



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

**CITY OF YAKIMA**  
**NOTICE OF CLOSED RECORD PUBLIC HEARING**  
**Spring Creek Heights Preliminary Plat**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a Closed Record Public Hearing to consider the Planning Commission's recommendation regarding preliminary long plat approval of Spring Creek Heights, submitted by Michael & Kathy Hovenkotter. The plat will subdivide approx. 8.71 acres into 19 single-family lots in the R-1 zoning district located at 7509 Occidental Rd.

Said closed record public hearing will be held on **Monday, August 1, 2022, at 6:00 p.m.**, or soon thereafter, in the Council Chambers at City Hall located at 129 N. 2nd Street, Yakima, WA. *Closed Record Hearing* means the public is invited to testify on the existing Planning Commission's records but will not be allowed to introduce any new information.

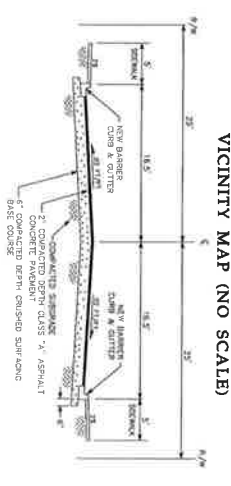
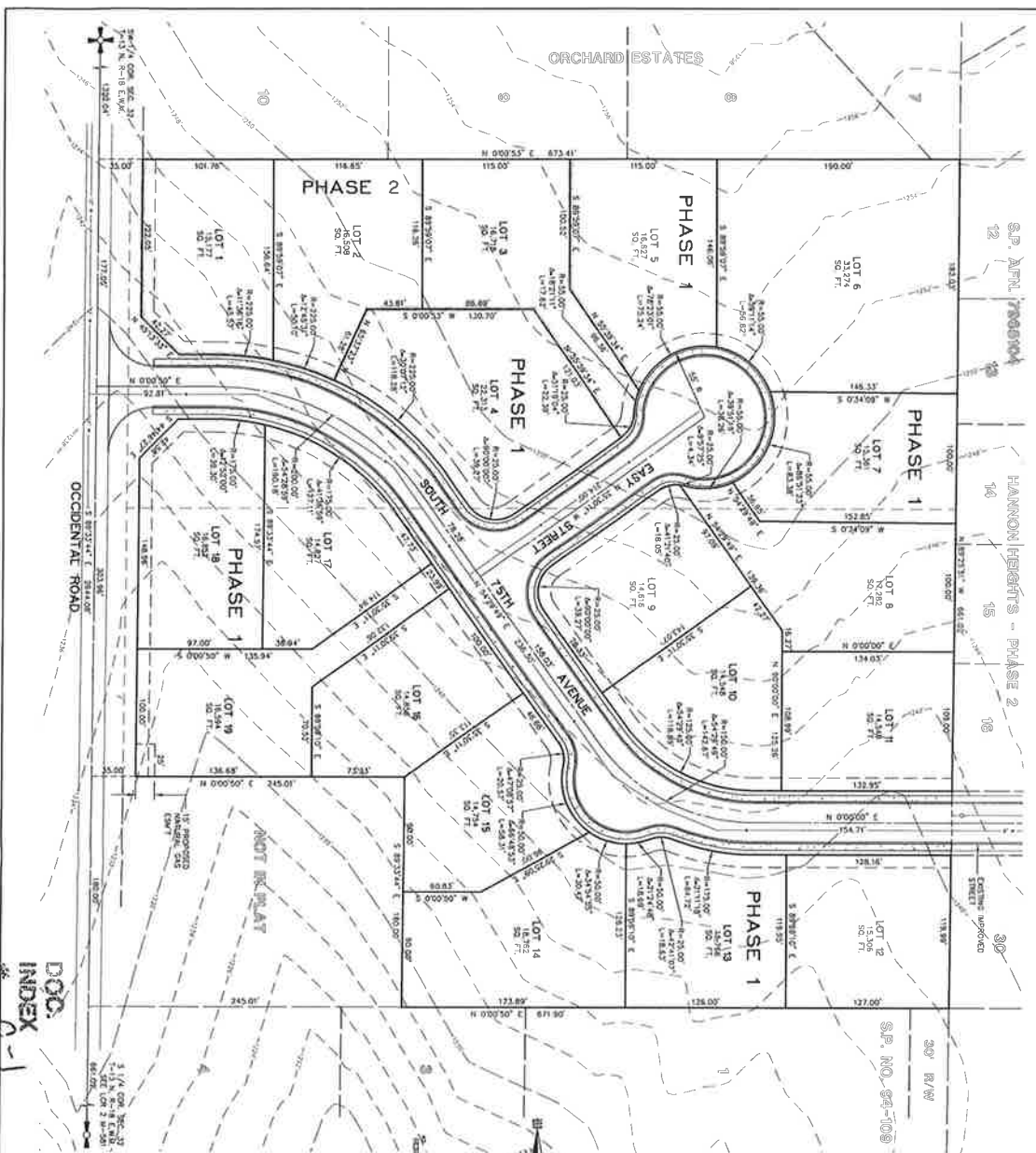
Any citizen wishing to comment on the amendments is welcome to attend the public meeting in person or via Zoom (information on the agenda). The City Council agenda will be posted online at: <https://www.yakimawa.gov/council/agendas-and-minutes/> Please contact City Planning for additional information at 509-575-6183.

Dated this 15<sup>th</sup> day of July, 2022.

Sonya Claar Tee, CMC  
City Clerk

# PRELIMINARY PLAT OF SPRING CREEK HEIGHTS

IN THE SE 1/4, SW 1/4, SEC. 32, T-13 N, R-18 E, WM



SO. 75TH AVE. ROADWAY SECTION

VICINITY MAP (NO SCALE)



**LEGAL DESCRIPTION**  
THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 13 NORTH, RANGE 18 EAST, WM, EXCEPT THE EAST 200 FEET THEREOF, AND EXCEPT MOORE ALONG NORTH LINE.

**PLAT PHASING**  
PHASE 1, LOTS 4 THRU 19  
PHASE 2, LOTS 1, 2 & 3

**RECEIVED**  
JAN 2 & 2022  
CITY OF YAKIMA  
PLANNING DIV.

- NOTES**
1. SELECTED PROPERTY AND ADJACENT PROPERTIES ARE ZONED R-1, SINGLE-FAMILY RESIDENTIAL.
  2. THE TOTAL AREA OF THE PROPOSED PLAT IS 888 ACRES WITH 132 ACRES WILL BE DEDICATED FOR STREET RIGHT OF WAY.
  3. ALL STORM WATER GENERATED BY NEW IMPROVED SURFACES WILL BE MANAGED ON SITE.
  4. CONCRETE WALKS WILL BE PROVIDED BY HOME BUILT WATER COMPANY.
  5. SANITARY SEWERS ARE GOING TO BE INSTALLED BY METROLINK ON-STREET STREETS.
  6. PROPERTY LINES AND EASEMENTS ARE TO BE LOCATED FROM THE BACK OF CURB TO THE BACK OF THE PAVEMENT SERVICE DRIVEWAY. THE SERVICE DRIVEWAY IS TO BE LOCATED AT THE BACK OF THE DRIVEWAY.
  7. PROPERTY LINES AND EASEMENTS ARE TO BE LOCATED FROM THE BACK OF CURB TO THE BACK OF THE PAVEMENT SERVICE DRIVEWAY. THE SERVICE DRIVEWAY IS TO BE LOCATED AT THE BACK OF THE DRIVEWAY.
  8. A STREET IMPROVEMENTS SHALL CONFORM TO CITY OF YAKIMA STANDARDS.

**OWNER/DEVELOPERS**  
MARK & KATHY HANNOON  
HANNON HEIGHTS  
1500 N. WASHINGTON AVE  
YAKIMA, WASHINGTON 98902  
PH: 509-444-1112

**SURVEYOR/ENGINEER**  
MICHAEL J. HORN, P.E.  
PLANNING ENGINEERING & SURVEYING  
201 N. 20TH AVENUE, SUITE 3  
YAKIMA, WASHINGTON 98902

**PLSA**  
ENGINEERING-SURVEYING-PLANNING  
501 NORTH 20TH AVENUE, SUITE 3  
YAKIMA, WASHINGTON 98902  
(509) 575-6590

PRELIMINARY PLAT  
APPROVED FOR  
MARK HANNOON/OWNER  
DATE: 12/27/2021  
BY: 21893

1 of 1

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INDEX  
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**Project Name:** MICHAEL & KATHY HOVENKOTTER / "PLAT OF SPRING CREEK HEIGHTS"

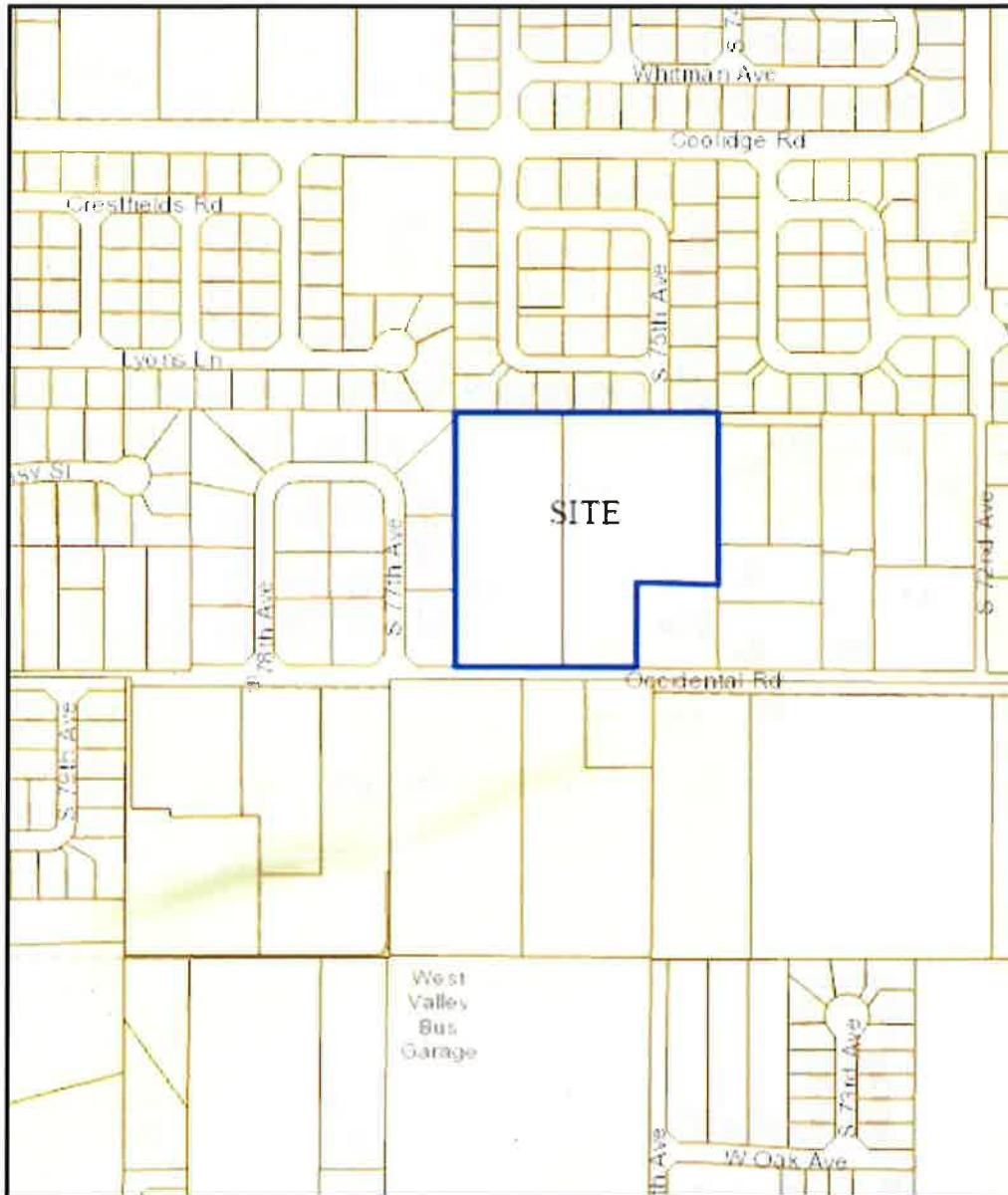
**Site Address:** 7509 OCCIDENTAL RD

**File Number(s):** PLP#001-22, SEPA#002-22 & TCO#002-22

**Proposal:** Proposed preliminary long plat to subdivide approximately 8.71 acres into 19 single-family lots in the R-1 zoning district. /



## VICINITY MAP



Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.  
Date Created: 5/18/2022

