



**COMMUNITY DEVELOPMENT DEPARTMENT**

**Planning Division**

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

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**CITY OF YAKIMA**

**FINDINGS OF FACT, CONCLUSIONS AND DECISION  
FOR  
REQUEST FOR SUBDIVISION & CRITICAL AREA REVIEW**

**Application Numbers: PSP#014-15 & CAO#002-15**

**APPLICANT:** Cleat City LLC

**APPLICANT ADDRESS:** 1214 N. 20<sup>th</sup> Ave. Yakima, WA 98902

**PROPERTY OWNER:** Cleat City LLC P.O. Box 8093 Yakima, WA 98903

**PROJECT LOCATION:** 2210 S. 38<sup>th</sup> Ave. Yakima, WA

**PROJECT NUMBERS:** PSP#014-15 & CAO#002-15

**DATE OF REQUEST:** October 16, 2015

**DATE OF COMPLETE APPLICATION:** October 30, 2015

**DATE OF DECISION:** November 20, 2015

**STAFF CONTACT:** Jeff Peters, Supervising Planner

**I. DESCRIPTION OF REQUEST:**

The City of Yakima, Planning Division has received a Preliminary Short Plat and Critical Area application from Cleat City LLC requesting to subdivide two parcels of land totaling approximately 118 acres in size into nine lots ranging in size from 3.5 to 27 acres in size with six of the nine lots partially encumbered by FEMA 100 year floodplain designation.

**II. SUMMARY OF DECISION:**

Based upon a view of the site, matters contained in the application, Development Services Team (DST) comments, a review of the Yakima Urban Area Comprehensive Plan, the Yakima Urban Area Zoning Ordinance, Subdivision Ordinance, Title 12 Development Standards, and the Findings and Conclusions herein, the City of Yakima Subdivision and Zoning Administrator has **approved** this application.

**III. FACTS:**

**A. Statement of Cause:**

Pursuant to YMC § 14.15.010, the applicant's statement in the Preliminary Short Plat and Critical Area application dated October 19, 2015, requests this subdivision of land for the following purpose: "This subdivision has been proposed for the expressed purpose of creating individual lots of record to support the future financial segregation



needs and development of the existing property owners, and to dedicate rights –of-ways which may be necessary for future development...”.

**B. Processing:**

1. On October 16, 2015, the applicant submitted their applications for a nine-lot short plat and Critical Area Review of the subject property.
2. On October 30, 2015, the applicant’s application were determined complete for processing.
3. A Notice of Application was mailed on October 21, 2015, to the applicant and adjoining property owners within a 300-foot radius of the subject property requesting comments on the proposed short plat and Critical Area Review.
4. The twenty-day public comment period for these applications ended on November 12, 2015, with five comments filed.
5. Development Services Team (DST) Review:  
This proposal was reviewed by the city’s DST team on November 13, 2015. Final comments of the DST meeting may be viewed at the City of Yakima Planning Division within City File Numbers: PSP#014-15 & CAO#002-15.

**IV. FINDINGS:**

**General Site Findings**

1. The subject properties are zoned Light Industrial (M-1) and Suburban Residential (SR).
2. The subject properties are currently occupied by two single-family homes and several accessory buildings. The parcels both have a history of Agricultural use.
3. The subject properties are both presently encumbered by a Federal Emergency Management (FEMA) 100 Year Flood Plane designation, and parcel 181334-33001 is identified on the City of Yakima’s wetland inventory map as possibly having palustrinea soils that could contain a wetland. Both of these designations require review and approval under the City of Yakima’s Critical Area Ordinance YMC Ch.15.27.
4. In support of these applications, CL2#014-15, SEPA#035-15, and CAO#003-15, the applicant has submitted a Phase 1 Environmental Site Assessment Report by PLSA Engineering & Surveying, a Wetland Inventory performed by The Wetland Corps Environmental Permitting Consultants, L.L. C., and a Transportation Impact Analysis for the Yakima Sports Complex.
5. The subject properties are proposed to be developed into a public/private sports park, which will offer open space, parks, recreation, and playgrounds.
6. In accordance with WAC 197-11-800 (6) (d), short subdivision approvals are exempt from review under the State Environmental Policy Act (SEPA).

**Subdivision Findings:**

7. All lots within the Preliminary Short Plat comply with the minimum lot sizes of the SR and M-1 zoning districts of one acre of property located within the 100-year floodplain in accordance with YMC § 15.05.030, as the smallest lot is approximately 3.5 acres in size.
8. All lots within the Preliminary Short Plat exceed the minimum lot widths of the SR and M-1 zoning districts of 60 ft. in accordance with YMC § 15.05 Table 5-2.
9. In accordance with YMC §§ 15.05.020 (H), and 14.25.040, all proposed lots either have a minimum of twenty feet of lot frontage upon a public road or are served by an access easement at least twenty feet wide.
10. Existing open space and parks, recreation and playgrounds may be found located within two miles of this subdivision due to the proximity of both West Valley Neighborhood and Kissel Parks.
11. Multiple schools are located within two miles of this subdivision.
12. Yakima Transit does not serve the project area.
13. City of Yakima sewer service is available to the site through extension of the 12-inch sewer main located within Sorenson Rd.

14. The subject site is located within the service area of Nob Hill Water Association who has indicated that they have the capacity to serve the subject development, and that there are existing water lines located in Sorenson Rd. which are capable of being extended and looped through the site.
15. The subject property has frontage upon S. 36<sup>th</sup> Ave., Sorenson Rd., Coolidge Pl., and S. 47<sup>th</sup> Ave.
16. All public streets serving the subject properties are designated as Local Access Streets and require a minimum of 50 ft. of right-of-way with 32 ft. of pavement or greater per YMC § 12.06.020.
17. Based upon the records of the City of Yakima S. 36<sup>th</sup> Ave. has a total of 50 ft. of right-of-way, however the County Engineer has indicated that based upon the anticipated traffic volumes, an additional 10 ft. of property is required to be dedicated to handle the additional traffic. Sorenson Rd. which currently terminates approximately 723 ft. from parcel 18133-434001's east property line has a total of 40 ft. of right-of-way. The applicant has proposed to continue the extension of Sorenson Rd. through the subject properties by dedication of a 40 ft. strip of property. Coolidge Rd. has a total of 60 ft. of right-of-way, and 47<sup>th</sup> Ave. has a total of 50 ft. of right-of-way meeting the requirements of YMC § 12.06.020, but lacks a cul-de-sac for vehicle turnaround as required by YMC § 12.06.050.
18. As all public streets within the proposed plat are or will be within the jurisdiction of Yakima County, with the exception of S. 36<sup>th</sup> Ave, the Yakima County Engineer has specified the following streets are to be developed as follows:
  - a. S. 42<sup>st</sup> Ave/S. 40<sup>th</sup> Ave./W/Coolidge Ave.: "Yakima County did not intend for these roadways to cross the 100 year floodplain. Yakima County would not require any improvements to these streets as a result of the proposed development."
  - b. S. 47<sup>th</sup> Ave.: "...This street may provide access to proposed Lot 8. Yakima County recommends that any improvements to S. 47<sup>th</sup> be postponed until such time as there is specific development on this lot."
  - c. Sorenson/Coolidge west extension: "Yakima County recommends that a temporary 24 foot hard surface roadway be constructed (curb and gutter not required) with turn around. This roadway will be constructed to full standards by the Local Jurisdiction at a later date."
  - d. Sorenson at S. 36<sup>th</sup> Ave.: "This intersection should be constructed as a "T" intersection to allow for the further extension of Sorenson to the east."
  - e. S. 38<sup>th</sup> Ave. at Sorenson Ave.: "This intersection should be constructed as an "T" intersection and not a curve."
19. Due to the fact that Lots 8 and 9 are not planned to have access to S. 47<sup>th</sup> and W. Coolidge Ave. two twenty foot wide access easements will be required to be established across Lots 5 and 6.
20. The subject site currently lacks curb, gutter, and sidewalk on all street frontages for children to walk to and from school, and to provide safe passage for the elderly and/or disabled.
21. RCW 58.17.110 (B): Requires that: "A proposed subdivision and dedication shall not be approved unless the city, town, or county legislative body makes written findings that: (a) Appropriate provisions are made for the public health, safety, and general welfare and for such 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 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) the public use and interest will be served by the platting of such subdivision and dedication..."

**Critical Area Findings:**

22. The subject properties are encumbered by the FEMA 100-year floodplain, and a possible wetland area, and require review and approval under YMC § 15.27.
23. On October 16, 2015, the applicant submitted a Critical Area Identification application form, and a Wetland Inventory performed by The Wetland Corps Environmental Permitting Consultants, L.L. C.
24. On November 12, 2015, the Administrative Official reviewed all pertinent information pertaining to the two Critical Areas, and determined that "Critical Areas are Present, but there is No Impact". The Administrative Official specifically found that: 1) the wetland area no longer exists as identified in the Wetland Corps Wetland Inventory; and 2) approval of the Preliminary Short Plat will not negatively impact the FEMA 100-year floodplain as the proposed short plat meets all applicable Floodplain Development standards of YMC § 15.27.
25. In accordance with YMC § 15.27.300 (E)(2), the Administrative Official has determined that the provisions of the City's Critical Area Ordinance are adequately addressed through the provisions of the City's Subdivision approval process, and are therefore being combined to coincide with one another.
26. All proposed roads and utilities for the proposed subdivision are located outside of the 100-year floodplain, and any Critical Area buffer that may be associated with the pond located north of proposed Lot #8.
27. FEMA and the Yakima County Flood Control District are presently restudying the floodplain for Ahtanum Creek. The Administrative Official determined that it is unfeasible to require the FEMA 100-year floodplain to be contained in a single tract, parcel, or easement. However, upon further development and finalization of the new floodplain map an easement may be recorded.
28. All proposed lots within the Preliminary Plat that contain the FEMA 100-year floodplain, also contain a usable building envelope/area which exceeds an acre in size, and is located outside of all critical areas.
29. The applicant has depicted the FEMA 100-year floodplain on the preliminary plat and will be required in accordance with this decision to disclose this information on the final plat in addition to the base flood elevation.
30. Although the subject water and sewer lines will be generally located outside of the floodplain, all water supply systems and sanitary sewage systems will be required to be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters in accordance with YMC § 15.27.408.
31. Based upon the location of the FEMA 100-year floodplain, the location of proposed and existing streets, and other critical area features, the Administrative Official finds that this subdivision proposals: 1) will minimize flood damage; 2) have roadways, public utilities and other facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage; 3) have adequate drainage provided to reduce exposure to flood damage; 4) include base flood elevation data; and 5) include base flood elevation data on the final plat in accordance with YMC § 15.27.408.

**V. APPLICABLE LAW: Pertinent articles are included in attachment "A".**

**VI. CONCLUSIONS:**

1. This Preliminary Short Plat complies with the general requirements for short subdivision approval as specified by YMC Ch. 14.15 and Ch. 15.05.
2. The proposed short subdivision provides for the public health, safety and general welfare, as subject properties will be served by all appropriate public utilities and there is no known public health or safety issue associated with the subject property.
3. This proposed short plat serves the public use and interest.

4. This preliminary plat is exempt from review under the State Environmental Policy Act in accordance with WAC 197-11-800 (6) (d).
5. The proposed subdivision meets all the applicable Critical Area development standards of YMC Ch. 15.27.
6. In accordance with YMC § 15.27.300 (E)(2), approval of this preliminary short plat also constitutes approval of a Critical Area Standard Development Permit for CAO#002-15.

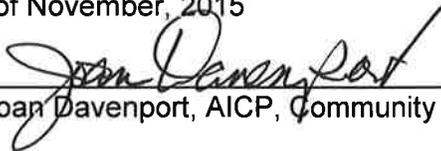
**VII. DECISION:**

The City of Yakima Subdivision Administrator hereby approves this Preliminary Short Plat and Critical Area request, application numbers: PSP#014-15 & CAO #002-15 based upon the above findings and conclusions and subject to the conditions of approval as follows:

1. Easements shall be dedicated along the front of each lot and where public utilities, and shared access is required in accordance with YMC §§ 12.02.010, and 12.02.020.
2. Two twenty foot wide access easements shall be recorded over Lots #5 and 6 to serve Lots #8 and 9.
3. Each lot and development shall be served by sanitary sewer and domestic water lines in accordance with YMC §§ 12.03.010, 12.03.040, 12.03.070, 12.04.010, 12.04.020, and 12.04.040 prior to recording of the final plat.
4. All water supply systems and sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharge from the systems into floodwaters in accordance with YMC § 15.27.408.
5. The applicant shall dedicate 40 ft. of right-of-way along the properties south property line in alignment with Sorenson Rd. from S. 38<sup>th</sup> Ave. to the subject properties west property line, and 10 ft. of right-of-way for this properties frontage on S. 36<sup>th</sup> Ave. to Yakima County in accordance with the requirements of the Yakima County Engineer.
6. Any improvement to the terminus of S. 47<sup>th</sup> Ave. shall be deferred until such time as Lot 8 is further developed in accordance with the requirements of the Yakima County Engineer.
7. The extension of Sorenson Rd./ Coolidge Ave. west extension shall initially be constructed as a temporary 24-foot hard surfaced roadway starting at S. 38<sup>th</sup> Ave. and continuing to the W. lot line of Lot # 3 where a temporary cul-de-sac turnaround shall be installed in accordance with YMC § 12.06.050, and the requirements of the Yakima County Engineer. Frontage improvements for this section of Sorenson Rd. shall be deferred until such time as development occurs on Lots #5 - 9, or development of the Soccer Park on Lots #1 – 3 requires development of a Local Access Street in accordance with the developments Class (2) and State Environmental Policy Act Decisions. Similarly, construction of Sorenson Rd. E. of Lot 5 to the W. lot line of Lot 7 shall also be deferred until such time as development occurs upon any of Lots # 5 – 9.
8. The intersection of Sorenson Rd. and S. 36<sup>th</sup> Ave. shall be constructed as a “T” intersection, and the applicant shall dedicate any additional rights-of-way necessary in accordance with the requirements of the Yakima County Engineer.

9. Sorenson Rd. and S. 38<sup>th</sup> Ave. shall be constructed as a "T" intersection, and the applicant shall dedicate any additional rights-of-way necessary in accordance with the requirements of the Yakima County Engineer.
10. Sorenson Rd. E. of S. 38<sup>th</sup> Ave. and S. 36<sup>th</sup> Ave. shall be fully improved with curb, gutter, sidewalk, and streets lights in accordance with YMC § 12.06.070, and 12.06.080.
11. The applicant and/or City of Yakima shall record a deferral agreement codifying and binding any and all property owners to the conditions of the Preliminary Short Plat decision.
12. All addresses shall be clearly shown on the face of the Final Plat (RCW 58.17.280). Additionally, a note shall be shown on the face of the Final Plat stating: "The addresses shown on this plat 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." The following addresses shall be utilized for the created lot:  
Lots 1, 2, and 4 – 2200 S. 36<sup>th</sup> Ave., Lot 3 -4001 Sorenson Rd., Lot 5 – 4201 Sorenson Rd., Lot 6 – 4501 Sorenson Rd., Lot 7 – 4601 Sorenson Rd., Lot 8 – 4701 Sorenson Rd., Lot 9 - 4209 Sorenson Rd.
13. In accordance with YMC 14.05.200, "the subdivision or short subdivision applicant may, as an alternative to actual construction of any required improvements, provide a surety bond or other secure method providing for and securing to the city the actual construction of required improvements... In cases of subdivision, the bond or other method of securing actual construction of required improvements shall be subject to approval by the City and County Engineer and City Attorney prior to approval of the final plat..."
14. The applicant is authorized to have the short plat prepared by a registered land surveyor in accordance with the provisions of YMC Chapter 14.15 (City Subdivision Ordinance). The final short plat must be substantially the same, with regards to lot sizes and layout, as the preliminary plat.
15. A current Short Plat Certificate, title report, or title policy covering the subject property must accompany the final short plat.
16. All other requirements of the zoning and subdivision ordinance, although not specifically set forth herein, must be complied with in their entirety.

DECISION made this 20<sup>th</sup> day of November, 2015

  
Joan Davenport, AICP, Community Development Director

#### **VIII. APPEALS:**

Pursuant to YMC Section 14.15.010, any person aggrieved by this decision may request a review of this decision by the Hearing Examine. Such request must be submitted in writing within fourteen days from the mailing date of this decision, to the City of Yakima, Community Development Department, 129 North Second Street, Yakima, WA 98901, and must be accompanied by the application fee of \$580.00

Pursuant to RCW 36.70B.130, property owners affected by this decision may request a change of valuation for property tax purposes notwithstanding any program of revaluation.

## ATTACHMENT "A"

### APPLICABLE LAW

**A. State Environmental Policy Act (SEPA):**

Short plats are categorically exempt from the provisions of the State Environmental Policy Act (SEPA) (WAC 197-11-800(6) (a).

**B. YMC § 15.27.300 Critical area development authorization required:**

"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. Exemptions, as provided for in YMC 15.27.304 through 15.27.306, shall be considered as development authorization."

B. "With respect to application and review procedures, it is the intent of this chapter to streamline and coordinate development authorization within a critical area and recognize other requirements by local, state and/or federal permits or authorizations. Development, construction or use occurring within a designated critical area shall be processed according to the provisions of this chapter, unless determined to be exempt."

E. (2) "When a determination has been made that provisions of this chapter can be handled through another applicable development permit or authorization process, project proponents may be required to provide additional site plans, data and other information necessary as part of that process to ensure compliance with this chapter. The administrative official's decision on the critical area development authorization shall be coordinated to coincide with other permits and authorizations. The administrative official may determine to accept the development authorization and/or permits from the other reviewing agencies as complete compliance with the city's critical area ordinance. (Ord. 2008-46 § 1 (part), 2008)."

**C. YMC § 15.27.301 Critical area identification form and critical area report requirements:**

A. "Prior to the review of any applicable proposed development, construction or use, the applicant shall provide the city with a critical areas identification form and site plan and any other information the city may require to determine if a critical area is present..."

C. The administrative official or designee shall review the available information pertaining to the proposal and make a determination whether any critical areas may be affected. If so, a more detailed critical area report shall be submitted..."

**D. YMC § 15.27.321 General critical areas protective measures - Subdivision Standards:**

The following standards apply to all permits or reviews under the subdivision ordinance (YMC Title 14) that contain critical areas:

2. 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. New lots entirely within the floodplain shall be at least one acre in area;

e. For new lots containing streams, wetlands, and/or vegetative buffers, outdoor use envelopes shall be provided on the plat that lie outside said critical areas;

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

**E. YMC § 15.03.020 (A) Suburban Residential (SR):**

“The intent of the suburban residential district is to provide a variety of residential lifestyles with densities generally ranging from one unit per five net residential acres to seven units per net residential acre. The higher density is reviewed and considered to be permitted when a public water system and the regional sewer system are available, or if these utilities are not available, community water and sewer systems may be allowed after review by Yakima County health district and the city of Yakima. (See YMC Chapter 15.05, Table 5-1.) This district is further intended to:

1. Limit residential density to one unit per five net residential acres in areas where flooding, airport noise, or other environmental constraints make the land unsuitable for residential use at higher densities. Development at a lower density will be reviewed to allow conversion to higher densities once utilities are available or other limiting issues are mitigated;

2. Maintain surface and groundwater quality along with the avoidance of potential health hazards, by limiting residential density to one unit per five net residential acres, in areas where public services will not be provided, and the dwelling units have individual wells and septic tanks. Development at a lower density will be reviewed to allow conversion to higher densities once utilities are available or other limiting issues are mitigated;

3. Provide the opportunity for suburban residential development, up to three dwelling units per net residential acre, in areas with either public water service or a community sewer system; and

4. Allow residential development to seven dwelling units per net residential acre in areas with both public water service and sewer system.

This district is characterized by a mixture of land uses and residential densities including small farms, scattered low-density residential development, and clusters of higher-density residential development. The minimum lot size in the district varies according to the suitability of the land for development and the provision of urban level services. See YMC 15.05.030(E).”

**F. YMC § 15.03.020 (N) Light Industrial (M-1):**

“The intent of the light industrial district is to:

1. Establish and preserve areas near designated truck routes, freeways, and the railroad for light industrial uses;

2. Direct truck traffic onto designated truck routes and away from residential streets; and

3. Minimize conflicts between uses in the light industrial district and surrounding land uses.

The light industrial district provides areas for light manufacturing, processing, research, wholesale trade, storage, and distribution facilities.

Uses permitted in this district should not generate noise levels, light, odor, or fumes that would constitute a nuisance or hazard.”

- G. 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...”
- H. YMC § 15.05.030 (A): Creation of new lots – Subdivision Requirements: Table of Subdivision Requirements:** “Table 5-2 establishes basic development criteria for lot size and width that must be met when reviewing an application for a new subdivision...”
- I. 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.
- J. 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.
- K. 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.
- L. YMC § 12.03.040 Minimum sewer line size:**  
The minimum size for public sewer lines is eight inches in diameter.
- M. 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. Branched side sewers serving multiple buildings and properties shall not be permitted. Single side sewers serving multi-unit buildings are permitted.
- N. 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.
- O. 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. (Ord. 98-64 § 1 (part), 1998).

**P. YMC § 12.04.030 Looping required.**

All water lines shall be looped. Temporary dead-end water lines may be permitted based upon an agreement between the developer and the city with provisions for timely completion of looping. (Ord. 98-64 § 1 (part), 1998).

**Q. YMC § 12.05.010 Sidewalk installation required:**

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

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

Right-of-way shall be dedicated and street surfacing provided in accordance with YMC § 12.06.020 Figure 1 for a Local Access street, or as otherwise specified by the Yakima County Engineer.

**S. 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 and county engineer. Lighting improvements shall become the property of the county upon installation and will thereafter be maintained by the county. (Ord. 2012-30 § 1 (Exh. A) (part), 2012; Ord. 98-64 § 1 (part), 1998).

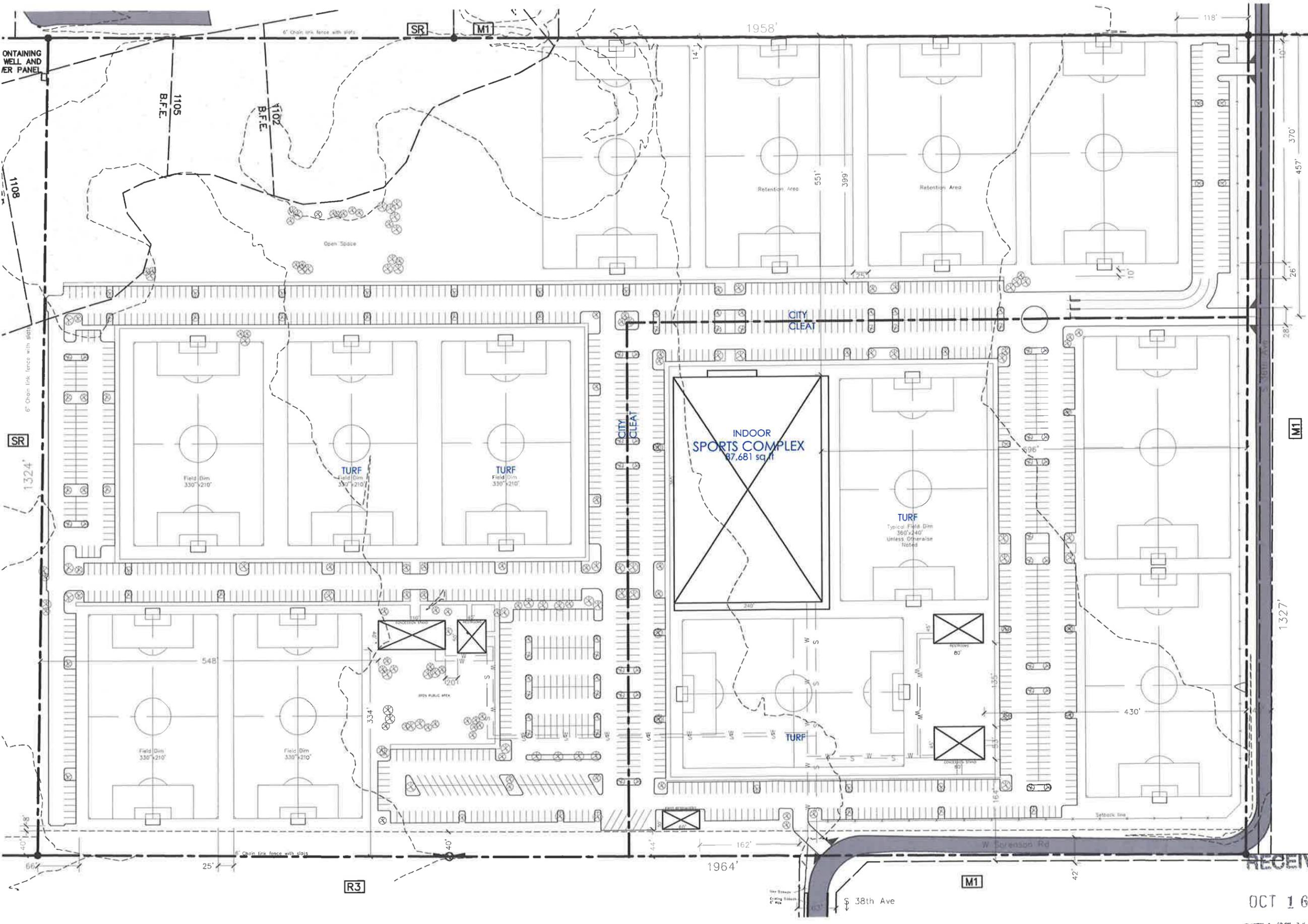
**T. Pursuant to YMC § 12.06.030**, final design of street improvement standards is subject to approval by the County Engineer, and the engineer, at his/her sole discretion, may adjust these standards to facilitate construction of new streets and improvements of existing streets.

**U. RCW 58.17.110 and YMC § 14.15.020(b)**

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. 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.



CONTAINING WELL AND WATER PANEL

SR

R3

SR

M1

1958'

1964'

118'

M1

M1

M1

RECEIVED

OCT 16 2015  
CITY OF YAKIMA  
PLANNING DIV

**SITE PLAN / EAST**

Scale 1"=150'  
Parcel #: 1813434001  
Area: 58.57 Acres

Address: 2210 S 38TH AVE, YAKIMA, WA 98903  
Owner: Cheat City LLC  
Zoning: M1

**OWNER DATA**

Dr. Lloyd Butler  
509) 307-4534  
Plan II, LLC  
1214 No. 20th Ave.  
Yakima, WA 98902

**SITE PLAN KEY**

- Landscaping Public R/W
- Water Service
- Sewer Service
- Fence
- Required offstreet parking table 6-1
- Parking Stall Provided
- Compliance planter area per 15A.06.090



106,230 / 200 = 532 required stalls  
1,305

**Impervious Area**

|                     |                 |
|---------------------|-----------------|
| Parking lot area    | 547,969.1 sq ft |
| Sidewalk            | 51,683 sq ft    |
| Main Building       | 87,681 sq ft    |
| Support Building    | 18,549 sq ft    |
| Total Area          | 705,882.1 sq ft |
| Total site area     | 2,351,309 sq ft |
| Impervious Coverage | 27.66%          |

**NOTES:**

- Standard Parking Stall Dimensions: 9'x19'
- Standard Driveways: 25'

# Project Vicinity Map

## PSP#014-15

Related Projects: TCO#009-15, CAO#002-15

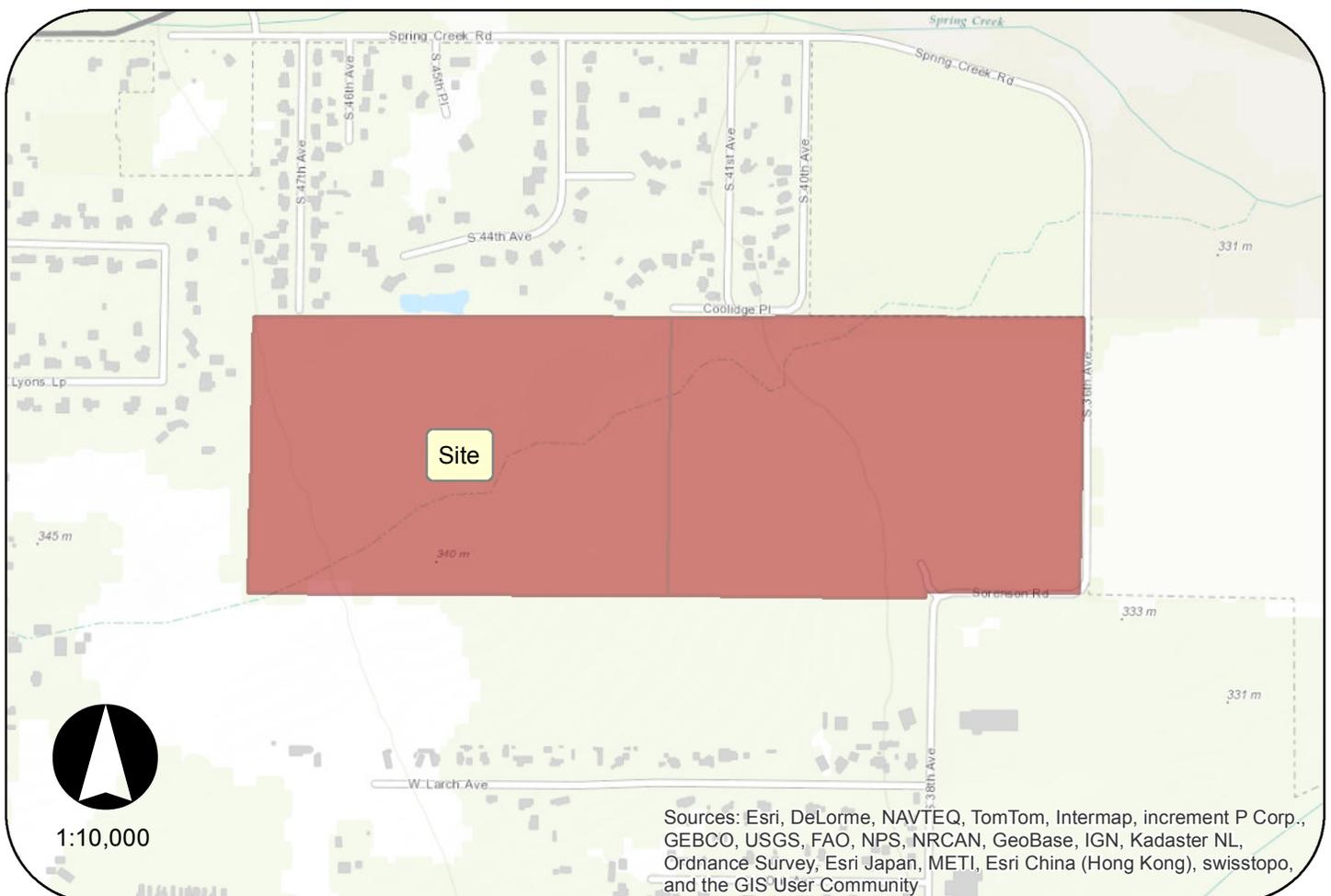
Applicant: CLEAT CITY LLC

Location: 2210 S 38TH AVE

Thursday - 10/22/2015 - 04:33:50

Contact City of Yakima Planning Division at 509-575-6183

City of Yakima - Geographic Information Services



Proposal: 9-lot subdivision located within the 100-year flood plain in the SR and M-1 zoning districts.

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