

RESOLUTION NO. R-2018-_____

A RESOLUTION approving the final plat of Rainier Court and authorizing the Mayor to sign the final plat.

WHEREAS, the Preliminary Plat of Rainier Court, consisting of a 3.64 acre 12 lot single family subdivision in the R-2 zoning district, was preliminarily approved by the Yakima City Council on December 8, 2015 by Resolution R-2015-166, (City File Numbers PLP#001-15, and SEPA#028-15); and,

WHEREAS, the subject property was annexed into the City on February 2, 2006; and,

WHEREAS, on October 14, 2015, the City of Yakima Planning Commission held a public hearing to consider the preliminary plat; and,

WHEREAS, on October 28, 2015, the City of Yakima Planning Commission issued their Recommendation for approval for the proposed plat subject to conditions; and

WHEREAS, City of Yakima Planning and Engineering Staff has reviewed the final plat in conjunction with the preliminary plat approval and finds that all necessary conditions of preliminary approval and the requirements in YMC Ch. 14.20 have been satisfied, as outlined in the staff report attached hereto and fully incorporated herein by this reference as "Exhibit A"; and,

WHEREAS, as this final plat comes before City Council for review, each member declares that they have had no contact with either the applicant or opponents of the final plat, reviewed the materials, and finds it is in the best interest of the residents and the City, now; therefore,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF YAKIMA:

The proposed final plat of Rainier Court, consisting of two sheets depicting a subdivision located in the general vicinity of 8911 Summitview, parcel number 181319-24402, is hereby approved and the Mayor is hereby authorized to sign the final plat. The applicant shall file the final plat of Rainier Court for record in the Yakima County Auditor's Office immediately, or as soon thereafter as possible, and the applicant shall be responsible for all filing fees.

ADOPTED BY THE CITY COUNCIL this 20th day of February, 2018.

ATTEST:

Kathy Coffey, Mayor

Sonya Claar Tee, City Clerk

“Exhibit A”

**City of Yakima, Washington
Department of Community Development
Planning Division
Final Plat Staff Report
February 20, 2018**

FILE NO: FLP#003-17
APPLICANT: Columbia Ridge Homes
PROJECT LOCATION: 8911 Summitview Ave
PROPERTY OWNER: Columbia Ridge Homes
PARCEL NUMBER: 181319-24402

I. BACKGROUND AND SUMMARY OF REQUEST

The plat of “Rainier Court” is a Preliminary Long Plat of approximately 3.64 acres, which is comprised of 12 single family residential lots located at 8911 Summitview Ave. The subject plat was recommended for approval by the City of Yakima Planning Commission on October 28, 2015. The Preliminary Long Plat was approved by the Yakima City Council on December 8, 2015 by Resolution R-2015-166 (City of Yakima File Numbers: PLP#001-15 & SEPA#028-15).

The City Engineer's office has reviewed and approved all necessary designs and engineering and indicates that the required improvements are installed and inspected or that the required financial security is in place to secure their installation. The City Engineer has signed the plat in affirmation of this fact. The Planning Division has similarly reviewed the final plat and found it to be in substantial conformance with the terms and conditions of the preliminary plat approval and development agreement, and has similarly signed the final plat. Staff, therefore, recommends acceptance of the final plat and the adoption of the accompanying resolution authorizing the Mayor to sign the final plat.

II. CONDITIONS OF APPROVAL

The approved preliminary plat required the applicant to complete all site improvements listed as conditions in the Findings of Fact, Conclusion, and Recommendation for Request for PLP#001-15. The conditions that must be met before the final plat can be approved consist of the following matters:

General

1. In accordance with YMC Ch. 12.01 and the applicant's preliminary plat, the applicant shall submit and gain approval of civil engineered plans which provide for design of all Title 12 development standards, including but not limited to curb, gutter, sidewalk, street lighting, stormwater, and street design.

Status: Achieved

2. Prior to approval of the final plat all approved improvements shall be constructed or financially secured according to the standards and requirements of the City Engineer and YMC Title 12.
Status: Achieved
3. All lots shall be served with public water from the Nob Hill Water Company. No individual domestic or irrigation wells shall be permitted for any of the lots. Prior to final plat approval, written verification from Nob Hill Water must be submitted to the Planning Division indicating that all construction required to provide each lot with domestic water has been completed and the fees paid.
Status: Achieved
4. All lots shall be provided with public sewer service according to YMC Title 12 standards. Prior to final plat approval written verification from the City of Yakima Engineering Department must be provided to the Planning Division indicating that all sewer extensions have been completed and inspected or financially secured.
Status: Achieved
5. A minimum 8-foot wide public utility easement must be provided adjacent to all public road rights-of-way.
Status: Achieved
6. Easements for new and/or future utilities shall be a minimum of 16-feet in width, provided that the width of easements for buried utilities will be twice the depth of the planned excavation.
Status: Achieved
7. All public and private utilities shall be located underground, with the exception of telephone boxes and such similar structures.
Status: Achieved
8. All public and private utilities to be located within public road rights-of-way must be constructed prior to the start of road construction.
Status: Achieved
9. Fire hydrants shall be placed at the locations specified by the Building Codes and Planning Division and the Yakima Fire Department. All lots must be provided with adequate fire flow.
Status: Achieved
10. All permits required by the Yakima Regional Clean Air Authority shall be obtained. The developer shall designate during working hours a responsible party to serve as contact for suspected air quality violations.
Status: Achieved
11. A final binding stormwater and drainage control plan for the entire property shall be submitted and approved by the City's Engineering Division prior to construction of improvements for any area of the development.

Status: Achieved

12. All addresses shall be as specified in Exhibit "A" of this report. All addresses must be clearly shown on the face of the final plat as required by RCW 58.17.280.

Status: Achieved

13. This plat shall be subject to the following notes, which must be placed on the face of the plat:

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

Status: Achieved

- 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.

Status: Achieved

14. Irrigation approval, if any is required, shall be shown on the face of the final plat.

Status: Achieved

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

Status: Achieved

16. Upon preliminary plat approval the applicant has seven 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.

Status: Achieved

III. FINDINGS

1. The Final Plat was reviewed, processed and approved by The City of Yakima.
2. The final plat is in general conformance with the Preliminary Plat conditions of approval.
3. The applicant has constructed or financially secured the required public infrastructure and improvements necessary for Final Plat approval.

IV. RECOMMENDATION

The City of Yakima, Department of Community Development's, Planning Division, recommends that City Council accept the final plat of Rainier Court, and adopt the accompanying resolution authorizing the Mayor to sign the final plat.

Exhibit “A” of Staff Report

Addressing for the plat of “Rainier Court”

Lot 1: 202 North 90th Avenue
Lot 2: 204 North 90th Avenue
Lot 3: 206 North 90th Avenue
Lot 4: 208 North 90th Avenue
Lot 5: 210 North 90th Avenue
Lot 6: 212 North 90th Avenue
Lot 7: 214 North 90th Avenue
Lot 8: 216 North 90th Avenue
Lot 9: 215 North 90th Avenue
Lot 10: 213 North 90th Avenue
Lot 11: 211 North 90th Avenue
Lot 12: 209 North 90th Avenue