maximum of seven (7) dwelling units per net residential acre in the R-1 zone.
- e. **Maximum Building Height:** Table 5-1 of YMC § 15.05 identifies the maximum building height for development within the R-1 zoning district is 35 feet. The subject parcel is entirely encumbered by the Airport Safety Overlay (ASO) Zone 6, which also limits building height to 35 feet.

- f. **Setbacks:** Table 5-1 of YMC § 15.05 identifies the required setbacks for development within the R-1 zoning district. All lots within the proposed plat shall meet the required setbacks as follows:

Front:	45 feet from the center of right-of-way
Rear:	15 feet from the property line
Side (internal):	5 feet from the property line
Side (street):	40 feet from the center of right-of-way

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 2.6. Community design. Promote compatible high quality development that enhances the character and identity of Yakima.

Policy 2.62.A. Recognize that the character of public rights-of-way play a role in determining community character. Wherever feasible, promote complete streets and incorporate streetscape improvements, such as way-finding signs, lighting, public art, enhanced landscaping and street furniture, to enhance community character.

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.

Policy 5.4.7. Promote complete streets and trails to interconnect Yakima's neighborhoods and promote walkability.

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.

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- 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 will have frontage upon Spring Creek Rd., a Local Residential Street, which requires 50 feet of right-of-way. A cul-de-sac will also be installed per Title 12 Development Standards.
- v. **Transit Stops:** There are no transit stops along directly adjacent the proposed plat. The nearest transit stop is located on Washington Ave., approximately 1 mile to the northeast.
- 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 available to this site via Spring Creek Rd. The applicant will extend sewer lines to the 12" line available there.
- viii. **Parks and playgrounds:** Open space, parks, recreation, and playgrounds are located approximately within .1 to .5 miles of this subdivision due to the proximity of SOZO Sports Complex (.1 miles to the southeast) and Randall Park (.5 miles to the north). 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:** Whitney Elementary and Wilson Middle School are located approximately within 1 mile to the north, and Eisenhower High School is located approximately within 1.2 miles north 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 11-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. 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. CRITICAL AREAS FINDINGS

- A. The application was subject to Environmental Review, which resulted in a Determination of Non-Significance on August 3, 2022.
- B. Consistent with YMC § 15.27.031 (C) (2), the Administrative Official reviewed the available information pertaining to the proposal and made a determination that a “Critical Areas are present, but there is no impact.”
- C. Per YMC § 15.27.309, it has been determined that a Standard Development Permit is required.
- D. YMC § 15.27.311: Authorization Decisions—Basis for Action
The applicant meets the following criteria:
 - 1. Impact of the project to critical area features on and abutting property: The impact to critical area features will be minimal as long as the subdivision provides adequate building pads elevated above the floodplain that crosses the subject parcel on Lots 5, 6, 7, 8, and 9. All requirements of YMC § 15.27 must be followed to ensure appropriate mitigation.
 - 2. Danger to life or property that would likely occur as a result of the project: The floodplain of Spring Creek is located on the parcel, and the proposed grading plan will channelize the floodwater flowing into the development to prevent flooding on specific parcels.
 - 3. Compatibility of the project to critical area features: The lots that lie within the flood plain (5, 6, 7, 8, and 9) will be required to have building pads elevated above the floodplain. Excavation in these parcels will be done in a way that results in net zero slope change, so that the flood channel will be minimally altered, and neighboring parcels will not be affected by the impact of the development. Executing this project will be done responsibly, conforming with all guidelines in YMC § 15.27 and YMC § 6.88.
 - 4. Conformance with applicable development standards: All applicable standards of YMC § 15.27 and YMC § 6.88 will be met.
 - 5. Compliance with flood hazard mitigation requirements of YMC 15.27.400 through 15.27.436: Execution of this project will adhere to all applicable standards. Construction will occur in a way that is protected against flood damage. Additionally, the alteration of the natural floodplain will be minimized and its natural pathways will be maintained. Penalties for noncompliance will be enforced.
 - 6. Adequacy of the information provided by the applicant or available to the division: The application submitted is adequate for review.

7. Based upon the project evaluation, the administrative official shall take one of the following actions:
 - a. Grant the development authorization
 - b. Grant the development authorization with conditions, as provided in YMC 15.27.312, to mitigate impacts to the critical area feature(s)
 - c. Deny the development authorization

VII. 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 1.4 dwelling units per net residential acre.
3. The proposed Preliminary Long Plat has primary access via Spring Creek Rd. and new interior local access cul-de-sac and road.
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 Hearing Examiner has jurisdiction to review a recommendation to City Council. (RCW Ch. 58.17.330, YMC § 1.43.080, and YMC § 14.20.100)
7. A Determination of Nonsignificance (DNS) was issued on August 3, 2022.
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.

VIII. RECOMMENDATION

The Planning Division recommends that the 11-lot subdivision known as "Canterfield Estates Phases 1 & 2" be approved subject to the following conditions:

1. The applicant shall submit an Inadvertent Discovery Plan prior to excavation and construction.
2. The project shall comply with all guidelines established for critical areas set forth in YMC § 15.27 and YMC § 6.88.
3. If water is used for dust suppression, it must be done with legal right.
4. Fire hydrants will be required along streets spaced at intervals that will provide fire flow coverage for proposed structures in accordance with WSFC Appendix C.
5. New curb, gutter, and sidewalk shall be installed along the frontage of Spring Creek Rd. and within the new development.
6. Driveways will be constructed per YMC 8.64 and standard detail R4
7. An excavation and street break permit shall be obtained for all work within the public right of way.
8. Easements shall be established per YMC 12.02
9. Cul-de-sac street shall conform to YMC 12.06.050
10. Street and right of way widths shall conform to YMC 12.06.
11. Street lights shall be installed at each street intersection and at mid-block if the block exceeds five hundred feet in length. Street lights must meet the design and placement standards of the city engineer.
12. All frontage improvements shall be completed prior to final long plat approval.
13. Owner must contact Nob Hill Water with signed engineer plans in order for water design to be started for new development. New water mainline, fire hydrants, and water service connections will be required. All lots shall be served with public water from the Nob Hill Water Association. No individual domestic or irrigation wells shall be permitted for any of the lots. Prior to final plat approval, written verification from Nob Hill Water Association must be submitted to the Planning Division indicating that each lot with the plat has been serviced with domestic and applicable fees paid.
14. An original Mylar and one copy of the plat must be submitted to Ahtanum Irrigation District prior to approval.

15. Prior to any grading, a Temporary Erosion and Sediment Control plan and Stormwater Pollution Prevention Plan must be submitted and approved. An erosion control inspection must also be passed.
16. City Sewer will need to be extended into the development per YMC Title 7 and 12 and per City of Yakima Wastewater Standard Details. 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.
17. Prior to approval of the final plat, all required improvements shall be constructed or financially secured according to the standards and requirements of the City Engineer and YMC Title 12
18. All public and private utilities shall be located underground, with the exception of telephone boxes and such similar structures
19. All public and private utilities to be located within public road rights-of-way must be constructed prior to the start of road construction
20. Roadway sections within the floodplain/floodway shall be constructed in accordance with the applicable regulations of YMC Ch. 15.27, Part Four.
21. This plat shall be subject to the following notes, which must be placed on the face of the plat:
 1. The addresses shown on this plat are accurate as of the date of recording, but may be subject to change. The City of Yakima Building Codes Division is responsible for the confirmation or reassignment of addresses at the time of building permit issuance.
 2. The owners shown hereon, their grantees and assignees in interest hereby covenant and agree to retain all surface water generated within the plat on-site;
 3. Portions of Canterfield Estates Phases 1 & 2 shown hereon may fall within the 1% annual chance (100-year) floodplain and floodway limits shown on current Flood Insurance Rate Maps. Floodplain and floodway information is subject to change as a result of future FEMA Map revisions and/or amendments.
 4. No structure, fences, walls, or other obstructions that impede drainage shall be placed within the limits of the (100-year) floodplain or floodway established by the Federal Emergency Management Agency (FEMA) without the approval of the City of Yakima Community Development Director and in accordance with the City of Yakima Municipal code critical areas ordinance. The property owner shall keep

the 100-year floodplain and floodway traversing his/her property free of debris which would impede the function of the floodplain or floodway.

22. All addresses shall be as specified in section 10.a. of this report. All addresses must be clearly shown on the face of the final plat as required by RCW 58.17.280.
23. All other requirements of the zoning and subdivision ordinance, although not specifically set forth herein, shall be complied with in their entirety.
24. Upon preliminary plat approval, the applicant has five years to submit the final plat. Thereafter, 30 days prior to the expiration of said approval the applicant must submit to the City Council a written request asking to extend the approval period for a maximum period of one year.

Project Name: MAYLING CHIN / "PLAT OF CANTERFIELD ESTATES PHASE 1 & 2"

Site Address: 4802 SPRING CREEK RD

File Number(s): PLP#005-22, SEPA#013-22, TCO#007-22

ZONING MAP

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- Yakima Urban Area Zoning**
- SR Suburban Residential
 - R-1 Single Family
 - R-2 Two Family
 - R-3 Multi-Family
 - B-1 Professional Business
 - B-2 Local Business
 - H3 Historical Business
 - SCC Small Convenience Center
 - LCC Large Convenience Center
 - CBD Central Business District
 - GC General Commercial
 - M-1 Light Industrial
 - M-2 Heavy Industrial
 - RD Regional Development
 - AS Airport Support

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Date Created: 6/1/2022



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FUTURE LAND USE MAP

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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

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AERIAL MAP



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Date Created: 6/1/2022



Project Name: MAYLING CHIN / "PLAT OF CANTERFIELD ESTATES PHASE 1 & 2"

Site Address: 4802 SPRING CREEK RD

File Number(s): PLP#005-22, SEPA#003-22, TCO#007-22

Proposal: Preliminary long plat to subdivide approximately 8.5 acre parcel into 11 lots in two phases in the R-1 zoning district.



VICINITY MAP



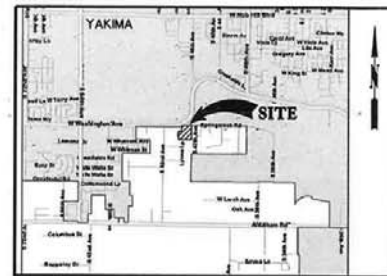
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Date Created: 6/1/2022



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PRELIMINARY PLAT OF CANTERFIELD ESTATES

IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SEC. 33, T-13 N, R-18 E,W.M.



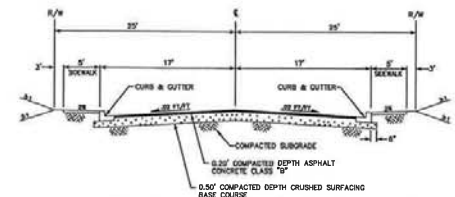
VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

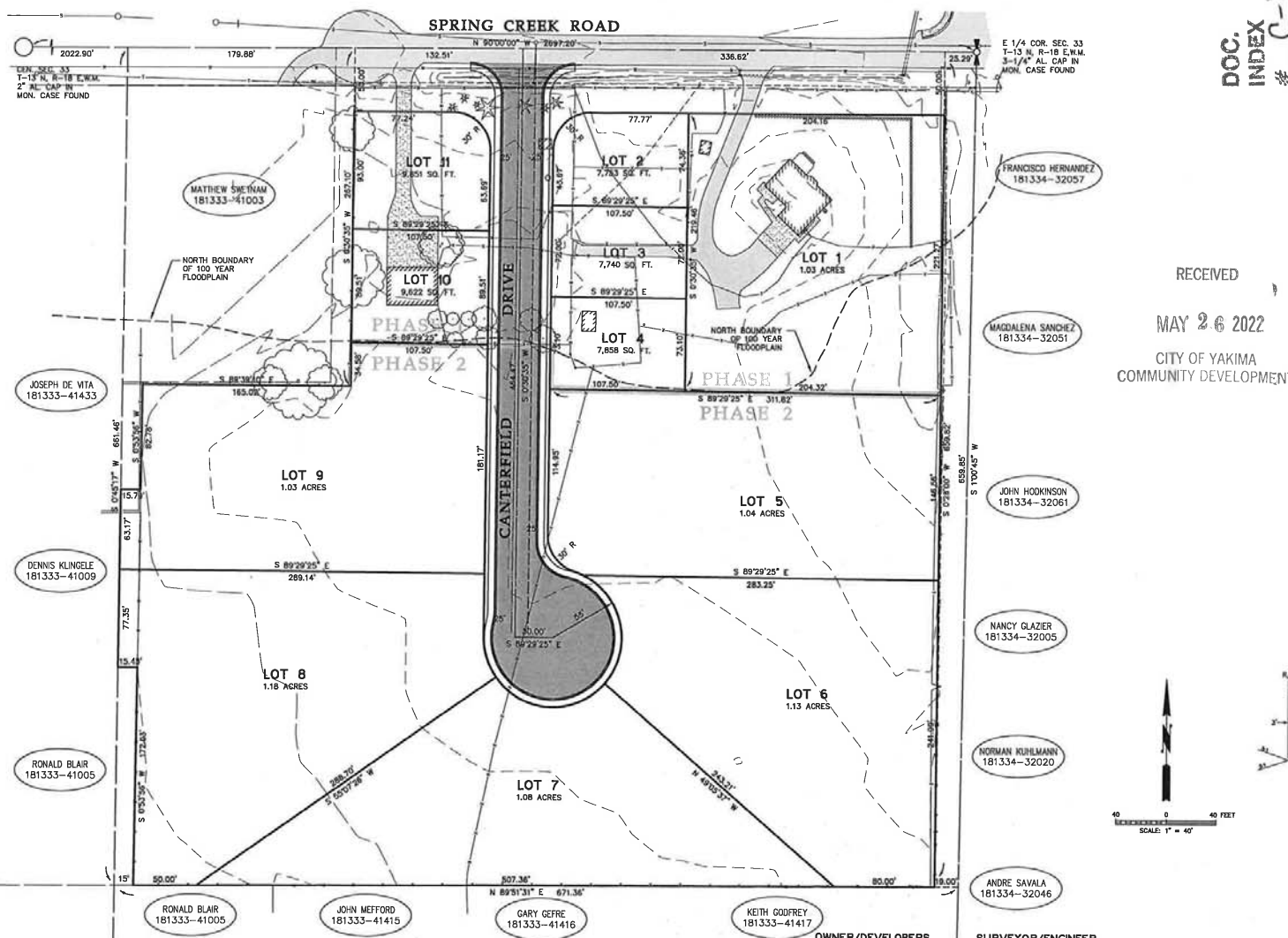
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 18 E.W.M.; EXCEPT BEGINNING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 18 E.W.M.; THENCE SOUTH 1°00'45" WEST ALONG THE EAST LINE THEREOF 659.85 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°51'31" WEST ALONG THE SOUTH LINE OF SAID SUBDIVISION 19.00 FEET; THENCE NORTH 0°28'00" EAST 659.82 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 90°00'00" EAST 25.29 FEET TO THE POINT OF BEGINNING; AND EXCEPT BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 18 E.W.M.; THENCE SOUTH 0°45'17" WEST, ALONG THE WEST LINE THEREOF 264.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST 160.01 FEET; THENCE NORTH 0°45'17" EAST 294.02 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 90°00'00" EAST 14.87 FEET; THENCE SOUTH 0°30'35" WEST 267.10 FEET; THENCE NORTH 89°29'25" WEST 160.01 FEET TO THE WEST LINE OF SAID SUBDIVISION; THENCE NORTH 0°45'17" EAST 2.00 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE NORTH 30 FEET AND THE WEST 15 FEET THEREOF; EXCEPT THE FOLLOWING DESCRIPTION STRIP OF LAND: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 18 E.W.M.; THENCE SOUTH 0°45'17" WEST ALONG THE WEST LINE THEREOF 264.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 0°45'17" WEST 397.44 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTH 89°51'31" EAST 15.00 FEET; THENCE NORTH 0°51'51" EAST 307.42 FEET TO THE SOUTH LINE OF THE NORTH 264 FEET OF SAID SUBDIVISION; THENCE NORTH 90°00'00" WEST 16.00 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE NORTH 140.50 FEET OF THE SOUTH 312.50 FEET THEREOF; EXCEPT COUNTY ROAD RIGHT OF WAY ALONG THE NORTH.

NOTES

- SUBJECT PROPERTY IS ZONED R-1, SINGLE FAMILY RESIDENTIAL. ADJACENT PROPERTIES ARE ZONED SR, SINGLE FAMILY RESIDENTIAL.
- THE TOTAL AREA OF THE PROPOSED PLAT IS 8.13 ACRES WITH 8.08 ACRES DEDICATED FOR STREET RIGHT OF WAY. GROSS DENSITY IS 1.3 DWELLING UNITS PER ACRE. MINIMUM PROPOSED LOT SIZE: 7,740 SQUARE FEET. MAXIMUM PROPOSED LOT SIZE: 51,955 SQUARE FEET. AVERAGE PROPOSED LOT SIZE: 29,700 SQUARE FEET.
- ALL STORM WATER GENERATED BY NEW IMPERVIOUS SURFACES WILL BE MANAGED ON SITE.
- DOMESTIC WATER WILL BE PROVIDED BY NOB HILL WATER.
- SANITARY SEWER WILL BE PROVIDED BY CITY OF YAKIMA.



TYPICAL INTERIOR ROADWAY SECTION
NO SCALE



DOC. INDEX # C-1

RECEIVED
MAY 26 2022
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

2022.90'
178.88'
132.51'
336.62'
25.29'E 1/4 COR. SEC. 33
T-13 N, R-18 E,W.M.
3-1/4" AL. CAP IN
MON. CASE FOUND

JOSEPH DE VITA
181333-41433

DENNIS KLINGELE
181333-41009

RONALD BLAIR
181333-41005

RONALD BLAIR
181333-41005

JOHN MEFFORD
181333-41415

GARY GEFRE
181333-41416

KEITH GODFREY
181333-41417

NORMAN KUHLMANN
181334-32020

NANCY GLAZIER
181334-32005

JOHN HODKINSON
181334-32061

MAGDALENA SANCHEZ
181334-32051

FRANCISCO HERNANDEZ
181334-32057

MATTHEW SWENAM
181333-41003

PLSA		ENGINEERING-SURVEYING-PLANNING 521 NORTH 20TH AVENUE, SUITE 3 YAKIMA, WASHINGTON 98902 (509) 575-6990
PRELIMINARY PLAT PARCEL NO. 181333 - 41012		DRAWN BY: RICK DATE: 5/13/2022 JOB NO.: 2201B SHEET NO. _____
MAYLING CHIN		1 OF 1



CITY OF YAKIMA PLANNING DIVISION

DST COMMENTS SUBMITTED IN SMARTGOV

DOC. INDEX # D-2

Project Name: MAYLING CHIN

“PLAT OF CANTERFIELD ESTATES”

File Number: PLP#005-22, SEPA#013-22, CAO#004-22

Workflow DST - NOB HILL
WATER COMMENTS

OWNER WILL NEED TO CONTACT KIRSTEN MCPHERSON AT NOB HILL WATER WITH SIGNED ENGINEERED PLANS IN ORDER FOR WATER DESIGN TO BE STARTED FOR NEW DEVELOPMENT. NEW WATER MAINLINE, FIRE HYDRANTS, AND WATER SERVICE CONNECTIONS WILL BE REQUIRED TO BE INSTALLED FOR NEW DEVELOPMENT.

06/13/2022

kirsten.mcperson@yakimawa.gov

Workflow DST - SURFACE
WATER COMMENTS

Prior to any grading on this project, all erosion control measures shown on the Temporary Erosion and Sediment Control plan shall be in place and the developer shall pass an erosion control inspection by the City. This project shall get a Large Project Stormwater Permit. Drainage plans and...

06/28/2022

randy.meloy@yakimawa.gov

Workflow DST - SURFACE
WATER COMMENTS

For the plat approval, the applicant will not have to provide a completed TESC plan, drainage plans and calculations, SWPPP or anything else related to stormwater. However, prior to any grading, the TESC plan and SWPPP must be approved and the erosion control inspection must be passed.

06/28/2022

randy.meloy@yakimawa.gov



COMMUNITY DEVELOPMENT DEPARTMENT

Joan Davenport, AICP, Director

Glenn Denman, Manager

Code Administration Division

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

Phone (509) 575-6126 • Fax (509) 576-6576 E-mail: codes@yakimawa.gov

June 9, 2022

To: City of Yakima Planning Division

From: Lisa Maxey, Permit Project Coordinator

Re: Preliminary Addressing for PLP#005-22 – Plat of Canterfield Estates Phase 1 & 2
11-lot subdivision
181333-41012

Preliminary Addressing for this Proposal:

Lot 1: 4802 Spring Creek Rd

Lot 2: 1901 Canterfield Dr

Lot 3: 1903 Canterfield Dr

Lot 4: 1905 Canterfield Dr

Lot 5: 1907 Canterfield Dr

Lot 6: 1913 Canterfield Dr

Lot 7: 1916 Canterfield Dr

Lot 8: 1910 Canterfield Dr

Lot 9: 1904 Canterfield Dr

Lot 10: 1902 Canterfield Dr

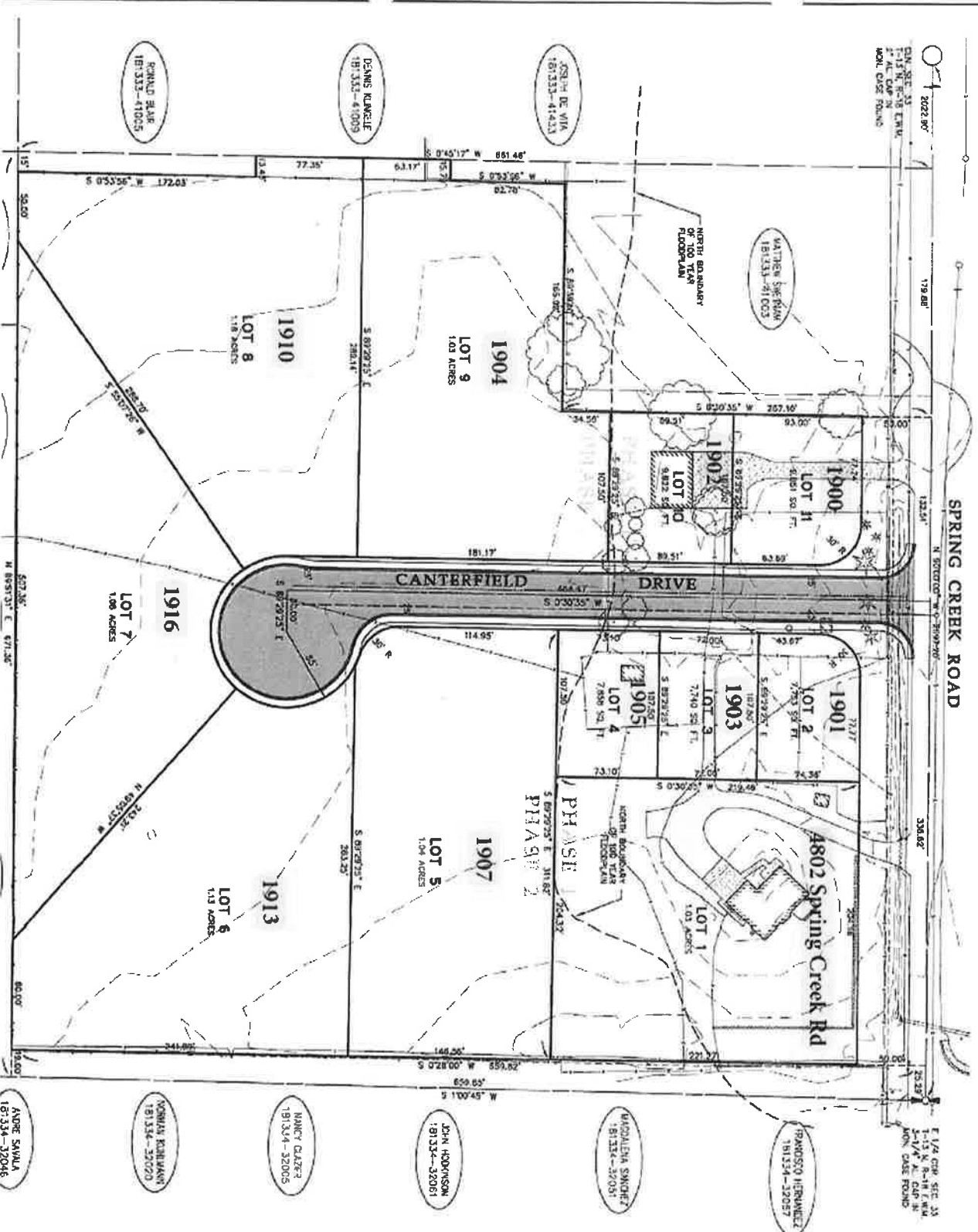
Lot 11: 1900 Canterfield Dr

Enclosed: Addressing Map

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Addressing
6/9/22 LM

PRELIMINARY PLAT OF
CANTERFIELD ESTATES
IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SEC. 33, T-13 N, R-18 E, W.M.

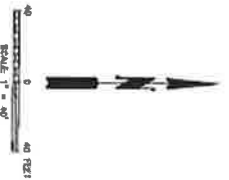


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RECEIVED

MAY 26 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT



DATE: June 28, 2022
TO: Albert Miller, Associate Planner
FROM: Mike Shane, Water / Irrigation Engineer
RE: PLP #005-22 — 482 Spring Creek Rd. (Parcel No. 18133341012) - MAYLING CHIN / "PLAT OF CANTERFIELD ESTATES PHASE 1 & 2"

Project Description – Preliminary long plat to subdivide approximately 8.5 acre parcel into 11 lots in two phases in the R-1 zoning district.

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

8.67 and 12.05 – New curb, gutter and 5' sidewalk required along frontage of Spring Creek Rd. and within new development. Residential street section shall conform to standard detail R3. New sidewalks shall be constructed per standard detail R5.

8.64 – Driveways to be constructed per this chapter and standard detail R4.

8.72 – An excavation and street break permit shall be obtained for all work within the public right of way. Refer to chapter 8 for requirements. Roads less than five years old can be cut, but will cost one hundred fifty percent of restoration fee with no PCI discount.

12.02 –Easements will need to be established per this chapter.

12.06.050 - Cul-de-sac streets shall conform to this section, with a right of way diameter of 80' and an improved diameter of 65'. Phased developments or temporary dead-end streets shall provide for adequate temporary turnarounds between project phases or future street extension. The design shall provide for continuation of the full right-of-way width to the phased boundary.

12.06 – Street and right of way widths shall conform to this section unless otherwise approved. 50' of right of way is required for Spring Creek Rd. and new residential street.

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

YMC 14.05.200 / 14.20.130 – All frontage improvements shall be completed prior to long plat approval. At the discretion of the City Engineer, the owner may bond for required frontage improvements, or may be allowed to postpone improvements through a Covenant/Deferral Agreement. If bonding is allowed, it shall be executed and recorded prior to or as part of approval of the long plat. Civil engineering plans, which are stamped and signed by a civil engineer, are required to be submitted for review and approval for all Title 12 required improvements and prior to approval of bonding. If frontage are required at this time, they shall be completed prior to Certificate of Occupancy.

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

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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

June 27, 2022

Albert Miller
City of Yakima Planning Division
129 N 2nd St.
Yakima, WA 98901

From: Glenn Denman, Building Official

Re: DST Comments: PLP#005-22 Canterfield Estates (Spring Creek Rd)

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.

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D-2





**City of Yakima Development Services Team
Request For Comments
February 15, 2022**

To:	City of Yakima Development Services Team
From:	Albert Miller, Assistant Planner
Subject:	Request for Comments
Applicant:	Mayling Chin/PLSA Engineering - Tom Durant
File Number:	PLP#005-22, SEPA#013-22, TCO#007-22, CAO#004-22
Location:	4802 Spring Creek Rd.
Parcel Number(s):	181333-41012
DST MEETING DATE:	6/28/2022

Proposal

Meet to discuss a proposed preliminary long plat of subdivide approximately 8.5 acre parcel into 11 lots in two phases in the R-1 zoning district.

Please review the attached application and site plan and prepare any written comments you might have regarding this proposal. This project will come up for discussion at the weekly DST meeting to be held June 28, 2022 at 2:00 p.m. As always, should you have comments, but find you are unable to attend, please submit your comments prior to the meeting. My email address is albert.miller@yakimawa.gov and the Planning Department's fax number is (509) 575-6105. Should you have any questions, or require additional information, please call me at (509) 576-6772.

Comments:

Contact Person

Department/Agency

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LAND USE APPLICATION

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

CITY OF YAKIMA
CODE ADMIN. DIVISION

JUN 08 2022

REC'VD FAXED
PAID FYI

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: Mayling Chin, Mailing Address: 4802 Spring Creek Road, City: Yakima, St: WA, Zip: 98903, Phone: () 901-5227, E-Mail:

2. Applicant's Interest in Property: Check One: [X] Owner [] Agent [] Purchaser [] Other

3. Property Owner's Information (If other than Applicant): Name: same as applicant, Mailing Address:, City:, St:, Zip:, Phone: ()

4. Subject Property's Assessor's Parcel Number(s): 181333-41012

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

6. Property Address: 4802 Spring Creek Road

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

8. Type Of Application: (Check All That Apply) [X] Critical Areas Review [] Type (1) Review [] Type (2) Review [] Type (3) Review [] Environmental Checklist (SEPA Review) [] Shorelines [] Master Application (select if submitting two or more applications under Title 15) [] Other: [] Other:

PART II - SUPPLEMENTAL APPLICATION & PART III - REQUIRED ATTACHMENTS

SEE ATTACHED SHEETS

PART IV - CERTIFICATION

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

Property Owner's Signature

Date 06/08/22

Applicant's Signature

Date 06/08/22

FILE/APPLICATION(S)# CAO#00422

Table with 4 columns: DATE FEE PAID, RECEIVED BY, AMOUNT PAID, RECEIPT NO. Values: 06/08/2022, [Signature], \$325.00, CR 22-001727



Critical Areas Identification Form

CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT

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

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

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

PART II - APPLICATION INFORMATION

A. Project Information

1. Name of project.

Canterfield Estates, Phases 1 & 2; 11 lot subdivision in two phases

2. Name and address of applicant.

Mayling Chin, 4802 Spring Creek Road

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

Thomas R. Durant, PLSA Engineering & Surveying, 40 years in land use planning including environmental, shoreline management and critical areas applications.

4. Date the identification form was prepared.

June 6, 2022

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

4802 Spring Creek Road. Portion of the NE 1/4 of the NE 1/4 of the SE 1/4 of Sec. 33, Township 13 N., Range 18 E.W.M. Complete legal description is on the face of the plat.

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

Eleven lot subdivision in two phases. All but a very small area of Phase 1 is in the 100-year floodplain. Most of it is in Phase 2. Both phases include the construction of a hard-surfaced City street. The five proposed Phase 2 lots are greater than one acre in size. They will be developed with single-family residences with accessory buildings, driveways and other associated residential improvements.

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

Phase 2 construction will primarily be the proposed City street and extension of utilities. The lots will be improved separately by buyers and may involve clearing and grading. The entire site has already been cleared and in pasture.

B. General Questions That May Be Applicable To All Areas	
1. What is the U.S. Department of Agriculture soil classification of the soil found on site?	Umapipe silt loam, drained, 0 - 2%; Kittitas silt loam
2. What types of soils are found on the site (for example, clay, sand, gravel, peat, muck)?	Loam
3. What types of vegetation are found on site? Cattail, buttercup, bulrush, skunk cabbage, water lily, eelgrass, milfoil?	Grass, shrubs.
4. Describe any vegetation proposed to be planted as part of the project.	None as part of this project. Residential landscaping, future lot buyers may continue to use the property for pasture or other agricultural use.
5. Give a brief, complete description of existing site conditions, including current and past uses of the property as well as adjoining land uses.	The site and surrounding properties are mostly large residential lots, many with pasture or cleared open land. Spring Creek and wetlands are to the north across Spring Creek Road but outside of the 100 year floodplain and the project site.
6. Will the project include installation of an on-site septic system?	No.
7. What is the proposed timing and schedule for all multi-phased projects?	Phase 1 completion in one year from preliminary plat approval. Phase 2 completion in 5 years.
8. Do you have any plans for future additions, expansion, or related activity? If yes, explain.	The purpose of the subdivision is to create separate lots for improvement with single family residences.
9. Have any critical areas or protection easements been recorded on the title of the property or adjacent properties?	No.
10. Will your project require review under the State Shoreline Management Act or the State Environmental Policy Act?	Yes. SEPA environmental review is being conducted for the preliminary plat.
11. Is the site within the 100-year flood plain on flood insurance maps published by the Federal Emergency Management Agency (FEMA), or on other local flood data maps?	Yes, partially.

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

Spring Creek is located across Spring Creek Road from the site. It is entirely outside of the project area.

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

The site is generally flat.

14. How will stormwater from the project be managed?

Because of the size of lots, most stormwater is expected to be managed by site grading. The City street will have an approved drainage system.

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

Not formally. Development of the homes closer to the street with larger rear yards would tend to cluster them around the cul-de-sac. This is not a requirement.

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

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

C. Available Information

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

Not aware of any.

D. Wetlands

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

No.

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

No.

E. Critical Aquifer Recharge Areas
<p>1. What is the permeability (rate of infiltration) of the soils on the site? (Note: <i>General information for this question and the following question can be found in the Guidance Document for the Establishment of Critical Aquifer Recharge Area Ordinances, 2000, Ecology Publication #97-30</i>).</p> <p>N/A. Not in a designated critical aquifer recharge area.</p>
<p>2. What is the annual average precipitation in the area?</p> <p>N/A. Not in a designated critical aquifer recharge area.</p>
<p>3. Is there any evidence of groundwater contamination on or in the vicinity of the site?</p> <p>N/A. Not in a designated critical aquifer recharge area.</p>
<p>4. Is there any groundwater information available from wells that have been dug in the vicinity? If so, describe, including depth of groundwater and groundwater quality.</p> <p>N/A. Not in a designated critical aquifer recharge area.</p>
<p>5. Does the proposed activity or construction involve any discharge of waste materials or the use of hazardous substances?</p> <p>N/A. Not in a designated critical aquifer recharge area.</p>
F. Frequently Flooded Areas
<p>1. Is the site, or a portion of the site, at a lower elevation than surrounding properties?</p> <p>While there is a gradient, the site is generally flat.</p>
G. Geological Hazard
<p>1. Generally describe the site: Flat, rolling, hilly, steep slopes, mountainous, other.</p> <p>Flat.</p>
<p>2. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill material.</p> <p>Grading for the street and utilities. Estimated to affect about 0.4 acre of the site. Homesite grading is not part of the subdivision proposal.</p>
<p>3. What is the steepest slope on the property? Up to 10% in areas of the site not in the floodplain</p>
<p>4. Is the area mapped by Ecology (Coastal Zone Atlas) or the Department of Natural Resource (slope stability mapping) as unstable ("U" or class 3), unstable old slides ("UOS" or class 4), or unstable recent slides ("URS" or class 5)?</p> <p>No.</p>
<p>5. Is the area designated as quaternary slumps, earthflows, mudflows, lahars, seismic hazard, or landslides on maps published by the U.S. Geological Survey or Dept. of Natural Resources?</p> <p>No.</p>

<p>6. Is there any indication of past landslides, erosion, or unstable soils in the vicinity?</p> <p>No.</p>																		
<p>7. Is erosion likely to occur as a result of clearing, construction, or use?</p> <p>The risk of erosion from these activities should be no higher on this site than is typical.</p>																		
<p>8. Are soils proposed to be compacted?</p> <p>No.</p>																		
<p>9. Are roads, walkways, and parking areas designed to be parallel to natural contours?</p> <p>No.</p>																		
<p>H. Habitat</p>																		
<p>1. List any birds, mammals, fish, or other animal species found in the vicinity of the site, including those found during seasonal periods.</p> <p>Hawks, songbirds, other birds, small mammals, coyotes.</p>																		
<p>2. Is the site or areas in the vicinity used for commercial or recreational fishing, including shellfish?</p> <p>No.</p>																		
<p>3. Is the area designated an Area of Special Concern under on-site sewage regulations to protect shellfish or the general aquatic habitat?</p> <p>No.</p>																		
<p>4. Are any natural area preserves or natural resource areas located within 500 feet of the site?</p> <p>No.</p>																		
<p>5. Is the site part of a migration route?</p> <p>Washington State is within the Pacific Flyway</p>																		
<p>6. Are any priority habitat areas, as shown on maps published by the WA Dept. of Fish & Wildlife, within one-half mile of the site? If so, describe type of habitat and distance from project area.</p> <p>Spring Creek Waterfowl Area. Wetlands associated with Spring Creek. Ranging from about 50 feet from the site boundary (across Spring Creek Road) to 1/2 mile or more.</p>																		
<p>7. Are any of the following located on or adjacent to the site?</p> <table border="0"> <tr> <td><input type="checkbox"/> Aspen stands</td> <td><input type="checkbox"/> Estuary and estuary like areas</td> <td><input type="checkbox"/> Juniper savannah</td> </tr> <tr> <td><input type="checkbox"/> Caves</td> <td><input type="checkbox"/> Marine/estuarine shorelines</td> <td><input type="checkbox"/> Prairies and steppe</td> </tr> <tr> <td><input type="checkbox"/> Cliffs</td> <td><input type="checkbox"/> Vegetative marine/estuarine areas</td> <td><input type="checkbox"/> Riparian areas</td> </tr> <tr> <td><input type="checkbox"/> Shrub-steppe</td> <td><input type="checkbox"/> Old-growth/mature forests</td> <td><input type="checkbox"/> Instream habitat areas</td> </tr> <tr> <td><input type="checkbox"/> Snags or logs</td> <td><input type="checkbox"/> Oregon white oak woodlands</td> <td><input type="checkbox"/> Rural natural open spaces</td> </tr> <tr> <td><input type="checkbox"/> Talus</td> <td><input checked="" type="checkbox"/> Freshwater wetlands and fresh deepwater</td> <td><input type="checkbox"/> Urban natural open spaces</td> </tr> </table>	<input type="checkbox"/> Aspen stands	<input type="checkbox"/> Estuary and estuary like areas	<input type="checkbox"/> Juniper savannah	<input type="checkbox"/> Caves	<input type="checkbox"/> Marine/estuarine shorelines	<input type="checkbox"/> Prairies and steppe	<input type="checkbox"/> Cliffs	<input type="checkbox"/> Vegetative marine/estuarine areas	<input type="checkbox"/> Riparian areas	<input type="checkbox"/> Shrub-steppe	<input type="checkbox"/> Old-growth/mature forests	<input type="checkbox"/> Instream habitat areas	<input type="checkbox"/> Snags or logs	<input type="checkbox"/> Oregon white oak woodlands	<input type="checkbox"/> Rural natural open spaces	<input type="checkbox"/> Talus	<input checked="" type="checkbox"/> Freshwater wetlands and fresh deepwater	<input type="checkbox"/> Urban natural open spaces
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<input type="checkbox"/> Snags or logs	<input type="checkbox"/> Oregon white oak woodlands	<input type="checkbox"/> Rural natural open spaces																
<input type="checkbox"/> Talus	<input checked="" type="checkbox"/> Freshwater wetlands and fresh deepwater	<input type="checkbox"/> Urban natural open spaces																

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

No.

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

Noise levels typical of residential areas.

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

Typical residential lighting.

III. REQUIRED ATTACHMENTS

1. Are there any existing environmental documents for the subject property? No.

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

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LAND USE APPLICATION

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

CITY OF YAKIMA CODE ADMIN. DIVISION
MAY 26 2022
REC'VD PAID FAXED FYI

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: Mayling Chin, Mailing Address: 4802 Spring Creek Road, City: Yakima, St: WA, Zip: 98903, Phone: (509) 901-5227
2. Applicant's Interest in Property: Check One: [X] Owner [] Agent [] Purchaser [] Other
3. Property Owner's Information (If other than Applicant): Name: same, Mailing Address: , City: , St: , Zip: , Phone: ()

4. Subject Property's Assessor's Parcel Number(s): 181333-41012

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

On the preliminary plat

6. Property Address: 4802 Spring Creek Road

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

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

PART II - SUPPLEMENTAL APPLICATION & PART III - REQUIRED ATTACHMENTS

SEE ATTACHED SHEETS

PART IV - CERTIFICATION

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

Property Owner's Signature

Date 05/28/2022

Applicant's Signature

Date 05/26/2022

FILE/APPLICATION(S)# Sepa# 013-22, PLP# 005 22, TCD# 007-22

Table with 4 columns: DATE FEE PAID (05.26.2022), RECEIVED BY (Chellenger), AMOUNT PAID (\$2,235.00), RECEIPT NO. (CR-22-001593)



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

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COMMUNITY DEVELOPMENT

PART II - APPLICATION INFORMATION

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

2. SURVEYOR AND/OR CONTACT PERSON WITH THEIR CONTACT INFORMATION:
PLSA Engineering & Surveying Contact: Thomas R Durant
521 N. 20th Ave, Suite 3, Yakima, 575-6990 Surveyor: Rick Wehr

3. NAME OF SUBDIVISION: Canterfield Estates, Phases 1 & 2

4. NUMBER OF LOTS AND THE RANGE OF LOT SIZES: 11 lots in two phases, 7,740 sf to 1.18 acres

5. SITE FEATURES:

A. General Description: [X] Flat [] Gentle Slopes [] Steepened Slopes

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

C. Is the property in a 100-Year Floodplain or other critical area as mapped by any local, state, or national maps or as defined by the Washington State Growth Management Act or the Yakima Municipal Code? Yes, Phase 2

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

[X] Electricity [X] Telephone [] Natural Gas [X] Sewer [X] Cable TV [X] Water Nob Hill [] Irrigation

7. OTHER INFORMATION:

A. Distance to Closest Fire Hydrant: 1,000 feet +/-

B. Distance to Nearest School (and name of school): Wilson Middle School -- 1 1/2 mile

C. Distance to Nearest Park (and name of park): Randall Park -- 3/4 mile

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

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

[X] Single-Family Dwellings [] Two-Family Dwellings [] Multi-Family Dwellings [] Commercial [] Industrial

PART III - REQUIRED ATTACHMENTS

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

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

3 ENVIRONMENTAL CHECKLIST (required):

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

Property Owner Signature (required)

Date

05/26/2022

SUBDIVISION GUARANTEE

SCHEDULE A

Rate Code NONE	State 48	City 077	Property Type 10	
Office File Number 203437	Policy Number SGW 08005309	Date of Policy 1/21/2022 at 8:00AM	Amount of Insurance \$1,000.00	Premium \$300.00

Name of Assured:

PLSA ENGINEERING & SURVEYING

The assurances referred to on the face page are:

That, according to those public records which, constructive notice of matters relative to the description of which is fully set forth in under the recording laws, impart following described real property:

The Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 13 North, Range 18, E.W.M.;

EXCEPT the North 264 feet of the West 165 feet of said premises;

AND EXCEPT road on the North;

EXCEPT that portion described under Auditor's File Number 7306604 deescribed as follows: beginning at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 13 North, Range 18, E.W.M.;

thence South 0°45'17" West, along the West line thereof 264.02 feet to the true point of beginning;

thence North 90°00'00" East 165.01 feet;

thence North 0°45'17" East 264.02 feet to the North line of said subdivision;

thence North 90°00'00" East 14.87 feet;

thence South 0°30'35" West 267.10 feet;

thence North 89°39'10" West 181.01 feet to the West line of said subdivision;

thence North 0°45'17" East 2.00 feet to the true point of beginning;

EXCEPT the North 30 feet and the West 16 feet thereof;

EXCEPT that portion described under Auditor's File Number 7306598 described as follows: that portion of the following described parcel adjacent to Lot 3 of Short Plat in Book 89 of Short Plats, Page 111, beginning at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 13 North, Range 18, E.W.M.;

thence South 0°45'17" West, reference bearing, along the West line of said subdivision 264.00 feet;

thence North 90°00'00" East 17 feet;

thence Northerly to a point on the North line of said subdivision 20.5 feet North 90°00'00" East of the point of beginning;

thence North 90°00'00" West 20.5 feet to the point of beginning;

together with, by extending the North and South lines of the aforesaid parcel Easterly, that portion of the following described strip of land:

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COMMUNITY DEVELOPMENT

SCHEDULE A (Continued)

File Number: -203437

Policy Number: SGW 08005309

**Beginning at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 13 North, Range 18, E.W.M.;
thence South 0°45'17" West along the West line thereof 264.02 feet to the true point of beginning;
thence continuing South 0°45' 17" West 397.44 feet to the Southwest corner of said subdivision;
thence North 89°51'31" East 15.00 feet;
thence North 0°53'56" East 397.42 feet to the South line of the North 264 feet of said subdivision;
thence North 90°00'00" West 16.00 feet to the true point of beginning.**

Situated in Yakima County, State of Washington.

Title to said real property is vested in:

MAYLING W. CHIN, as her separate estate

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records or any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims, reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.

ADDITIONAL EXCEPTIONS:

1. Real property taxes for the assessment year 2022 in the original amount of \$4,499.92, which shall be delinquent after April 30th.
2. Assessment levied by Ahtanum Irrigation District for the year 2022, in the original amount of \$58.17, which shall be delinquent after April 30th.
3. Assessment levied by Soil Conservation District Number 2 for the year 2022, in the original amount of \$5.09, which shall be delinquent after April 30th.
4. Assessment levied by Weed Control District Number 1 for the year 2022, in the original amount of \$7.18, which shall be delinquent after April 30th.
5. Assessment levied by City of Yakima Stormwater Fee for the year 2022, in the original amount of \$158.40, which shall be delinquent after April 30th.
6. Assessment levied by Horticulture Pest & Disease Control District for the year 2022, in the original amount of \$1.00, which shall be delinquent after April 30th.

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SCHEDULE A (Continued)

File Number: 203437

Policy Number: SGW 08005309

- 7. Local district assessments and/or charges due the City of Yakima.
- 8. Deed of Trust, wherein Mayling W. Chin, an unmarried woman, as her separate estate is Grantor, and Chicago Title Insurance Company is Trustee, and Evergreen Moneysource Mortgage Company, appearing of record as Mortgage Electronic Registration Systems, Inc., acting solely as nominee for the Lender, its successors and/or assigns record as Mortgage Electronic Registration Systems, Inc., acting solely as nominee for the lender, its successors and/or assigns is Beneficiary, in the original amount of \$199,850.00, dated June 18, 2020, and recorded June 23, 2020, under Auditor's File Number 8057631.
- 9. Right of way and secondary easement granted to Pacific Power and Light Company for lines and appurtenances, the specific location of which is not disclosed, granted by instrument recorded July 10, 1963, in Volume 642 of Deeds, under Auditor's File Number 1958000.
- 10. An easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes, for communication lines, in favor of Pacific Northwest Bell Telephone Company, as recorded September 5, 1972, in Volume 851 of Official Records, under Auditor's File Number 2294243. Said easement affects the West 5 feet of the East 30 feet.
- 11. Matters disclosed on Survey map filed in Book 57 of Surveys, at Page 43, records of Yakima County, Washington.

NOTE:

- 1. Parcel number(s) assigned by the Yakima County Assessor's Office based upon their own composed narrative description, and used by the Yakima County Treasurer's Office in the collection of real property taxes and assessments: **181333-41012**
NOTE: The designated Levy Code is 585
- 2. According to the Yakima County Assessor's Office, the address for the property described in Exhibit A of our Commitment is 4802 Spring Creek Road, Yakima, Washington 908903.
- 3. The abbreviated legal description will read as follows:

NE 1/4 SE 1/4 S33 T13N R18 EWM

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COMMUNITY DEVELOPMENT

**FIDELITY TITLE COMPANY agent for
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

Countersigned

Marshall Clark

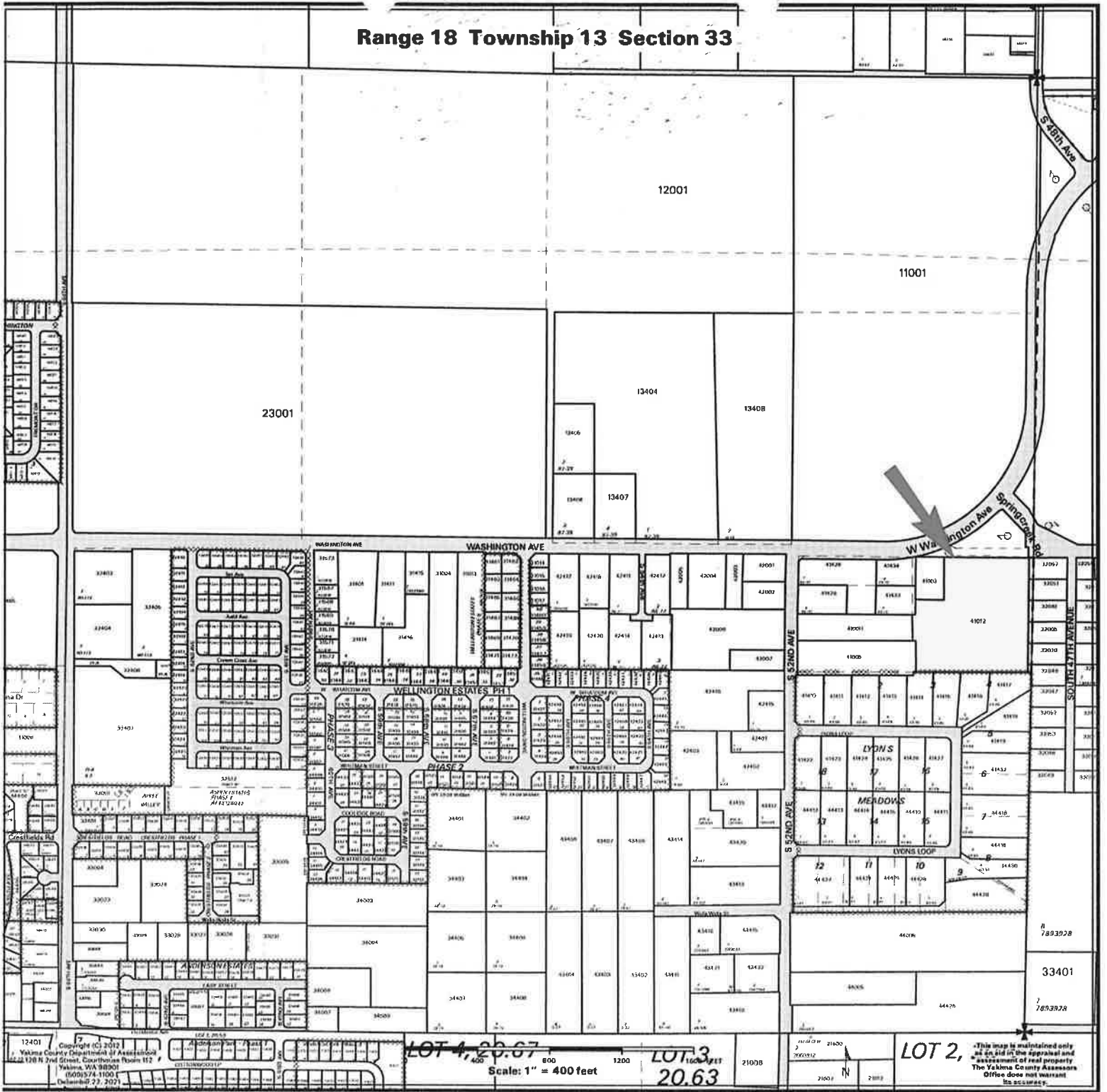
Marshall Clark, Authorized Signatory

jr/01-24-22

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Range 18 Township 13 Section 33



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CITY OF YAKIMA
COMMUNITY DEVELOPMENT

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AFTER RECORDING MAIL TO:
Name Fidelity Title Company
Address 406 North Second Street
City, State, Zip Yakima, WA 98907

COUNTY EXCISE TAX
DATE 9/16/98
PAID \$ none
REC. NO. **313309**
BY [Signature]
Yakima County Treasurer's Office

44297

Quit Claim Deed

THE GRANTOR Darren R. Long, for Love and Affection conveys, and quit claims to **Darren R. Long and Mayling W. Chin, Husband and Wife and Julie W. Chin, a single person** the following described real estate, situated in the County of Yakima, State of Washington, together with all after acquired title of the grantor(s) therein:

EXHIBIT A

The Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 13 North, Range 18, E.W.M.;

EXCEPT the North 264 feet of the West 165 feet of said premises;

EXCEPT road on the North;

AND EXCEPT the mobile home located upon said premises.

Situated in Yakima County, State of Washington.

Parcel number 181333-41012

Dated September 14, 1998

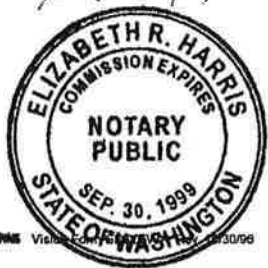
[Signature: Darren R. Long]

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CITY OF YAKIMA
COMMUNITY DEVELOPMENT

STATE OF WASHINGTON }
COUNTY OF Yakima } ss

I certify that I know or have satisfactory evidence that is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Sept. 14, 1998



[Signature: Elizabeth R. Harris]
Notary Public in and for the State of Washington
Residing at Selah
My appointment expires: 9-30-99
Elizabeth R. Harris

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89/16/1998 16:06A

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WHEN RECORDED RETURN TO:
DARREN R. LONG
4902 W. WASHINGTON
YAKIMA, WA 98908

COUNTY EXCISE TAX
DATE 9/15/98
PAID \$ none
REC. NO. 273784
BY [Signature]
Yakima County Treasurer's Office

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COMMUNITY DEVELOPMENT

44297

STATUTORY WARRANTY DEED

Grantor: (1) LYONS, Gordon E.
(2) LYONS, Janice C.
Grantee: (1) LONG, Darren R.
Legal Description (abbreviated): The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of S33T13NR18, EWM...
Additional Legal on Page One.
Assessor's Tax Parcel ID#181333-41012
Reference Nos. of Documents Released or Assigned:

THE GRANTORS, GORDON E. LYONS and JANICE C. LYONS, husband and wife, for a valuable consideration, in hand paid, convey and warrant to DARREN R. LONG, a single person, the following described real estate, situated in the County of Yakima, State of Washington:

The Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 13 North, Range 18, E.W.M.; EXCEPT the North 264 feet of the West 165 feet of said premises; AND EXCEPT road on the North. Situated in Yakima County, State of Washington. YAKIMA COUNTY ASSESSOR'S PARCEL NO. 181333-41012. TOGETHER WITH all water and easement rights appurtenant thereunto and all water and access rights possessed by Grantors appertaining thereto.

SUBJECT TO:

1. Future assessments by reason of the inclusion of said premises within the boundaries of Weed District No. 2;
2. Easement or right of way granted Pacific Power and Light Company for electric transmission and distributing line disclosed by instruments recorded in Volume 642 and 741 of Deeds, under Yakima County Auditor's File Nos. 1958000 and

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- 2195993, respectively;
3. Easement over and across said premises in favor of Pacific Northwest Bell Telephone Company, as disclosed by instruments recorded September 5, 1972 and October 7, 1970, in Volumes 851 and 780, under Auditor's File Nos. 2294243 and 2232169, respectively;
 4. To determination of an action pending in Yakima County Superior Court, Cause No. 77-2-01484-5, entitled State of Washington, Department of Ecology, plaintiff, v. (numerous named defendants), notice of which is given by Lis Pendens, recorded under Yakima County Auditor's File No. 2479271, and supplemented by Auditor's File No. 2584358, being an action for the determination of the rights to divert, withdraw or otherwise make use of the surface waters of the Yakima River Drainage Basin in accordance with the provisions of Chapters 90.03 and 90.44 Revised Code of Washington;
 5. Rights reserved in federal patents, state or railroad deeds; building or use restrictions general to the area; zoning regulations; utility easements of record; rights of way or easements shown on the plat or visible by inspection; and any future adjudication of surface water rights by any appropriate federal and/or state proceeding.

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CITY OF YAKIMA
COMMUNITY DEVELOPMENT

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated October 11, 1993, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Sales Tax was paid on this sale on October 12, 1993, Receipt No. 273784.

DATED this 3 day of Sept, 1998.


GORDON LYONS


JANICE C. LYONS

-2-



FIDELITY TITLE COMPANY

D

\$18.00

7077405

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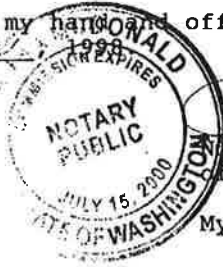
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STATE OF WASHINGTON)
County of Yakima) ss.

ON THIS DAY personally appeared before me GORDON LYONS and JANICE C. LYONS, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN UNDER my hand and official seal this 3 day of September, 1998.



Anna McDonald
NOTARY PUBLIC in and for the State
of Washington, residing at Yakima
My Commission Expires: 7/15/2000.

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* 0 2 8 6 8 0 3 *

FILE# 8028680
YAKIMA COUNTY, WA
09/26/2019 09:47:27AM
DEATH CERTIFICATE
PAGES: 3

PRATT BOUTILLIER KIRKEVOLD & FARMER PLLC

Return Address:

Pratt Boutillier Kirkevold & Farmer, PLLC

3901 Fairbanks Ave

Yakima, WA 98902

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MAY 26 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

Document 1 Title: Death Certificate

Reference #'s: _____

Additional reference #'s on page _____

Grantors:

Darren Robert Long

Grantees:

Public

Additional grantors on page _____

Additional grantees on page _____

Document 2 Title: _____

Reference #'s: _____

Additional reference #'s on page _____

Grantors:

Grantees:

Additional grantors on page _____

Additional grantees on page _____

Legal Description (abbreviated form: i.e. lot, block, plat or S,T,R quarter/quarter):

Additional legal is on page _____

Assessor's Property Tax Parcel/Account Number:

Emergency nonstandard document recording: I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature: _____

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

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STATE OF WASHINGTON
DEPARTMENT OF HEALTH



CERTIFICATE OF DEATH



CERTIFICATE NUMBER: 2019-021573

LOCAL FILE NUMBER: 737

DATE ISSUED: 05/23/2019

FEE NUMBER: 45345

FIRST AND MIDDLE NAME(S): DARREN ROBERT
LAST NAME(S): LONG

COUNTY OF DEATH: YAKIMA

DATE OF DEATH: MAY 06, 2019

HOUR OF DEATH: 11:05 PM

SEX: MALE AGE: 54 YEARS

SOCIAL SECURITY NUMBER: 539-48-6881

HISPANIC ORIGIN: NO, NOT SPANISH/HISPANIC/LATINO

RACE: WHITE

BIRTH DATE: SEPTEMBER 02, 1964

BIRTHPLACE: YAKIMA, WA

MARITAL STATUS: MARRIED

SPOUSE: MAYLING WANDA CHIN

OCCUPATION: FINANCIAL TECHNICIAN

INDUSTRY: COUNTY

EDUCATION: ASSOCIATE DEGREE

US ARMED FORCES: NO

INFORMANT: MAYLING WANDA CHIN

RELATIONSHIP: SPOUSE

ADDRESS: 4802 SPRING CREEK, YAKIMA, WA 98903

CAUSE OF DEATH:

A. ACUTE HYPOXIC RESPIRATORY FAILURE WITH ENCEPHALOPATHY

INTERVAL: 3 DAYS

B. ASPIRATION PNEUMONITIS

INTERVAL: 3 DAYS

C.

INTERVAL:

D.

INTERVAL:

OTHER CONDITIONS CONTRIBUTING TO DEATH: HYPERTENSION, RECENT
NECROTIZING PANCREATITIS

DATE OF INJURY:

HOUR OF INJURY:

INJURY AT WORK:

PLACE OF INJURY:

LOCATION OF INJURY:

CITY, STATE, ZIP:

COUNTY:

DESCRIBE HOW INJURY OCCURRED:

IF TRANSPORTATION INJURY, SPECIFY: NOT APPLICABLE

PLACE OF DEATH: HOSPICE

FACILITY OR ADDRESS: COTTAGE IN THE MEADOW

CITY, STATE, ZIP: YAKIMA, WASHINGTON 98908

RESIDENCE STREET: 4802 SPRING CREEK ROAD

CITY, STATE, ZIP: YAKIMA, WA 98903

INSIDE CITY LIMITS: YES COUNTY: YAKIMA

TRIBAL RESERVATION: NOT APPLICABLE

LENGTH OF TIME AT RESIDENCE: 20 YEARS

FATHER/PARENT: FRANKLIN DAVID LONG

MOTHER/PARENT: PATRICIA ROBBINS WASTE

METHOD OF DISPOSITION: CREMATION

PLACE OF DISPOSITION: INLAND CREMATORY

CITY, STATE: ELLENSBURG, WASHINGTON

DISPOSITION DATE: MAY 15, 2019

FUNERAL FACILITY: KEITH & KEITH FUNERAL HOME

ADDRESS: 902 WEST YAKIMA AVENUE

CITY, STATE, ZIP: YAKIMA, WASHINGTON 98902

FUNERAL DIRECTOR: JAMES P. DUFAULT

MANNER OF DEATH: NATURAL

AUTOPSY: NO

WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE

CAUSE OF DEATH: NOT APPLICABLE

DID TOBACCO USE CONTRIBUTE TO DEATH: NO

PREGNANCY STATUS IF FEMALE: NO RESPONSE

CERTIFIER NAME: AMY HINTON, MD

TITLE: PHYSICIAN

CERTIFIER ADDRESS: 1008 S. 38TH AVE

CITY, STATE, ZIP: YAKIMA, WA 98902

DATE SIGNED: MAY 07, 2019

CASE REFERRED TO ME/CORONER: NO

FILE NUMBER: NOT APPLICABLE

ATTENDING PHYSICIAN: NOT APPLICABLE

LOCAL DEPUTY REGISTRAR: WENDY GARCIA

DATE RECEIVED: MAY 14, 2019

RECEIVED
MAY 26 2019
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

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DOH 422-132 (09/18)



Affidavit for Correction

Mail to: Center for Health Statistics
P.O. Box 47814
Olympia, WA 98504-7814
360-236-4300

This is a legal document. Complete in ink and do not alter.

STATE OFFICE USE ONLY

State File Number	Fee Number	Initials	Date	Affidavit Number
-------------------	------------	----------	------	------------------

Required information must match current information on record

Required

Record Type: Birth Death Marriage Dissolution (Divorce)

1. Name on Record: First Middle Last 2. Date of Event: MM/DD/YYYY 3. Place of Event: (City or County)

4. Father/Parent Full Birth Name (Spouse A for Marriage or Dissolution) 5. Mother/Parent Full Birth Name (Spouse B for Marriage or Dissolution)
First Middle Last/Maiden First Middle Last/Maiden

6. Name of Person Requesting Correction: Relationship to Person on Record: Self Guardian Informant Hospital Parent(s) Funeral Director Other (specify)

7. Return Mailing Address: PO Box or Street Address City State Zip

Telephone Number: () Email Address:

Use the section below for requesting any changes on the record. The record is incorrect or incomplete as follows:

The record now shows:	The true fact is:
8.	9.
10.	11.
12.	13.
14.	15.

I declare under penalty of perjury under the laws of the State of Washington that the forgoing is true and correct

16a. Signature: 16b. Signature of 2nd parent (if required):

Printed name: Date: Printed name: Date:

INSTRUCTIONS – go to www.doh.wa.gov for more information

Driver's license, Social Security card or hospital decorative birth certificate cannot be used as proof

Required documentary proof must be submitted with the affidavit and include full name and birth date. Examples of documentary proof include:

- Birth/Marriage/Divorce record
- Military record (DD-214)
- School transcripts
- Social Security NumIdent Report
- Certificate of Naturalization
- Hospital/medical record
- Passport
- Green/Permanent Resident card (I-551)

Birth Certificates

1. Only a parent(s), legal guardian (if the child is under 18), or the named individual (if 18 or older) may change the birth certificate

2. **The proof(s) must match the asserted fact(s).** For example, if the affidavit says the name should be Mary Ann Doe, the proof must show the name to be Mary Ann Doe

3. Documentary proof must be five or more years old or established within five years of birth

Child under 18

- If legal guardian(s), include certified court order proving guardianship
- Up to age one, last name can be changed once to either parents' name on certificate (can be any combination of the first, middle or last names)*
- After age one, a court order is required to change the last name
- No proof is required to change the first or middle name*
- To correct parent's information, one documentary proof is required.
- To correct the sex of the child, one documentary proof from a medical provider is required

Adult (18 years or older)

- Only the adult can change his or her birth certificate
- If the first or middle name is missing, three pieces of documentary proof are required
- If the first, middle and/or last name is misspelled, or date of birth is incorrect, two pieces of documentary proof are required
- To correct parent's birth date, place of birth, or name, one documentary proof is required

*To change any part of the name of a child using this form, signatures from both parents listed on the certificate are required. If one parent is deceased, submit a death certificate with request.

This affidavit cannot be used to add a father to a birth certificate (use paternity acknowledgment form DOH 422-032)

Death Certificates

1. Only the informant, the funeral director, or executors/administrators (if evidence confirming such position is presented) may change the non-medical information. Proof is required to make changes if requested by a family member not listed as the informant on the certificate (family members are spouse or registered domestic partner, parent, sibling or adult child or stepchild). Marital status requires a certified copy of a court order if someone other than the informant is requesting the change.

2. The medical information (cause of death) may be changed only by the certifying physician or the coroner/medical examiner.

Marriage/Dissolution (Divorce) Certificates

1. Personal facts (minor spelling changes in name, date or place of birth or residence) may be changed by the person with one piece of documentary proof

2. To change the date or place of marriage or dissolution, the officiant (marriage) or clerk of court (dissolution) must complete and submit the affidavit

DOH 422-034 January 2015



Certificate not valid unless the Seal of the State of Washington changes color when heat applied.

CERTIFIED

Teresa Everson

Teresa Everson, MD, MPH,
Health Officer
Yakima Health District

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COMMUNITY DEVELOPMENT

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COUNTY EXCISE TAX

DATE 04-23-2003

PAID \$ None

REC. NO. 353076

BY [Signature]
Yakima County Treasurer's Office

AFTER RECORDING MAIL TO:

Name MAYLING W. CHIN

Address 4802 WEST WASHINGTON AVE

City, State, Zip YAKIMA, WA 98908

Escrow No. 01007290, Order No. 01007290

Quit Claim Deed

THE GRANTOR JULIE W. CHIN, a single person for and in consideration of love and affection conveys, and quit claims to DARREN R. LONG and MAYLING W. CHIN, husband and wife the following described real estate, situated in the County of YAKIMA, State of Washington, together with all after acquired title of the grantor(s) therein:

See Exhibit A attached hereto and made a part hereof.

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COMMUNITY DEVELOPMENT

PTN NE SE S33 T13N R18EWM.

Assessor's Property Tax Parcel Account Number(s): 181333-41012, LEVY CODE:584

Dated April 23, 2003

[Signature]
JULIE W. CHIN

STATE OF WASHINGTON }
COUNTY OF Spokane } ss

I certify that I know or have satisfactory evidence that JULIE W. CHIN is the person who appeared before me, and said person acknowledged that he/she they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4-21-03

DESIREE L. SYSON
STATE OF WASHINGTON
NOTARY --- PUBLIC
MY COMMISSION EXPIRES 7-09-03

[Signature]
Notary Public in and for the State of Washington
Residing at Lale Stevens
My appointment expires: 7-9-2003



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Exhibit A

The Northeast quarter of the Northeast quarter of the Southeast quarter of Section 33, Township 13 North, Range 18 E.W.M.; EXCEPT beginning at the Northeast corner of the Northeast quarter of the Northeast quarter of the Southeast quarter of Section 33, Township 13 North, Range 18, E.W.M.; thence South 1°00'45" West along the East line thereof 659.85 feet to the Southeast corner of said subdivision; thence North 89°51'31" West along the South line of said subdivision 19.00 feet; thence North 0°28'00" East 659.82 feet to the North line of said subdivision; thence North 90°00'00" East 25.29 feet to the Point of Beginning;

AND EXCEPT the North 264 feet of the West 165 feet of the Northeast quarter of the Northeast quarter of the Southeast quarter of Section 33, Township 13 North, Range 18 E.W.M.;

AND EXCEPT beginning at the Northwest corner of the Northeast quarter of the Northeast quarter of the Southeast quarter of Section 33, Township 13 North, Range 18 E.W.M.; thence South 0°45'17" West, reference bearing, along the West line of said subdivision 264.00 feet; thence North 90°00'00" East 17 feet; thence northerly to a point on the North line of said subdivision 20.5 feet North 90°00'00" East of the Point of Beginning; thence North 90°00'00" West 20.5 feet to the Point of Beginning;

AND EXCEPT beginning at the Northwest corner of the Northeast quarter of the Northeast quarter of the Southeast quarter of Section 33, Township 13 North, Range 18 E.W.M.; thence South 0°45'17" West, along the West line thereof 264.02 feet to the True Point of Beginning; thence North 90°00'00" East 165.01 feet; thence North 0°45'17" East 264.02 feet to the North line of said subdivision; thence North 90°00'00" East 14.87 feet; thence South 0°30'35" West 267.10 feet; thence North 89°39'10" West 181.01 feet to the West line of said subdivision; thence North 0°45'17" East 2.00 feet to the True Point of Beginning;

EXCEPT the North 30 feet and the West 16 feet thereof;

EXCEPT the following described strip of land:

Beginning at the Northwest corner of the Northeast quarter of the Northeast quarter of the Southeast quarter of Section 33, Township 13 North, Range 18 E.W.M.; thence South 0°45'17" West along the West line thereof 264.02 feet to the True Point of Beginning; thence continuing South 0°45'17" West 397.44 feet to the Southwest corner of said subdivision; thence North 89°51'31" East 15.00 feet; thence North 0°53'56" East 397.42 feet to the South line of the North 264 feet of said subdivision; thence North 90°00'00" West 16.00 feet to the True Point of Beginning;

EXCEPT the North 140.5 feet of the South 312.5 feet thereof;

EXCEPT County Road right of way along the North;

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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

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

INSTRUCTIONS FOR APPLICANTS

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

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

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

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

1. Name Of Proposed Project (If Applicable):

Canterfield Estates -- Phases 1 & 2

2. Applicant's Name & Phone:

Mayling Chin (509) 901-5227

3. Applicant's Address:

4802 Spring Creek Road Yakima, WA 98903

4. Contact Person & Phone:

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

5. Agency Requesting Checklist: City of Yakima

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

The subdivision consists of Two phases. Final plat recording and completion of infrastructure of Phase 1 is to be completed within one year of preliminary plat approval. Final plat recording and completion of Phase 2 in the five years allowed for final plat completion.

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

No, other than completion of the two phases as described herein.

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

Not aware of any.

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

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

No.

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10. List any government approvals or permits that will be needed for your proposal, if known: CITY OF YAKIMA
COMMUNITY DEVELOPMENT

Preliminary plat approval

Final Plat approval for Phases 1 and 2

Grading permits, building permits, utility hookups, etc. for the lots.

Review for concurrency under City of Yakima Transportation Capacity Ordinance

Critical area authorization for Phase 2 development in the 100-year floodplain

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

Subdivide an approximately 8.5 acre parcel into into 11 lots in two phases. Phase 1 lots, consisting of Lots 1 through 4 and 10 and 11 are mostly in the 7,740 to 9,851 square foot range; Lot 1 containing the existing residence is proposed to be greater than one acre. Phase 2 lots, consisting of Lots 5 through 9 is within the 100 year floodplain with all lots proposed to be greater than one acre as required by City Code. Small portions of Lots 1 and 4 are also in the floodplain, but provide more than 5,000 square feet buildable area as required by code. The proposal also includes the improvement of a City street and extension of sanitary sewer, domestic water and other utilities.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist:
South side of Spring Creek Road about 300 feet south of its intersection with W. Washington Avenue in the SE quarter of Section 33, T. 13 N., R. 18 E.W.M. Phase 1 fronts on Spring Creek Road, with Phase 2 farther to the south. Parcel Number: 181333-41012. The address of the residence on the property is 4802 Spring Creek Road. A legal description is provided on the face of the plat.

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B. ENVIRONMENTAL ELEMENTS (To be completed by the applicant)**EARTH**CITY OF YAKIMA
COMMUNITY DEVELOPMENT**1. General description of the site (✓ one):** flat rolling hilly steep slopes mountainous other: _____**2. What is the steepest slope on the site (approximate percent slope)?**

Slopes of up to 10% in very small areas around the existing house and near the north property line

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

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

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

No.

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

Grading and excavation for streets and utilities. Estimated to affect about 0.6 acre of Phase 1 and 0.4 acre of Phase 2. Homesite grading not part of this proposal. Cuts & fills expected to balance.

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

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

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

Streets cover approximately 11% of the total site. City lot coverage standard for individual lots is 60% in the R-1 zone. Total lot coverage of 64% but probably less because of the large lot size.

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

Best management practices used to control erosion during construction.

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

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

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

No.

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

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

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

SURFACE WATER

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

Spring Creek and associated wetlands are north across Spring Creek Road from the site.

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.

Project development within 200 feet of Spring Creek but not within the stream or its wetlands which are entirely off of the site.

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.

None.

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

No.

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

Yes. Phase 2 is within the 100-year floodplain. A small part of Lots 1 & 4 and possibly a temporary turnaround to be within the floodplain.

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

No.

GROUND WATER

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

No. Domestic water is available from Nob Hill Water.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None. City sewer service is available.

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

WATER RUNOFF (INCLUDING STORM WATER)

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Impervious surfaces including hard surfaced streets, parking and roofs are sources of run-off.
Retention of storm water generated by new impervious surfaces on-site. New street construction will provide for drainage.

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

No.

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

No.

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

Approved stormwater plan for drainage.

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PLANTS

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

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

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

Vegetation will be removed for road construction and utility installation. Individual lots to be cleared as they are developed.

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

None

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

Typical residential landscaping. No vegetation removal planned as a part of this project on the lot with the existing single-family residence.

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

Thistles in the vicinity of the site. The property owner is controlling them on the site.

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

ANIMALS

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

Examples include:

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

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

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

Song birds, small mammals, hawk, coyotes

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

None.

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

Washington State is within the Pacific Flyway.

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

None.

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

None.

ENERGY AND NATURAL RESOURCES

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

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

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

No.

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

None.

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

ENVIRONMENTAL HEALTH

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

No.

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

None known.

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

None.

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

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

5. Describe special emergency services that might be required.

None.

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

None.

NOISE

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

None.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

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

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

None proposed.

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

LAND AND SHORELINE USE

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The subdivision site has an existing residence and is in pasture for horses. Surrounding land uses are mostly large lot (1/2 acre to 3 acres) single family residential. North of Washington Avenue, the property is mostly vacant including open land surrounding the Yakima Air Terminal. The proposed subdivision is similar to and as a result, compatible with surrounding residential areas.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site has been in pasture for at least the past 25 years. There is no conversion of agricultural land of long-term commercial significance due to the site location in the City limits and urban growth area. The property does not have current use tax status.

3. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

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4. Describe any structures on the site.

A single family residence, detached garage, smaller accessory buildings such as sheds and fences.

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5. Will any structures be demolished? If so, what?

The residence and accessory buildings remaining on proposed Lot 1 will not be demolished under this proposal. Other buildings will be demolished or removed. Fences in Phase 2 removed as the subdivision is built out.

6. What is the current zoning classification of the site?

R-1, Single-Family Residential

7. What is the current comprehensive plan designation of the site?

Low Density Residential

8. If applicable, what is the current shoreline master program designation of the site?

N/A.

9. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes. The 100-year floodplain is classified as a critical area by the City.

10. Approximately how many people would reside or work in the completed project?

Approximately 15 to 18 residents on build-out of Phase 1. Approximately 12 to 15 residents on build out of Phase 2 for a total estimate of 27 to 33 residents on full build-out.

11. Approximately how many people would the completed project displace?

None.

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

LAND AND SHORELINE USE

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12. Proposed measures to avoid or reduce displacement impacts, if any.

N/A.

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13. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Proposed use and density are consistent with zoning and future land use designations. Proposed lots that are entirely or partially within the 100-year floodplain meet City lot size requirements of one acre or have a more than 5,000 square feet of area outside of the floodplain.

14. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None. No agricultural or forest lands of long term commercial significance in the immediate vicinity.

HOUSING

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

10 middle income units, 5 in Phase 1 and 5 in Phase 2.

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

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

None.

AESTHETICS

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Conventional home construction. The maximum building height standard in the R-1 zone is 35 feet.

2. What views in the immediate vicinity would be altered or obstructed?

The site is flat so there would be no substantial view obstruction. The site will change in appearance from that of single home with pasture to large lot residential development.

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

No specific measures proposed. The development will be consistent in type and density with that of surrounding areas.

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

LIGHT AND GLARE

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

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

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

No.

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

None.

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

None.

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RECREATION

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

Randall Park. Sozo Sports Complex

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

No.

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

None. The large lot size will have recreational benefit to homeowners.

HISTORIC AND CULTURAL PRESERVATION

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

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

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

HISTORIC AND CULTURAL PRESERVATION

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

Not aware of any.

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

None.

TRANSPORTATION

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Access to the site is from Spring Creek Road, a City of Yakima street that ends at a cul-de-sac in front of the site. That street in turn, intersects W. Washington Avenue, a City arterial street. Direct access from the proposed subdivision would be from Spring Creek Road, not Washington Avenue.

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

The nearest bus routes are at the intersection of W. Washington and 40th Avenues and at the intersection of W. Washington and 64th Avenues, about one mile east and west of the site respectively.

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

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

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

Construction of Canterfield Drive, a new City street within the subdivision. It will be improved in phases corresponding with the development phases.

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

The Yakima Air Terminal is located across Spring Creek Road to the northeast and east of the site. The site is located in Airport Safety Overlay Zone 6, the least restrictive zone.

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

A total of 110 trips per day based on commonly used estimate of 10 vehicle trips per day per unit for single family residential. Sixty trips per day in Phase 1, 50 trips per day in Phase 2. Peak volumes expected to coincide with typical morning and late afternoon peak hours for the area. The percentage of trucks, commercial and non-passenger vehicles not determined but expected to be as typical of single-family residential areas.

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

TRANSPORTATION

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

No.

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CITY OF YAKIMA
COMMUNITY DEVELOPMENT

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

Direct access from the site to Spring Creek Road, which has a lower functional classification and lower traffic volumes than Washington Avenue.

PUBLIC SERVICES

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

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

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

No measures proposed. Proposal is consistent with single family residential and population growth planned for this area and the City at a lower density than the maximum potential for a subdivision of this size in the R-1 zone due to the proposed large lot size.

UTILITIES

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

electricity natural gas water refuse service telephone

sanitary sewer septic system other _____

2. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Sewer service from City of Yakima, domestic water from Nob Hill Water, Electric power from Pacific Power. Construction would be trenching for installation of underground utility lines.

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.



May 26, 2022

Property Owner or Agent Signature

Date Submitted

Thomas R. Durant

Planning Manager, PLSA

Name of Signee

Position and Agency/Organization

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

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TCO# 007-22

City of Yakima, Washington TRANSPORTATION CAPACITY ANALYSIS

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

APPLICATION INFORMATION

FEE: \$250 (Receipt # CR-22-001593)

Applicant Name: Mayling Chin

Project Address: 4802 Spring Creek Road
Yakima, WA 98903

Contact Person: Thomas R Durant, PLSA

Mailing Address: 521 N. 20th Ave, Ste 3
Yakima, WA 98902

Parcel No(s): 181333-41012

Preliminary Plat, 2 phases

RESIDENTIAL	COMMERCIAL	INDUSTRIAL
Housing Type* <u>Single Family Res</u> (Single-Family, Apartments, etc)	Describe Use* _____	Describe Use* _____
Special Population* _____ (Nursing Homes, etc)	Gross Floor Area _____	Gross Floor Area _____
Other* _____ (Group Home, Daycare, Church, etc)	Parking Spaces _____ (Required/Provided)	Parking Spaces _____ (Required/Provided)
Number of Units <u>11</u>	Number of Employees _____	Number of Employees _____

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

Project Description: Residential subdivision in 2 phases. Phase 1: 6 lots,
Phase 2: 5 lots. One lot has an existing home so it does not contribute to
additional traffic generation.

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

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

**MAYLING CHIN / "PLAT OF CANTERFIELD ESTATES
 PHASE 1 & 2"
 PLP#005-22, SEPA#013-22, CAO#004-22**

EXHIBIT LIST

**CHAPTER F
 Public Notices**

DOC INDEX #	DOCUMENT	DATE
F-1	Notice of Transportation Concurrency (TCO) Decision	06/14/2022
F-2	Land Use Action Installation Certificate	06/30/2022
F-3	Notice of Application, Critical Area & Environmental Review F-3a: Press Release and Distribution Email F-3b: Parties and Agencies Notified F-3c: Affidavit of Mailing	06/24/2022
F-4	Notice of Public Hearing & Determination of Non-Significance (DNS) F-4a: Affidavit of Publication of Legal Ad F-4b: Press Release Distribution Email F-4c: Parties and Agencies Notified F-4d: Affidavit of Mailing	08/03/2022
F-5	HE Agenda & Sign-In Sheet (Agenda & Packet Distribution Lists)	08/18/2022
F-6	Notice of Hearing Examiner's Recommendation (see DOC INDEX#AA-1 for HE Recommendation) F-6a: Press Release Distribution Email F-6b: Parties and Agencies Notified F-6c: Affidavit of Mailing	09/13/2022
F-7	Letter of Transmittal to City Clerk: City Council Hearing (Mailing Labels, Vicinity Map)	10/05/2022

CITY OF YAKIMA, PLANNING DIVISION

LETTER OF TRANSMITTAL

I, Eva Rivera, 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 Mayling Chin/ "Plat of Canterfield Estates Phase 1 & 2" including labels for SEPA Reviewing Agencies.
2. E-mail distribution lists for In-House, SEPA Reviewing Agencies, Local Media, and Interested Parties and Parties of Record.
3. Site Plan and Vicinity Map

Signed this 5th day of October, 2022



Eva Rivera
Planning Technician

Received By: Sammy Reymond

Date: 10-5-22

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Rivera, Eva

From: Rivera, Eva
Sent: Wednesday, October 05, 2022 9:00 AM
To: Claar Tee, Sonya
Subject: Mailing for City Council Hearing - Mayling Chin "Plat of Canterfield Estates Ph. 1&2" - PLP#0005-22, SEPA#013-22, CAO#004-22
Attachments: In-House Distribution E-mail List_ updated 07.21.2022; Local Media List _08.03.2022; SEPA Reviewing Agencies E-mail Distribution List_Updated 09.19.2022

Hello Sonya - on October 4, 2022 City Council set **November 1st** as the public hearing date for the Mayling Chin/ "Plat of Canterfield Estates Ph. 1 &2."

Please provide the City Council public hearing notice to the attached e-mail distribution lists:

- In-House Distribution
- SEPA Reviewing Agencies
- Local Media List

Please also e-mail the notice to the following parties of record/interested parties/project representative:

- Tom Durant tdurant@pisaofyakima.com
- Tricia Sawyer crosepacoordinator@ecy.wa.gov

Thank you!



Eva Rivera
Planning Technician
Phone: 509-575-6261
Email: eva.rivera@yakimawa.gov

This email is a public record of the City of Yakima and is subject to public disclosure unless exempt under the Washington Public Records Act. This email is subject to the State Retention Schedule.

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In-House Distribution E-mail List		Revised 07/21/2022
Name	Division	E-mail Address
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Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
John Zabell	Code Administration	John.Zabell@yakimawa.gov
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Suzanne DeBusschere	Code Administration	Suzanne.DeBusschere@yakimawa.gov
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Irene Linos	Planning	Irene.Linos@Yakimawa.gov
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Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov

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

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail

Type of Notice: City Council Hearing
File Number(s): PIP#005-22, SEPA#013-22, CAO#004-22
Date of ^{Hearing} Mailing: 11/01/2022

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Century Link
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Branch
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SEPA REVIEWING AGENCIES
_UPDATED 07/11/2022

Type of Notice: City Council Hearing
File Number: PIP#005-22, SEPA#013-22, CAO#004 22
Date of Mailing: 11/01/2022

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18133311001
CONGDON ORCHARDS INC
PO BOX 2725
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18133341428
GUNTER FAMILY TRUST
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YAKIMA, WA 98908

18133422007
YAKIMA CITY
129 N 2ND ST
YAKIMA, WA 98901

18133422007
YAKIMA CITY
129 N 2ND ST
YAKIMA, WA 98901

18133341434
ALVARO NAVA JR
5000 W WASHINGTON AVE
YAKIMA, WA 98903

18133432046
ANDRE EUGENE SAVALA I
2002 S 47TH AVE
YAKIMA, WA 98903

18133432047
ARTURO HERNANDEZ
2004 S 47TH AVE
YAKIMA, WA 98903

18133432035
BENJAMIN JEFFREY
HOLLINGSWORTH
206 N 4TH ST
SELAH, WA 98942

18133341009
DENNIS KLINGELE
5106 W VIOLA AVE
YAKIMA, WA 98908

18133341412
DENNIS WELCH
5111 LYONS LP
YAKIMA, WA 98903

18133341413
DEVIN CHRISTOPHER KIENOW
5115 LYONS LP
YAKIMA, WA 98903

18133432057
FRANCISCO & EVA D HERNANDEZ
1902 S 47TH AVE
YAKIMA, WA 98903

18133341416
GARY & MARY GEFRE
5127 LYONS LOOP
YAKIMA, WA 98903

18133432052
GROVER C & ARLEE M BROWN
FAMILY LIVING TRUST
2006 S 47TH AVE
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18133432434
JARED & RENELLE BREMERMAN
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YAKIMA, WA 98908

18133341415
JOHN & LEISL DENISE WALKER
MEFFORD
5123 LYONS LOOP
YAKIMA, WA 98903

18133432061
JOHN P & REBECCA J BOWEN
HODKINSON III
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18133432441
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18133341433
JOSEPH J & CHRISTINE H DE VITA
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18133432059
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18133341417
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18133341418
KRISTINE L & ADAM LITTLE
5135 LYONS LOOP
YAKIMA, WA 98903

18133432051
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18133341012
MAYLING CHIN
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18133432005
NANCY GLAZIER
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YAKIMA, WA 98903

18133432020
NORMAN & JOYCELYN KUHLMANN
1910 S 47TH AVE
YAKIMA, WA 98903

18133341414
RAYMOND L & JUDITH G BARNHART
5119 LYONS LOOP
YAKIMA, WA 98903

18133341005
RONALD J & FELICIA E BLAIR
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YAKIMA, WA 98903

18133432050
SEAN M KNOTEK
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18133432056
SHEA THOMAS
1901 S 47TH AVE
YAKIMA, WA 98903

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18133341003
STEPHANIE COSON
4904 SPRING CREEK RD
YAKIMA, WA 98903

18133432055
VERNON & CORDELIA A JENNINGS
1907 S 47TH AVE
YAKIMA, WA 98903

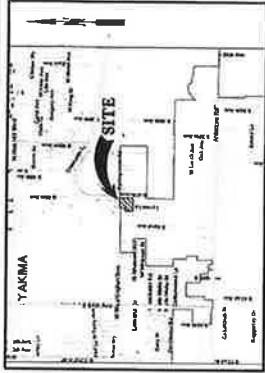
32
Total Parcels - Mayling Chin - Plat of
Canterfield Estates - PLP#005-22,
SEPA#013-22, TCO#007-22

Tom Durant
PLSA Engineering & Surveying
521 N 20th Avenue, Ste 3
Yakima, WA 98902

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PRELIMINARY PLAT OF
CANTERFIELD ESTATES
 IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SEC. 33, T-13 N, R-18 E.W.M.

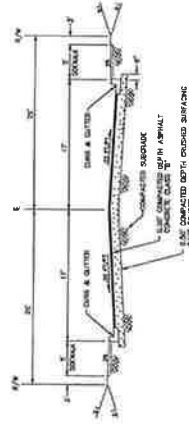


VICINITY MAP
 NO SCALE

LEGAL DESCRIPTION
 THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 18 EAST, MERIDIAN 1831.33-32057... (Detailed legal description text follows, including bearings and distances for various points and lines.)

NOTES

1. SUBJECT PROPERTY IS ZONED R-1, SINGLE FAMILY RESIDENTIAL. ADJACENT PROPERTIES ARE ZONED SR-1, SINGLE FAMILY RESIDENTIAL.
2. THE TOTAL AREA OF THE PROPOSED PLAT IS 815 ACRES WITH ABEARING OF 100 FEET TO THE WEST LINE OF SAID SUBDIVISION. THE TOTAL AREA OF THE ADJACENT PROPERTY TO THE WEST IS 2,740 SQUARE FEET, AVERAGE PROPOSED LOT SIZE IS 2,740 SQUARE FEET.
3. ALL STORM WATER GENERATED BY NEW IMPROVED SURFACES WILL BE MANAGED ON SITE.
4. DOMESTIC WATER WILL BE PROVIDED BY HUB HILL WATER.
5. SANITARY SEWER WILL BE PROVIDED BY CITY OF YAKIMA.

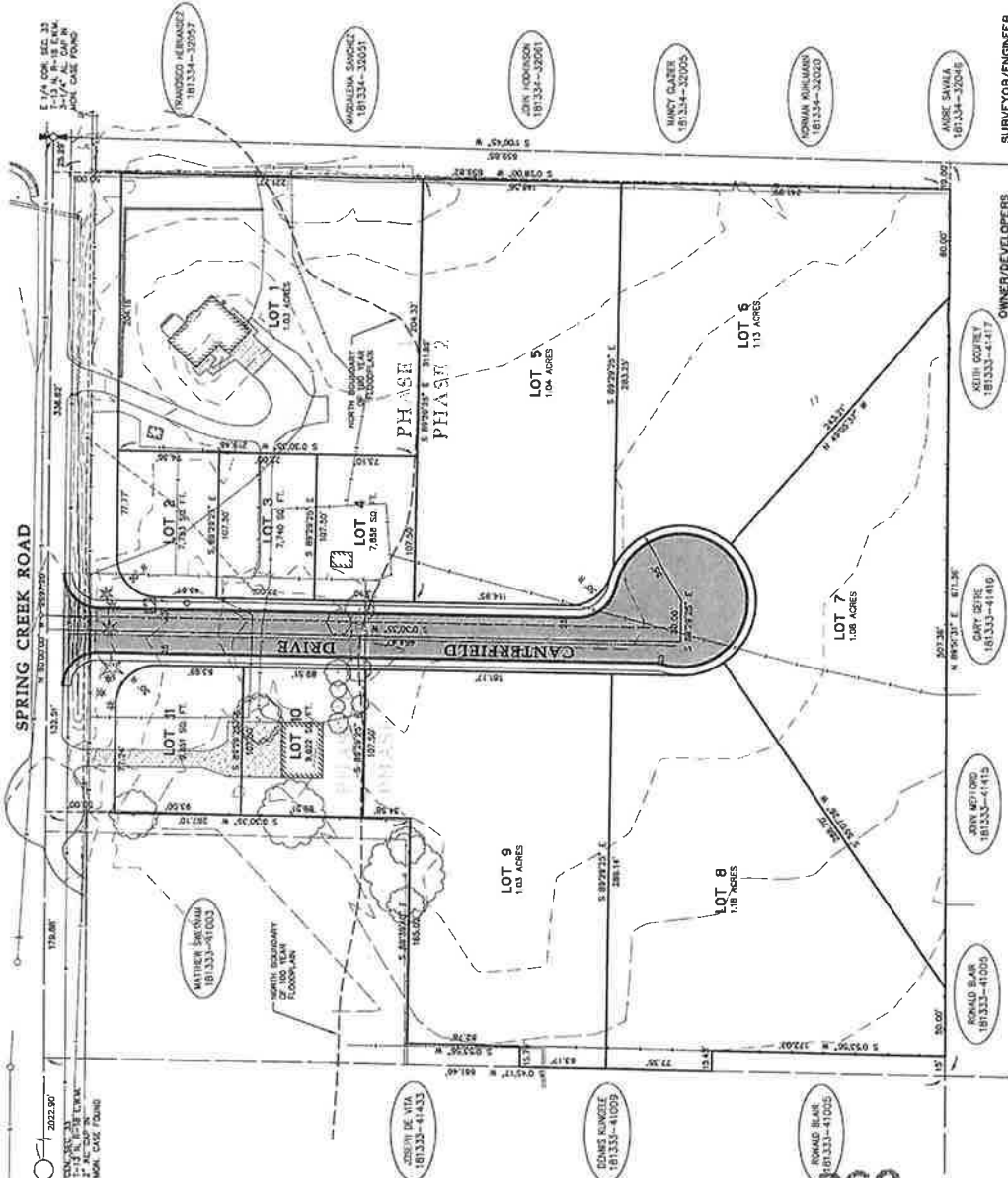


TYPICAL INTERIOR ROADWAY SECTION
 NO SCALE

RECEIVED

MAY 26 2022

CITY OF YAKIMA
 COMMUNITY DEVELOPMENT



SURVEYOR/ENGINEER
 RICK HARRIS, P.E.
 521 N. 20TH AVENUE, SUITE 3
 YAKIMA, WASHINGTON 98903
 Ph: 509-225-2217

OWNER/DEVELOPERS
 WITH COFFEE
 181333-4117

OWNER/DEVELOPERS
 GARY STEVE
 181333-4110

OWNER/DEVELOPERS
 JOHN KIMBLE
 181333-4115

OWNER/DEVELOPERS
 RONALD BLAIR
 181333-4105

OWNER/DEVELOPERS
 JANE SAVINA
 181334-3204

OWNER/DEVELOPERS
 TOMMASO PIRILLANO
 181334-32020

OWNER/DEVELOPERS
 JOHN HODSON
 181334-32001

OWNER/DEVELOPERS
 WANDA GARDNER
 181334-32005

PLSA ENGINEERING-SURVEYING-PLANNING
 50 NORTH 20TH AVENUE, SUITE 3
 YAKIMA, WASH. 98903
 PRELIMINARY PLAT
 PROJECT NO. 181333-4117
 DATE: 5/13/2022
 DRAWN BY: RICK HARRIS
 CHECKED BY: RICK HARRIS
 PREPARED FOR: _____
 MATING FOR: _____
 SHEET NO. 1 OF 1

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 # F-7

Project Name: MAYLING CHIN / "PLAT OF CANTERFIELD ESTATES PHASE 1 & 2"

Site Address: 4802 SPRING CREEK RD

File Number(s): PLP#005-22, SEPA#003-22, TCO#007-22

Proposal: Preliminary long plat to subdivide approximately 8.5 acre parcel into 11 lots in two phases in the R-1 zoning district.



VICINITY MAP



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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: 6/1/2022



AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: PLP#005-22, SEPA#013-22, CAO#004-22

MAYLING CHIN / "PLAT OF CANTERFIELD ESTATES PHASE 1 & 2"

4802 SPRING CREEK RD

I, Irene Linos, as an employee of the City of Yakima Planning Division, have dispatched through the United States Mails, a **Notice of Hearing Examiner's Recommendation**; a true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant, parties of record, and all property owners of record within a radius of 300 feet of subject property; that said property owners are individually listed on the mailing list retained by the Planning Division; and that said notices were mailed by me on this 13th day of September, 2022.

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



Eva Rivera

Planning Technician

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18133311001
CONGDON ORCHARDS INC
PO BOX 2725
YAKIMA, WA 98907

18133341428
GUNTER FAMILY TRUST
5302 DOUGLAS DR
YAKIMA, WA 98908

18133422007
YAKIMA CITY
129 N 2ND ST
YAKIMA, WA 98901

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18133432056
SHEA THOMAS
1901 S 47TH AVE
YAKIMA, WA 98903

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4904 SPRING CREEK RD
YAKIMA, WA 98903

18133432055
VERNON & CORDELIA A JENNINGS
1907 S 47TH AVE
YAKIMA, WA 98903

32
Total Parcels - Mayling Chin - Plat of
Canterfield Estates - PLP#005-22,
SEPA#013-22, TCO#007-22

Tom Durant
PLSA Engineering & Surveying
521 N 20th Avenue, Ste 3
Yakima, WA 98902

N/A of HE Rec.
DP#005-22, CA#004-22, SEPA#013-22
Sent 09/13/2022

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In-House Distribution E-mail List Revised 07/21/2022

Name	Division	E-mail Address
Jaime Vera	Air Terminal	Jaime.Vera@yakimawa.gov
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
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
Eva Rivera	Planning	Eva.rivera@yakimawa.gov
Irene Linos	Planning	Irene.Linos@Yakimawa.gov
Matt Murray	Police	Matthew.murray@yakimawa.gov
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
Leovardo Cruz	Refuse	Leovardo.Cruz@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

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail

Type of Notice: NA of HE Rec.
 File Number(s): PIP#00522, CAO#00422, SEP#H0322
 Date of Mailing: 09/13/2022

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Rivera, Eva

From: Rivera, Eva
Sent: Tuesday, September 13, 2022 9:28 AM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Linos, Irene; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Preston, Bill; Riddle, Dan; Rivera, Eva; Rodriguez, Jeremy; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John
Cc: Miller, Albert; 'tdurant@plsaofyakima.com'
Subject: HE RECOMMENDATION - "PLAT OF CANTERFIELD ESTATES PH. 1&2" - PLP#005-22, CAO#004-22, SEPA#013-22
Attachments: NTC OF HE REC_PLP#005-22.pdf

Good morning,

Attached is a HE Recommendation for the above-entitled project. If you have any questions about this proposal please contact assigned planner Albert Miller at albert.miller@yakimawa.gov.

Thank you!



Eva Rivera
Planning Technician
Phone: 509-575-6261
eva.rivera@yakimawa.gov

This email is a public record of the City of Yakima and is subject to public disclosure unless exempt under the Washington Public Records Act. This email is subject to the State Retention Schedule.

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

**NOTIFICATION OF HEARING EXAMINER’S
RECOMMENDATION TO THE YAKIMA CITY COUNCIL**

DATE: September 13, 2022
TO: Applicant, Adjoining Property Owners and Parties of Record
SUBJECT: Notice of the Hearing Examiner’s Recommendation
FILE #(S): PLP#005-22, CAO#004-22, SEPA#013-22
APPLICANT: Mayling Chin/ “Plat of Canterfield Estates Ph.1 & 2”
PROJECT LOCATION: 4802 Spring Creek Rd

On September 8, 2022, the City of Yakima Hearing Examiner rendered their recommendation on **PLP#005-22, CAO#004-22, SEPA#013-22**, for an 11-lot single-family residential preliminary long plat on 8.5 acres located in the vicinity of 4802 Spring Creek Rd to be known as “Plat of Canterfield Estates Ph.1 & 2”. The applications were reviewed at an open record public hearing held on August 25, 2022.

Enclosed is a copy of the Hearing Examiner’s Recommendation. The Hearing Examiner’s Recommendation will be considered by the Yakima City Council in a public hearing to be scheduled. The City Clerk will notify you of the date, time and place of the public hearing.

For further information or assistance, you may contact Assistant Planner, Albert Miller at (509) 576-6772 or email to: albert.miller@yakimawa.gov

Eva Rivera
Planning Technician

Date of Mailing: **September 13, 2022**
Enclosures: Hearing Examiner’s Recommendation

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Gary M. Cuillier

ATTORNEY AT LAW

314 N. SECOND STREET
YAKIMA, WASHINGTON 98901

(509) 575-1800
FAX: (509) 452-4601

September 8, 2022

RECEIVED

SEP 08 2022

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

Eva Rivera
Yakima City Planning Division
129 North 2nd Street
Yakima, WA 98901-2613

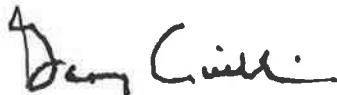
Re: Mayling Chin, Property Owner, PLP#005-22, CAO#004-22, SEPA013-22, TCO#007-22 For an 11-Lot Single-Family Residential Preliminary Long Plat on 8.5 Acres Located in the Vicinity of 4802 Spring Creek Road to be known as the Plat Of "Canterfield Estates Phase 1 & 2"

Dear Eva,

Enclosed is the Hearing Examiner's Recommendation relative to the above-entitled matter and my statement for the time involved.

If you have any questions, please give me a call. Thank you.

Yours very truly,



GARY M. CUILLIER

GMC: vs
Enclosure
Cc: Karri Espinoza
Pat Spurgin

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

**CITY OF YAKIMA
HEARING EXAMINER
AGENDA**

**Thursday, August 25, 2022
Yakima City Hall Council Chambers – 129 N 2nd Street, Yakima, WA
Beginning at 9:00 a.m.**

I. CALL TO ORDER

II. INTRODUCTION

III. PUBLIC HEARINGS

- A. MAYLING CHIN / "PLAT OF CANTERFIELD ESTATES 05/26/2022 PLP#005-22
PHASE 1 & 2" CAO#004-22
PLANNER: Albert Miller SEPA#013-22
ADDRESS: 4802 SPRING CREEK RD
REQUEST: Preliminary long plat to subdivide approximately 8.5 acre parcel into 11 lots in two phases
in the R-1 zoning district.**

IV. ADJOURNMENT

The staff recommendation report on the listed project(s) is available online at: www.buildingyakima.com

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SIGN-IN SHEET

City of Yakima HEARING EXAMINER
City Hall Council Chambers
Thursday, August 25, 2022
Beginning at 9:00 a.m.



Public Hearings

CASE	FILE #	PROJECT NAME	SITE ADDRESS
A.	PLP#005-22 SEPA#013-22 CAO#004-22	MAYLING CHIN / "Plat of Canterfield Estates Phase 1 & 2"	4802 Spring Creek Rd

PLEASE WRITE LEGIBLY

Agenda Item of Interest	NAME	MAILING ADDRESS or E-MAIL	ZIP CODE
PLP#005-22	MAYLING CHIN	MAYLINGCHIN@HOTMAIL.COM	98903
	Tom Durant	521 N. 20th Ave Suite 3	98902

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**Hearing Examiner Packet AGENDA,
STAFF REPORT, SITE PLAN AND
MAPS...Updated 08/17/2022**

**INCLUDE APPLICANT & PROPERTY
OWNER(S)**

Sara Watkins
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Sara.watkins@yakimawa.gov

Archie Matthews
ONDS
Archie.matthews@yakimawa.gov

Dana Kallevig
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Dana.kallevig@yakimawa.gov

Joan Davenport
Community Development
Joan.davenport@yakimawa.gov

Bill Preston
City Engineer
Bill.preston@yakimawa.gov

Rosalinda Ibarra
Community Development
Rosalinda.ibarra@yakimawa.gov

Joseph Calhoun
Planning Manager
Joseph.calhoun@yakimawa.gov

Yakima County Planning Manager
Thomas Carroll
Thomas.Carroll@yakimawa.gov

Yakima County Public Services
Lisa Freund
Lisa.Freund@co.yakima.wa.us

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

Eva Rivera
Planning Technician
Eva.rivera@yakimawa.gov

*PLSA Engineering & Surveying
Tom Durant
521 N 20th Ave, #3
Yakima, WA 98902
tdurant@plsaofyakima.com*

*Mayling Chin
4802 Spring Creek Rd.
Yakima, WA 98903*

Binder Copy / For the Record / File

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**Hearing Examiner AGENDA ONLY
Distribution List – 06/17/2021**

Add Interested – Parties of Record

All YPAC

randy.beehler@yakimawa.gov
mike.brown@yakimawa.gov
sean.davido@yakimawa.gov
bonnie.lozano@yakimawa.gov
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Matthew.murray@yakimawa.gov

Fire Chief – Aaron Markham
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Granger, WA 98932

KAPP TV
Attn: Newsroom
PO Box 1749
Yakima, WA 98907-1749

Reed C. Pell
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Yakima, WA 98902

John Mefford
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Yakima, WA 98903
Johnmefford.washington@gmail.com

Phil Lamb
311 North 3rd Street
Yakima, WA 98901

Yakima Assoc. of Realtors
Gov. Affairs Committee
2707 River Road
Yakima, WA 98902-1165

KCYU-FOX 68
David Okowski
1205 West Lincoln Ave.
Yakima, WA 98902

Pacific Power
Mike Paulson
500 N. Keys Rd.
Yakima, WA 98901

Office of Rural FWH
Marty Miller
1400 Summitview #203
Yakima, WA 98902

Yakima School Dist. #7
Superintendent
104 North 4th Street
Yakima, WA 98902

Business Times
Bruce Smith
P.O. Box 2052
Yakima, WA 98907

Yakima Valley C.O.G.
311 N. 4th Street #204
Yakima, WA 98901

KIT-KATS Radio
4010 Summitview, Suite 200
Yakima, WA 98908

KIMA TV
2801 Terrace Heights Drive
Yakima, WA 98901

KNDO TV
216 West Yakima Avenue
Yakima, WA 98902

Yakima Herald-Republic
P.O. Box 9668
Yakima, WA 98909

Patrick D. Spurgin
411 N. 2nd St.
Yakima, WA 98901

Gary Cuillier
314 N. 2nd Street
Yakima, WA 98901

Maud Scott
309 Union Street
Yakima, WA 98901

Stephanie Cason
4904 Spring Creek Rd.
Yakima, WA 98903

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AFFIDAVIT OF MAILING

STATE OF WASHINGTON

CITY OF YAKIMA

RE: PLP#005-22, SEPA#013-22, TCO#007-22, CAO#004-22
MAYLING CHIN / "PLAT OF CANTERFIELD ESTATES PHASE 1 & 2"
4802 SPRING CREEK RD

I, Eva Rivera, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Public Hearing & 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 the 3rd day of August, 2022.

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



Eva Rivera
Planning Technician

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Tom Durant
PLSA Engineering & Surveying
521 N 20th Avenue, Ste 3
Yakima, WA 98902

*Ntc of Pub. Hearing + DNS
PLP#005-22, SEPA#013-22
Set on 08/03/22*

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Ahtanum Irrigation District
Beth Ann Brulotte
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Yakima, WA 98903-9203
bethb@ahtanum.net

Cascade Natural Gas
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Kennewick, WA 99336

Century Link
8 South 2nd Ave, Rm#304
Yakima, WA 98902

Charter Communications
1005 North 16th Ave
Yakima, WA 98902

City of Union Gap
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Union Gap, WA 98903
dennis.henne@uniongapwa.gov

City of Yakima - Airport
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Yakima, WA 98903
jaime.vera@yakimawa.gov

City of Yakima - Engineering Division
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Dan.Riddle@yakimawa.gov

City of Yakima - Wastewater Division
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Yakima, WA 98901
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City of Yakima - Wastewater Division
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marc.cawley@yakimawa.gov

Federal Aviation Administration
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Yakima, WA 98903

Greater Yakima Chamber of Commerce
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Yakima, WA 98901
chamber@yakima.org

Nob Hill Water Association
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Yakima, WA 98908
bob@nobhillwater.org

North Yakima Conservation District
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Yakima, WA 98902

Office of Rural and Farm Worker Housing
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Yakima, WA 98902
Martym@orfh.org

Pacific Power
Mike Paulson
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Yakima, WA 98901

United States Postal Service
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Yakima, WA 98903
david.r.james@usps.gov

US Army Corps of Engineers, Regulatory
Branch
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Seattle, WA 98124-3755
david.j.moore@usace.army.mil

WA State Attorney General's Office
1433 Lakeside Court, Ste# 102
Yakima, WA 98902

WA State Department of Agriculture
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kmclain@agr.wa.gov

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

WA State Department of Commerce
Review Team
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Olympia, WA 98504-3172
reviewteam@commerce.wa.gov

WA State Department of Ecology
Annie Szvetecz
P.O. Box 47703
Olympia, WA 98504-7703
Upload Docs to SEPA Register

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crosepacoordinator@ecy.wa.gov

WA State Department of Ecology
Lori White
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Olympia, WA 98504-3172
efsec@utc.wa.gov

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

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

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Toppenish, WA 98948

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Yakima, WA 98901
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Yakima, WA 98901
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Yakima County Water Resources Division
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Troy.Havens@co.yakima.wa.us

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Yakima, WA 98908

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NachesCowicheCanal@gmail.com

SEPA REVIEWING AGENCIES
_UPDATED 07/13/2022

Type of Notice: NTC of Pub Hearing + DNS
File Number: PLP#005-22, SEPA#013-22
Date of Mailing: 08/03/2022

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In-House Distribution E-mail List		Revised 07/21/2022
Name	Division	E-mail Address
Jaime Vera	Air Terminal	Jaime.Vera@yakimawa.gov
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
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
Eva Rivera	Planning	Eva.rivera@yakimawa.gov
Irene Linos	Planning	Irene.Linos@Yakimawa.gov
Matt Murray	Police	Matthew.murray@yakimawa.gov
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
Leovardo Cruz	Refuse	Leovardo.Cruz@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

Additional Parties of Record or Interested Parties Notified		
Name	Address	E-mail
John Mefford		Johnmefford.washington@gmail.com

Type of Notice: Ntc of Public Hearing + DNS
File Number(s): PLP#005-22, SEPA#013-22, TCO#007-22, CAD#004-22
Date of Mailing: 08/03/2022

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Rivera, Eva

From: Rivera, Eva
Sent: Wednesday, August 03, 2022 8:38 AM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Linos, Irene; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Preston, Bill; Riddle, Dan; Rivera, Eva; Rodriguez, Jeremy; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Ahtanum Irrigation District - Beth Brulotte; Cawley, Marc; Greater Yakima Chamber of Commerce; Henne, Dennis; Ibarra, Rosalinda; Linos, Irene; Nob Hill Water Association - Bob Irving; Office Rural Farmworker Housing - Marty Miller; Rivera, Eva; United States Postal Service - David James; US Army Corp Engineers - David Moore; Vera, Jaime; WA State Dept Agriculture - Kelly McLain; WA State Dept Archaeology Historic Pres - SEPA; WA State Dept Commerce - Review Team; WA State Dept Ecology - CRO SEPA; WA State Dept Ecology - Former Orchards; WA State Dept Ecology - Lori White; WA State Dept Ecology - SEPA Unit; WA State Dept Energy Facility Site Eval; WA State Dept Fish and Wildlife - Eric Bertrand; WA State Dept Fish and Wildlife - Scott Downes; WA State Dept Fish and Wildlife - SEPA; WA State Dept Fish and Wildlife - Team Yakima; WA State Dept Health - Jamie Gardipe; WA State Dept Health - Kelly Cooper; WA State Dept Health - SEPA ; WA State Dept Natural Resources - SEPA Center; WA State Dept Social Health Svcs - Larry Covey; WA State Dept Transportation- South Central Region; WA State Dept Transportation - Paul Gonseth; WA State Dept Transportation Aviation - Max Platts; WA State Parks and Recreation - SEPA; West Valley School District - Joe Connolly; West Valley School District - Peter Finch; Yakama Bureau of Indian Affairs - Rocco Clark; Yakama Bureau of Indian Affairs - Trudy Pinkham; Yakama Nation Environmental Mgmt Program - Elizabeth Sanchez; Yakama-Klickitat Fisheries Project - John Marvin; Yakama-Klickitat Fisheries Project - John Marvin; Yakima County Building Dept - Marivel Garcia; Yakima County Commissioners; Yakima County Health District; Yakima County Health District - Ryan Ibach; Yakima County Planning Division - Jason Earles; Yakima County Planning Division - Thomas Carroll; Yakima County Public Services - Lisa Freund; Yakima County Water Resources Div - Nathan Paris; Yakima County Water Resources Div - Troy Havens; 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; Yakima Valley Trolleys; Yakima Waste Systems - Keith Kovalenko; Davido, Sean; El Mundo; El Sol de Yakima; Fannin, John; KAPP TV News; KDNA Radio - Francisco Rios; KEPR TV News; KIMA TV News; KIT News; KIT/KATS/DMVW/KFFM - Lance Tormey; KNDO TV News; KNDU TV News; KUNW-TV Univision; KVEW TV News; La Casa Hogar; La Voz; Lozano, Bonnie; NWCN News; NWPR - Anna King; RCDR - Maria DJ Rodriguez; Tu Decides - Albert Torres; West Valley School District - Angela Watts; Yakima Herald - Business; Yakima Herald Republic Newspaper; Yakima Valley Business Times; YPAC - Randy Beehler; Gary Cuillier; Pat Spurgin (pds@spurginlawoffice.com)
Cc: Miller, Albert; 'tdurant@plsaofyakima.com'; 'johnmefford.washington@gmail.com'
Subject: NOTICE OF PUBLIC HEARING & DNS - MAYLING CHIN / "PLAT OF CANTERFIELD EST PH1&2" - PLP#005-22, SEPA#013-22
Attachments: NTC OF PUBLIC HEARING & DNS_Mayling Chin - Plat of Canterfield Ph1&2 -pdf

Good morning,

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Attached is a Notice of Public Hearing and DNS regarding the above-entitled project. If you have any questions about this proposal please contact assigned planner Albert Miller at albert.miller@yakimawa.gov.

Thank you!



Eva Rivera
Planning Technician
Phone: 509-575-6261
eva.rivera@yakimawa.gov

This email is a public record of the City of Yakima and is subject to public disclosure unless exempt under the Washington Public Records Act. This email is subject to the State Retention Schedule.

Rivera, Eva

From: NoReply@ecy.wa.gov
Sent: Wednesday, August 03, 2022 8:41 AM
To: Ask Planning
Subject: Your SEPA Record Has Been Submitted!

The Department of Ecology has received a new SEPA record from Yakima City at Yakima City of with a File Number of: SEPA#013-22, PLP#005-22, CAO#004-22.
Your record is being reviewed by an administrator.

From: Yakima City
Email: ask.planning@yakimawa.gov
Phone number: (509) 575-6261

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RECEIVED

AUG 05 2022

FINANCE DEPT.



El Sol de Yakima

AFFIDAVIT OF PUBLICATION

Eva Rivera
City Of Yakima Planning
129 N 2nd Street
Yakima WA 98901

STATE OF WASHINGTON, COUNTIES OF YAKIMA

The undersigned, on oath states that he/she is an authorized representative of Yakima Herald-Republic, Inc., publisher of Yakima Herald-Republic and El Sol de Yakima, of general circulation published daily in Yakima County, State of Washington. Yakima Herald-Republic and El Sol de Yakima have been approved as legal newspapers by orders of the Superior Court of Yakima County.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

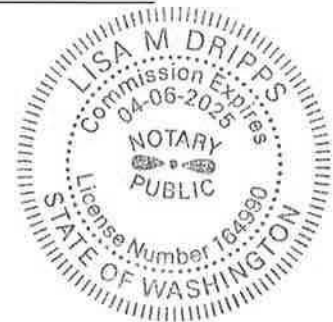
08/03/2022

Agent JACKIE CHAPMAN Signature Jackie Chapman

Subscribed and sworn to before me on August 3, 2022
Lisa M. Driggs

(Notary Signature) Notary Public in and for the State of Washington, residing at Yakima

Publication Cost: \$125.80
Order No: 36051
Customer No: 23222
PO #:



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NOTICE OF PUBLIC HEARING DATE: August 3, 2022 **TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners **FROM:** Joan Davenport, AICP, Community Development Director **SUBJECT:** Preliminary Long Plat and Environmental Review **File Numbers:** PLP#005-22, SEPA#013-22, and CAO#004-22 **Project Applicant:** Mayling Chin **Project Location:** 4802 Spring Creek Rd. Yakima, WA 98903 **Parcel Number:** 181333-41012

Publication Cost: \$125.80
Order No: 36051
Customer No: 23222
PO #:

PROJECT DESCRIPTION Preliminary long plat to subdivide approximately 8.5 acre parcel into 11 lots in two phases in the R-1 zoning district

NOTICE OF PUBLIC HEARING This preliminary long plat and environmental review will require two public hearings; one open record hearing before the Hearing Examiner to be followed by a closed record hearing before the Yakima City Council. **A separate notice will be provided for the public hearing before the Yakima City Council.** The public hearing before the Hearing Examiner has been scheduled for **Thursday, August 25, 2022, beginning at 9:00 a.m. in the City Hall Council Chambers.** Any person desiring to express their views on the matter is invited to attend the hearing to provide testimony.

NOTICE OF RECOMMENDATION Following the public hearing, the Hearing Examiner will issue his recommendation within ten (10) business days. When available, a copy of the recommendation will be mailed to parties of record and entities who were provided this notice. The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Albert Miller, Assistant Planner, at (509) 576-6772, or email to: albert.miller@yakimawa.gov.

(36051) August 3, 2022

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Public Notices

NOTICE OF PUBLIC HEARING DATE: August 3, 2022 **TO:** SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners **FROM:** Joan Davenport, AICP, Community Development Director **SUBJECT:** Preliminary Long Plat and Environmental Review **File Numbers:** PLP#005-22, SEPA#013-22, and CAO#004-22 **Project Applicant:** Mayling Chin **Project Location:** 4802 Spring Creek Rd. Yakima, WA 98903 **Parcel Number:** 181333-41012 **PROJECT DESCRIPTION** Preliminary long plat to subdivide approximately 8.5 acre parcel into 11 lots in two phases in the R-1 zoning district

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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 PUBLIC HEARING

DATE: August 3, 2022
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
SUBJECT: Preliminary Long Plat and Environmental Review
File Numbers: PLP#005-22, SEPA#013-22, and CAO#004-22
Project Applicant: Mayling Chin
Project Location: 4802 Spring Creek Rd. Yakima, WA 98903
Parcel Number: 181333-41012

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The file containing the complete application is available for public review at the City of Yakima Planning Division, City Hall – 2nd Floor, 129 N. 2nd St., Yakima, WA. If you have questions regarding this proposal, please call Albert Miller, Assistant Planner, at (509) 576-6772, or email to: albert.miller@yakimawa.gov.

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DEPARTAMENTO DE DESARROLLO COMUNITARIO
Joan Davenport, AICP, Directora

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

AVISO DE AUDIENCIA PÚBLICA

FECHA OTORGADA: 3 de agosto, 2022
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
ASUNTO: Propuesta Preliminar para Subdividir y Revisión Ambiental
No. DE ARCHIVO: PLP#005-22, SEPA#013-22, y CAO#004-22
SOLICITANTE: Mayling Chin
UBICACIÓN: 4802 Spring Creek Rd. Yakima, WA 98903
No. DE PARCELA: 181333-41012

DESCRIPCIÓN DEL PROYECTO: : Propuesta para una subdivisión preliminar para dividir una parcela de aproximadamente 8.5 acres en 11 lotes en dos fases en la zona residencial R-1.

AVISO DE AUDIENCIA PÚBLICA: Esta solicitud de propuesta para una subdivisión preliminar requerirá dos audiencias públicas; una audiencia de registro abierto ante el Examinador de Audiencias seguido por una de audiencia de registro cerrado ante el Concejo Municipal de Yakima. **Se proporcionará un aviso por separado para la audiencia pública ante el Concejo Municipal de Yakima.** La audiencia pública ante el Examinador de Audiencias ha sido programada para el **jueves 25 de agosto 2022, comenzando las 9:00 a.m.** en la Sala del Consejo Municipal en el Ayuntamiento. Cualquier persona que desee expresar su opinión sobre este asunto está invitada a asistir a la audiencia para presentar testimonio.

AVISO DE LA RECOMENDACION: Después de la audiencia pública, el Examinador de Audiencias emitirá su recomendación dentro de diez días hábiles. Cuando la recomendación este disponible, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso inicial.

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

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DEPARTMENT OF COMMUNITY DEVELOPMENT
Joan Davenport, AICP, Director

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

**WASHINGTON STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
August 3, 2022**

PROJECT DESCRIPTION: Preliminary long plat to subdivide approximately 8.5 acre parcel into 11 lots in two phases in the R-1 zoning district.


LOCATION: 4802 Spring Creek Rd.
PARCEL NUMBER: 181333-41012
PROPONENT: PLSA Engineering & Surveying on behalf of Mayling Chin
PROPERTY OWNER: Mayling Chin
LEAD AGENCY: City of Yakima

FILE NUMBERS: SEPA#013-22

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 3, 2022 **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: **August 17, 2022.**

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#005-22, CAO#004-22, & SEPA#013-22

MAYLING CHIN / "PLAT OF CANTERFIELD ESTATES PHASE 1 & 2"

4802 SPRING CREEK RD

I, Irene Linos, as an employee of the Yakima City Planning Division, have dispatched through the United States Mails, a **Notice of Application, Critical Area Review and Environmental Review**. A true and correct copy of which is enclosed herewith; that said notice was addressed to the applicant; SEPA reviewing agencies and all property owners of record within a radius of 300 feet of subject property, that said property owners are individually listed on the mailing list retained by the Planning Division, and that said notices were mailed by me on the 24th day of June, 2021.

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



Irene Linos

Department Assistant I

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* F-3C

18133311001
CONGDON ORCHARDS INC
PO BOX 2725
YAKIMA, WA 98907

18133341428
GUNTER FAMILY TRUST
5302 DOUGLAS DR
YAKIMA, WA 98908

18133422007
YAKIMA CITY
129 N 2ND ST
YAKIMA, WA 98901

18133422007
YAKIMA CITY
129 N 2ND ST
YAKIMA, WA 98901

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18133432047
ARTURO HERNANDEZ
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18133432035
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18133341412
DENNIS WELCH
5111 LYONS LP
YAKIMA, WA 98903

18133341413
DEVIN CHRISTOPHER KIENOW
5115 LYONS LP
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18133432057
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18133341416
GARY & MARY GEFRE
5127 LYONS LOOP
YAKIMA, WA 98903

18133432052
GROVER C & ARLEE M BROWN
FAMILY LIVING TRUST
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18133432434
JARED & RENELLE BREMERMAN
6921 RAVENS GATE WAY
YAKIMA, WA 98908

18133341415
JOHN & LEISL DENISE WALKER
MEFFORD
5123 LYONS LOOP
YAKIMA, WA 98903

18133432061
JOHN P & REBECCA J BOWEN
HODKINSON III
1906 S 47TH AVE
YAKIMA, WA 98903

18133432441
JOSE MANUEL TINAJERO
1911 S 47TH AVE
YAKIMA, WA 98903

18133341433
JOSEPH J & CHRISTINE H DE VITA
701 S 48TH AVE APT C11
YAKIMA, WA 98908

18133432059
JOYCE KINCANNON
1905 S 47TH AVE
YAKIMA, WA 98903

18133341417
KEITH & GLENDA GODFREY
5131 LYONS LOOP
YAKIMA, WA 98903

18133341418
KRISTINE L & ADAM LITTLE
5135 LYONS LOOP
YAKIMA, WA 98903

18133432051
MAGDALENA TORRES SANCHEZ
1904 S 47TH AVE
YAKIMA, WA 98903

18133341012
MAYLING CHIN
4802 SPRING CREEK RD
YAKIMA, WA 98903

18133432005
NANCY GLAZIER
1908 S 47TH AVE
YAKIMA, WA 98903

18133432020
NORMAN & JOYCELYN KUHLMANN
1910 S 47TH AVE
YAKIMA, WA 98903

18133341414
RAYMOND L & JUDITH G BARNHART
5119 LYONS LOOP
YAKIMA, WA 98903

18133341005
RONALD J & FELICIA E BLAIR
1911 S 52ND AVE
YAKIMA, WA 98903

18133432050
SEAN M KNOTEK
1903 S 47TH AVE
YAKIMA, WA 98903

18133432056
SHEA THOMAS
1901 S 47TH AVE
YAKIMA, WA 98903

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18133341003
STEPHANIE COSON
4904 SPRING CREEK RD
YAKIMA, WA 98903

18133432055
VERNON & CORDELIA A JENNINGS
1907 S 47TH AVE
YAKIMA, WA 98903

32
Total Parcels - Mayling Chin - Plat of
Canterfield Estates - PLP#005-22,
SEPA#013-22, TCO#007-22

Tom Durant
PLSA Engineering & Surveying
521 N 20th Avenue, Ste 3
Yakima, WA 98902

*NTC of App, Cao, & Sepa
PLP#005-22, CAO#004-22, & SEPA#013-22
06/24/2022*

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Ahtanum Irrigation District
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bethb@ahtanum.net

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Kennewick, WA 99336

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Yakima, WA 98902

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Yakima, WA 98902

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Upload Docs to SEPA Register

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WA State Department of Fish and Wildlife
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WA State Department of Health, Office of
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WA State Department of Natural
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Yakima Valley Museum
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Yakima Valley Trolleys
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Yakima Valley Trolleys
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Yakima Waste Systems
Keith Kovalenko
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Yakima-Tieton Irrigation District
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**SEPA REVIEWING AGENCIES
_UPDATED 04/13/2022**

Type of Notice: NTC of app, CAO, SEPA

File Number: PP#005-22, CAO#004-22, and SEPA#013-22

Date of Mailing: 06/24/2022

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In-House Distribution E-mail List

Revised 05/02/2022

Name	Division	E-mail Address
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Glenn Denman	Code Administration	Glenn.Denman@yakimawa.gov
John Zabell	Code Administration	John.Zabell@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
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Jeremy Rodriguez	Fire	Jeremy.Rodriguez@yakimawa.gov
Sara Watkins	Legal	Sara.Watkins@yakimawa.gov
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Joseph Calhoun	Planning	Joseph.Calhoun@yakimawa.gov
Irene Linos	Planning	Irene.Linos@Yakimawa.gov
Matt Murray	Police	Matthew.murray@yakimawa.gov
Scott Schafer	Public Works	Scott.Schafer@yakimawa.gov
Leovardo Cruz	Refuse	Leovardo.Cruz@yakimawa.gov
Randy Layman	Refuse	Randy.Layman@yakimawa.gov
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James Dean	Utilities	James.Dean@yakimawa.gov
Dana Kallevig	Wastewater	Dana.Kallevig@yakimawa.gov
Randy Meloy	Wastewater	Randy.Meloy@yakimawa.gov
Dave Brown	Water/Irrigation	David.Brown@yakimawa.gov
Mike Shane	Water/Irrigation	Mike.Shane@yakimawa.gov

Outside Distribution

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

Additional Parties of Record or Interested Parties Notified

Name	Address	E-mail

Type of Notice: NTC of App, CAO, and Sepa
 File Number(s): PLP#005-22, CAO#004-22, and SEPA#01312
 Date of Mailing: 06/24/2022

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Linus, Irene

From: Linos, Irene
Sent: Friday, June 24, 2022 11:03 AM
To: Brown, David; Calhoun, Joseph; Contreras, Pedro; Corona, Silvia; Davenport, Joan; Dean, James; DeBusschere, Suzanne; Denman, Glenn; Doan, Tony; Ibarra, Rosalinda; Kallevig, Dana; Layman, Randy; Linos, Irene; Markham, Aaron; Matthews, Archie; Maxey, Lisa; Meloy, Randy; Murray, Matthew; Preston, Bill; Riddle, Dan; Rodriguez, Jeremy; Schafer, Scott; Shane, Mike; Story, Gregory; Watkins, Sara; Zabell, John; Gary Cuillier; Kevin Richardson - Legal Secretary for Gary Cullier; Pat Spurgin (pds@spurginlawoffice.com)
Cc: Miller, Albert; 'tdurant@plsaofyakima.com'
Subject: NTC OF APP, CAO, & SEPA_Mayling-Canterfield_PLP#005-22, CAO#004-22, & SEPA# 013-22
Attachments: NTC OF APP, CAO, & SEPA_Mayling-Canterfield_PLP#005-22.pdf

Attached is a Notice of Application, Critical Areas and Environmental Review for the above-entitled project. If you have any questions about this proposal please contact assigned planner Albert Miller at albert.miller@yakimawa.gov.

Thank you!



Irene Linos
Department Assistant I
City of Yakima Planning Division
(509) 575-6183

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Linos, Irene

From: NoReply@ecy.wa.gov
Sent: Friday, June 24, 2022 11:13 AM
To: Ask Planning
Subject: Your SEPA Record Has Been Submitted!

The Department of Ecology has received a new SEPA record from Yakima City at Yakima City of with a File Number of: SEPA#013-22, PLP#005-22, CAO#004-22.
Your record is being reviewed by an administrator.

From: Yakima City
Email: ask.planning@yakimawa.gov
Phone number: (509) 575-6261

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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, CRITICAL AREAS, AND ENVIRONMENTAL REVIEW

DATE: June 24, 2022
TO: SEPA Reviewing Agencies, Applicant, and Adjoining Property Owners
FROM: Joan Davenport, AICP, Community Development Director
APPLICANT: Mayling Chin/PLSA Engineering – Tom Durant
FILE NUMBER: PLP#005-22, SEPA#013-22, CAO#004-22, TCO#007-22
LOCATION: 4802 Spring Creek Rd.
TAX PARCEL NUMBER(S): 181333-41012
DATE OF APPLICATION: May 26, 2022
DATE OF COMPLETENESS: June 21, 2022

PROJECT DESCRIPTION: Preliminary long plat to subdivide approximately 8.5 acre parcel into 11 lots in two phases 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: Single-Family Dwellings are a Class (1) use in the R-1 zoning district.
2. Level of Development: 11 single-family lots in two phases
3. Infrastructure and public facilities: The subject property is able to be served by public streets, water, sewer, garbage collection, etc.
4. Characteristics of development: The proposal shall adhere to all Title 12 and Title 15 development standards.

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: Single-Family Dwellings are a Class (1) use in the R-1 zoning district.
2. Density of Development: Approximately 1.29 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, Flood Hazard 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 COMMENTS: Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. There is a 20-day comment period for this review. This may be your only opportunity to comment. All written comments received by

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5:00 p.m. on **July 14, 2022**, will be considered prior to issuing the final SEPA determination. Please reference file numbers (PLP#005-22, SEPA#013-22, CAO#004-22) and applicant's name (Mayling Chin/PLSA) 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 SEPA DECISION: A copy of the decision of the SEPA threshold determination will be mailed to parties of record and entities who were provided this notice once it is rendered.

NOTICE OF PUBLIC HEARING: This review requires that the Hearing Examiner hold an open record public hearing. A separate Notice of Public Hearing will be issued concurrently with the SEPA Determination at a later time, in accordance with public notice guidelines.

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 Albert Miller, Assistant Planner, at (509) 576-6772, or e-mail to albert.miller@yakimawa.gov.

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

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DEPARTAMENTO DE DESARROLLO COMUNITARIO
Joan Davenport, AICP, Directora

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

AVISO DE APLICACIÓN, AREAS CRÍTICAS Y REVISIÓN AMBIENTAL

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

FECHA OTORGADA: 24 de junio, 2022
PARA: Agencias de Revisión Ambiental, Solicitante y Propietarios Adyacentes
DE: Joan Davenport, AICP, Directora de Desarrollo Comunitario
SOLICITANTE: Mayling Chin/PLSA Engineering – Tom Durant
No. DE ARCHIVO: PLP#005-22, SEPA#013-22, CAO#004-22, TCO#007-22
UBICACIÓN: 4802 Spring Creek Rd.
No. DE PARCELA: 181333-41012
FECHA DE APLICACIÓN: 26 de mayo, 2022
FECHA DE APLICACIÓN COMPLETA: 21 de junio, 2022

DESCRIPCIÓN DEL PROYECTO: Propuesta para una subdivisión preliminar para dividir una parcela de aproximadamente 8.5 acres en 11 lotes en dos fases en la zona residencial R-1.

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

- 1. El tipo de uso terrenal: Viviendas unifamiliares son un uso Clase 1 en la zona residencial R-1.
- 2. Nivel de desarrollo: 11 lotes unifamiliares en dos fases
- 3. Infraestructura e instalaciones públicas: La propiedad puede ser servida por calles públicas, agua, drenaje, recolección de basura, etc.
- 4. Características del desarrollo: La propuesta se adherirá a las normas de desarrollo del Título 12 y Título 15.

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: Viviendas unifamiliares son un uso Clase 1 en la zona residencial R-1.
- 2. Densidad del desarrollo: Aproximadamente 1.29 unidades de vivienda por acre residencial
- 3. Disponibilidad y adecuación de infraestructura y servicios públicos: La propiedad puede ser servida por instalaciones públicas.

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

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

Estudios Requeridos: N/A

Documentos Ambientales Existentes: Ninguno

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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: 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 **14 de julio, 2022** serán considerados antes de emitir la decisión final sobre esta solicitud. Por favor de hacer referencia al número de archivo (PLP#005-22, SEPA#013-22, CAO#004-22) o al nombre del solicitante (Mayling Chin/PLSA) en cualquier correspondencia que envíe. Envíe sus comentarios sobre esta propuesta a:

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

AVISO DE LA DECISIÓN AMBIENTAL (SEPA): Cuando la Determinación de la Revisión Ambiental sea emitida, una copia será enviada a las personas que mandaron comentarios o que recibieron este aviso.

AVISO DE LA AUDIENCIA PUBLICA: Esta revisión requiere que el Examinador de Audiencias conduzca una audiencia pública de registro abierto. Posteriormente se enviara Un Aviso de Audiencia Pública por separado junto con la Determinación Ambiental (SEPA), de acuerdo a las reglas de avisos públicos.

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

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

Adjunto: Narrativa, Descripción del Proyecto, Lista de SEPA, Plan del Sitio, Mapa

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CITY OF YAKIMA LAND USE ACTION INSTALLATION CERTIFICATE

RECEIVED
JUN 30 2022
CITY OF YAKIMA
COMMUNITY DEVELOPMENT

File Number:	PLP # 008-22, CAO # 004-22, STPA # 0131-22
Applicant/Project Name:	MAYLING CHINI PLSA ENGINEERING
Site Address:	4802 SPRING CREEK ROAD
Date of Posting:	06/29/2022

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

06/30/22
Date

MAYLING CHINI
Applicant's Name (Please Print)

(509) 901-5227
Applicant's Phone Number

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



DEPARTMENT OF UTILITIES AND ENGINEERING

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

June 14, 2022

Thomas R. Durant
PLSA
521 N. 20th Ave., Ste 3
Yakima, WA, 98902

Subject: Notice of Decision for Transportation Concurrency – TCO#007-22
ITE Trip Generation Code 210 – Single Family Homes

Thomas,

Enclosed is the Transportation Concurrency Analysis Decision for the proposed Canterfield Estates development, in the vicinity of 4802 Spring Creek Road, within the City of Yakima, Washington. This development has been APPROVED for Concurrency Analysis. Concurrency review determined that reserve capacity is available on all impacted arterial streets. Concurrency review does not evaluate impact to local access streets or street intersections. This review does not include safety or site design issues which will be addressed at the project review level of zoning and SEPA. This review concluded that the proposed development will not exceed the capacity of the arterial street system and reserve capacity exists on all impacted arterial streets.

Please review the enclosed report. You may appeal the Findings of this report or request Administrative Reconsideration within fifteen (15) days from the date of mailing of this Notice. Appeal forms and procedures are available at the Department of Community Development. If you have any questions, please call me at (509) 576-6754.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Preston".

Bill Preston, PE
City Engineer

Enclosure

Cc: Planning
TC File

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**City of Yakima, Washington
Engineering Division
Transportation Concurrency Analysis
TCO#007-22**

Date of Review: June 14, 2022
 Review Prepared by: Robert Washabaugh, P.E., Supervising Traffic Engineer
 Proposed Development: Canterfield Estates
 Subject Address: 4802 Spring Creek Road
 ITE Land Use: 210 – Single Family Homes

Expected Net PM Peak Hour Trip Generation: 11 PM Peak Hour Trips
 Average Daily Weekday Trips: 105

Summary of Impact:

The applicant, Mayling Chin, represented by PLSA, proposes to construct eleven single family homes, in the vicinity of 4802 Spring Creek Road, within the City of Yakima, Washington. Traffic from this new development is proposed to enter/exit the Arterial Street system on W. Washington Avenue. City of Yakima Administrative procedures for Concurrency Analysis use the PM Peak hour trip of the adjacent street for the selected ITE use code. Based upon local data, City of Yakima Traffic Volumes for PM Peak Hour is assessed as 8.7% of total Average Daily Traffic (ADT). Peak hour reserve capacity includes any vehicle trips previously assigned under the Concurrency Ordinance. City of Yakima Transportation Concurrency assesses arterial street segment capacity only and does not address intersection capacity.

Seg #:	Street Segment	From - To	ADT	Year of Count	Pk Hr Capacity	Pk. Hr Vol. (8.7% ADT)	Pk Hr Reserve Cap.	V/C	LOS	Project Pk Hr Trips	Total Pk Hr Vol. With TCO	Pk Hr Reserve Cap. After TCO	V/C with TCO	LOS with TCO
49	Washington Avenue	48th to 52nd Ave	14,115	2021	3600	1228	2372	0.34	A	11	1239	2361	0.34	A

Summary of Impact to City of Yakima Arterial Streets:

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

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JUL 15 2022

7-13-22

CITY OF YAKIMA
PLANNING DIV

To the City of Yakima
(Dept of Community Development)

I am writing this letter in behalf
of myself (Stephanie Coson) and Mathew Swetnam
Co owners of 4904 Springcreek Rd.
Yakima Wa 98903.

- Reference numbers - PLP#005-22,
SEPA#013-22, CAO#004-22 -
Applicants Name = Mayling Chin / PLSA

Its unfortunate that we cant
control the spaces surrounding our
properties... and while we have enjoyed
years of privacy... I understand that
the land in question belongs to Mayling
and is hers to do with as she pleases.
I have some concerns and requests that
hopefully can be addressed by writing
this letter. Im wondering if its possible
for there to be certain stipulations set
in place that a potential buyer must
abide by? I would like my current
standard of living to remain the same,
as much as will be possible.

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JUL 15 2022

We purchased this house, for the sole reason of the seclusion and privacy it has afforded us. I would not like having a two story house built close to my property line so that it ends up I feel like I am living in a fish bowl.

I have many animals that will become extremely loud and noisy when people approach my property. I fear that any new neighbors will be greatly disturbed by the honks of my geese or the barks of my dogs. I worry it will end up causing potential problems like someone filing a nuisance animal report or complaints to the city that may end up with me having to find new homes for my pets. My request would be... that houses must be built a certain distance away from my property line and not be two stories.

Our second concern is one that has to do with the time which construction will be taking place. Long exposure to noise and dust from construction sites can cause stress, anxiety, possible health problems along with sleep disturbances.

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I am a home health care provider, and have the good fortune of caring for my 76 yrs old Mother. I have concerns about how an impending construction site will effect her health as well as others in the surrounding area.

My last request/concern is about the Springcreek Wetlands and the wildlife that resides there.

I would like to request that the wetlands be delineated and have a safety buffer or certain allowances, put into place for the conservation of the many birds and wildlife that make their homes there.

We appreciate the chance to share our concerns and information in order to look at potential options that will keep all parties satisfied.

Thank you
Sincerely
Stephanie Coson

509-930-7979

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JUL 15 2022

CITY OF YAKIMA
PLANNING DIV.

RECEIVED

July 10, 2022

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

JUL 13 2022
CITY OF YAKIMA
PLANNING DIV

RE: Reference file numbers: PLP#005-22, SEPA#013-22, CAO#004-22

Dear Joan Davenport:

I am writing to comment on the proposed development of Canterfield Estates, Phases 1 and 2. Over the last ten years, I observed much development in the City of Yakima and Yakima County. I appreciate the opportunity to comment to help the City of Yakima balance growth with the needs of all the members of the community.

My comments can be grouped into three major areas: 1) impact to drainage with resulting potential increase in flooding threat, 2) potential use of pesticides and possible overspray during any phase of the development, and 3) a full and respectful acknowledgement of indigenous cultural resources that may potentially be encountered.

1) The application makes reference to the classification of the 100-year floodplain as a critical area by the City of Yakima. Typically, a development in a 100-year floodplain means there is a 1% chance of flooding. However, if a structure is near a flooding source such as a stream or drainage or if the landscape is altered in certain ways, the risk of flooding may actually be higher than 1%. In this situation, the risk of flooding may be as high as 26% so that over the course of a 30-year mortgage there can be a one in four chance of flooding.

As shown in the preliminary plat diagram, all of Phase 2, which constitutes the majority of the development in square footage, lies south of the north boundary line of the FEMA-designated 100-year floodplain, thus fully existing within the floodplain. Will the proposal be consistent with the requirements imposed by the City of Yakima and/or Yakima County for development in a floodplain and if so, what impact will that have on surrounding properties?

For instance, the proposal does not call for fill to be brought in. Rather, grading will be performed so that cuts and fills are expected to balance. Even given this situation, will any modifications of the landscape necessary for development in a 100-year floodplain potentially increase the chances of flooding in adjacent areas? I cannot interpret what

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JUL 13 2022

CITY OF YAKIMA
PLANNING DIV.

appears to be contour lines on the preliminary plat diagram since there are no elevations associated with the contour lines. However, based on the general topography, the drainage is essentially eastward consistent with the various drainage features such as Spring Creek, Wide Hollow Creek and unnamed ephemeral tributaries in the vicinity. What I want to know is if any future modification on Phase 2 lots will direct drainage to the south as opposed to the east such that the chance of flooding is increased to those properties adjacent.

- 2) The application does not mention use of herbicides. Yet, can we discount the potential future use of herbicides such as Diuron to control noxious weeds and invasive species during any time during the development of Canterfield Estates? It is not uncommon for herbicides to be applied to the soil after a development has been cleared of vegetation, especially in cases where the development may take several years to complete. If used, please ensure the proper management and application of herbicides so that conditions such as overspray and drift do not occur that will impact the surrounding residential community or the environment.
- 3) The answer to question #2 concerning Historic and Cultural Preservation in Section B of the SEPA checklist does not adequately address the intent of the subsection, i.e., whether a proper evaluation was undertaken or even if one was actually performed. The operating assumption often is that if a cultural resource is not readily visible then it doesn't exist. Yet, we may be ignorant about items of cultural interest, especially archaeological ones, that may reside in the subsurface. The existence of or the encroachment of the urban environment does not negate the possibility of encountering indigenous cultural resources. To address that possibility is the function of the Department of Archaeology and Historic Preservation's (DAHP) WISAARD database and its predictive model. One of the key elements in that predictive model is the proximity to water bodies such that the probability of encountering cultural resources increases as one approaches that feature. Note that Spring Creek, a spring-fed waterbody, exists in close proximity to the proposed development.

Also, my understanding of the WISAARD system is that it was meant to rely on Bayesian statistics such that new information adds to the predictive model used in evaluating an area for the potential to encounter items of cultural interest. Yet, how does one even recognize an item of cultural significance? Typically, an Inadvertent Discovery Plan (IDP) aids in helping workers and others identify items of cultural significance and what steps to take if encountered. I did not see any reference to an IDP in question #3. This seems to be an oversight. Although an IDP may not be required by law, it is good practice.

I support residential development provided that possible impacts have been fully considered and mitigated, as necessary, to prevent or reduce adverse effects to the existing community and to the natural resources, including our cultural ones.

In closing, thank you for the opportunity to comment on this proposed development, your acknowledgement of the importance of public comment in shaping future growth and in providing transparency in government decision-making.

Sincerely,



John Mefford

5123 Lyons Loop

Yakima, WA 98903

(509) 480-2521

Johnmefford.washington@gmail.com

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JUL 13 2022

CITY OF YAKIMA
PLANNING DIV.



RECEIVED

JUL 12 2022

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

CITY OF YAKIMA
COMMUNITY DEVELOPMENT

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

July 12, 2022

Albert Miller
Community Development
City of Yakima
129 North 2nd Street
Yakima, WA 98901

Re: 202203198, SEPA#013-22, PLP#005-22, CAO#004-22

Dear Albert Miller:

Thank you for the opportunity to comment during the Optional Determination of Non Significance process for the Plant of Canterfield Estates Phase 1 & 2. We have reviewed the documents and have the following comments.

WATER RESOURCES

If you plan to use water for dust suppression at your project site, be sure that you have a legal right. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at (509) 379-1826 or email at christopher.kossik@ecy.wa.gov.

Sincerely,

Tricia Sawyer

Tricia Sawyer
Central Regional Office
(509)575-2490
crosepacoordinator@ecy.wa.gov

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AHTANUM IRRIGATION DISTRICT

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

June 22, 2022

RECEIVED

JUN 24 2022

CITY OF YAKIMA
PLANNING DIV

City of Yakima, Department of Community Development
Albert Miller, Assistant Planner
129 North Second Street - 2nd Floor
Yakima, Washington 98901

Subject: PLP#005-22, SEPA#013-22, TCO#007-22, CAO#004-22
Parcel 181333-41012 Mayling Chin (Canterfield Estates)

Dear Mr. Miller:

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

While this parcel is located within our District, the parcel has no surface water right 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).

In summary, no irrigation water will be provided by our District to this development.

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

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

Sincerely,

AHTANUM IRRIGATION DISTRICT

George D. Marshall

George D. Marshall, Stream Patrolman

GM:bab

Cc: Parcel owner: Mayling Chin
Surveyor: PLSA Engineering (Tom Durant)

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