DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Division
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CITY OF YAKIMA

FINDINGS of FACT, CONCLUSIONS & DECISION

for

REQUEST FOR TYPE (2) REVIEW

FILE NO:	CL2#014-15
APPLICANT:	SOZO Sports of Central Washington
APPLICANT ADDRESS:	1200 Chesterly Dr., Ste. 140, Yakima, WA 98902
PROJECT LOCATION:	2210 S. 38th Ave., Yakima, WA 98903
PROPERTY OWNER:	Same as above
PARCEL NUMBER:	181334-33001 & 181334-34001
DATE OF REQUEST:	October 22, 2015
DATE OF DECISION:	March 3, 2016
STAFF CONTACT:	Jeff Peters, Supervising Planner

I. DESCRIPTION OF REQUEST:

SOZO Sports of Central Washington (applicant) on behalf of Cleat City LLC (property owner) is requesting zoning approval for a Type (2), Critical Area for the establishment and construction of a multi-sport park complex located within the Light Industrial (M-1) zoning district, which includes: a minimum of 13 outdoor soccer fields; two indoor soccer fields; four basketball courts; 80,000 sq. ft. indoor sports building; 1,300 stall parking lot; associated amenities; and a second phase which is not part of this review and is presently undefined. The second phase of this project will be located on the adjoining 60 acre Suburban Residential zoned property, and will undergo separate Environmental Review and permitting at a later time.

II. SUMMARY OF DECISION:

The Administrative Official approves the requested Type (2) application, subject to conditions.

III. FACTS:

A. Environmental Review:

On November 6, 2015, a Notice of Application and Environmental Review was circulated for this project. Following the required 20-day public notice period the City of Yakima issued a Mitigated Determination of Nonsignificance (MDNS) combined with this decision which is appealable until March 17, 2016. The conditions of the MDNS are contained in the City of Yakima Planning Division in file number SEPA#035-15.

B. Zoning:

The subject property is zoned 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.

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.

C. The Yakima Urban Area Comprehensive Plan 2025 Future Land Use Map III-3:
The subject property is designated as Industrial, which is characterized as:

1. **Industrial:** "The industrial designation is a range of activities, including construction businesses, manufacturing, transportation, communication, utilities, and wholesale and warehouse activities, as well as some limited accessory office and retail uses."

2. **Comp Plan Goals and Policies:** The goals and polices of the City's 2025 Comprehensive Plan which are applicable, and are met by this development are as follows:

Goals

9.2: Provide adequate parks and recreation facilities to meet the growth of the Yakima Urban Area for the next 20 years.
9.3: Develop/construct new Neighborhood parks within the City using property currently owned by the City.
9.6: Develop innovative approaches for creating new park facilities.
9.7: Preserve the prime open space areas in or adjacent to the Yakima Urban Area.
9.8: Achieve a high standard of safety and accessibility in city parks.
10.9: Manage development in and floodplains to protect public health and safety. Prevent increased flooding from storm water runoff.
10.10: Provide for long-term protection and no net loss of wetland ecological functions.

Policies

9.2.1: Acquire parklands and recreation facilities in areas facing population growth and areas where facilities are deficient.
9.3.1: Work with neighborhood residents to insure park development in their area reflects their needs and interests.
9.3.2: Utilize State and federal grants to help with the overall funding of new park construction wherever possible.
9.4.4: Ensure safe pedestrian and bicycle access in future land acquisition and park development.
9.4.6: Promote private, public and nonprofit partnerships for acquisition and development of future park property.
9.6.1 Promote private, public and private non-profit partnerships for park improvements.
9.6.5: Encourage development of non-traditional recreation venues including a white water park, BMX track, skate parks and other facilities for emerging sports activities.
10.9.1: Protect natural drainage systems associated with floodways and floodplains.
10.9.2: Ensure that new development will not affect the flood elevations in surrounding areas.
10.9.3: Ensure adequate protection of life and property from flood events.
10.9.4: Limit development located within the 100-year floodplain unless it is possible to mitigate and restrict development within the floodway.

10.9.5 Emphasize non-structural methods in planning for flood prevention and damage reduction.

10.9.6 Encourage compliance with stormwater regulations for onsite retention of stormwater.

10.9.7: Preserve natural drainage courses.

10.9.8 Minimize the extent of parking lots and impervious surfaces near or along river and stream corridors.

10.9.11 Encourage and support the retention of natural open spaces or land uses that maintain hydraulic function and area at low risk to property damage from floodwaters within frequently flooded areas.

10.10.1: Protect existing wetlands from the encroachment of new development.

10.10.6: Require mitigation for any regulated activity that alters regulated wetlands and their buffers.

D. Statement of Cause:

Pursuant to YMC § 15.14.030, the applicant has provided in the application the following statements explaining the compatibility of the proposed Class (2) Use (see Class (2) Narrative):

1. *"Yakima Sports Park is a multi-sport project ... totaling 118 acres", of this 118 acres, only 58 acres of Light Industrial land is subject to this review with the remainder reserved for future development and review. "It will be the largest planned green space in Yakima, and offers a variety of sports or recreation options. The current sports fields are spread out among city parks, schools, and private land. Yakima Parks and Recreation Department has 2 parks with soccer fields plus Perry Technical Institute's site. Chesterly Park is 31.2 acres with 6 soccer fields, and West Valley Community Park is 26.2 acres with 1 field. The Perry Tech site has 6 fields on 5 acres, for a total of 13 fields in three parks. In the first phase of the Yakima Sports Park we project we will double the number of available outdoor soccer fields with an additional 13...The indoor and outdoor fields can be configured for a variety of sports. The outdoor fields can be used for soccer, lacrosse, badminton, or football. Indoor courts can be used for soccer, basketball, volleyball, futsal, wrestling, cheerleading, and other sport and non-sport events. The 60 acre parcel is undeveloped and will be used for future park expansion..."*

   The operation of the "Yakima Sports Park will have established hours as do the other local parks from 6:00 a.m. to 10:00 p.m., and may be adjusted seasonally. On-site management offices will be open typically from 8:00 a.m. – 5:00 p.m. with seasonal changes. Use of the park fields is expected to occur on a drop-in basis, especially during warm weather. Games and indoor events will be scheduled through Sozo at the onsite office."

2. *The surrounding properties are compatible to neighboring properties because "...in a rural area the addition of a large park and permanent green space will be very compatible with neighboring properties. In addition to parks there are many approved amusement and recreation uses in a ... M-1 zone... The 58 acre parcel on the east is M-1 and could be used for all forms of manufacturing, agriculture, community centers, retail, utilities, and transportation centers. The use as a park will be a positive addition to the rural residential neighborhood, maintaining this acreage as a green space for all of the adjacent neighbors to use."*

3. *The mitigation that is proposed to promote compatibility is that "establishing a park in this area will beautify the neighborhood and add to the available leisure activities. When*

completed the park will be the largest single planned green space in Yakima, offering casual use for individuals and families, as well as planned recreation games and events. While appropriately zoned Sozo wants to endure that they are a good neighbor to the local residents. Site screening with intermediate landscaping and a 6' fence will be placed on the northern boundary adjacent to the residential area..."

"In the site plan Sozo carefully considered the placement of parking areas and egress to and from the site to minimize traffic waiting to turn into the park for 36th or 38th Avenue. Parking is placed around the site so that visitors can park close to fields where they play instead of in large lot. On event days the parking lot on the northeast can be used to hold 100 cars in queue on site if there is a backup at the entrance gate..."

4. *The proposal is consistent with uses and zoning of neighboring properties because, "the two parcels are zoned M-1 and SR. Neighboring parcels on the east, north and west are also zoned M-1 and SR. The property to the south is zoned R-3. So, this project's zoning is consistent with all of the neighboring properties... The green space will add value to the neighboring properties and allow for additional recreation opportunities for local residents and the Yakima area."*

5. *This proposal is in the best interest of the community as "the city's population increased 26.8% from the 2000 Census to 2010, but the park space has not kept pace with this trend. In the 2012-2017 Yakima Comprehensive Plan a survey found that the NRPA minimum standards for the Yakima population is 637 acres of parks. Currently, Yakima only has 336 acres dedicated to parks. The Yakima Sports Park will add 118 acres. While still below the minimum standards this single park will increase Yakima's park space by 35%. Not only will we add much needed space, the first 58 acres will double the number of soccer fields, and increase the capacity for basketball, volleyball, and other sport..."*

   "Not only will the new Yakima Sports improve the quality of life for local citizens, it will be a draw for sports teams and tourists around the northwest. This project will bring a new source of revenue, creating jobs and adding dollars to the local economy with additional hotel rooms and spending..."

E. Processing:

1. The application for a Type (2) Review was received on October 22, 2015.
2. On November 6, 2015, the City Planning Division deemed the application complete for processing in accordance with YMC § 15.11.080.
3. The proposed sports park is classified as a Class (2) use in the M-1 zoning district, and is therefore being reviewed under Type (2) land use review.
4. This application is being processed under the provisions of YMC § 15.14.040.
5. Pursuant to YMC § 16.05.010, a Notice of Application was sent to adjoining property owners within 300-feet of the subject property on November 6, 2015. Five public comment letters were received during the 20-day comment period that ended on November 27, 2015.
6. The proposal was reviewed by the Development Services Team (DST) on December 15, 2015. Final comments of the DST may be viewed at the City of Yakima Planning Division within City File # CL2#014-15, and are integrated into this decision.
7. On February 11, 2016, the applicant submitted a revised site plan reflecting the supplemental traffic study's mitigation.

F. Applicable Law: All applicable law may be found in Appendix "A" at the end of this report.

IV. FINDINGS:

1. **Zoning Districts:** The subject property under review is zoned M-1 as depicted on the City of Yakima's official zoning map.
2. **Existing Use of Property:** The subject property is presently being used for agriculture, and contains two single family homes and numerous accessory buildings. These buildings will be required to be removed from the subject property prior to construction of each respective construction phase.
3. **Definition of Use:** YMC Ch. 15.02 defines a park as "a public or privately owned area with facilities for active or passive recreation by the public."
4. **Establishment of Review Procedure:** YMC § 15.04.030, Table 4-1 identifies parks as a Class (2) land use requiring a Type 2 Review in the M-1 zoning district.
5. **Definition of Class (2) Use/Type 2 Review:** Class (2) Uses are generally permitted in the district. However, the compatibility between a Class (2) use and the surrounding environment cannot be determined in advance, and occasionally a Class (2) use may be incompatible at a particular location. Therefore, a Type (2) review by the Administrative Official is required in order to promote compatibility with the intent and character of the district and the policies and development criteria of the Yakima Urban Area Comprehensive Plan.
6. **Environmental Review Phasing and Construction Sequences**: This park facility is undergoing environmental review in two phases, and constructed over the course of four construction sequences as identified in the City of Yakima's Mitigated Determination of Non-Significance (MDNS) dated February 29, 2016, and as identified below:

   Phase 1 Environmental: Construction of a multi-sport park complex which includes: a minimum of 13 outdoor soccer fields; two indoor soccer fields; four basketball courts; 80,000 sq. ft. indoor sports building; 1,300 stall parking; associated amenities; public street and utilities improvements; and stormwater retention.

   Construction Sequence 1:

   i. Construction of up to 13 sports fields (with no more than eight fields indoor or out in use at a time), sports complex building, and restroom facilities;
   ii. Abutting parking lots, and temporary driveway approach to S. 38th Ave.; and
   iii. Extension of sewer and water; and
   iv. Improvement of the intersection of Washington and 48th Avenues.

   Construction Sequence 2:

   v. Continued construction of up to 13 sports fields (with no more than eight fields indoor or out in use at a time), and sports complex building;
   vi. Reconstruction of the intersection of S. 38th Ave. and Ahtanum Rd. with signalization, protected left turn lane, and right turn lane on Ahtanum Rd. prior to closure of Spring Creek Rd.; and
   vii. Extension of the parking lot, sewer and water lines, and Sorenson Rd. (Sorenson Rd. is required to be a paved temporary street treatment and cul-de-sac to the W. property line of Lot #3 in accordance with the conditions of City of Yakima's Preliminary Short Plat (PSP) #014-15 and the requirements of the Yakima County Engineer).

   Construction Sequence 3:

viii. Continued construction of up to 13 sports fields (with no more than eight fields indoor or out in use at a time until all identified improvements are constructed), and sports complex building;
ix. Construction of frontage improvements including curb, gutter, sidewalk, and street lights from the W. lot line of Lot #3 of PSP#014-15 along Sorenson Rd. E. to S. 36th Ave.then N. along S. 36th Ave. to the N. lot line of Lot #4;
x. Construction of two new commercial driveway approaches to S. 36th Ave.; and
xi. Reconstruction of the intersection of S. 36th and Sorenson Rd. with stop control, and the intersection of S. 38th Ave. and Sorenson Rd. with a T-intersection and stop control as specified by the Yakima County Engineer.

Phase 2 Environmental (Not included in this Type (2) Review): Yet to be determined park facilities located on the 60 acre piece of property (tax parcel: 181334-33001) which will undergo environmental review at a later time.

Construction Sequence 4: Upon development on Lots # 5, 6, 7, 8, & 9 of PSP#014-15, S. 36th Ave., and Spring Creek Rd. shall be improved to an urban standard with curb gutter, sidewalk and street lights, and water and sewer shall be required to be extended to the W. lot line of Lot #7 & 8.

7. **Parking:**
   a. **Number of Required Parking Stalls:** Upon full build out, this sports facility is proposing to construct a total of 1,300 parking stalls as detailed in the applicant's October 22, 2015, site plan. In accordance with YMC § 15.06 Table 6-1, the proposed facility is required to provide a minimum of 891 stalls. Thus the applicant is providing 409 parking stall over the minimum required. The minimum parking required per construction sequence is as follow: Sequence #1 (six sports fields): 120 parking stalls; Sequence #2 (up to 12 sports fields excluding one field upon Lot#1 of PSP#014-15): 323 parking stalls; Sequence #3 (construction of the indoor sports complex and one additional field): 448 parking stalls; Sequence #4: Additional parking will be required at the time of future development.

   b. **Driveway Locations:** In accordance with YMC § 15.06 (A –I), the applicant's site plan indicates that the proposed driveways on S. 36th Ave. will comply with all locational, safety, and dimensional requirements. The applicant's driveway upon S. 38th Ave/W. Sorenson Rd. meets the dimensional requirements of the YMC, but does not meet the location and safety standards as the driveway is located within 30 ft. of the existing intersection. However, as the intersection, proposed driveway, and streets are under the jurisdiction of Yakima County, the applicant will need to obtain a Road Approach Permit from Yakima County Public Services Transportation Department.

   c. **Required Landscaping:** In accordance with YMC § 15.06.090 (A – F), the applicant's site plan shows that a total of eight percent of the parking area is directly landscaped with a combination of trees, shrubs, and groundcover. The remaining two percent is comprised of the grassy soccer fields abutting the parking area. However, as the site plan does not identify the type, number, and specific location of trees, shrubs, and ground cover, the applicant will be required to submit a complete landscaping plan for development of Lots #1-4 of PSP#014-

15 for review and approval to the City of Yakima Planning Division prior to issuance of any permits for the subject development.

d. **Lighting of Parking Lots:** In accordance with YMC § 15.06.100, lighting shall be provided to illuminate any off-street parking or loading space used at night, all lighting shall be directed to reflect away from adjacent and abutting properties, and shall be down shielded. No lighting plan has been submitted for review for this development. Therefore, a photometric lighting plan showing zero light spillage beyond the subject property and meeting the standards of the Yakima Air Terminal Manager shall be submitted and approved by the City of Yakima Planning Division prior to installation of any light fixtures.

e. **Surfacing**: The applicant has proposed to all allow parking temporarily on a gravel surface for construction sequence one of the proposed development. YMC § 15.06.110 (A- D) provides that all off-street parking lots, driveways, travel ways, parking isles, vehicle storage, and sales lots of three or more vehicles shall be: paved, graded and drained so all surface water is disposed on-site meeting the requirements of the City of Yakima Stormwater Engineer and Eastern Washington Stormwater Manual, with appropriate border barricades and markings. Therefore, the parking area for construction sequence one will be required to be paved and meet the above mentioned standards prior to operation of the facility.

8. **Site Design and Improvement Standards:**

a. **Maximum Lot Coverage:** In accordance with YMC § 15.05.030 Table 5-1, the maximum lot coverage standard for the M-1 zoning district is 100%. The overall development of Phase 1 (Lots #1-4 of PSP#014-15: M-1 zoned) has a maximum lot coverage of 26.46%.

b. **Structure Setbacks:** In accordance with YMC § 15.05.030 Table 5-1, all proposed buildings meet the respective setback standards for the M-1 zoning district with the exception of the building located on the southwest corner of Lot #1 which shall be setback from the centerline of Sorenson Rd. 30 ft.

c. **Maximum Building Height:** In accordance with YMC § 15.05.030 Table 5-1, and Ch. 15.31, there is no maximum building height in the M-1 zoning district, and the subject property is located outside of the City's Airport Safety Overlay.

d. **Fences and Walls:** The applicant has identified that the approximate 58 acre site will be fenced to control access in and out of the facility. However, the location, type, and height of the fencing material has not been identified at this time. Therefore, in accordance with YMC § 15.05.020 (G), the applicant will be required to submit a fencing plan to the City of Yakima Planning Division for review and approval which maintains a minimum setback from Sorenson Rd. and S. 36th Ave. of 30 ft. from the centerline, and maximum height of eight ft.

e. **Access Required:** In accordance with YMC § 15.05.020 (H), the applicant has provided 20 ft. of frontage upon a public street or access easement for each lot of recorded in PSP#014-15.

f. **Recreational Screen:** No recreational screens have been proposed or required as part of this application. In the event that a recreational screen is proposed,

the screen shall not be subject to the maximum screen height provided for in YMC § 15.05 Table 5-1, but shall be individually evaluated and approved for height and materials by the Administrative Official in accordance with YMC § 15.05.020 (I).

g. **Sidewalk:** In accordance with YMC § 15.05.020 (J), and the applicant's Preliminary Short Plat decision PSP#014-15, upon build out of the proposed soccer park curb, gutter, sidewalk, street lights, and drainage will be required to be installed along Sorenson Rd., and S. 36th Ave. in addition to other street improvements required by the accompanying SEPA MDNS #035-15.

9. **Vision Clearance:** Due to the fact that the applicant has not submitted a landscaping and parking plan showing compliance with the intersection and driveway clearance standards of YMC § 15.05.040, prior to construction or landscaping of the parking lot a landscaping and parking lot layout plan will be required to be submitted and approved by the City of Yakima Planning Division. In addition, the intersection of S. 36th Ave. and Sorenson Rd. will also require compliance with the City of Yakima's intersection clear view standards.

10. **Street Right-of-Way Dedication:** In accordance with YMC § 15.05.050, and the applicant's Preliminary Short Plat decision PSP#014-15, the applicant has dedicated all required right-of-way as specified by the City of Yakima and Yakima County Engineer.

11. **Surrounding Property & Zoning:** The development can be considered compatible with the M-1 zones and the surrounding properties as they contain the following mixed uses and zoning designations:

Direction	Zoning	Use
Subject Property	M-1	Single-Family Home & Accessory Buildings
North	SR	Single-Family Homes/vacant
South	M-1/R-3	Vacant
East	M-1	Vacant
West	SR	Vacant

12. **Sitescreening**: Pursuant to YMC § 15.07.050 Table 7-1, due to the vacant state of the properties to the east, south, and west, Sitescreening Standard "C" is only required to be installed along the subject property's north property line starting at the east end of Coolidge Pl. and extending west to its terminus.

    Standard "C" consists of "a six-foot-high, view-obscuring fence, made of wood, masonry block, concrete, or slatted chain link material. A three-foot-wide planting strip landscaped with a combination of trees, shrubs and groundcover along the outside of the fence is also required when the fence is adjacent to a street, alley or pedestrian way."

13. **Signs**: No signs have been proposed with this application. However, prior to construction of any future signs upon the subject property the applicant will be required to submit and gain approval of a development/sign permit which meets the requirements of YMC Ch. 15.08.

14. **Title 12 Development Standards:**

a. **Construction of Public Works Improvements:** The applicant has not submitted any engineered public works improvements plans for this proposal. Therefore, pursuant to YMC § 12.01.010, the applicant will be required to submit for review and approval to the City of Yakima and Yakima County Engineer construction plan for all public work improvements, prior to issuance of any permits.

b. **Establishment of Easements:** The applicant has complied with YMC § 12.02.010 by establishing easements along the frontage of Lots #1-9 of PSP#015-15. However, upon extension of individual side sewers to serve the individual buildings within the plat, the applicant will be required to dedicate an eight-foot wide utility easement or easement which is twice the buried depth of the utility as required by YMC § 12.02.020 and the City of Yakima Engineer.

c. **Sewer:** The subject development is proposed and required to be served with public sewer through extension of a public sewer main along Sorenson Rd. in accordance with YMC § 12.03.10 - .030, and the applicant's Preliminary Short Plat decision. Individual side sewer connections have not been proposed at this time, but will be required to meet the requirements of YMC § 12.03.070, and all sewer plans submitted for review and approval to the City of Yakima Engineer are subject to the requirements of YMC § 12.03.100.

d. **Sewer Use and Pretreatment:** In accordance with YMC Ch. 7.65, any building where food is prepared or cooked will require installation of an individual sampling port.

e. **Water:** The subject site is located with the service area for Nob Hill Water Company who has indicated that their system is capable of being extended to serve the subject site in accordance with YMC § 12.04.10, 12.04.020, and the applicants Preliminary Short plat decision. The requirement for looping minimum side and material shall be at the discretion of Nob Hill Water Company.

f. **Transportation Concurrency:** This project was reviewed for Transportation Concurrency as required by YMC Ch. 12.08 on November 9, 2015. The development was found to not exceed the PM peak hour capacity of the City Arterial street system and reserve capacity exists on all impacted street.

g. **Traffic Study**: The applicant provided a traffic study to the City of Yakima Planning Division on October 13, 2015, authored by Kitleson & Associates, Inc. as part of the SEPA process for this application (Traffic mitigation identified in g. 1. below). On December 17, 2015, the Yakima County Department of Public Services provided comments regarding the scope and adequacy of the traffic study. On January 6, 2016, the City of Yakima Planning Division required Kittleson & Associates to address the concerns proposed by Yakima County, and on February 11, 2016, a supplemental traffic study was received and included the following recommendations for mitigation as part of the applicants SEPA review (Supplemental traffic mitigation identified in g. 2. below):

1. Traffic Mitigation Identified in October 13, 2015, traffic study:
    a. "The S. 38th Avenue/Ahtanum Road Intersection should be signalized. Based upon the iterations analysis, signalization would be needed at the equivalent

of 12 or more soccer fields. As part of the signalization project, Ahtanum Road should be widened to provide a 100-foot eastbound left-turn lane."

b. "A second exclusive lane (for right-turning vehicles) should be constructed on the S. 48th Avenue (from Spring Creek Road to W. Washington Avenue) approach to the W. Washington Avenue/S. 48th Avenue intersection. This second lane should be constructed as part of the initial development of the soccer complex."

c. Any new landscaping, signage or above-ground utilities along the S. 36th Avenue site frontage should be installed and maintained to ensure they do not interfere with the vision clearance triangles at the two proposes site driveways."

2. Supplemental Traffic Report Mitigation:
   a. "Phase 1 - Partial 8-field build-out of the sports complex prior to reconstruction of Spring Creek Road and S. 36th Avenue.
      i. Required Traffic Mitigation:
         1. A. right turn lane is required to be constructed at S. 48th Ave. and W. Washington prior to operation of the eight 8-fields.
         2. The horizontal curve of S. 38th Ave. and Sorenson Rd. is required to be reconstructed to form a three-legged intersection (with new west leg providing temporary access to the soccer complex) prior to operation of the eight fields.
   b. Phase 2 –Sports complex during reconstruction and closure of Spring Creek Road and S. 36th Avenue (continued use of 8-field build-out).
      i. Required Traffic Mitigation:
         1. Prior to reconstruction of Spring Creek Rd., the intersection of S. 38th Ave. and Ahtanum Rd. is required to be signalized, and a left-turn lane with protected left turn phase constructed (a right turn lane on Ahtanum Rd. would provide additional operation and safety benefits, but is not required for operation of the facility).
   c. Phase 3 – Full build-out of the entire sports complex after reconstruction of Spring Creek Road and S. 36th Avenue."
      i. Required Traffic Mitigation:
         1. Site Access Operations to S. 36th Ave. – Construction of two new commercial driveway approaches.
         2. S. 36th Avenue and Sorenson Rd. Intersection – Until Sorenson Rd. is extended S. 36th Ave. is recommended to be uncontrolled and striped as identified in Exhibit 1 of the supplemental traffic report.
         3. The traffic signal at 38th and Ahtanum shall remain in place until such time as Sorenson Rd. is extended to 52nd Ave., or as otherwise determined by the Yakima County Engineer.

3. County Engineer Requirements Post Supplemental Traffic Report:
   a. On March 1, 2016, the Yakima County Engineer required that the intersection of S. 38th Ave. and Sorenson Rd. be constructed as a T-intersection with stop control. In addition, the intersection of S. 36th Ave. and Sorenson Rd. was also required to be stop controlled rather than uncontrolled as recommended by the applicant's traffic study.

15. **Driveway Approaches and Curb Cuts: The subject** development proposes two driveways upon S. 36th Ave. which are located within the jurisdiction of the City of Yakima, and one driveway upon Sorenson Rd. which is under Yakima County's jurisdiction. All driveways within the jurisdiction of the City of Yakima shall meet the requirements of and be constructed per YMC Ch. 8.64 and the City of Yakima Standard Detail R4 – Driveway Approaches. All driveways constructed upon Sorenson Rd. will require a Road Approach Permit from Yakima County Public Services Transportation Department prior to construction.

16. **Building Codes:**

    a. Due to the fact that the applicant's parking site plan does not show accessible parking stalls, in accordance with the 2012 International Building Code (IBC), and City of Yakima Municipal Code, where parking is proposed, accessible parking stalls shall be provided in each parking lot, and each lot shall be calculated for accessible parking individually per 1106.1 of the IBC. Prior to issuance of permits the applicant will be required to submit for review and approval a site plan showing accessible parking stalls.

    b. All buildings shall have approved plumbing facilities and shall be connected to the City of Yakima Sanitary sewer system per YMC § 7.65.030 (E).

17. **Stormwater:**

    a. As this project involves clearing or grading of one acre or more, prior to issuance of permits for this development, the applicant will be required to submit a Stormwater Site Plan to the City of Yakima Stormwater Engineer for review and approval. The components of this plan are as follows:
        a. Drainage plan(s) and calculations;
        b. Stormwater maintenance agreement and plan;
        c. Proof a maintenance agreement was recorded; and
        d. Stormwater Pollution Prevention Plan or Erosivity Waiver.

    b. As the site has a high ground water table, the drainage design shall meet the requirements of the Stormwater Management Manual for Eastern Washington, including the Site Suitability Criteria in Chapter 5.

    c. Prior to issuance of permits for the proposed development, the applicant will be required to produce a Construction Stormwater General Permit from the Washington State Department of Ecology which shall be provided to the City Stromwater Engineer.

18. **Critical Areas:** This development is proposed upon lands which contain Critical Areas. A Critical Area review and development permit was issued through SEPA MDNS #014-15 which address all environmental impacts that would result through development of this project, and all conditions of SEPA#014-15 are hereby incorporated into this decision.

V. CONCLUSIONS:

A. Class (2) Use

1. The proposed soccer park development is compliant with the purpose and intent of the M-1 zoning district and is also compatible with the adjoining land uses.

2. The site is currently in/or will be in conformance with all Title 15 Urban Area Zoning Ordinance standards upon development.

3. Provided the applicant submits engineered plans meeting the requirements of the City of Yakima Engineer which provides for appropriate connection of sewer, stormwater, public street improvements, and any required easements, the proposed development can be considered compliant with the City's Title 12 Development Standards.

4. The proposed development is in compliance with numerous goals and policies of the City's Comprehensive Plan 2025 as stated in section "C" above, and will be in harmony with, and not detrimental to the character of the existing neighborhood.

5. A State Environmental Policy Act Mitigated Determination of Non-Significance (MDNS) is being issued in connection with this Type (2) Review. The MDNS mitigates for all off-site and Critical Area impacts associated with this proposed development.

VI. DECISION:

Inasmuch as the proposed Class (2) use is compliant with the M-1 zoning district, the City of Yakima hereby approves the Type (2) review application CL2#014-15, based upon the above findings and conclusions, subject to the following conditions:

1. The development shall comply with all applicable building code requirements.

2. The parking lot shall be paved with appropriate storm drainage reviewed and approved by the City of Yakima Stormwater Engineer. Parking upon a gravel lot is not approved for this development.

3. Prior to installation of any recreational screens, each screen shall be individually evaluated and approved for height and materials by the Administrative Official in accordance with YMC § 15.05.020 (I).

4. The applicant shall install curb, gutter, sidewalk, street lighting, and drainage in accordance with Preliminary Short Plat #014-15 and SEPA#035-15.

5. Prior to construction of any future signs upon the subject property, the applicant shall submit and gain approval of a development/sign permit which meets the requirements of YMC Ch. 15.08.

6. Upon extension of individual side sewers to serve the individual buildings within the plat, the applicant shall dedicate an eight-foot wide utility easement or easement which is twice the buried depth of the utility as required by YMC § 12.02.020 and the City of Yakima Engineer.

7. Prior to issuance of permits for this development the applicant shall:

   a. Submit for review and approval to the City of Yakima Planning and Building Codes Division a parking, and landscaping plan meeting the requirements of YMC Ch. 15.06 and the 2012 International Building Code.

b. Submit for review and approval a photometric lighting plan showing zero light spillage beyond the subject property and meeting the standards of the Yakima Air Terminal Manager to the City of Yakima Planning Division.

c. Revise the submitted site plan so that the building located on the southwest corner of Lot #1 is setback from the centerline of Sorenson Rd. at least 30 ft.

d. Submit a fencing plan to the City of Yakima Planning Division for review and approval which maintains a minimum setback from Sorenson Rd. and S. 36th Ave. of 30 ft. from the centerline, and maximum height of eight ft.

e. Submit for review and approval to the City of Yakima and Yakima County Engineer construction plans for all public work improvements, prior to issuance of any permits.

f. Submit for review and approval sewer plans to the City of Yakima Engineer which meeting the requirements of YMC § 12.03.100 and Ch. 7.65 Pretreatment.

g. The applicant is required to submit a Stormwater Site Plan to the City of Yakima Stormwater Engineer for review and approval which meet the requirements of the Stormwater Management Manual for Eastern Washington, including the Site Suitability Criteria in Chapter 5.

h. The applicant shall produce a Construction Stormwater General Permit from the Washington State Department of Ecology which shall be provided to the City Stromwater Engineer.

8. Prior to construction of any proposed driveway on each individual lot of record, the applicant shall obtain a street break permit from the City of Yakima Engineering for all driveways upon S. 36th Ave., and a Road Approach Permit from Yakima County Public Services Transportation Department for all driveways on Sorenson Rd.

9. Prior to operation of the proposed park, and pursuant to YMC § 15.07.050 Table 7-1, the applicant shall install Sitescreening Standard "C" along the subject property's north property line starting at the east end of Coolidge Pl. and extending west to its terminus.

10. In accordance with YMC § 12.04.10, 12.04.020, and the applicant Preliminary Short plat decision, the applicant shall install public water to and thru the subject property in accordance with the requirements of the Nob Hill Water Company.

11. Prior to operation of the subject facility, the applicant shall connect all buildings to the City of Yakima sanitary sewer system, and the City of Yakima Building Code Division shall verify that all buildings have approved plumbing facilities and are appropriately connected per YMC § 7.65.030 (E).

12. All conditions of Preliminary Short Plat (PSP) and SEPA MDNS (SEPA) City File Numbers: PSP#014-15 and SEPA#035-15 are hereby incorporated into this decision by reference.

13. Prior to issuance of a Certificate of Occupancy for any of the proposed buildings, the applicant shall install and/or pave all required features of their approved Final Landscaping, Parking, and Lighting plans.

DECISION made this 3rd day of March, 2016

Jeff Peters, Supervising Planner, for
Joan Davenport, AICP, Community Development Director

This decision constitutes a Certificate of Zoning Review, which expires one year from the date above. The certificate may be extended for up to one additional year in accordance with YMC § 15.12.060(C).

NOTICE OF RIGHT TO APPEAL

This decision shall be final unless appealed within 14 days after the date of issuance of this decision in accordance with YMC § 15.16.030. Appeal forms may be obtained from the Department of Community Development and must be accompanied by the application fee of $580.00.

Appendix "A"

Applicable Law

1. **M-1 Zoning District Defined (YMC § 15.03.020 (A)):**
   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.

2. **Class (2) Land Use Defined (YMC § 15.04.020 (B)):**
   Class (2) uses are generally permitted in the district. However, the compatibility between a Class (2) use and the surrounding environment cannot be determined in advance, and occasionally a Class (2) use may be incompatible at a particular location. Therefore, a Type (2) land use review is required in order to promote

compatibility with the intent and character of the district and the policies and development criteria of the Yakima Urban Area Comprehensive Plan.

3. **Special conditions authorized (YMC § 15.10.030 (A) (2)):**
In accordance with YMC § 15.10.030(A) (2), "[the] reviewing official may impose conditions to mitigate any identified specific or general negative impacts of the development, whether environmental or otherwise."

4. **Compatibility Defined (YMC § 15.02.020):**
Pursuant to YMC § 15.02.020, "Compatibility means the characteristics of different uses or developments that permit them to be located near each other in harmony, with or without special mitigation measures."

5. **Street right-of-way dedication. (YMC § 15.05.050):**
All new development shall dedicate, where necessary, street right-of-way in conformance with the standards in the county/city subdivision ordinance and the arterial street plan adopted in the Yakima Urban Area Comprehensive plan, except that for application under the jurisdiction of the City of Yakima, YMC Title 12 shall prevail over the provisions of this section to the extent of any conflict between such provisions. (Ord. 2008-46 § 1 (part), 2008: Ord. 2001-13 § 49, 2001: Ord. 2947 § 1 (part), 1986).

6. **Sewer service required (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. (Ord. 98-64 § 1 (part), 1998).

7. **Sewer line extensions (YMC § 12.03.020):**
Sewer 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 sewer comprehensive plan. (Ord. 98-64 § 1 (part), 1998).

8. **Sewer line location (YMC § 12.03.030):**
Sewer lines shall be located in streets to serve abutting properties. When necessary, sewer lines may be located within public easements. Sewer mains located in streets will be offset from the street centerline by six feet and manholes shall not be located within a vehicle tire path. Sewer lines located in easements shall generally be located in the center of the easement, but may, with the approval of the city engineer, be offset to accommodate the installation of other utilities or to satisfy special circumstances. (Ord. 2001-13 § 13, 2001: Ord. 98-64 § 1 (part), 1998).

9. **Side sewer service (YMC § 12.03.070):**
   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. (Ord. 2001-13 § 15, 2001: Ord. 98-64 § 1 (part), 1998).

10. **Service required (YMC § 12.04.010):**
    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. (Ord. 2001-13 § 20, 2001: Ord. 98-64 § 1 (part), 1998).

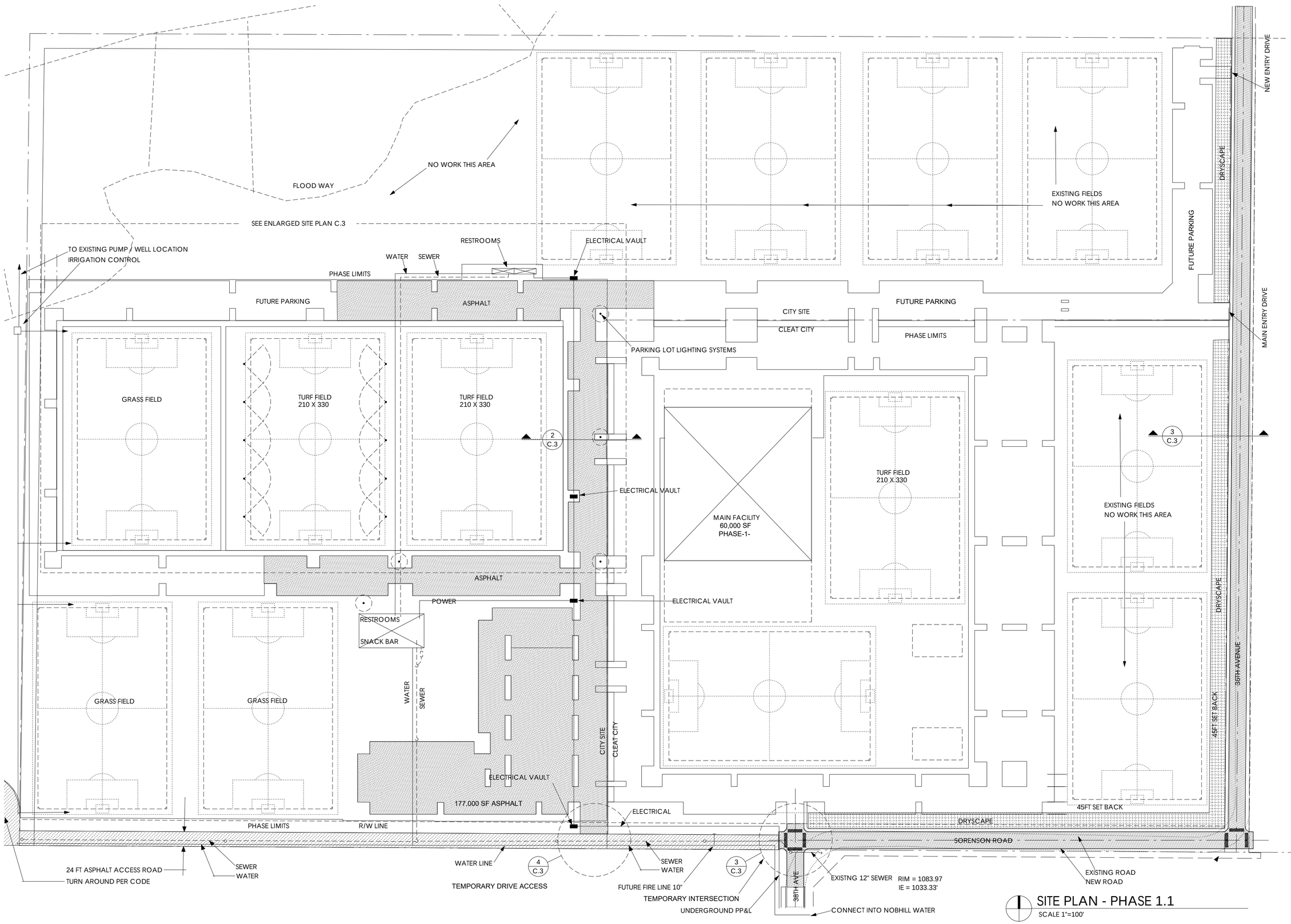
11. **Sidewalk installation required (YMC §12.05.010):**
    Sidewalks shall be installed along both sides of all new, improved, and reconstructed streets. Projects which repair small portions of or maintain existing street shall not be considered "improvement" for the purpose of this section and shall not trigger the requirements of this section. Sidewalks shall also be installed across the frontage of all newly developed or redeveloped lots where feasible. (Ord. 2001-13 § 23, 2001: Ord. 98-64 § 1 (part), 1998).

12. **Establishment of easements (YMC § 12.02.010):**
    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. (Ord. 2001-13 § 8, 2001: Ord. 98-64 § 1 (part), 1998).

13. **Easement location and width (YMC § 12.02.020):**
    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. (Ord. 2001-13 § 9, 2001: Ord. 98-64 § 1 (part), 1998).

14. **Right-of-way and pavement width standards (YMC § 12.06.020):**
    Right-of-way shall be dedicated and street surfacing provided in accordance with Figure 1 of YMC § 12.06.030: Residential Access Street: "50-feet of right-of-way with 32-feet of pavement width".

15. **Provision of street curbing (YMC § 12.06.070):**
    Barrier curbs shall be installed along all public streets. Rolled mountable curbs may be permitted along residential access streets. Curb design shall be consistent with the standards of the city engineer. (Ord. 2012-30 § 1 (Exh. A) (part), 2012: Ord. 2001-13 § 33, 2001: Ord. 98-64 § 1 (part), 1998).



SITE PLAN - PHASE 1.1
SCALE 1"=100'

DIGITAL DESIGN
& DEVELOPMENT, LLC.
P.O. BOX 583
SELAH, WASHINGTON 98942
509 833 4108
STEVE@3DYAKIMA.COM

C 2015 DIGITAL DESIGN & DEVELOPMENT,LLC.

CLIENT:

PROPOSED SPORTS COMPLEX
SOZO SPORTS, INC
YAKIMA, WASHINGTON

Design Development
SITE PLAN

Drawing Data

Date: JANUARY 4, 2016
By: SWL
File# SOZO121415 X12 SWL

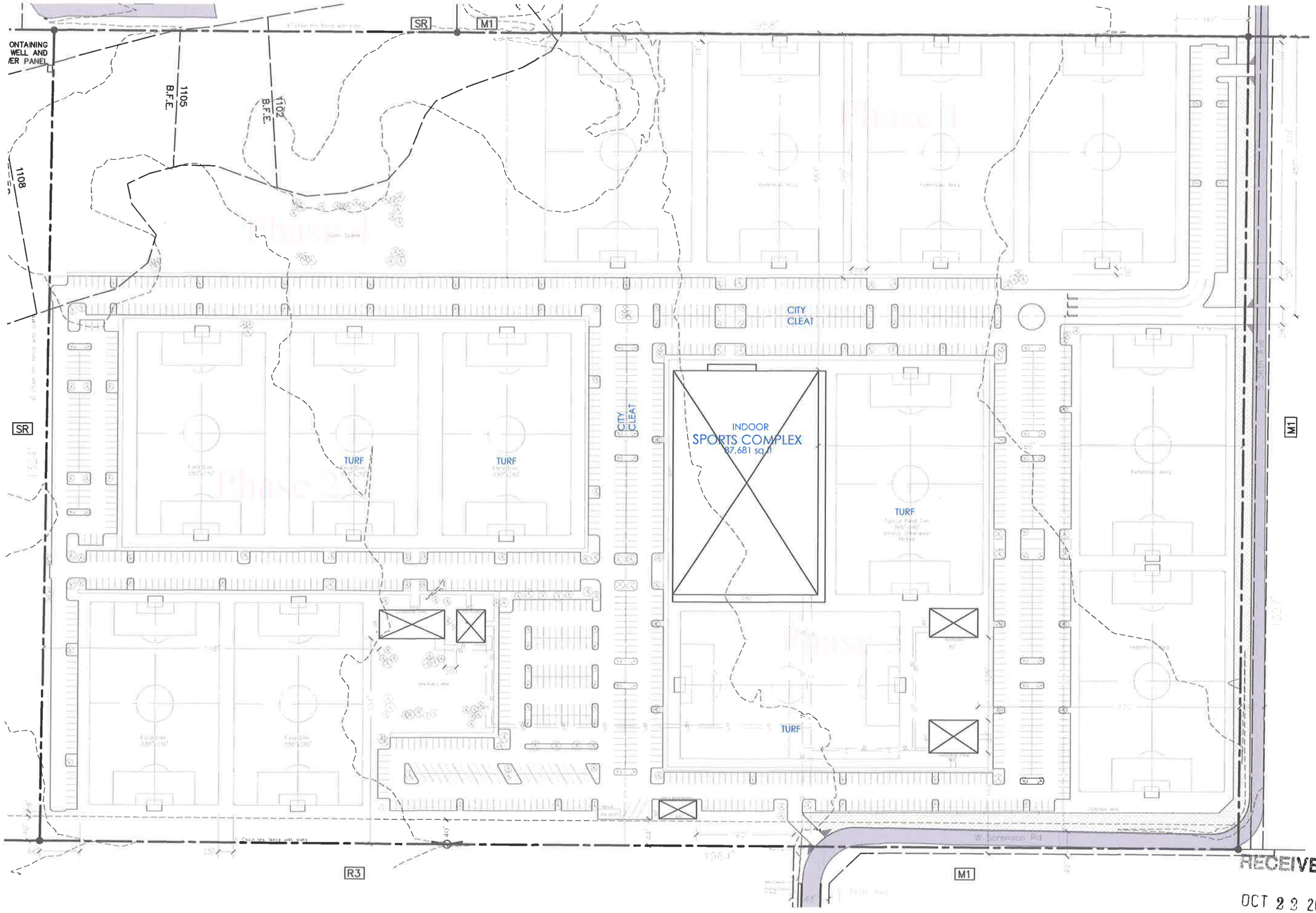
VERSION NO. V13

NORTH
SCALE: 1"=20'0"

PAPER SIZE 24 X 18

Sheet Number

C.2



RECEIVED

OCT 22 2015

CITY OF YAKIMA
PLANNING DIV.

SITE PLAN / EAST

Scale 1"=1500'

Parcel #: 18133434001
58.57 Acre(s)

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

OWNER DATA

Name: Dr Lloyd Butler
Phone Number: (509) 307-4534
Address: Plaza II, LLC
1214 No. 20th Ave,
Yakima, WA 98902

North

SITE PLAN KEY

Landscaping Public R/W
Water Service
Sewer Service
Fence
Required offstreet parking table 6-1 106,230 / 200 = 532 required stalls
Parking Stalls Provided 1,305
Compliance planter area per 15A.06.090

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	2,551,309 sq ft
Impervious Coverage	27.66%

NOTES:

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

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

WASHINGTON STATE ENVIRONMENTAL POLICY ACT
MITIGATED DETERMINATION OF NONSIGNIFICANCE
CITY OF YAKIMA, WASHINGTON
March 3, 2016

PROJECT DESCRIPTION: Phased Environmental Review for the establishment and construction of a multi-sport park complex located within the Suburban Residential (SR), and Light Industrial (M-1) zoning districts, which includes: a minimum of 13 outdoor soccer fields; two indoor soccer fields; four basketball courts; approximately 87,681 sq. ft. indoor sports building; 1,300 stall parking; associated amenities; and a second phase that is subject to additional and future SEPA review located on the 60 acre parcel that will be used for additional park features, but is undefined at this time. In addition, development/construction of all required infrastructure for this proposed sports facility will be built in four construction phases which are identified below under the heading DESCRIPTION OF PHASE IMPROVEMENTS.

PROPONENT:	SOZO Sports of Central Washington
PROPERTY OWNER:	Cleat City, LLC
LOCATION:	2210 S. 38th Ave., Yakima, WA 98903
PARCEL NUMBERS:	181334-33001 & 181334-34001
LEAD AGENCY:	City of Yakima, Washington
FILE NUMBERS:	SEPA#035-15, CAO#003-15, & CL2#014-15

DETERMINATION: The City of Yakima, as lead agency for this proposal, after reviewing a completed environmental checklist and other information on file with the lead agency, has determined that the project will not have a probable significant adverse impact on the environment, and an environmental impact statement (EIS) will not be required under RCW 43.21C.030(2)(c), provided the measures listed below are used to mitigate potential adverse impacts. The information relied upon in reaching this determination is available to the public upon request at the City of Yakima Planning Division.

FINDINGS, CONCLUSIONS AND IDENTIFIED ENVIRONMENTAL IMPACTS, AND MITIGATION MEASURES:

This Mitigated Determination of Nonsignificance (MDNS) is hereby conditioned upon the following mitigating measures, as authorized under WAC 197-11-660 and Yakima Municipal Code YMC 6.88.160, and the Yakima Urban Area Comprehensive Plan, which contains goals, policies, and regulations which provide substantive authority to require mitigation under the State Environment Policy Act.

FINDINGS:

A. Critical Area:

1. A portion of the subject properties are encumbered by the FEMA 100-year floodplain, and a possible wetland area, and requires review and approval under YMC § 15.27.
2. On October 22, 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. for construction of the proposed sports facility.
3. 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; 2) approval of the proposed development would not negatively impact the FEMA 100-year floodplain as the proposed development meets all applicable Floodplain Development standards of YMC § 15.27; and 3), and only a minimal amount of floodplain designated property would be affected by the installation of the proposed parking lot.
4. In accordance with YMC § 15.27.300 (E)(2), the Critical Area Administrative Official has determined that the provisions of the City's Critical Area Ordinance are adequately addressed through the provisions of this State Environmental Policy Act Review (SEPA) process, and are therefore being combined.
5. On November 25, 2015, Catherine Reed of the Washington State Department of Ecology (WSDOE) Shorelands/Environmental Assistance department provided extensive comment on the adequacy of applicant's submitted SEPA Checklist, Critical Area Identification Form, and Wetland-Inventory Report by The Wetland Corps, (July 1, 2015). The specific areas of deficiency ranged from lack of information on ground water depth, and impacts to wetlands given 2015 is considered a drought year, to numerous missing pieces of information in the wetland inventory which included location and number of soil pit data, designation of wetland delineation manual used to conduct analysis, location of where wetland plants were found, climate data, and many others (see WSDOE letter dated November 25, 2015 for complete information).
6. With respect to the WSDOEs letter, the City of Yakima Critical Area Administrator reviewed the WSDOE's comments against the applicant's wetland report, and historical aerial photographs of the subject property, and found that the report did not contain sufficient information to rule out the presents of wetlands on the subject property given the fact that the aerial photos showed signs of water and/or wetlands on the property in the past. However, given the fact that this decision is being issued during the winter months the applicant's wetland report cannot be updated or a new study completed which would be accurate. Therefore, prior to issuance of any permits or development activities on the subject site the applicant will be required to conduct a new wetland report which meets the requirements of YMC 15.27, and address the areas of concern in the WSDOE's comment letter dated November 25, 2015. In the event that wetlands are found on Phase 1 of the proposed project, the applicant will mitigate for the

loss of the identified wetland areas in Phase 2 of the project in accordance with YMC Ch. 15.27.

7. All proposed roads and utilities for development of Phase 1 are located outside of the 100-year floodplain, and any Critical Areas.
8. 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.
9. Although the subject water and sewer lines for Phase 1 are 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.

B. <u>Transportation:</u>

1. On October 13, 2015, the applicants submitted a Transportation Impact Analysis by Kittelson & Associates, Inc for the Yakima Sports Complex covering the following activities and impacts of the proposed development: "The 58 acre sports complex will have 13 outdoor soccer fields and an 80,000 square foot indoor facility that will house six courts that can be used for indoor soccer, volley ball, and basketball. The remainder of the indoor facility will include space for concessions, private training facilities, restrooms, miscellaneous facility space, and administrative offices. For the purposes of this study, full build-out of the envisioned complex is anticipated to be completed by 2017. Phase two of this project may include the development of an adjacent 60 acres; however this longer-term phase and it's transportation impacts are no included in the analysis."

   The study of the proposed development identified that analysis was conducted on the transportation-related impacts associated with the following intersections:
   _ S 52nd Avenue/W Washington Avenue;
   _ S 48th Avenue/W Washington Avenue;
   _ S 16th Avenue/W Valley Mall Boulevard;
   _ S 52nd Avenue/Ahtanum Road;
   _ S 38th Avenue/Ahtanum Road;
   _ S 16th Avenue/Ahtanum Road;
   _ Proposed site driveways; and
   That the City of Yakima has jurisdiction over the intersection of W. Washington Ave., W. Valley Mall Blvd., and S. 36th Ave. which all have an operational standard of Level of Service (LOS) D or better. In addition, Yakima County has jurisdiction over the three study intersection on Ahtanum Rd. which has an operational standard of LOS C.

   The study found that:
   a. All existing intersections currently operate at acceptable levels of service during the weekday p.m. and Saturday midday peak hours;
   b. The assumed local and regional traffic growth at all study intersections are forecast to continue to operate at acceptable levels of service during the weekday p.m. and Saturday midday peak hours;

c. Based upon the proposed development plan, the sports complex is estimated to generate approximately 1,355 daily weekday trips, with 336 trips occurring during the week day p.m. peak hour and approximately 2,232 daily Saturday trips, with 576 trips during the Saturday midday peak hour;
d. All intersections are forecast to continue to operate at acceptable levels of service during the weekday p.m. and Saturday afternoon peak hours with the exception of the S. 38th Ave. and Ahtanum Rd. intersection;
    i. "...Assuming signalization and the construction of a 100-foot eastbound left-turn lane, the S. 38th Ave./Ahtanum Road intersection would operate at an acceptable level of service "B"";
    ii. "...a westbound right-turn lane on Ahtanum Road would provide additional operations and safety benefits."
e. "...the vast majority of movements on the S. 48th Avenue approach to the W. Washington Avenue/S. 48th Avenue intersection are/will be turning right onto W. Washington Avenue. As an existing single-lane approach, this heavy right-turn volume has the potential to be delayed by left-turning vehicles, resulting in long vehicle queues. A second exclusive lane...on the S. 48th Avunue approach...would better accommodate the existing and projected right-turn movement and minimize delays to the predominate right-turn maneuver."

Based upon the above five findings the applicant's traffic engineer concluded that the following traffic mitigation was appropriate to accommodate the subject sports facility:

a. "The S. 38th Avenue/Ahtanum Road Intersection should be signalized. Based upon the iterations analysis, signalization would be needed at the equivalent of 12 or more soccer fields. As part of the signalization project, Ahtanum Road should be widened to provide a 100-foot eastbound left-turn lane."
b. "A second exclusive lane (for right-turning vehicles) should be constructed on the S. 48th Avenue (from Spring Creek Road to W. Washington Avenue) approach to the W. Washington Avenue/S. 48th Avenue intersection. This second lane should be constructed as part of the initial development of the soccer complex."
c. Any new landscaping, signage or above-ground utilities along the S. 36th Avenue site frontage should be installed and maintained to ensure they do not interfere with the vision clearance triangles at the two proposes site driveways."

10. On November 9, 2015, the City of Yakima's Chief Engineer concluded review of the applicant's Transportation Concurrency application which only assesses street segment capacity for Arterial streets finding that the development will not exceed the PM peak hour capacity of the City's Arterial street system and reserve capacity exists on all impacted streets (W. Washington Ave.).

11. On November 12, 2015, the Washington State Department of Transportation commented that they had reviewed the proposed project in relation to their facilities and found that there would be a negligible impact if any.

12. On December 17, 2015, the County Engineer reviewed the applicant's traffic study and required the study to be revised to include an enlarged scope which addressed the impacts to local access streets, site access, and the impacts of the development both during and post construction.

13. On February 8, 2016, the applicants submitted the required Supplemental Transportation Impact Analysis for the Yakima Sports Complex by Kittlelson & Associates, Inc., and revised site plan addressing the traffic impacts raised by the Yakima County Engineer's December 17, 2015, letter. The supplemental traffic study specifically examined the operational traffic impacts to local roads, site access, and construction impacts in three construction phases as described below:

    a. "Phase 1 - Partial 8-field build-out of the sports complex prior to reconstruction of Spring Creek Road and S. 36th Avenue.
        i. Required Traffic Mitigation:
            1. A. right turn lane is required to be constructed at S. 48th Ave. and W. Washington prior to operation of the eight fields.
            2. The horizontal curve of S. 38th Ave. and Sorenson Rd. is required to be reconstructed to form a three-legged intersection (with new west leg providing temporary access to the soccer complex) prior to operation of the eight fields.
    b. Phase 2 –Sports complex during reconstruction and closure of Spring Creek Road and S. 36th Avenue (continued use of 8-field build-out).
        i. Required Traffic Mitigation:
            1. Prior to reconstruction of Spring Creek Rd., the intersection of S. 38th Ave. and Ahtanum Rd. is required to be signalized, and a left-turn lane with protected left turn phase constructed (a right turn lane on Ahtanum Rd. would provide additional operation and safety benefits, but is not required for operation of the facility). The design of this intersection is subject to the specification of the Yakima County Engineer.
    c. Phase 3 – Full build-out of the entire sports complex after reconstruction of Spring Creek Road and S. 36th Avenue."
        i. Required Traffic Mitigation:
            1. Site Access Operations to S. 36th Ave. – Construction of two new commercial driveway approaches.
            2. S. 36th Avenue and Sorenson Rd. Intersection – Until Sorenson Rd. is extended S. 36th Ave. is recommended to be uncontrolled and striped as identified in Exhibit 1 of the supplemental traffic report.
            3. The traffic signal at 38th and Ahtanum shall remain in place until such time as Sorenson Rd. is extended to 52nd Ave., or as otherwise determined by the Yakima County Engineer.

14. On March 1, 2016, the Yakima County Engineer required that the intersection of S. 38th Ave. and Sorenson Rd. be constructed as a T-intersection with stop control. In addition, the intersection of S. 36th Ave. and Sorenson Rd. was also required to be stop controlled rather than uncontrolled as recommended by the applicant's traffic study.

C. <u>Storm Water:</u>

1. **WSDOE:** Ray Latham Stormwater Inspector for the WSDOE commented that "this project includes clearing and leveling of about 120 ac. with several structures to be built.

The NRCS Soils Survey indicates the local soil types have a depth to groundwater between 0 – 48 inches throughout the project area. The rest of the document emphases that no stormwater will discharge off-site by use of infiltration, nor is there a necessity for dewatering. The use of the Stormwater Management Manual for Eastern WA for a stormwater infiltration structure prescribes a separation of 5 ft. between the bottom of the structure and the shallow water table to protect ground water quality…"

2. **City of Yakima Stormwater Engineer:** The City of Yakima Stormwater Engineer commented that the following permits are required for this development (see City of Yakima Stormwater Engineer's December 9, 2015, comment letter for additional site specific information):
    a. Stormwater site plan;
    b. Drainage plan(s) and calculations;
    c. Stormwater maintenance agreement and plan;
    d. Proof that the maintenance agreement was recorded in the Yakima County Auditor's Office;
    e. Stormwater Pollution Prevention Plan (SWPPP) or Erosivity Waiver (Erosivity Waiver Certificate Statement required); and
    f. A Construction Stormwater General Permit may be required from the Washington State Department of Ecology.

D. <u>Comprehensive Plan Compliance:</u>
Goals and polices of the City's 2025 Comprehensive Plan which are applicable and are met by this development are as follows:

<u>Goals</u>

9.2: Provide adequate parks and recreation facilities to meet the growth of the Yakima Urban Area for the next 20 years.

9.3: Develop/construct new Neighborhood parks within the City using property currently owned by the City.

9.6: Develop innovative approaches for creating new park facilities.

9.7: Preserve the prime open space areas in or adjacent to the Yakima Urban Area.

9.8: Achieve a high standard of safety and accessibility in city parks.

10.9: Manage development in and floodplains to protect public health and safety. Prevent increased flooding from storm water runoff.

10.10: Provide for long-term protection and no net loss of wetland ecological functions.

<u>Policies</u>

9.2.1: Acquire parklands and recreation facilities in areas facing population growth and areas where facilities are deficient.

9.3.1: Work with neighborhood residents to insure park development in their area reflects their needs and interests.

9.3.2: Utilize State and federal grants to help with the overall funding of new park construction wherever possible.

9.4.4: Ensure safe pedestrian and bicycle access in future land acquisition and park development.

9.4.6: Promote private, public and nonprofit partnerships for acquisition and development of future park property.

9.6.1 Promote private, public and private non-profit partnerships for park improvements.

9.6.5: Encourage development of non-traditional recreation venues including a white water park, BMX track, skate parks and other facilities for emerging sports activities.

10.9.1: Protect natural drainage systems associated with floodways and floodplains.

10.9.2: Ensure that new development will not affect the flood elevations in surrounding areas.

10.9.3: Ensure adequate protection of life and property from flood events.

10.9.4: Limit development located within the 100-year floodplain unless it is possible to mitigate and restrict development within the floodway.

10.9.5 Emphasize non-structural methods in planning for flood prevention and damage reduction.

10.9.6 Encourage compliance with stormwater regulations for onsite retention of stormwater.

10.9.7: Preserve natural drainage courses.

10.9.8 Minimize the extent of parking lots and impervious surfaces near or along river and stream corridors.

10.9.11 Encourage and support the retention of natural open spaces or land uses that maintain hydraulic function and area at low risk to property damage from floodwaters within frequently flooded areas.

10.10.1: Protect existing wetlands from the encroachment of new development.

10.10.6: Require mitigation for any regulated activity that alters regulated wetlands and their buffers.

CONCLUSIONS:

1. Site specific impacts for construction of buildings, installation of utilities, frontage improvements, dust control, and stormwater facilities are sufficiently addressed and/or mitigated through the implementation of the City of Yakima's development standards.

2. The applicant's submitted traffic study addresses all identified traffic impacts to the surrounding City and County street systems. Provided all mitigation identified and required as a condition of approval of the MNDS is completed, no adverse environmental impacts will result from approval of the proposed soccer park.

3. The subject development is well supported by the City of Yakima's 2025 Comprehensive Plan through the application and compliance of twenty five individual goals and policies.

4. Based upon the insufficient submitted wetland report, comments from the WSDOE, possibility of a wetland on Phase 1, and the requirements of YMC 15.27 Critical Areas, the City of Yakima Critical Area Administrator cannot conclusively rule out the presents of a possible wetland. Therefore, prior to any permit, construction, or impact to Phase 1, the applicant will be required to

supplemental wetland study meeting the requirements of YMC Ch. 15.27 and addressing the areas of concern in the WSDOE's comment letter dated November 25, 2015.

5. With the exception of a conclusive wetland determination, this proposed development 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 SEPA MDNS also constitutes approval of a Critical Area Standard Development Permit for CAO#003-15.

DESCRIPTION OF PHASE IMPROVEMENTS

1. **Phase 1 Environmental:** Construction of a multi-sport park complex which includes: a minimum of 13 outdoor soccer fields; two indoor soccer fields; four basketball courts; 80,000 sq. ft. indoor sports building; 1,300 stall parking; associated amenities; public street and utilities improvements; and stormwater retention.
   a. **Construction Sequence 1:**
      i. Construction of up to 13 sports fields (with no more than eight fields indoor or out in use at a time), sports complex building, and restroom facilities;
      ii. Abutting parking lots, and temporary driveway approach to S. 38th Ave.; and
      iii. Extension of sewer and water; and
      iv. Improvement of the intersection of Washington and 48th Avenues.

   b. **Construction Sequence 2:**
      i. Maintenance and use of up to 13 sports fields (with no more than eight fields indoor or out in use at a time), and sports complex building;
      ii. Prior to the reconstruction and closure of Spring Creek Rd., and S. 36th Ave., the applicant must install the signalization of the intersection at S. 38th Ave. and Ahtanum Rd. The design specifications are subject to the approval of the Yakima County Engineer. The signal location may be deemed to be temporary and may be relocated by Yakima County in the future to another street in the vicinity as a permanent location; and
      iii. Extension of the parking lot, sewer and water lines, and Sorenson Rd. (Sorenson Rd. is required to be a paved temporary street treatment and cul-de-sac to the W. property line of Lot #3 in accordance with the conditions of City of Yakima's Preliminary Short Plat (PSP) #014-15 and the requirements of the Yakima County Engineer).
   c. **Construction Sequence 3:**
      i. Maintenance and use of up to 13 sports fields (with no more than eight fields indoor or out in use at a time until all identified improvements are constructed), and sports complex building;

ii. Construction of frontage improvements including curb, gutter, sidewalk, and street lights from the W. lot line of Lot #3 of PSP#014-15 along Sorenson Rd. E. to S. 36th Ave.then N. along S. 36th Ave. to the N. lot line of Lot #4;
iii. Construction of two new commercial driveway approaches to S. 36th Ave.; and
iv. Reconstruction of the intersection of S. 36th and Sorenson Rd. with stop control, and the intersection of S. 38th Ave. and Sorenson Rd. with a T-intersection and stop control as specified by the Yakima County Engineer.

2. **Phase 2 Environmental** (Future SEPA not subject to this review)**:** Undefined park facilities located on the 60 acre SR zoned piece of property (tax parcel: 181334-33001) which will undergo environmental review at a later time.

   a. **Construction Sequence 4:** Upon development on Lots # 5, 6, 7, 8, & 9 of PSP#014-15, S. 36th Ave., and Spring Creek Rd. shall be improved to an urban standard with curb gutter, sidewalk and street lights, and water and sewer shall be required to be extended to the W. lot line of Lot #7 & 8.

REQUIRED MITIGATION MEASURES

1. All site specific impacts for construction of buildings, installation of utilities, frontage improvements, dust control, and stormwater facilities are sufficiently addressed and/or mitigated through the implementation of the City of Yakima's development standards. Compliance with all development standards are either required as a condition of approval as a part of the applicant's Type (2) zoning and building permit approval CL2#014-15, or Preliminary Short Plat Decision PSP#014-15.

2. Prior to issuance of any permits or development activities on the subject site for Phase 1, the applicant shall conduct and submit to the City of Yakima Planning Division a supplemental wetland report meeting the requirements of YMC 15.27, and addressing the areas of concern in the WSDOE's comment letter dated November 25, 2015. In the event that wetlands are found on Phase 1 of the proposed project, the applicant shall submit a new Critical Area application which provides appropriate mitigation for the loss of the identified wetlands in Phase 2 of the project in accordance with YMC Ch. 15.27.

3. The subject development shall be limited in operation/play to a total of eight indoor/outdoor fields until such time as all construction identified in construction phases 1 - 3 has been completed.

4. Prior to operation of the subject development, the developer/City of Yakima shall construct a second exclusive lane (for right-turning vehicles) on the S. 48th Avenue (from Spring Creek Road to W. Washington Avenue) approach to the W. Washington Avenue/S. 48th Avenue intersection.

5. Prior to reconstruction of Spring Creek Rd. the developer shall reconstruct the intersection of S. 38th Ave. and Ahtanum Rd. with signalization to the satisfaction of the County Engineer.

6. In accordance with construction sequence three, the City will improve S. 36th and 38th Avenues, and Spring Creek Rd. to an urban standard with curb gutter, sidewalk, street lights, two new driveway approaches, and other identified street improvements. The intersection of S. 36th and Sorenson Rd. with will be stop controlled, and the intersection of S. 38th Ave. and Sorenson Rd. with be constructed as a T-intersection and also be stop controlled as specified by the Yakima County Engineer.

7. Development of Sorenson Rd., to the E. property line of Lot #9, to an urban standard with curb gutter, sidewalk, and street lights and the terminus of S. 47th Ave. shall be constructed in accordance with the requirements of City of Yakima File Number: PSP#014-15.

8. The impacts and mitigation of any development on lots 5, 6, 7, 8, and 9 of Preliminary Short Plat City of Yakima File Number: PSP#014-15, shall be subject to further environmental review under Phase 2 of this development.

9. Prior to issuance of any permits for the subject development, the applicant shall obtain a NPDES stormwater permit for the proposed development from the WSDOE and provide the City of Yakima Stormwater Engineer a copy of said permit.

CONTACT PERSON: Contact Jeff Peters, Supervising Planner (509) 575-6163 for more information.

☐ There is no comment period for this MDNS

☑ This MDNS is issued under WAC 197-11-355. There is no further comment period on the MDNS.

Responsible official: Joan Davenport, AICP

Position/Title: SEPA Responsible Official Phone (509) 575-6183

Address: 129 N 2nd Street, Yakima, WA 98901

Date March 3, 2016 Signature

☑ You may appeal this determination to: Joan Davenport, AICP at 129 N 2nd Street, Yakima, WA 98901.

No later than: March 17, 2016

By (method) Complete appeal application form and payment of $580 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.

☐ There is no agency appeal.