

**COLUMBIA RIDGE HOMES LLC
“RAINIER COURT”
FLP#003-17**

**City Council
City Council Public Meeting
February 20, 2018**

EXHIBIT LIST

Applicant:	Columbia Ridge Homes LLC
File Numbers:	FLP#003-17
Site Address:	8911 Summitview Ave
Staff Contact:	Trevor Martin, Associate Planner

Table of Contents

CHAPTER A	Staff Report
CHAPTER B	Yakima Planning Commission’s Recommendation
CHAPTER C	Vicinity Map
CHAPTER D	Final Plat – Rainier Court

[illegible]



DEPARTMENT OF COMMUNITY DEVELOPMENT

Planning Division

Joan Davenport, AICP, Director

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

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

**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.

DOC.
INDEX

A-1



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

**DOC.
INDEX**

A-1

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.

DOC.
INDEX

A-1

Exhibit "A"

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

**DOC.
INDEX
A-1**

EXHIBIT LIST

[illegible]

**CITY OF YAKIMA, WASHINGTON
PLANNING COMMISSION'S RECOMMENDATION**

October 28, 2015

**In the Matter of a Preliminary Plat
Application Submitted by:**)
)
)
Columbia Ridge Homes)
)
)
For a 12-Lot Preliminary Plat in the)
R-2 Zone in the Vicinity of Summitview Ave.)
And N. 89th Ave. Yakima, WA.)

**PLP #001-15
SEPA #028-15**

A. Introduction. The public hearing process for this application may be summarized as follows:

(1) The Yakima Planning Commission (YPC) conducted an open record public hearing for this application on October 14, 2015.

(2) The staff report presented by Assistant Planner Robbie Aaron recommended approval of the proposed 12-lot preliminary plat subject to the conditions stated within the staff report.

(3) The applicant, Justin Hellem, testified in favor of the application and joined in Mr. Aaron's recommendation for approval of this proposed preliminary plat subject to conditions.

(4) No members of the public provided testimony regarding the plat and no written comments or inquiries from residents or other members of the public were submitted prior to the public hearing.

(5) This recommendation has been issued within ten business days of the hearing.

B. Summary of Recommendation. The Yakima Planning Commission recommends **approval** of this preliminary plat subject to conditions.

C. Basis for Recommendation. Based on a view of the site; consideration of the staff report, exhibits, testimony and other evidence presented at an open record public hearing on October 14, 2015; and a consideration of the applicable subdivision ordinance requirements, zoning ordinance requirements, development standards and consistency criteria; the YPC makes the following:

1

Columbia Ridge Homes, LLC
PLP #001-15, and SEPA #028-15
Summitview Ave. and S. 89th Ave.,
Yakima, WA

**DOC.
INDEX
B-1**

FINDINGS

I. **Applicant.** This preliminary plat application was submitted by Justin Hellem / Columbia Ridge Homes LLC, 404 S 51st Avenue, Yakima, Washington 98908.

II. **Location.** The location of the proposed preliminary plat is the vicinity Summitview Ave. & N. 89th Ave., in the City of Yakima; Assessor's Tax Parcel Number: 181319-24402.

III. **Application.** This application seeks approval to subdivide a lot which is approximately 3.64 acres in size into 12 residential lots ranging in size from 7,007 to 15,291 s.f. The property is located within the Two-Family Residential (R-2) zoning district.

IV. **Notices.** Notices of the October 14, 2015, open record public hearing were provided in accordance with applicable ordinances, including Titles 14, 15 and 16 of the Yakima Municipal Code, in the following manner:

Mailing of Notice of Hearing to owners within 300 feet:	August 19, 2015
Publishing of Notice of Hearing in the Yakima Herald-Republic:	August 19, 2015
Posting of Land Use Action Sign on the property:	August 17, 2015

V. **Environmental Review.** The SEPA Responsible Official issued a Determination of Nonsignificance (DNS) on September 28, 2015, which became final without an appeal.

VI. **Transportation Capacity Management Ordinance.** This preliminary plat of 12 lots was reviewed under the City of Yakima's Traffic Capacity Analysis Ordinance (YMC 12.08) on August 18, 2015. The development will not exceed the PM peak hour capacity of the City Arterial street system and reserve capacity exists on all impacted streets.

VII. **Zoning and Land Uses.** The zoning of the property within the proposed preliminary plat is Two-Family Residential (R-2). The property is currently vacant. The adjacent properties are also zoned R-2 and are currently vacant.

VIII. **Development Services Team.** Comments from the Development Services Team meeting of September 8, 2015, and from public agencies with an interest in the proposed preliminary plat were as follows:

a. Codes:

Columbia Ridge Homes, LLC
PLP #001-15, and SEPA #028-15
Summitview Ave. and S. 89th Ave.,
Yakima, WA

- i. Per section 503 of the IFC, an approved fire department turnaround is required where access roads exceed 150 feet and serve more than 2 single family dwellings, unless dwellings are equipped with a fire sprinkler system.
 - ii. Fire hydrants shall be installed minimally every 500 feet along fire department access roads, which shall provide adequate water supplies in accordance with the required fire flow of proposed structures. Required fire hydrants shall be functional prior to the issuance of building permits.
- b. Engineering:
 - i. Pursuant to YMC Ch. 8.67 and 12.05 new curb, gutter and sidewalk required within new development. Street section shall conform to standard detail R3. New sidewalks shall be constructed per standard detail R5.
 - ii. Pursuant to YMC Ch. 8.64 driveways to be constructed per this chapter and standard detail R4. Any existing driveway that is abandoned or not used shall be replaced with standard curb and sidewalk.
 - iii. Pursuant to YMC Ch. 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.
 - iv. Easements will need to be established per YMC Ch. 12.02.
 - v. Pursuant to YMC § 12.06.020 street and right of way widths shall conform to this section unless otherwise approved. 50' of right of way is required for the new streets. Summitview Ave. is classified as a Minor Arterial, requiring a total of 80' of right of way. It appears that there is 40' of right of way along the subject parcel, which would be adequate.
 - vi. Pursuant to YMC § 12.06.060 temporary dead-end streets shall be provided with a temporary cul-de-sac at the closed end and the design shall provide for continuation of the full right-of-way width to the property boundary.
 - vii. Pursuant to YMC § 12.06.080 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.
- c. Stormwater:
 - i. For the long plat of the property there are no drainage requirements. However, if the applicant proceeds with any utility work prior to getting approved civil plans, an erosion and sediment control plan must be in place before turning any dirt and approved by the City of Yakima Surface Water Engineer prior to construction.
- d. Nob Hill Water:

Columbia Ridge Homes, LLC
PLP #001-15, and SEPA #028-15
Summitview Ave. and S. 89th Ave.,
Yakima, WA

DOC.
INDEX
B-1

"...Nob Hill Water currently is able to serve domestic water to this development."

e. Transit

- i. Yakima Transit currently provides fixed-route bus service along Summitview Avenue (Route 1) south of this site within the FTA defined walk-to-route distance of 3/4 of a mile. There are sidewalks along the site's frontage, Summitview.
- ii. Yakima Transit provides limited services for school-aged children, including those that do not qualify for the school district's bussing program, because they are within a mile of the school. The following schools are located within a mile of the proposed subdivision:
 1. Apple Valley Elementary School (0.25 miles)
 2. Cottonwood Elementary School (0.79 miles)
- iii. Because the proposed subdivision is within Transit's service area and near facilities for school-aged children, sidewalks should be installed along all the roads throughout the proposed subdivision to accommodate special population group's accessibility to the bus system.
- iv. For Yakima Transit, the proposed development has a relatively low impact on transit services even if Class 1 permitted duplexes were built on the proposed lots. No additional transit-related improvements are needed for the proposed development.

f. Wastewater:

- i. Per 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.
- ii. Per YMC § 12.030.070, each building containing sanitary facilities shall be served by a separate and independent private side sewer to the public main. Branched side sewers serving multiple buildings and properties shall not be permitted. Single side sewers serving multiple buildings are permitted. Please identify on the site plan the locations of individual side sewers.

IX. Jurisdiction. Sections 1.42.030, 14.05.050 and 14.20.100 of the Yakima Municipal Code (YMC) provide that the YPC shall hold a public hearing and submit a recommendation to the City Council relative to the subdivision criteria listed in Section 14.20.100 of the YMC and in Chapter 58.17 of the Revised Code of Washington.

X. Preliminary Plat Review Criteria. Section 14.20.100 of the YMC provides that the YPC shall review a proposed preliminary plat during an open record public hearing to determine whether the following standards are satisfied:

(1) Subsection 14.20.100(1) -- Consistency with the provisions of the City's Urban Area Zoning Ordinance: The proposed preliminary plat would be consistent with the intent and character of the Two-Family Residential (R-2) zoning district set forth in Subsection 15.03.020(C) of the Urban Area Zoning Ordinance (UAZO). The stated intent is to establish and

4

Columbia Ridge Homes, LLC
PLP #001-15, and SEPA #028-15
Summitview Ave. and S. 89th Ave.,
Yakima, WA

DOC.
INDEX
B-1

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

The proposed preliminary plat would be consistent with the use and density requirements of the R-2 zoning district. It would also be consistent with the following minimum development requirements set forth in Chapter 15.05 of the UAZO which must be met in order to assure land use compatibility and promote the public health, safety and welfare:

- (a) Lot Coverage: The maximum lot coverage permitted in the R-2 zoning district is 60% and all lots will comply with that limitation.
- (b) Lot Size: The preliminary plat indicates lot sizes that range from 7,007 square feet to 15,291 square feet. Table 5-2 of Ch. 15.05 of the UAZO provides that the minimum lot size for a single-family dwelling is 6,000 square feet.
- (c) Lot Width: Table 5-2 of Chapter 15.05 of the UAZO prescribes a minimum lot width of 50 feet and all proposed lots meet that requirement.
- (d) Structure Setbacks: The minimum structure setbacks permitted in residential zoning districts are intended to provide privacy, light, air and emergency access. Setbacks along easements and rights-of-way are intended to minimize the impacts from traffic on adjoining property owners. The applicable minimum setbacks in the R-2 zoning district will be provided as set forth in Subsection 15.05.020(D) and Table 5-1 of the UAZO.
- (e) Access Required: All new development shall have a minimum of 20 feet of lot frontage upon a public road or be served by an access easement at least 20 feet in width. All lots within this preliminary plat have the required frontage or will be served by an easement that is 20 feet wide in accordance with Subsection 15.05.020(H) of the UAZO.

(2) Subsection 14.20.100(2) -- Consistency with the provisions of the Comprehensive Plan: The Urban Area Comprehensive Plan Future Land Use Map III-3 designates the subject property as suitable for Low Density Residential development. The Medium Density Residential designation is characterized by a mixture of single-family detached residences and duplexes, with a variety of other housing types at a residential density ranging between 7.0 and 11.0 dwelling units per acre. The following goals and policies apply to this preliminary plat application:

- Goal 3.1: Provide for a broad distribution of housing in Yakima that meets the affordability and neighborhood design needs of the public.
- Goal 3.2: Build sustainable new neighborhoods
- Goal 3.3: Preserve existing neighborhoods

Policy 3.3.2: Ensure that new development is compatible in scale, style, density and aesthetic quality to an established neighborhood.

(3) Subsection 14.20.100(3) -- Consistency with the provisions of this title, Title 14 entitled "Subdivision Ordinance": All lots in this preliminary plat will have access upon a public street; will be provided with all necessary public utilities; will exceed the minimum lot size for the R-2 zoning district of 6,000 square feet for single-family residences; and will meet or exceed the minimum lot width of 50 feet as measured at the rear of the required front yard setback. This review and the recommended conditions are intended to ensure consistency with the provisions of the City's subdivision ordinance which are more specifically addressed in the following sections.

(4) Subsection 14.20.100(4)(a) -- Appropriate provisions for public health, safety and general welfare: The construction of new residential units which will complement adjacent uses will make appropriate provisions for the public health, safety and general welfare insofar as there is a need in this community for residences 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.

(5) Subsection 14.20.100(4)(b) -- Appropriate provisions for open spaces: Gailleon Park is located approximately 1.60 miles from this development and is the closest city park. That facility, together with lot coverage of 60 percent or less on the lots proposed for this preliminary plat, will satisfy this plat standard.

(6) Subsection 14.20.100(4)(c) -- Appropriate provisions for drainage ways: Complete stormwater management and drainage design plans, specifications and calculations must be submitted pursuant to the Eastern Washington Stormwater Manual and the City of Yakima Stormwater Management Guide. Any underground injection wells shall be registered with the Department of Ecology. On-site drainage will be permitted by methods to be reviewed and approved by the City. The proposed preliminary plat in these ways makes appropriate provisions for drainage ways.

(7) Subsection 14.20.100(4)(d) -- Appropriate provisions for streets or roads, alleys and other public ways: The preliminary site plan shows adequate dimensions for street improvements that comply with City of Yakima Title 12 Development Standards. Sewer and storm drainage will need to be provided in accordance with City of Yakima standards. These conditions will make appropriate provisions for streets and other public ways.

(8) Subsection 14.20.100(4)(e) -- Appropriate provisions for transit stops: Yakima Transit provides service to the general area via stops on Summitview Ave.

(9) Subsection 14.20.100(4)(f) -- Appropriate provisions for potable water supplies, irrigation and other water suppliers: All lots will be served with public domestic water and water for fire protection purposes by the Nob Hill Water Association.

(10) Subsection 14.20.100(4)(g) -- Appropriate provisions for sanitary waste disposal: There will be appropriate provisions for sanitary waste disposal for the proposed preliminary plat in the form of public sewer service provided in accordance with the City of Yakima's Title 12 standards. Wastewater connection charges shall apply. Each lot shall be served by sanitary sewer through an individual side sewer connection to the main which shall be installed or shall have an approved bond in place to secure its installation prior to the recording of the final plat, and civil engineer design plans shall be submitted and approved by the City of Yakima Engineer in accordance with YMC Chapter 12.03. The utility easement in which the public pipe is to be located must be a minimum 16-foot-wide easement, or greater depending on the depth of the pipe. No septic systems or other method of sewage disposal will be allowed in the proposed preliminary plat.

(11) Subsection 14.20.100(4)(h) -- Appropriate provisions for parks and recreation: Appropriate provisions for parks and recreation areas for residents of this proposed preliminary plat include Gailleon Park which is located approximately 1.60 miles from this development and is the closest city park.

(12) Subsection 14.20.100(4)(i) -- Appropriate provisions for playgrounds: Appropriate provisions for playgrounds exist for this proposed preliminary plat due to the size of the proposed lots and the presence of Gailleon Park is located approximately 1.60 miles from this development and is the closest city park.

(13) Subsection 14.20.100(4)(j) -- Appropriate provisions for schools and schoolgrounds. The nature of this development and the absence of comments from the School District suggest that this preliminary plat will not lack appropriate provisions for schools and school grounds.

(14) Subsection 14.20.100(4)(k) -- Appropriate provisions for sidewalks: Since the proposed plat would have sidewalks along its frontage on public streets in accordance with the City's Title 12 requirements, the proposed preliminary plat will make appropriate provisions for sidewalks.

(15) Subsection 14.20.100(4)(l) -- Appropriate provisions for other planning features that assure safe walking conditions for students who walk to and from school: There was no evidence presented at the hearing of a need for other planning features to be provided within this preliminary plat in order to make appropriate provisions for safe walking conditions for students who walk to and from school as the site provides for sidewalk to allow children safe passage to school or to a school bus stop.

(16) **Subsection 14.20.100(5) -- Public use and interest:** The evidence indicated that this proposed preliminary plat, as conditioned, would be consistent with neighboring land uses and would help serve the residential needs of this area. With the recommended conditions, it will comply with the City's zoning ordinance, subdivision ordinance and comprehensive plan. It will also make appropriate and adequate provisions for the public health, safety and general welfare, open spaces, drainage ways, streets, transit stops, potable water, sanitary waste disposal, parks and recreation, playgrounds and sidewalks, and is in a location where additional provisions for schools or for additional planning features for students who walk to and from school have not been recommended or deemed necessary.

XI. Consistency Analysis under Subsection 16.06.020(B) of the Yakima Municipal Code.

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

(1) The type of land use contemplated by the proposal (a residential development in an R-2 zoning district) is permitted on this site so long as it complies with the conditions imposed by the Yakima City Council, as well as the regulations of the zoning ordinance, subdivision ordinance, building codes and other applicable regulations.

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

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

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

CONCLUSIONS

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

- (1) The YPC has jurisdiction to recommend to the Yakima City Council the approval of a proposed preliminary plat pursuant to Section 14.20.100 of the subdivision ordinance.
- (2) Notice of the public hearing of August 19, 2015, was given in accordance with applicable requirements.
- (3) The SEPA Determination of Nonsignificance (DNS) for this proposed preliminary plat was issued on September 20, 2015, and became final without any appeal.
- (4) The proposed preliminary plat was reviewed for traffic concurrency under the Transportation Capacity Management Ordinance.
- (6) This preliminary plat is in compliance with the consistency requirements of Subsection 16.06.020(B) of the Yakima Municipal Code.
- (7) With the recommended conditions, the proposed preliminary plat as described in the application narrative and site plan received June 8, 2015, is in compliance with the City's Urban Area Comprehensive Plan, subdivision ordinance and zoning ordinance; makes appropriate and adequate provisions for the public health, safety and general welfare and for open spaces, drainage ways, streets, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds and sidewalks; and, according to the weight of the evidence presented at the hearing, does not require that specific provisions be made for the other requisite plat considerations such as additional schools, additional schoolgrounds or additional planning features that assure safe walking conditions for students who walk to and from school; and serves the public use and interest.

RECOMMENDATION

Based upon the findings outlined above, it was moved and seconded that the City of Yakima Planning Commission recommends **APPROVAL** of this proposed 12-lot preliminary plat in accordance with the application and related documents submitted for file numbers PLP #001-15 and SEPA #028-15, and subject to the following conditions:

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 barrier curb, gutter, sidewalk, street lighting, stormwater, and street design.
2. Prior to approval of the final plat all approved improvements shall be constructed or financially secured according to the standards and requirements of the City Engineer and YMC Title 12.
3. All lots shall be served with public water from the Nob Hill Water Company. No individual domestic or irrigation wells shall be permitted for any of the lots. Prior to final plat approval, written verification from Nob Hill Water must be submitted to the Planning

9

Columbia Ridge Homes, LLC
PLP #001-15, and SEPA #028-15
Summitview Ave. and S. 89th Ave.,
Yakima, WA

DOC.
INDEX

B-1

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

4. A minimum 8-foot wide public utility easement must be provided adjacent to all public road rights-of-way.
5. 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.
6. All public and private utilities shall be located underground, with the exception of telephone boxes and such similar structures.
7. All public and private utilities to be located within public road rights-of-way must be constructed prior to the start of road construction.
8. 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.
9. In accordance with YMC § 12.06.050, the applicant shall construct a temporary or permanent cul-de-sac that is less than 600-feet in length.
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.
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.
12. All addresses shall be as specified in Exhibit "A" of this report. All addresses must be clearly shown on the face of the final plat as required by RCW § 58.17.280.
13. This plat shall be subject to the following notes, which must be placed on the face of the plat:
 - a. The addresses shown on this plat are accurate as of the date of recording, but may be subject to change. The City of Yakima Building Codes Division is responsible for the confirmation or reassignment of addresses at the time of building permit issuance.

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

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

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

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.

Dave Fonfara, Chairman
Yakima Planning Commission

Date


Dave Fonfara

10/28/2015

Columbia Ridge Homes, LLC
PLP #001-15, and SEPA #028-15
Summitview Ave. and S. 89th Ave.,
Yakima, WA

11

DOC.
INDEX
B-1

COLUMBIA RIDGE HOMES LLC
“RAINIER COURT”
FLP#003-17

EXHIBIT LIST

CHAPTER C

Vicinity Map

[illegible]

VICINITY MAP



File Number: FLP#003-17

Project Name: COLUMBIA RIDGE HOMES LLC - "RAINIER COURT"

Site Address: 8911 SUMMITVIEW AVE



Proposal: Final Long Plat approval for PLP#001-15 which consists of subdividing 3.64 acres into 12 Single-Family residential lots in the R-2 zoning district.

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

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.
Date Created: 2/6/2018



**DOC.
INDEX
C-1**

“RAINIER COURT”

EXHIBIT LIST

CHAPTER D

[illegible]

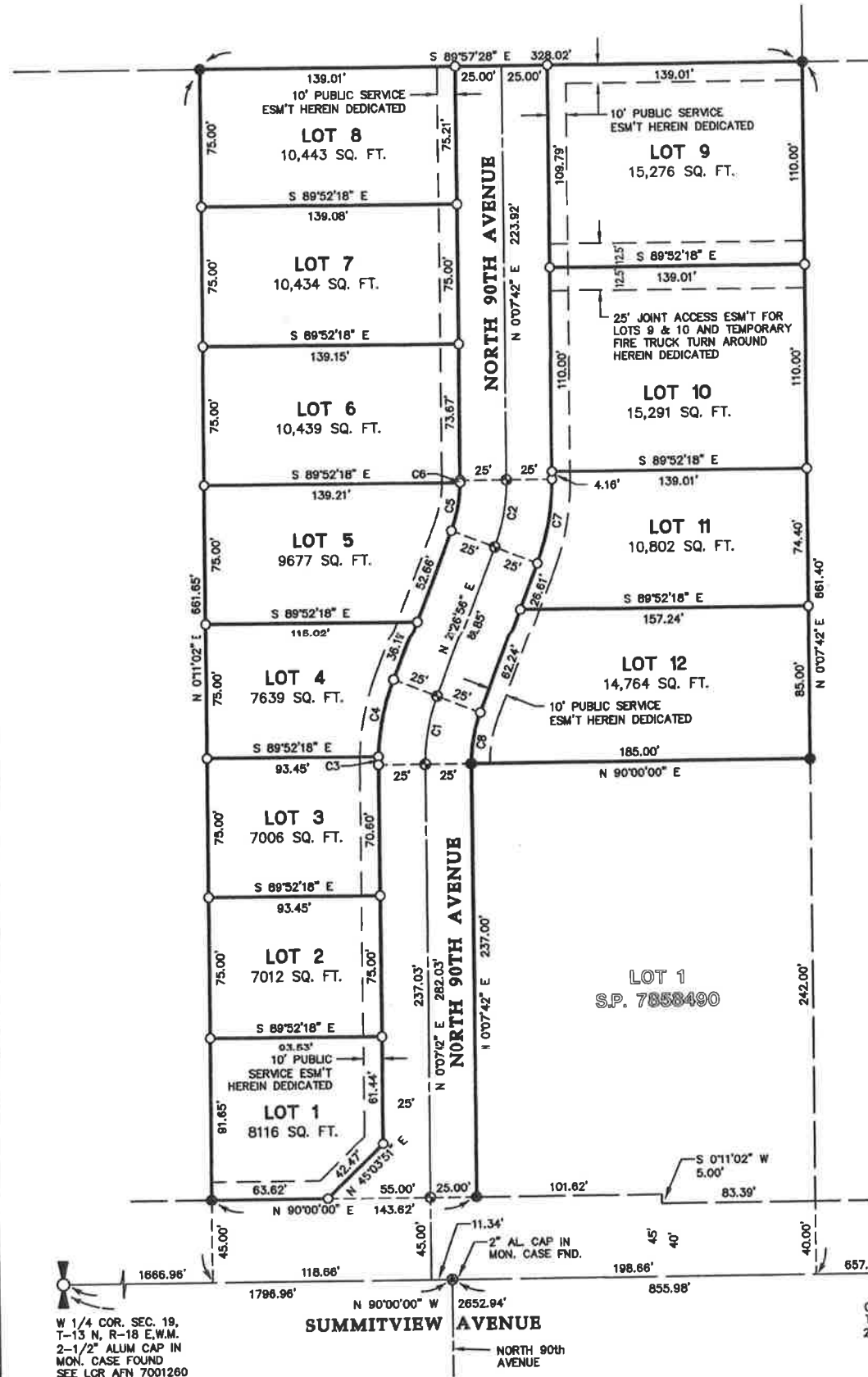
PLAT OF
RAINIER COURT
IN THE SE 1/4, NW 1/4 SEC. 19, T-13 N, R-18 E, W.M.

RECEIVED

NOV 01 2017

CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX
D-1



CURVE TABLE						
CURVE #	RADIUS	DELTA	LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	100.00'	21°25'52"	37.40'	18.92'	S 10°43'59" W	37.19'
C2	100.00'	21°19'14"	37.21'	18.82'	N 10°47'19" E	37.00'
C3	125.00'	2°00'59"	4.40'	2.20'	S 1°01'33" W	4.40'
C4	125.00'	18°24'53"	42.36'	21.38'	S 11°44'29" W	42.15'
C5	75.00'	20°18'16"	26.58'	13.43'	N 11°17'48" E	26.44'
C6	75.00'	1°00'58"	1.33'	0.67'	N 0°38'11" E	1.33'
C7	125.00'	21°19'14"	46.51'	23.53'	N 10°47'19" E	46.25'
C8	75.00'	21°26'56"	28.08'	14.20'	S 10°43'28" W	27.91'

ADDRESSES	
LOT #	ADDRESS
1	202 NORTH 90th AVENUE
2	204 NORTH 90th AVENUE
3	206 NORTH 90th AVENUE
4	208 NORTH 90th AVENUE
5	210 NORTH 90th AVENUE
6	212 NORTH 90th AVENUE
7	214 NORTH 90th AVENUE
8	216 NORTH 90th AVENUE
9	218 NORTH 90th AVENUE
10	220 NORTH 90th AVENUE
11	222 NORTH 90th AVENUE
12	224 NORTH 90th AVENUE

NOTES

- - DENOTES 1/2" REBAR WITH CAP NO'S. 18929/44333 SET.
- ⊙ - DENOTES 2" ALUM. CAP IN MON. CASE NO'S. 18929/44333 SET.
- - DENOTES 1/2" IRON PIN WITH CAP NO. 18929/44333 FOUND.
- BEARINGS SHOWN ARE ON ASSUMED DATUM, RELATIVE TO THE SOUTH LINE OF THE NORTHWEST QUARTER BEING NORTH 90°00'00" WEST.
- SECTION SUBDIVISION INFORMATION TAKEN FROM PLAT OF REED'S ADDITION RECORDED UNDER AUDITOR'S FILE NUMBER 7653754, RECORDS OF YAKIMA COUNTY, WASHINGTON.
- G.L.O. SECTION SUBDIVISION CORNERS SHOWN HEREON AS FOUND WERE VISITED IN SEPTEMBER 2017.
- BOUNDARY PREVIOUSLY SURVEYED AND RECORDED UNDER AUDITOR'S FILE NUMBER 7858490, RECORDS OF YAKIMA COUNTY, WASHINGTON. SEE SAID SHORT PLAT FOR FURTHER INFORMATION.
- P.S. ESM'T DESIGNATES A PUBLIC SERVICE EASEMENT. THE PUBLIC SERVICE EASEMENT IS AVAILABLE BUT NOT LIMITED TO THE FOLLOWING USES: POWER, TV, TELEPHONE, IRRIGATION, STORM DRAINAGE, SEWER AND NATURAL GAS.
- THE OWNERS SHOWN HEREON, THEIR GRANTEEES AND ASSIGNEES IN INTEREST HEREBY COVENANT AND AGREE TO RETAIN ALL SURFACE WATER GENERATED WITHIN THE PLAT ON-SITE.
- A PORTION OF THIS SURVEY WAS PERFORMED WITH A LEICA GS14 GNSS RECEIVER CONNECTED TO THE WASHINGTON STATE REFERENCE NETWORK (WSRN) USING REAL TIME KINEMATIC (RTK) PROCEDURES.
- A PORTION OF THIS SURVEY WAS PERFORMED WITH LEICA MSSO USING FIELD TRAVERSE PROCEDURES.
- THIS SURVEY MEETS OR EXCEEDS THE STANDARDS CONTAINED IN WAC 332-130-090.
- THE ADDRESSES SHOWN ON THIS MAP ARE ACCURATE AS OF THE DATE OF RECORDING, BUT MAY BE SUBJECT TO CHANGE. THE CITY OF YAKIMA CODE ADMINISTRATION DIVISION IS RESPONSIBLE FOR THE CONFIRMATION OR REASSIGNMENT OF ADDRESSES AT THE TIME OF BUILDING PERMIT ISSUANCE.



50 0 50 FEET
SCALE: 1" = 50'

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JUSTIN HELLEM IN SEPTEMBER, 2017.

Richard L. Wehr 9-27-17
RICHARD L. WEHR, CERTIFICATE NO. 18929. DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS DAY OF
20 AT M., UNDER A.F. NO.
RECORDS OF YAKIMA COUNTY, WASHINGTON.

COUNTY AUDITOR BY DEPUTY



9-27-17

PLSA ENGINEERING-SURVEYING-PLANNING
1120 WEST LINCOLN AVENUE
YAKIMA, WASHINGTON 98902
(509) 575-6990

CITY OF YAKIMA PLAT OF RAINIER COURT
PARCEL NO. 181319 - 24402
— PREPARED FOR —
COLUMBIA RIDGE HOMES

SE 1/4, NW 1/4, SEC. 19, T-13 N, R-18 E, W.M.

DRAWN BY: DTL
DATE: 9/26/2017
JOB NO. 14067
SHEET NO. 1 OF 2

W 1/4 COR. SEC. 19,
T-13 N, R-18 E, W.M.
2-1/2" ALUM CAP IN
MON. CASE FOUND
SEE LCR AFN 7001260

CENTER 1/4 SEC. 19,
T-13 N, R-18 E, W.M.
2-1/2" ALUM CAP IN
MON. CASE FOUND
SEE LCR 2M-1836

P:\projects\T-13, R-18\section_19\14067_columbia_ridge_homes.sp_app_msa\sec_19\14067_plat2.dwg, 9/27/2017 8:54:46 AM, Wehr

PLAT OF
RAINIER COURT
IN THE SE 1\4, NW 1\4 SEC. 19, T-13 N, R-18 E,W.M.

RECEIVED
NOV 01 2017
CITY OF YAKIMA
PLANNING DIV.

DOC.
INDEX
D-1

YAKIMA-TIETON IRRIGATION APPROVAL

THE PROPERTY DESCRIBED HEREON IS LOCATED WHOLLY OR IN PART WITHIN THE BOUNDARIES OF THE YAKIMA-TIETON IRRIGATION DISTRICT. I HEREBY CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY SHOWN ON THIS SHORT PLAT, ARE ADEQUATE TO SERVE ALL LOTS LOCATED WITHIN THIS SHORT PLAT WHICH ARE OTHERWISE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I ALSO CERTIFY THAT THE IRRIGATION EASEMENTS AND RIGHTS OF WAY, ARE ADEQUATE TO TRANSMIT IRRIGATION WATER THROUGH THIS SHORT PLAT TO OTHER ADJACENT LAND ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT. I FURTHER CERTIFY THAT:

- _____ THIS SHORT PLAT CONTAINS COMPLETE IRRIGATION DISTRIBUTION FACILITIES IN ACCORDANCE WITH THIS DISTRICT'S STANDARDS, OR
- _____ PROVISIONS ACCEPTABLE TO THE DISTRICT HAVE BEEN MADE BY COVENANT AND AGREEMENT FOR COMPLETED IRRIGATION DISTRIBUTION FACILITIES TO ALL LOTS; SAID AGREEMENT IS FILED SUPPLEMENTAL TO THIS SHORT PLAT, OR
- _____ THE EXISTING IRRIGATION DISTRIBUTION FACILITY IS ADEQUATE TO MEET THIS REQUIREMENT.
- _____ LOTS _____ ARE IN WHOLE OR IN PART, NOT CLASSIFIED AS "IRRIGABLE LAND" BY THIS DISTRICT AND/OR ARE NOT CURRENTLY ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THIS DISTRICT.

BY _____
SECRETARY (OR DESIGNEE)
YAKIMA-TIETON IRRIGATION DISTRICT

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ARE PAID THROUGH _____ 20____

BY _____
TREASURER, YAKIMA-TIETON IRRIGATION DISTRICT

APPROVALS

APPROVED BY THE CITY OF YAKIMA ENGINEER

_____ DATE _____

APPROVED BY THE CITY OF YAKIMA ADMINISTRATOR

_____ DATE _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CHARGEABLE REGULAR AND SPECIAL ASSESSMENTS COLLECTIBLE BY THIS OFFICE THAT ARE DUE AND OWING ON THE PROPERTY DESCRIBED HEREON ON DATE OF THIS CERTIFICATION HAVE BEEN PAID. DATED THIS _____ DAY OF _____ 20____

BY: _____
YAKIMA COUNTY TREASURER'S OFFICE

LEGAL DESCRIPTION

LOT 2 OF SHORT PLAT RECORDED UNDER AUDITOR'S FILE NO. 7858490, RECORDS OF YAKIMA COUNTY, WASHINGTON.

DEDICATION AND WAIVER OF CLAIMS

KNOW ALL MEN BY THESE PRESENTS THAT COLUMBIA RIDGE HOMES, L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, IS ALL PARTIES HAVING OWNERSHIP INTEREST IN THE LAND HEREON DESCRIBED; HAVE WITH ITS FREE CONSENT AND IN ACCORDANCE WITH ITS DESIRES CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON; AND DOES HEREBY DEDICATE THOSE ROADS AND/OR RIGHTS-OF-WAY SHOWN AS PUBLIC DEDICATIONS HEREON TO THE USE OF THE PUBLIC; DOES HEREBY WAIVE ON BEHALF OF ITSELF AND ITS SUCCESSORS IN INTEREST ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF YAKIMA AND ANY OTHER GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID DEDICATED ROADS AND/OR RIGHTS-OF-WAY; AND DOES HEREBY DEDICATE THE EASEMENTS AS SHOWN HEREON FOR THE USES INDICATED.

JUSTIN HELLM, MANAGING MEMBER BRIANNE HELLM, MANAGING MEMBER

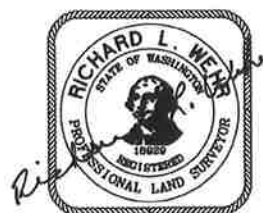
ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)SS
COUNTY OF YAKIMA)

ON THIS _____ DAY OF _____, 2017, BEFORE ME PERSONALLY APPEARED JUSTIN HELLM AND BRIANNE HELLM, TO ME KNOWN TO BE THE AUTHORIZED MANAGING MEMBERS OF THE LIMITED LIABILITY COMPANY THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID COMPANY, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT ON BEHALF OF SAID COMPANY.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES _____



9-27-17

PLSA		ENGINEERING-SURVEYING-PLANNING 1120 WEST LINCOLN AVENUE YAKIMA, WASHINGTON 98902 (509) 575-6990	
CITY OF YAKIMA PLAT OF RAINIER COURT		DRAWN BY: DTL	
PARCEL NO. 181319 - 24402		DATE: 9/26/2017	
—PREPARED FOR—		JOB NO. 14067	
COLUMBIA RIDGE HOMES		SHEET NO.	
SE 1/4, NW 1/4, SEC. 19, T-13 N, R-18 E,W.M.		2 OF 2	

P:\projects\T-13, R-18\section_19\14067_columbia_ridge_homes_sp_app_map_sec_191318\project_files\survey\14067\p12.dwg, 9/27/2017 8:55:09 AM, Wehr